

*Julie Kallack*

FINAL SITE PLAN RECEIVED 6.25.21 CV21-042

JULIE BILLOCK ARCHITECTS  
1182 WYANDOTT RD  
COLUMBUS OH 43212  
614-855-9444

2/9/2021  
130 E WILTHOFF  
COLUMBUS OHIO



# Council Variance Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## STATEMENT OF HARDSHIP

**Columbus City Code Section 3307.10 - Variances by City Council.**

CV21-042

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.

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

**PLEASE 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):**

See attached.

Signature of Applicant  Date 4/25/21

STATEMENT OF HARDSHIP

There is an existing single-family on the site and a small garage.. We are proposing to demolish the existing (non-historic) garage and build a two-car garage/carriage house on the east end of the property. This is a larger home, not typical for the neighborhood and is also situated on a double lot.

The use variance is required because a single family and a carriage house are not permitted on a single lot in the R2F district. There is a precedent for other carriage houses in this area, so we feel this proposed carriage house is compatible the surrounding area. There is also an existing two story single family home directly east of this parcel on the alley. The owner of the property is proposing to use this space for their own personal use as a music practice studio/art studio and has no plans to rent this space.

Even with the addition of the new carriage house, we are occupying less than 50% of the lot area (28.3% is proposed) so the density is compatible with building code and other homes nearby.

The proposed rear yard is similar to other adjacent properties. The location of the parking space next to the garage requires a variance to the side yard, since they are not behind the garage. This allows us to accommodate all the parking on site and maximize green space. The parking space locations we are proposing are also typical of other homes in the area. Even with this addition we have similar rear yards to other homes in the area.

There is a large development proposed directly to the north of this parcel. The intention of this new carriage house is also to block the view of this development from the main house and provide some privacy to the owners.

We feel our variance requests are reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The overall investment the owner is making to the property will be an asset to the neighborhood.

The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

130 E MITHOFF  
010-023936-00  
RESIDENTIAL R2F H-35  
COLUMBUS SOUTH SIDE AREA COMMISSION  
MERION VILLAGE  
LOT AREA – 9144.3 SF  
EXISTING HOUSE FOOTPRINT – 1593.2 SF  
PROPOSED SINGLE FAMILY HOUSE FOOTPRINT – 1015.7 SF  
BUILDING COVER – 2608.9 SF OR 28.53 %  
REAR YARD 3038.86 SF OR 33.23 % REQUIRED REARYARD IS 25% PER BLDG FOR A TOTAL OF 50%.  
PARKING CALCULATIONS  
REQUIRED PARKING 2 /DWELLING UNITS X 2 UNIT = 4 SPACES REQUIRED. 4 SPACES ARE PROVIDED.

PROPOSED VARIANCES

3332.037 R2F RESIDENTIAL DISTRICT: TO ALLOW FOR A SINGLE FAMILY (EXISTING ) AND A NEW SINGLE FAMILY HOME ON A SINGLE LOT IN A R2-F DISTRICT.

