

ZONING:
 Residential R2F
 Lot Area: 4,659 sq ft
 Lot Width (average): 39'-6"
 CV77-2014 to allow for office use.

R2F Residential District (3332.037)
 Existing structure is used as a commercial office per CV77-074.
 New added uses to be garage at first floor & dwelling unit at second floor.
 R2F allows for one, two-family dwelling.

Lot Width Ratio (3332.05)
 Required: 50:47
 Provided: 39:51
REQUEST VARIANCE

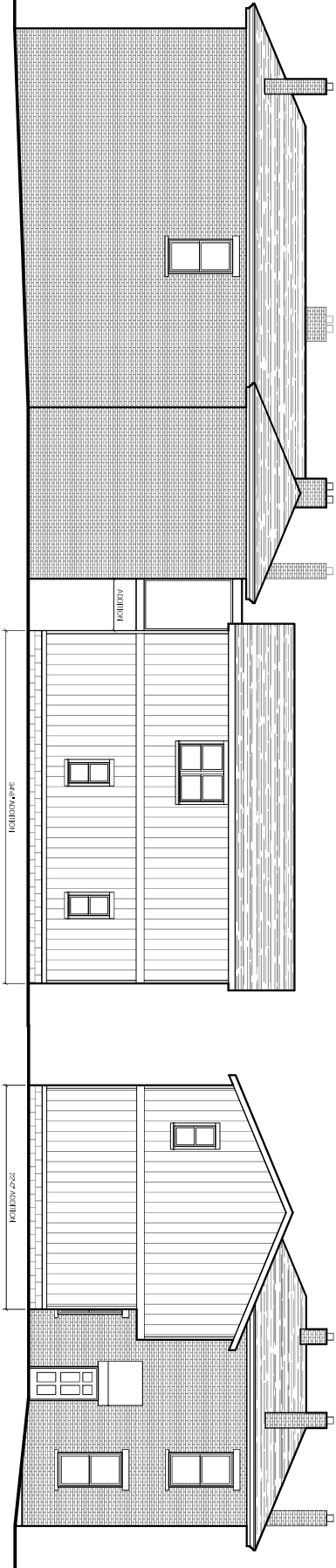
R2F Area District Regs (3332.14)
 The maximum area of lot shall be situated on a lot of no less than 3,000 sq ft per dwelling unit.
 Provided: 4,659 sq ft total (2,329 sq ft per dwelling unit).
REQUEST VARIANCE

PARKING:
 Office: 2,416 sq ft = 6 parking spaces
 Dwelling unit (1) = 2 parking spaces (total parking spaces required, (2) total parking spaces provided, (4) will fit out not enough)
 One parking to fall forward onto City Park Avenue
REQUEST VARIANCE to reduce parking spaces from 8 to 2.

