

DATE: 06/21/2022
TO: German Village Commission
FROM: TRIAD Architects - on behalf of the Owner
SUBJECT: Statement of Hardship

The address of the property is 35 E Sycamore St. The site is located on the south side of Sycamore St. between S Pearl St. and City Park Ave in German Village. The site is zoned R – Residential as is most of the area surrounding this property.

This application is requesting Variances to construct a freestanding normal sized 2 car garage with habitable space above (sleeping quarters and bathroom with no kitchen) as many other properties already have done in the District. This proposed structure is consistent with the development pattern of the neighborhood. The alley on which this structure is proposed contains other 2-story residential structure. The proposed height is consistent with the block.

Since 2007, the German Village Commission discourages connecting a garage structure to a house which creates hardship for this property. This condition is not a result of actions by this homeowner and will not be injurious to adjacent properties.

Variances Required:

Section 3332.05 (A) (4) – Area district lot width requirements.

The existing house does not conform to the required 50 feet lot width as measured at the front lot line to erect a building. The new structure will not conform to the required minimum lot width of 50 feet to erect a building.

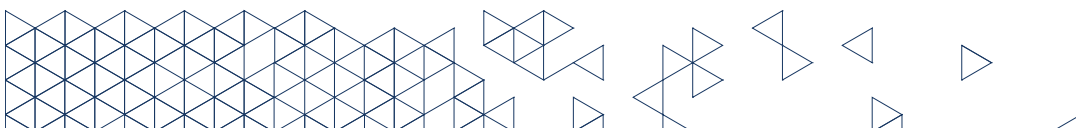
Section 3332.38 (G) – Private garage

No carport or detached private garage shall exceed 15 feet in height, and the proposed detach garage with habitable space will be 27’ – 6” tall, which is within the average height of the surrounding structures.

Section 3332.38 (H) – Private garage

Requires habitable space in a garage to connect directly with habitable space in a dwelling, while the applicant proposes a habitable space above a detached garage that is not connect to habitable space within the single-unit dwelling.

APPLICANT:  DATE: 06/21/2022
TRIAD Architects – Agent for the property owner





CV22-082
35 E. Sycamore St.
Approximately 0.14 acres



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35 E. Sycamore St.
Approximately 0.14 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: 35 East Sycamore Street
APPLICANT'S NAME: TRIAD Architects (Applicant)/ James Nichols (Owner)
APPLICATION NO.: GV-22-08-018
MEETING OR STAFF APPROVED DATE: 08-03-22 **EXPIRATION:** 08-03-23

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/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend application GV-22-08-018, 35 East Sycamore Street as submitted:

Variance Recommendation Request

- Design was previously approved in March 2022 (COA# GV-22-03-014.)
- **CC3332.05 (A)(4) – Area District Lot Width Requirements:** The existing house does not conform to the required 50 ft. lot width. The new structure will not conform to the required minimum lot width of 50 ft. to erect building.
- **CC3332.38 (G) – Private Garage:** No carport or detached private garage shall exceed 15 ft. in height. The proposed detached garage with habitable space will be 27'-6" tall and is within the average height of the surrounding structures.
- **CC3332.38 (H) – Private Garage:** Requires habitable space in a garage to connect directly with habitable space in a dwelling, while the applicant proposes a habitable space above a detached garage that is not connected to habitable space within the single unit dwelling.

MOTION: Thiell/McCoy (3-0-1) RECOMMENDED. [Foley abstained]

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

MJ

Date Issued: 08/12/2022

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 #: CV22-082

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) Casey Byrnes
of (COMPLETE ADDRESS) 172 E State St, Suite 600

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)

<p>1. James. L Nichols 35 E Sycamore St. Columbus, OH 43206</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Casey Byrnes*

Sworn to before me and signed in my presence this 17 day of August, in the year 2022

Heather Myers
SIGNATURE OF NOTARY PUBLIC

4/5/27
My Commission Expires

Notary Seal Here



Heather Myers
Notary Public, State of Ohio
Commission #: 2022-RE-8474
My Commission Expires 04-05

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