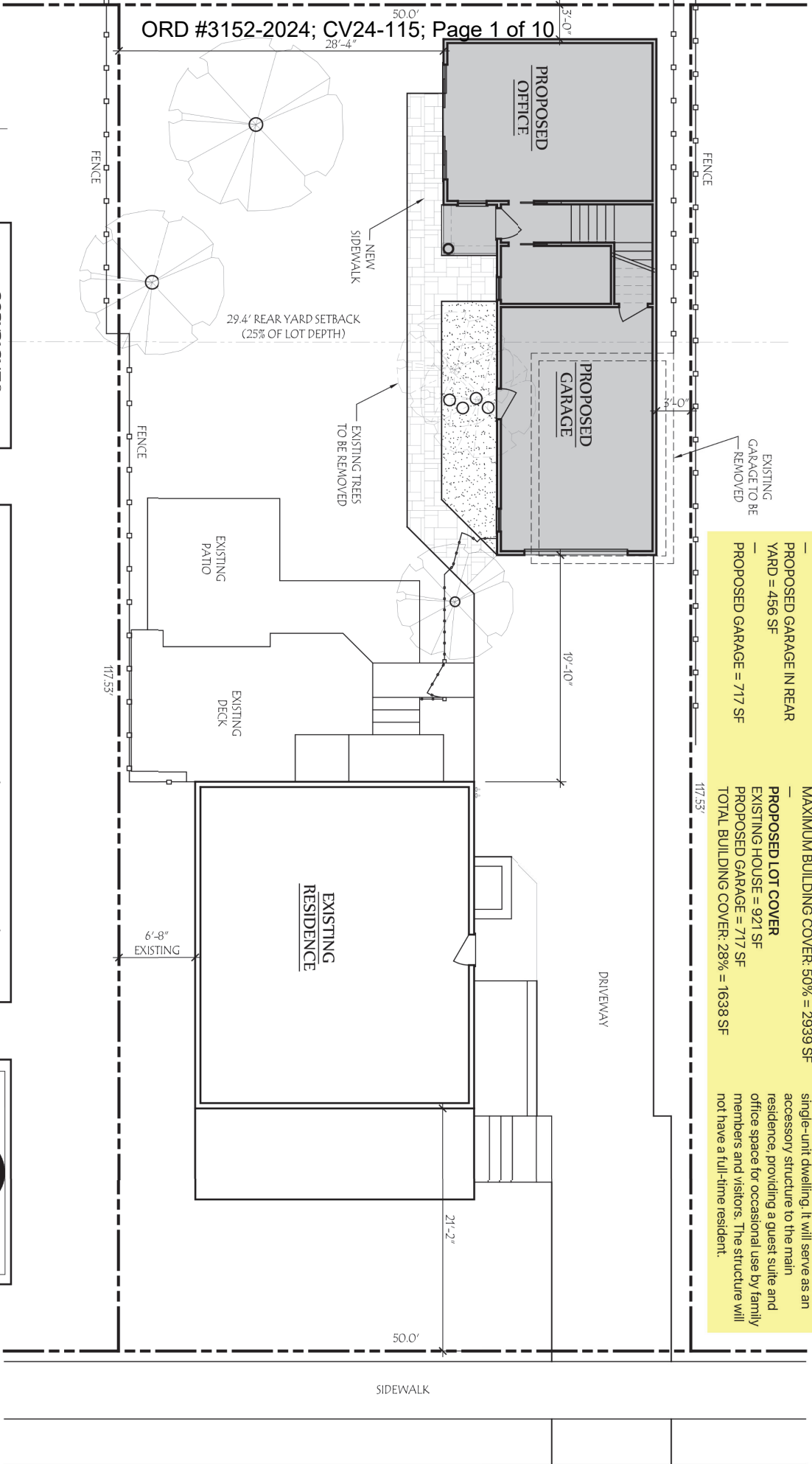


Oct 28 2024



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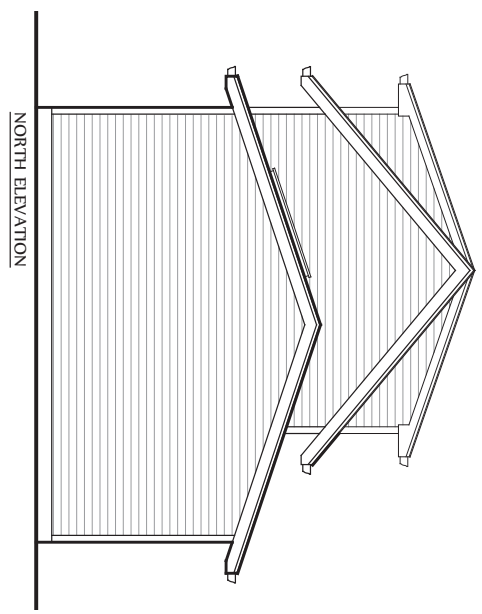
Date: 20 June 2024
Project Number: 23-104
Drawing Title: Site Plan
Project Name: The Gatens Residence
Scale: 1" = 10'-0"
Sheet Number: S-1



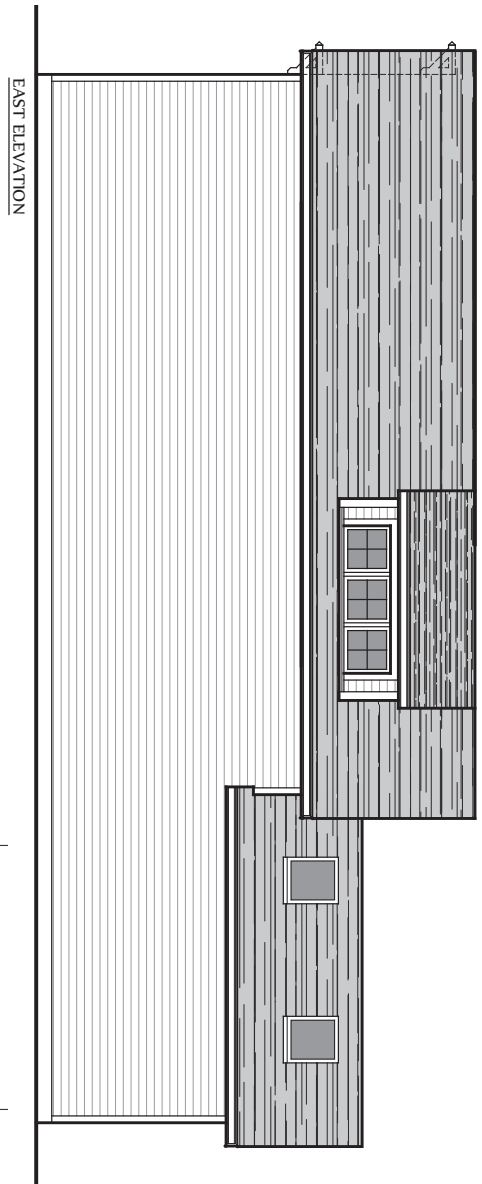
REAR YARD = 1469 SF
 GARAGE ALLOWED TO OCCUPY 45% OF REAR YARD = 660 SF
 PROPOSED GARAGE IN REAR YARD = 456 SF
 PROPOSED GARAGE = 717 SF

Development Information
 ZONING DESIGNATION = R3
 TOTAL LAND AREA = 5877 SF
 MAXIMUM BUILDING COVER: 50% = 2939 SF
PROPOSED LOT COVER
 EXISTING HOUSE = 921 SF
 PROPOSED GARAGE = 717 SF
 TOTAL BUILDING COVER: 28% = 1638 SF

Note:
 This structure is a carriage house and will not be used as a separate, single-unit dwelling. It will serve as an accessory structure to the main residence, providing a guest suite and office space for occasional use by family members and visitors. The structure will not have a full-time resident.