Side Yard Setback
 Min Required: 5'-0"
 Max Provided: 6'-0"
REQUEST VARIANCE

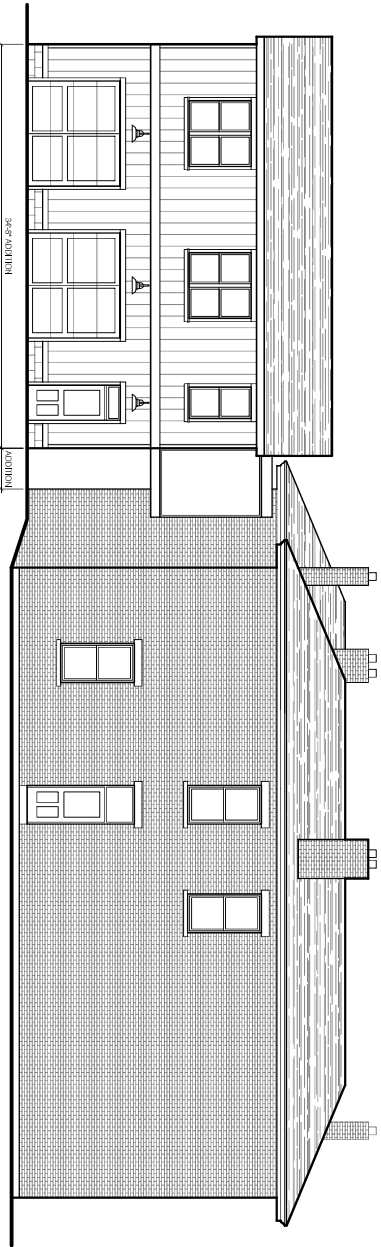


Signature [Signature]
 Date November 26, 2024

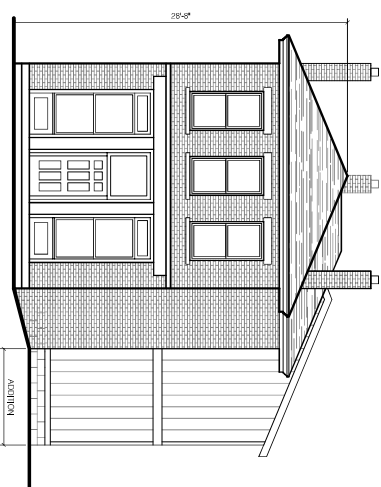


1 EAST ELEVATION (SIDE)
SCALE: 3/32" = 1'-0"

2 NORTH ELEVATION (REAR)
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION (SIDE)
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION (FRONT)
SCALE: 3/32" = 1'-0"

Signature: *[Handwritten Signature]*
Date: January 9, 2025

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

APPLICATION: CV24-125
Location: 66 THURMAN AVE. (43206), being 0.12 ± acres at the northeast corner of Thurman Avenue and City Park Avenue (010-037130; German Village Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Office and a single-unit dwelling.
Applicant(s): Judith Politi; c/o Brenda Parker, Agent; 405 North Front Street; Columbus, OH 43215.
Property Owner(s): Judith Politi; 66 Thurman Avenue; Columbus, OH 43206.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one parcels developed with an office building in the R-2F, Residential District. The requested Council variance will allow the addition of a single-unit dwelling to the existing office building with reduced development standards. The office building was approved under Ordinance #1-78 (CV77-084) as the sole use of the property, and that variance did not provide for other allowable uses of the R-2F, Residential District.
- A Council variance is required for this project because adding the proposed single-unit dwelling causes conditions approved with Ordinance #1-78 to not be met.
- To the north is a two-unit dwelling in the R-2F, Residential District. To the west are multi-unit residential dwellings in the R-2F, Residential District. To the east is a single-unit dwelling in the R-2F, Residential District. To the south are commercial uses in the R-2F, Residential District.
- The site is not located within the planning boundaries of a Council adopted land use plan however, final design is subject to a Certificate of Appropriateness 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 the proposed use with regards to the reduction in required parking, lot width, lot area, side yards, and rear yard.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance will allow the addition of a single-unit dwelling to the existing office building. Staff support the request and of the continued use of the existing building for office purposes, and the addition of a single-unit dwelling consistent with the existing residential zoning.

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

2. Whether the variance is substantial.

Yes No

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

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

Yes No

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

Yes No

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

Yes No

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

Yes No

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



Date

66 Thurman Avenue
R-2F, Residential
List of Requested Variances

Request a variance from Section 3312.49 (Required Parking) to reduce the number of parking spaces from 8 to 2.

Request a variance from Section 3332.05 (Lot Width Requirements) to reduce the lot width from 50'-0" to 39'-5".

Request a variance from Section 3332.14 (Area District Requirements) to reduce the lot area from 3,000 sf per dwelling unit (6,000 sf total) to 2,329 sf per dwelling unit (4,659 sf total).

Request a variance from Section 3332.25 (Maximum side yards required) to reduce the maximum side yard from 7.88' to 6'-8".

