

August 10,2022

Revised November 1, 2022

Columbus Board of Building and Zoning Services
111 N. Front Street
Columbus, Oh 43215

**RE: 937 Dennison Ave.
Request for variance**

We are requesting permission to finish the second floor of a detached garage at 937 Dennison Avenue.

The specific code section concerned is:

3333.35 Private garage

(H) A private garage shall be considered attached to the dwelling only when directly attached to the habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.

The garage that we are proposing to finish the second floor was constructed in 1999 after receiving 6 variances. The specifics of these variance and the conditions placed on the granting of these variances is listed below.

The proposal was to construct a 972 sq.ft., 24 ft. high, three car, detached, carriage house/garage to include a bathroom, pool mechanical room and second story attic storage area. Also to construct a 270 sq.ft. pergola to be attached to the garage.

The variance requested and granted June 22,1999 granted variances to the following sections:

1. 3333.15 Basis of computing area

To increase the total lot area allowed to be occupied from 50% to a maximum of 57%

2. **3333.22 Maximum side yard required**
To reduce the maximum side yard required from 20% of the lot width (7.72ft.) to a not less than 5%, or 2ft.
3. **3333.23 Minimum side yard permitted**
To reduce the minimum distance of a detached garage from an interior side lot line from 3ft. to 1 ft. along the north and south sides.
4. **3333.35 Private garage**
To increase the maximum lot are devoted to a private garage from 720 sq.ft. to 972 sq.ft.
5. **3333.35 Private garage**
To increase the maximum allowable height of a detached garage from 15ft. to 24ft.
6. **3342.28 removed per zoning staff comments**

The variance was granted with the following (4) conditions:

1. There are to be no finished walls and no heating, cooling or plumbing supply to the upstairs of the garage in order to preclude of the additional height of the garage into habitable space.
2. Storage inside the accessory structure will be limited to household items, lawn equipment, automobiles, and other equipment and materials necessary for the maintenance of the premises.
3. The accessory structure will not be used for any business related purpose or for any vehicle, trailer, equipment, materials or storage of items used in a business.
4. The applicant is to obtain and record a maintenance easement agreement with the neighboring land owners to the north and south.

***NOTE: These conditions are being replaced with a new condition in Section 3 within the ordinance language.**

If you have any questions, please do not hesitate to call our office at 440.356.5530

Sincerely,
THE ARCUS GROUP, INC.

A handwritten signature in blue ink that reads "David Maddux". The signature is stylized and includes a horizontal line extending to the right.

David Maddux
Principal



CV22-095
937 Dennison Ave.
Approximately 0.11 acres



CV22-095
937 Dennison Ave.
Approximately 0.11 acres

DEPARTMENT OF
DEVELOPMENT

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: 937 Dennison Ave
APPLICANT'S NAME: David Maddux (Applicant)/ David Verzella (Owner)
APPLICATION NO.: VV-23-01-004

STAFF APPROVED DATE: 12/02/2022 **EXPIRATION:** 12/02/2023

The Victorian 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/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of application VV-23-01-004, 937 Dennison Ave, as submitted with clarifications as noted:

- **3333.15 Basis of computing area:** To increase the total lot area allowed to be occupied from 50% to a maximum of 57%
- **3333.22 Maximum side yard required:** To reduce the maximum side yard required from 20% of the lot width (7.72ft.) to a not less than 5%, or 2ft.
- **3333.23 Minimum side yard permitted:** To reduce the minimum distance of a detached garage from an interior side lot line from 3ft. to 1 ft. along the north and south sides.
- **3333.35 Private garage:** To increase the maximum lot are devoted to a private garage from 720 sq.ft. to 972 sq.ft.
- **3333.35 Private garage (H):** A private garage shall be considered attached to the dwelling only when directly attached to the habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling.
- **3333.35 Private garage:** To increase the maximum allowable height of a detached garage from 15ft. to 24ft.

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



Date Issued: 12/02/2022

Staff Notes: Revision per consultation with the Board of Zoning Adjustment Staff. The previous recommendation #VV-22-03-010 have been updated. -KABS

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-095

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) David Maddux
of (COMPLETE ADDRESS) 1244 Smith Ct Rocky River OH 44116
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. <u>David Verzella</u> <u>937 Dennison Ave</u> <u>Columbus OH 43216</u> | 2. <u>Barbara Verzella</u> <u>937 Dennison Ave</u> <u>Columbus OH 43210</u> |
| 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 25th day of August, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

July 7 2025
My Commission Expires
Notary Seal Here



TERESE MONN
Notary Public, State of Ohio
My Commission Expires
July 7, 2025
COMMISSION: 2020-RE-816774

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