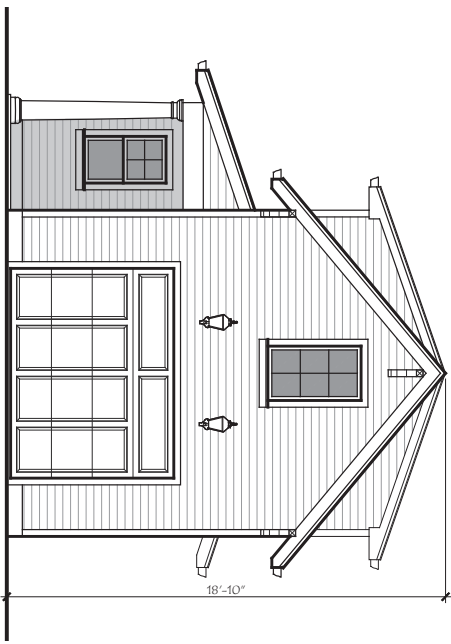
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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Date: 11 July 2024
Project Number: 23-104

Drawing Title: Elevations
Project Name: The Gatens Residence

Scale: 3/16" = 1'-0"
Sheet Number: A-3



**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-115
Location: 216 ORCHARD LN. (43214), being 0.14± acres located on the north side of Orchard Lane, 449± feet west of Milton Avenue (010-046232; Clintonville Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Habitable space above detached garage.
Applicant(s): Brendan Gates; 216 Orchard Lane; Columbus, OH 43214.
Property Owner(s): The Applicant.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of a single-unit dwelling in the R-3, Residential District. The requested Council variance will allow a habitable space above a detached garage with reduced development standards.
- A Council variance is required because the R-3 district does not allow a habitable space above a detached garage with reduced development standards.
- To the north, south, east, and west of the site are single-unit dwellings in the R-3, Residential District.
- The site is within the planning boundaries of the *Clintonville Neighborhood Plan (2009)*, which recommends “Single Family” land uses at this location.
- The site is located within the boundaries of the Clintonville Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested Council variance will allow a habitable space above a detached garage with reduced development standards. Staff supports the proposal as it is generally consistent with the *Clintonville Neighborhood Plan* guidelines and will not add an incompatible use to the area.

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

The proposed project provides a dedicated workspace for remote work, as well as accommodating an accessible space for family members with mobility issues, which is not feasible in the current house.

2. Whether the variance is substantial.

Yes No

The variance requested for height is 18 feet 10 inches, which is about 25% higher than the 15' allowable height. However, the design ensures that the new structure will blend with the neighborhood's architectural style and will not appear out of scale or character.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

The essential character of the neighborhood will not be substantially altered. We feel the proposed guest suite is designed to blend with the existing architectural style of the neighborhood.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 Yes No

There is no change to the access of the site.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

The homeowner was aware that zoning restrictions exist, but was not aware of the two variances required for this project.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

The existing garage does not provide adequate space or functionality for modern living needs. The proposed guest suite is the most practical solution to enhance the property's utility and value, particularly providing an accessible space for family members with mobility issues.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 Yes No

The proposed development will improve the property while maintaining the character and integrity of the neighborhood. It will provide necessary workspace and accessible living space without exceeding reasonable limits on lot coverage or height.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

3332.38(G), Private garage: To increase the allowable height of a detached garage from 15 feet

To allow for extra living space for a small house on a small lot.

3332.38(H), Private garage: To allow habitable space to be connect to a detached garage

To allow for an accessible space for a family member with mobility issues.