Request a variance from Section 3333.27 (Rear yard) to reduce the required rear yard from 1,165 sf to 0 sf.

The property at 66 Thurman Avenue sits at the northeast corner of Thurman Avenue and City Park Avenue. The existing building fronts onto Thurman Avenue and consists of a two-story brick structure. The first floor has a storefront that faces onto Thurman Avenue. There is an existing asphalt parking lot in the rear accommodating up to six cars, with driveway access from City Park Avenue. The existing building is currently being utilized as an office building by Judith Politi Interior Design. A Council Variance was granted in 1977 allowing the structure to be utilized for commercial office.

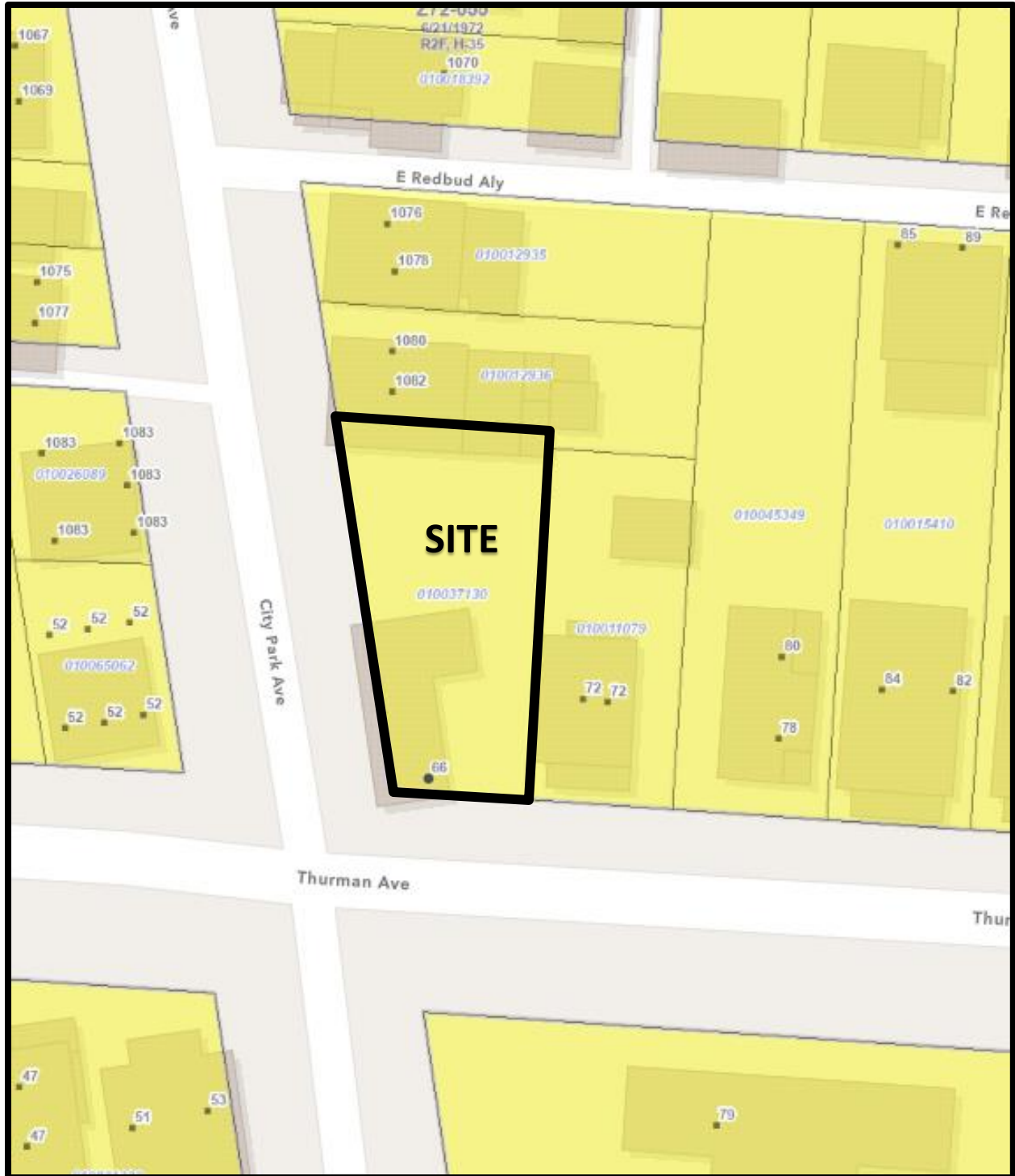
The owner would like to construct an addition at the property for multiple reasons. The first is that she would like to set up a live/work situation. The second is that she is in need of more storage to support her interior design business, and she would like the opportunity to have covered parking with the live/work scenario.

