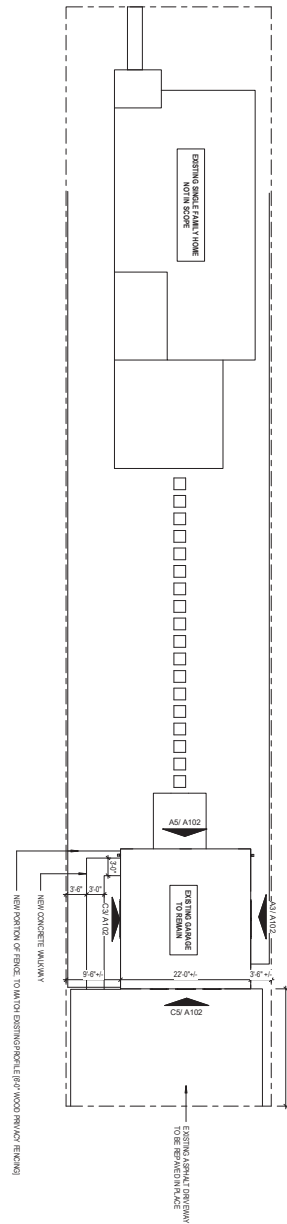


C5 SITE PLAN  
A001 SCALE

A001 SCALE : 1" = 10'-0"



## GARAGE BONUS ROOM CONVERSION

910 MOHAWK ST. COLUMBUS OH, 43206

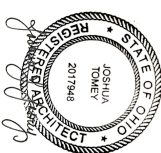
OWNERS: CARA &amp; MICHAEL WHITLEY

PREPARED BY: ARCHITECT  
JOSHUA TOMMY  
SIDE STREET STUDIO LLC  
262.689.9552

SIDE  
STREET  
STUDIO

# A001

## ARCHITECTURAL SITE PLAN



SUBMITTED: 06.25.2025

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

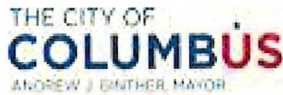
**APPLICATION:** CV25-060  
**Location:** 910 MOHAWK ST. (43206), being 0.15± acres located on the east side of Mohawk Street; 35± feet north of Concord Place (010-029441; German Village Commission).  
**Existing Zoning:** R-2F, Residential District.  
**Proposed Use:** Habitable space above a detached garage.  
**Applicant(s):** Joshua Tomey; 1286 East Fulton Street; Columbus, OH 43205.  
**Owner(s):** Cara and Michael Whitley; 910 Mohawk Street; Columbus, OH 43206.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The requested Council variance will allow habitable space on the second floor of an existing detached garage. A variance for increased garage height from 15 feet to 20.17 feet is also included in this request.
- A Council variance is required because the R-2F, Residential District does not allow living space over a detached garage.
- North, south and east of the site are single-unit dwellings all in the R-2F, Residential District. West of the site are two-unit dwellings in the R-2F, Residential District.
- The site is not within the planning boundaries of any Council adopted land use plan.
- The site is located within the boundaries of the German Village Commission, whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the seven practical difficulties in achieving this request, and supports the variance for increased garage height.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

Staff supports the proposed variances as the request will not introduce an incompatible use to the area, and will require a Certificate of Appropriateness for final building design from the German Village Commission.



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### 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

*This variance is not meant to yield financial gains*

2. Whether the variance is substantial.

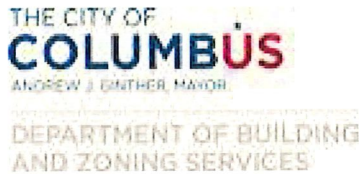
☐ Yes ☒ No

*This allows for the expansion of an existing condition*

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

*No, the garage was built at its existing height with this space unfinished.*



## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

☐ Yes ☒ No

*No change to existing conditions*

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

☒ Yes ☐ No

*This is a non-substantive change*

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

☐ Yes ☒ No

*The existing space requires a variance to conform its use*

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

☒ Yes ☐ No

*The use of this existing space does not change the nature of the district*

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):

Signature of Applicant

*Joshua J. James*

Date

*06/24/25*

## 910 Mohawk Street

Scope of Work: The owners of 910 Mohawk Street are requested to finish the existing bonus space above their garage into an office suite for themselves.

### List of Variances Requested:

3332.38[h] = A private garage shall be considered attached to the dwelling only when directly attached to habitable space. Any habitable space in an attached garage must connect directly with habitable space in the dwelling

