

Statement of Hardship

There is an existing single-family on the site with parking to the east off the alley. We are proposing to build a new garage with living space above. There will be a bedroom and bathroom but no kitchen. This proposal was recommended for approval by German Village Commission and approved by the City of Columbus by BZA18-029 on April 25th, 2018. The project has not been built and the BZA variance has expired. The city of Columbus now requires that this be applied for as a council variance rather than a BZA variance, so that is the reason for this application.

The intention is to use this as a guest suite for out of town guests and support the Owner's position at Ballet Met by housing guest choreographers. There is an existing two-story single family home north of the proposal and existing carriage house two houses to the south, so there is precedent for living space in this alley.

The use variance is required because living space is not permitted over a detached garage. There is a precedent for other garages with living space above in this area, so we feel this proposed garage with living space above is compatible with the surrounding area.

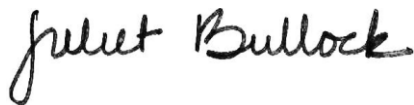
The side yard variance is an existing condition for the existing home. The lot width and lot area are also existing conditions.

Even with the addition of the new garage with living space above and the existing house, we are occupying less than 50% of the lot area so the density is compatible with building code and other homes nearby.

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 time.

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.

Juliet Bullock 8/16/23

A handwritten signature in black ink that reads "Juliet Bullock". The signature is written in a cursive, flowing style.

1034 JAEGER STREET

R2-F CITY Council

GERMAN VILLAGE COMMISSION

LOT AREA 5067.7 SF

LOT AREA AS CALCULATED AS 3X WIDTH 2665.9 SF

FOOTPRINT OF HOUSE/PORCH 1240.7 SF

GARAGE FOOTPRINT 587 SF.

TOTAL FOOTPRINT 1827.7 SF

REARYARD 2080.4 SF

GARAGE OCCUPIES 28.2% OF REQUIRED REARYARD.

CONSTRUCTION OF A NEW GUEST SUITE WITH BEDROOM, BATH AND LIVING SPACE ABOVE GARAGE
(NO SEPARATE ADDRESS, NO SEPARATE UTILITIES.)

TWO PARKING SPACES REQUIRED, TWO PROVIDED.

VARIANCES

3332.05 AREA DISTRICT REQUIREMENTS: TO REDUCE THE MINIMUM LOT WIDTH FROM 50' TO THE
EXISTING WIDTH OF 29.81'

3332.12 R2-F AREA DISTRICT REQUIREMENTS: TO REDUCE THE MINIMUM LOT AREA FROM 6000 SF TO
5067.7 SF

3332.26(1) MINIMUM SIDE YARD PERMITTED: TO ALLOW FOR A 1.5' SIDEYARD ALONG THE NORTH
PROPERTY LINE IN LIEU OF THE REQUIRED 3' FOR THE EXISTING HOME.

3332.38(G) TO INCREASE THE ALLOWABLE HEIGHT OF A DETACHED GARAGE FROM 15' TO 23'-1"

3332.38 (H) TO ALLOW FOR HABITABLE SPACE OVER THE GARAGE.



CV23-061
1034 Jaeger St.
Approximately 0.12 acres



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1034 Jaeger St.
Approximately 0.12 acres

Certificate of Appropriateness
German Village Commission

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1034 Jaeger St.

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)/ John Kuijper (Owner)

APPLICATION NO.: GV-23-08-027A

MEETING OR STAFF APPROVED DATE: 08-02-23 **EXPIRATION:** 08-02-24

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- ☒ **Approved: Commission** ☒ or **Staff** ☐ Exterior alterations per APPROVED SPECIFICATIONS
☒ **Recommendation for Approval:** Requested re-zoning/variance per APPROVED SPECIFICATIONS
☒ **Recommended** or ☐ **Not Recommended**

Application # GV-23-08-027 was divided into items 'A' and 'B' for clarity of review and the following motions were made, votes taken, and results recorded:

MOTION to split Application GV-23-08-027 into two parts: Thiell/Durst (4-0-0) APPROVED

GV-23-08-027A

Recommend application GV-23-08-027A, 1034 Jaeger St., as submitted:

Variance Recommendation

- 3332.05 Area district width requirements: to reduce the minimum lot width from 50' to 29.81' for the existing lot.
- 3332.13 R2-F Area District Requirements: to reduce the minimum lot area from 6000 SF to 5067/7 SF for the existing lot.
- 3332.26(1) minimum side yard permitted: to allow for a 1.5' side yard along the north property line in lieu of the required 3' for the existing home.
- 3332.38(g) to increase the allowable height of a detached garage from 15' to 23'-1"
- 3332.38 (h) to allow for habitable space over the garage.

MOTION: Thiell/Durst (4-0-0) RECOMMENDED.

☐ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


James A. Goodman, M.S.
Historic Preservation Officer

NCI

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-061

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) Juliet Bullock

of (COMPLETE ADDRESS) 4886 Olentangy Blvd. Columbus Ohio 43214

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. John Kuijper 1034 Jaeger Street Columbus Ohio 43206	2. Edward Liang 1034 Jaeger Street Columbus Ohio 43206
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Juliet Bullock

Sworn to before me and signed in my presence this 20th day of June, in the year 2023

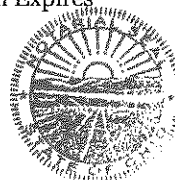
SIGNATURE OF NOTARY PUBLIC

Emma Graff

My Commission Expires

10/31/2026

Notary Seal Here



EMMA GRAFF
Notary Public, State of Ohio
My Commission Expires 10-31-2026

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