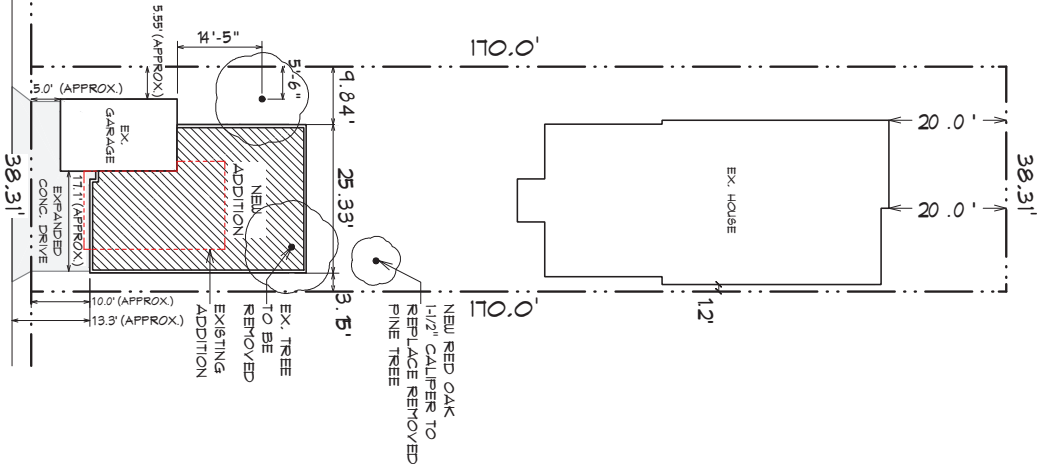


JAEGER ST. (50' R/W)

BLACKBERRY ALLEY (17.5' R/W)



Name: George Cleary II
Date: 8/14/2025
Application: CV25-041



CONTEXTUAL
SITE STUDY
SCALE: 1" = 40'-0"
982 JAEGER ST.
COLUMBUS, OH 43026

NOTE:
GRADE SHALL BE DETERMINED
FIRST TO FROM BUILDING FOOTPRINT.

KAPP RESIDENCE GARAGE/EXERCISE STUDIO

982 JAEGER ST. COLUMBUS, OHIO 43206

SITE STUDY

DRAWINGS PROVIDED BY:

THE CLEARY COMPANY
989 Old Henderson Rd
COLUMBUS, OH 43220
614.459.4000



SHEET NO.
CS.1.2

SCALE: N.T.S.

PROJECT NUMBER:
8/1/2025

ISSUE DATE:

NO.	DATE

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

APPLICATION:	CV25-041
Location:	982 JAEGER ST. (43206) , being 0.15± acres located on the east side of Jaeger Street, 77± feet south of Siebert Street (010-036908; German Village Commission).
Existing Zoning:	R-2F, Residential District.
Proposed Use:	Habitable space above detached garage.
Applicant(s):	James A. Wright; 7844 Flint Road; Columbus, OH 43235.
Property Owner(s):	Jeffrey & Lisa Kapp; 982 Jaeger Street; Columbus, OH 43206.
Planner:	Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of a single-unit dwelling and detached garage in the R-2F, Residential District. The requested Council variance will allow an expansion to the garage with habitable space above the garage addition. Variances for reduced development standards to decrease the minimum side yard along the northern property line, and to allow an increase in garage height, are also included in this request.
- A Council variance is required because the R-2F district does not allow a habitable space above a detached garage unless the space is attached directly to a dwelling unit.
- To the north, south, and east of the site are single-unit dwellings in the R-2F, Residential District. To the west is a park in the R, Rural District.
- The site is located in the German Village Historic District, which does not contain a recommended land use for this location. However, a Certificate of Appropriateness for the final building design is required from the German Village Commission.
- 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 proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested Council variance will allow a habitable space above a detached garage with reduced development standards. Staff supports the proposed variances as the request is consistent with similar proposals in the neighborhood, and will require a Certificate of Appropriateness for final building design from the German Village Commission.

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

The proposed project provides a dedicated exercise area for the owners which is not available in the current house.

2. Whether the variance is substantial.

☐ Yes ☒ No

The variance requested for height is 22'-9 1/2" which is about 66% higher than the 15' allowable height. However, the design ensures that the new structure will blend with the neighborhood architectural style and will not appear out of scale or character.

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

The essential character of the neighborhood will not be substantially altered. We feel the proposed garage with exercise room above has been designed to blend with the existing architectural style of the neighborhood.

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

☐ Yes ☒ No

There is no change in access to the site.

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

☐ Yes ☒ No

The owners were aware that zoning restrictions existed but were not aware of the variances that would be required for the project.

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

☐ Yes ☒ No

The existing garage does not provide adequate space or functionality for modern living needs. The proposed Exercise room above is the most practical solution to enhance the properties utility and value, particularly providing space for work out equipment that the current house does not accommodate.

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

☒ Yes ☐ No

The proposed structural addition to the historical garage will improve the property while maintaining the character and integrity of the neighborhood. It will provide necessary Exercise space without exceeding reasonable limits on side yard or height.

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):

Section 3332.38(H), Private garage, To allow habitable space within a detached garage that is not connected to habitable space within the existing single-unit dwelling.

Section 3332.38(G), Private garage, To increase the allowable height of the garage height to 15 feet to 22.79+/- feet. to allow for an exercise space.