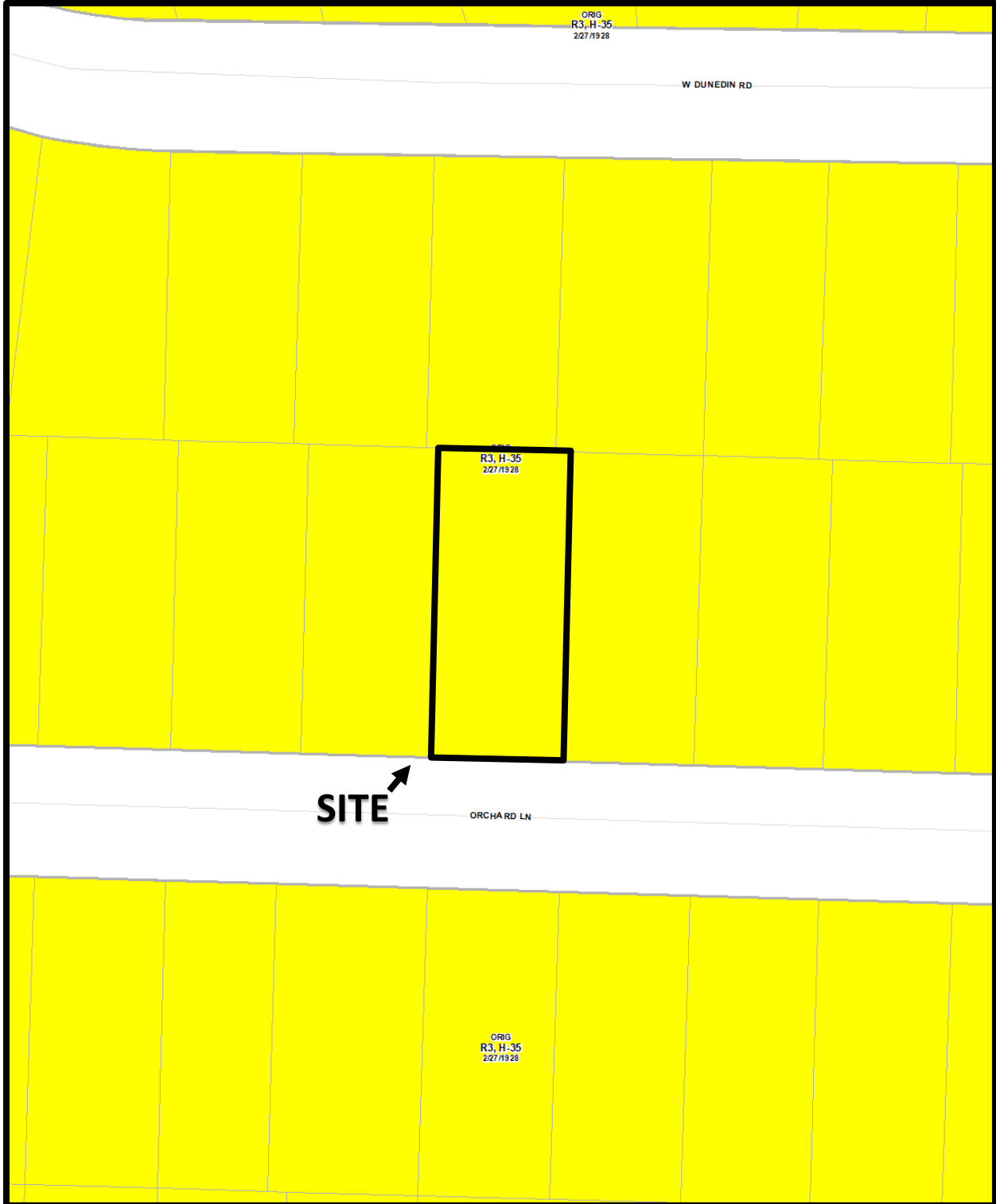
Similar variances have been granted for neighboring properties, such as the applications for properties at 135 Orchard Lane & 61 W. North Broadway, which provided additional living spaces.