This project went in front of the German Village Commission four times for conceptual review. Many iterations of the placement of the structure were reviewed. This latest addition is the version that had the most support which would allow for a favorable vote. The early versions of the building placement maintained all the existing parking spaces plus gained a couple with the added garage. The final version of the building placement results in the loss of four of the existing parking spaces. A total of four parking spaces can fit on the site. However, two of the spaces would have to back out onto City Park Avenue. Traffic Management will not support backing out onto City Park Avenue with a commercial structure. Therefore, the parking spaces are reduced to a total of two. There is adequate on-street and off-street parking which was confirmed by the German Village Commission. The final building placement results in a variance request of reducing the total parking from 8 spaces to 2 spaces.

The existing building, if it were residential use, would be considered a single-family dwelling. Since the addition of the garage creates a new condition with one, two-family dwelling the lot width and lot area requirements come into play. Variances are being requested for these two components as the property is narrow and small.

The existing structure, at the west side along City Park Avenue, is a zero-lot line condition. The new addition at the east side has a setback of 6'-8". This complies with the minimum side yard setback. The 6'-8" is not adequate to comply with the maximum side yard setback so a variance is being requested.

Since the new addition is attached to the existing building, it is not considered a detached garage, and can therefore not encroach into the rear yard open space. This condition forces a variance request to reduce the rear yard to 0 sf.



CV24-125
66 Thurman Ave.
Approximately 0.12 acres



CV24-125
66 Thurman Ave.
Approximately 0.12 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: 66 Thurman Ave.

APPLICANT'S NAME: Brenda Parker (Applicant)/ Judith Politi (Owner)

APPLICATION NO.: COA2400510A

MEETING OR STAFF APPROVED DATE: 12-04-24 **EXPIRATION:** 12-04-25

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**

Application #COA2400510 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 COA2400510 into two parts: Thiell/Schultz (4-0-0) APPROVED.

COA2400510A

Recommend application COA2400510A, 66 Thurman Ave., as clarified:

Variance Recommendation Request

- Section 3312.49 (Required Parking) to reduce the number of parking spaces from 8 to 2.
 - **NOTE:** Amended to two at the Hearing, per applicant's request.
- Section 3332.05 (Lot Width Requirements) to reduce the lot width from 50'-0" to 39'-5".
- Section 3332.14 (Area District Requirements) to reduce the lot area from 3,000 sf per dwelling unit (6,000 sf total) to 2,329 sf per dwelling unit (4,659 sf total).
- Section 3332.25 (Maximum side yards required) to reduce the maximum side yard from 10'-0" to 6'-8".
- Section 3333.24 (Rear yard) to reduce the required rear yard from 1,165 sf to 0 sf.

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

Staff Notes:

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-125

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) Brenda Parker
of (COMPLETE ADDRESS) 405 N Front Street, Columbus, Ohio 43215
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

<p>1. Judith Politi 66 Thurman Avenue Columbus, Ohio 43206</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 21 day of March, in the year 2025

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires June 18, 2029



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