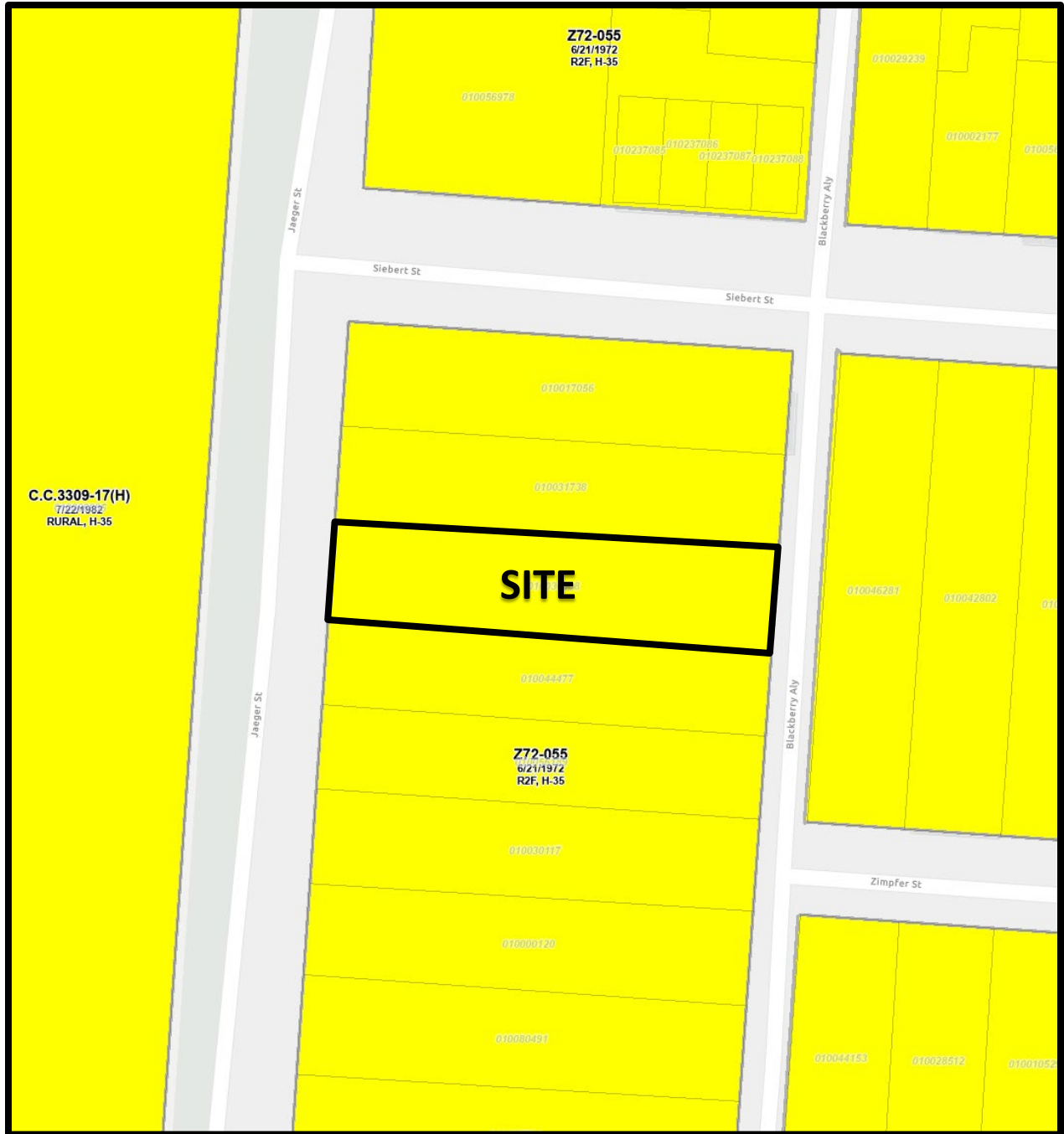
Section 3332.26(C), Minimum side yard permitted. To reduce the required minimum side yard on the north side of the structure from 5.00' to 3.15'.

Signature of Applicant



Date

5.14.25



CV25-041
982 Jaeger St.
Approximately 0.15 acres



CV25-041
982 Jaeger St.
Approximately 0.15 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: 982 Jaeger St.

APPLICANT'S NAME: Residential Designed Solutions (Applicant)/ Jeffrey ad Lisa Kapp (Owners)

APPLICATION NO.: COA2500519

MEETING OR STAFF APPROVED DATE: 06-04-25 **EXPIRATION:** 06-04-25

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**

Recommend application COA2500519, 982 Jaeger St., as submitted:

Variances

- Section 3332.38(H), Private garage, To allow habitable space within a detached garage that is not connected to habitable space within the existing single-unit dwelling.
- Section 3332.38(G), Private garage, To increase the allowable height of the garage height from 15 feet to 22.79+/- feet. to allow for an exercise space.
- Section 3332.26(C), Minimum side yard permitted. To reduce the required minimum side yard on the ~~south~~ north side of the structure from 5.00' to 3.15'.

MOTION: Thiell/Durst (5-0-0) 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

NCU

Staff Notes:

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-041

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) James A. Wright

of (COMPLETE ADDRESS) 7844 Flint Road, Columbus, OH 43235

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. Jeffrey & Lisa Kapp 982 Jaeger St. Columbus, OH 43206 614-580-8003 0	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 14th day of May, in the year 2025


SIGNATURE OF NOTARY PUBLIC

04-17-2025
My Commission Expires



Notary Seal Here
PAUL B. WRIGHT
Notary Public
State of Ohio
My Comm. Expires
April 17, 2026

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