Signature of Applicant



Date

9/24/2024



CV24-115
216 Orchard Ln.
Approximately 0.14 acres

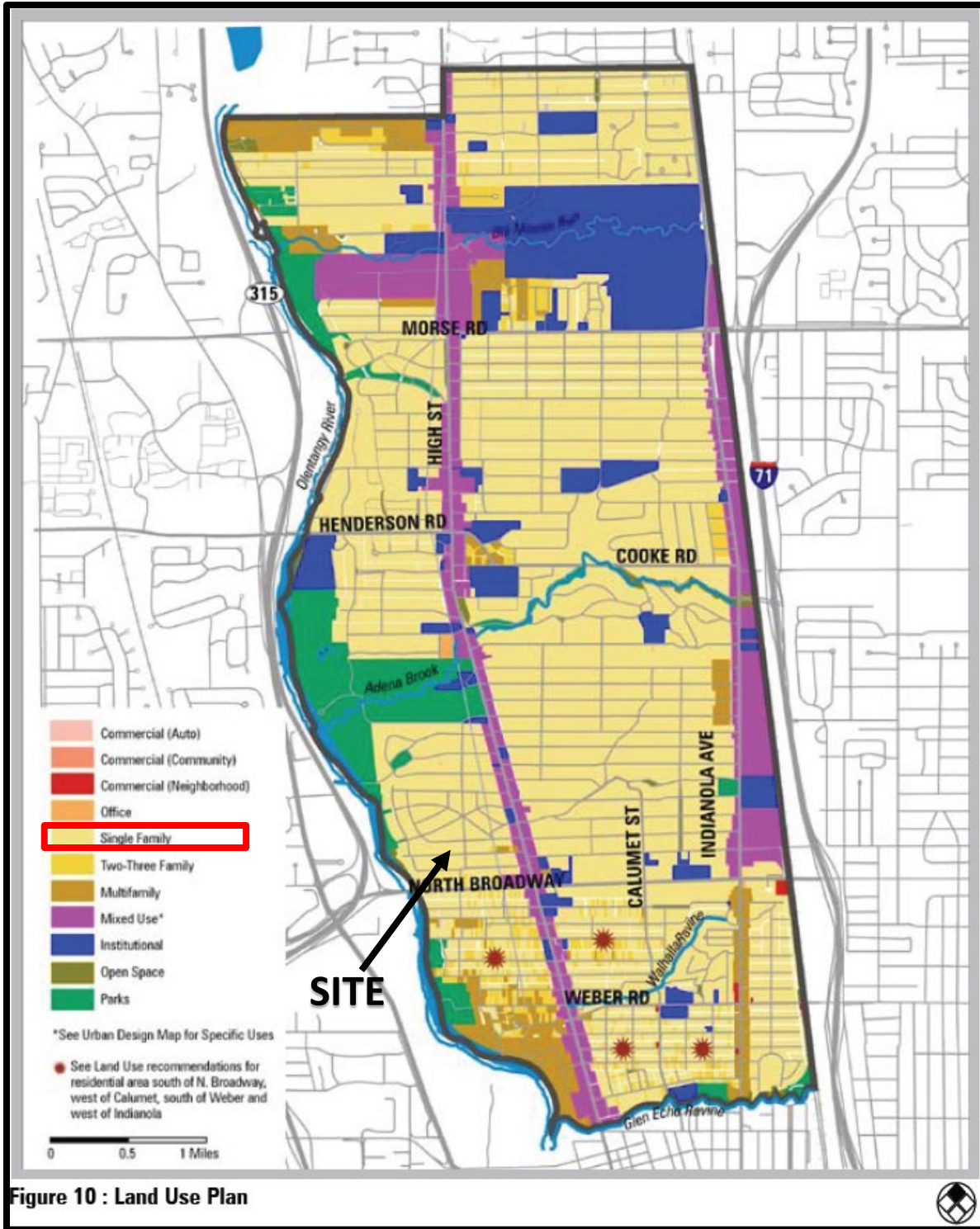


Figure 10 : Land Use Plan

CV24-115
216 Orchard Ln.
Approximately 0.14 acres



CV24-115
216 Orchard Ln.
Approximately 0.14 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

CV24-115

Address:

216 Orchard Lane, Columbus, OH 43214

Group Name:

Clintonville Area Commission

Meeting Date:

11/7/2024

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- Approval
- Disapproval

NOTES:

Commissioners present did not understand
the restriction to ADU for this council
variance when it has been recommended
on other variances.

Vote:

4-1

Signature of Authorized Representative:

Dana Feigh-Osborne

SIGNATURE

CAC Commissioner D3

RECOMMENDING GROUP TITLE

614-783-6999

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-115

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brendan Gatens
of (COMPLETE ADDRESS) 216 Orchard Lane Columbus, Ohio 43214
deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Sophie Lanfear 216 Orchard Lane Columbus, Ohio 43214 614-401-0191 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 24 day of September, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC My Commission Expires 04/29/2026

Notary Seal Here



Tiffany S. Cordell
Notary Public, State of Ohio
My Commission Expires 04-29-2026

This Project Disclosure Statement expires six (6) months after date of notarization.