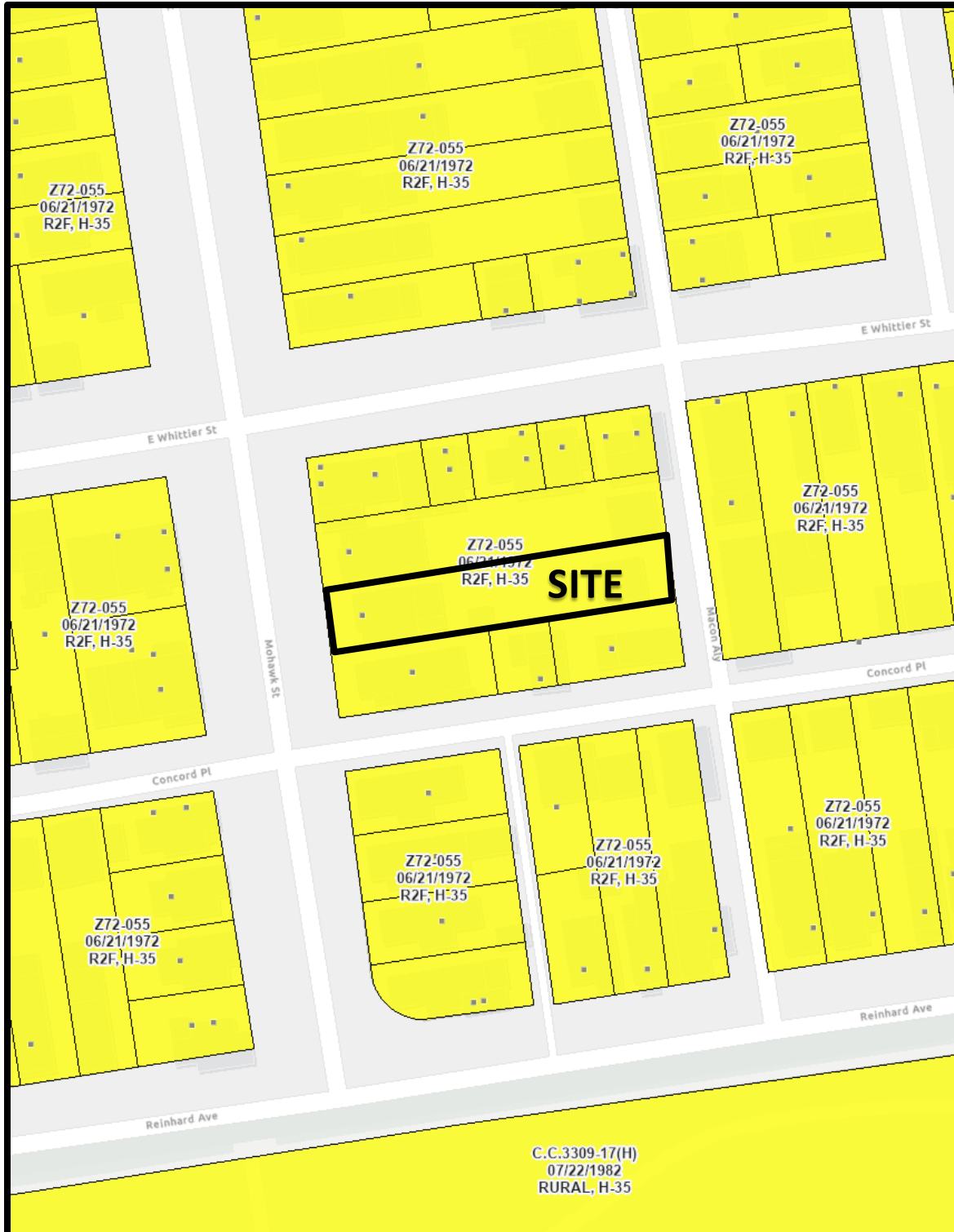
Requested Variance: To allow for the existing bonus space on the second floor of the existing garage to be finished as habitable space. The existing garage is detached and located along the alleyway.

Why it should be granted: This variance is minor in that it allows for an existing space to be finished and better utilized.

3332.38[g] = No detached private garage shall exceed 15 ft in height.

Requested Variance: To allow for the existing height of the garage to remain at 20'-2" as constructed and to allow for the newly created dormers to exist below that at 20'-0" in height.

Why it should be granted: This variance does not increase the height beyond its existing condition.



CV25-060  
910 Mohawk St.  
Approximately 0.15 acres





CV25-060  
910 Mohawk St.  
Approximately 0.15 acres

*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:** 910 Mohawk St.

**APPLICANT'S NAME:** Side Street Studio (Applicant)/ Cara Ryan (Owner)

**APPLICATION NO.:** COA2500698B

**MEETING OR STAFF APPROVED DATE:** 08-06-25    **EXPIRATION:** 08-06-26

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**

This application was split administratively by staff for clarity of review.

**COA2500698B**

Recommend application COA2500698B, 910 Mohawk St., as submitted:

Variance Recommendation Request

- 3332.38h: To allow for habitable space above a detached garage.
- 3332.38g: To allow for the garage height to remain at 20' – 2" and allow the new dormers to be at 20' when 15 feet is the maximum.

**MOTION:** Thiell/Schultz (4-0-0) RECOMMENDED.

☐ **Drawings Required**

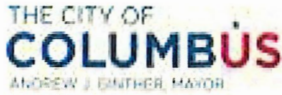
This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

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

NC

**Staff Notes:**





DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-060

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) Joshua J Tamey

of (COMPLETE ADDRESS) 12816 E Fulton St.

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. <u>Cara &amp; Michael Whitley</u> <u>910 Mohawk St</u> <u>Columbus OH 43206</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26 day of JUNE, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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