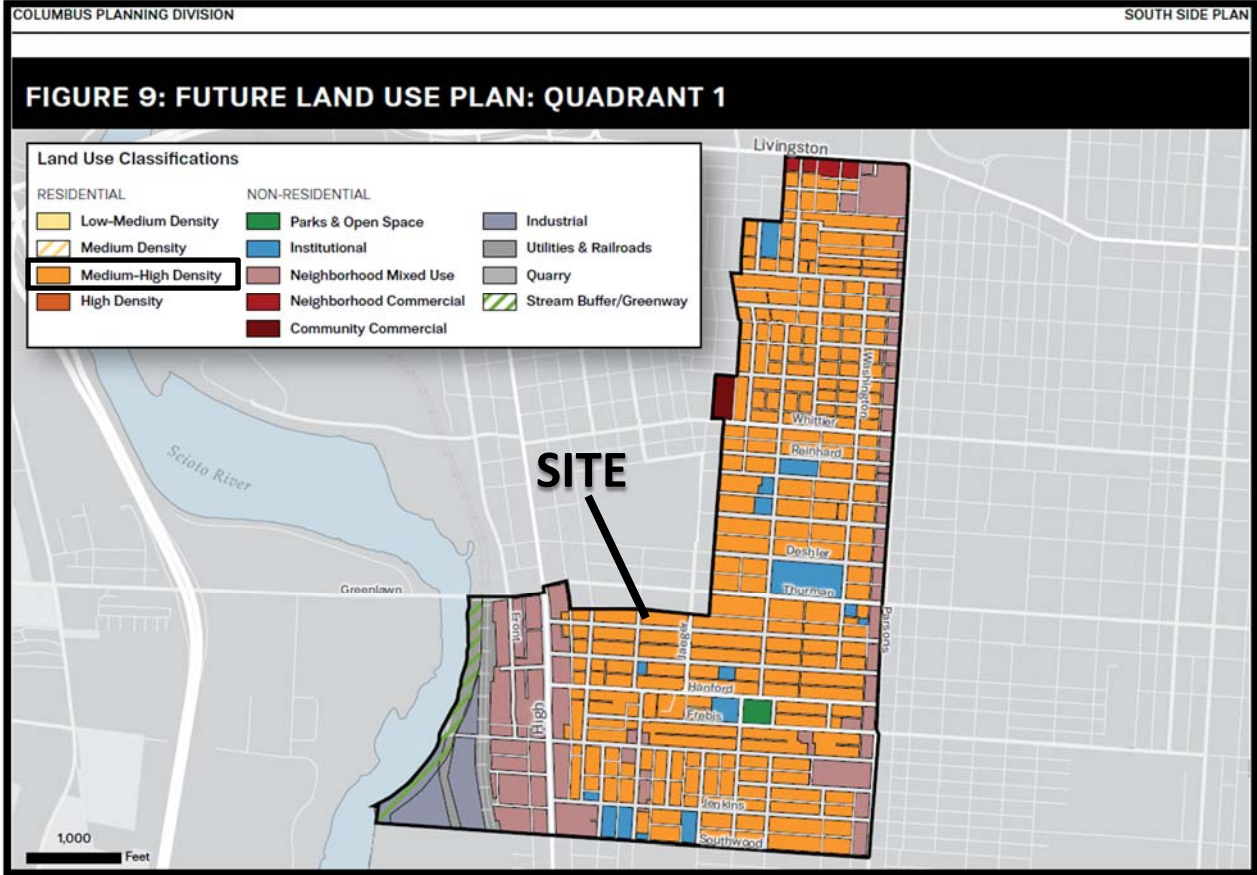
3332.14 R2-F AREA DISTRICT REQUIREMENTS: TO ALLOW FOR TWO SINGLE UNITS ON A LOT OF 9144 SF WHEREAS A SINGLE FAMILY HOME ON 6000 SF IS PERMITTED.

3332.27 REAR YARD : TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR HOME FRONTING THE ALLEY

3332.28 SIDE YARD OBSTRUCTION FOR THE NEW SINGLE FAMILY TO ALLOW FOR THE PARKING SPACES TO THE EAST OF THE PROPOSED RESIDENCE FACING THE ALLEY



CV21-042  
130 Mithoff St.  
Approximately 0.21 acres



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Approximately 0.21 acres





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130 Mithoff St.  
Approximately 0.21 acres

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

**Case Number:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Group Name:** \_\_\_\_\_

**Meeting Date:** \_\_\_\_\_

**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:**

**Vote:** \_\_\_\_\_

**Signature of Authorized Representative:** \_\_\_\_\_

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh  
**MAIL** to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.





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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-042

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) Sebastian Knowles  
of (COMPLETE ADDRESS) 130 E. Mithoff St., Columbus, OH 43206-3505

deposes and states that (he/she) is 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:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Sebastian Knowles (614-390-5926) 130 E. Mithoff St. Columbus, OH 43206	2. Janette Knowles (614-390-5930) 130 E. Mithoff St. Columbus, OH 43206
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Sebastian Knowles

Sworn to before me and signed in my presence this 22nd day of April, in the year 2021

[Signature]  
SIGNATURE OF NOTARY PUBLIC

01/25/2022  
My Commission Expires

Notary Seal Here



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