

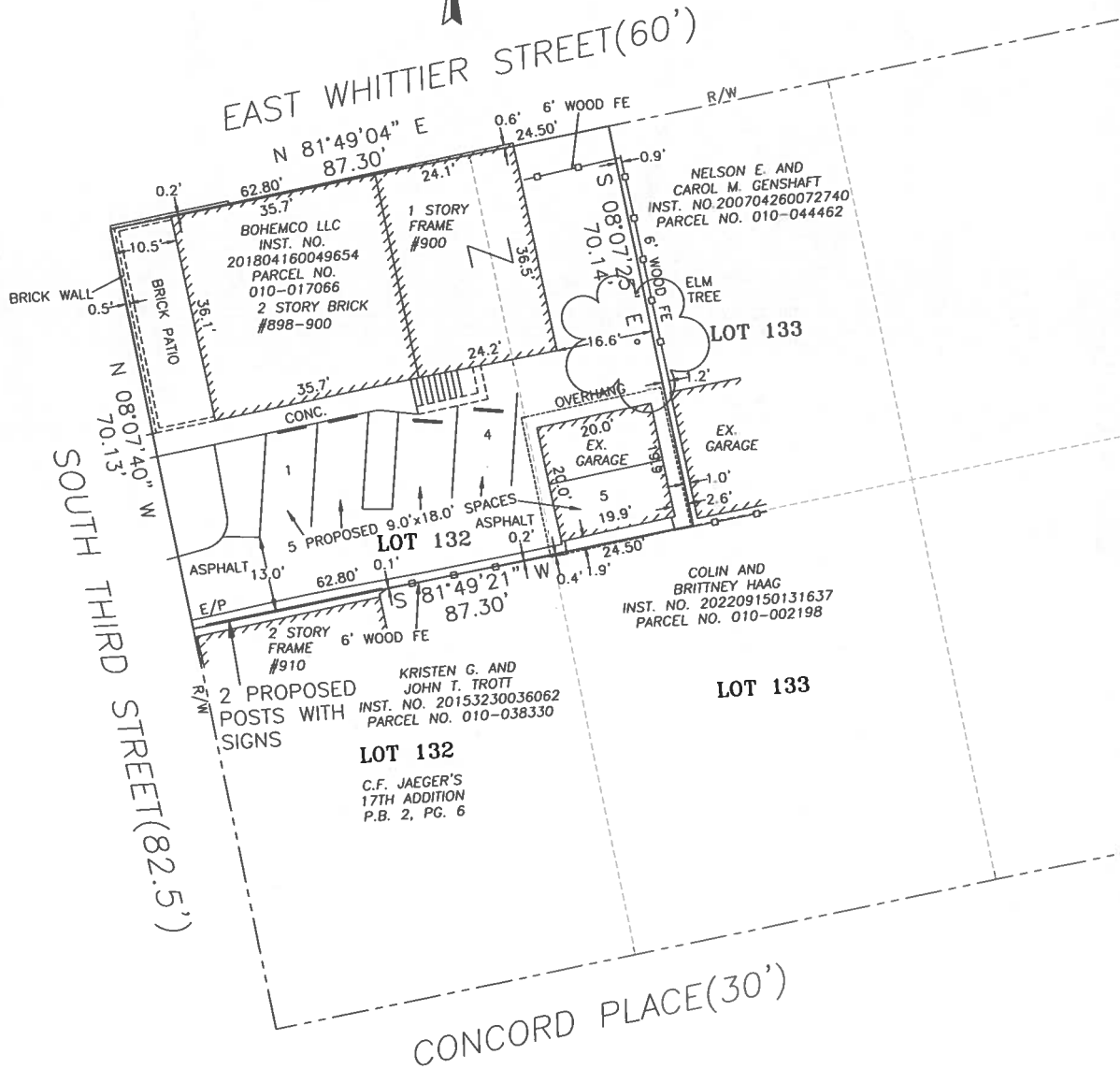
PRIME CM & S, INC.8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240**SITE PLAN OF
898-900 S. 3RD ST**SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, AND DESCRIBED AS BEING
THE NORTH ONE-HALF OF LOT NUMBER 132 AND 24 1/2 FEET OFF OF THE WEST SIDE OF THE NORTH
ONE-HALF OF LOT NUMBER 133 OF JAEGER'S 17TH ADDITION, AS THE SAME ARE NUMBERED AND
DELINEATED UPON THE RECORD PLAT IN PLAT BOOK 2, PAGE 6, RECORDER'S OFFICE, FRANKLIN COUNTY,
OHIO.CLIENT/ADDRESS:
SUE FAUBER
900 S. 3 RD STREET
COLUMBUS OHIO, 43206**GRAPHIC SCALE**

1 INCH = 20 FEET

LEGEND

----- RIGHT-OF-WAY

---o---o---o--- FENCE



John B. Reynolds III
5/14/25

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

APPLICATION: CV24-144
Location: 898-900 S. 3RD ST. (43206), being 0.14± acres located at the southeast corner of South 3rd Street and East Whittier Street (010-017066; German Village Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Five-unit apartment building.
Applicant(s): BOHEMCO LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Owner(s): BOHEMCO LLC; 900 South 3rd Street, Apartment B; Columbus, OH 43206.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The requested Council variance will allow a five-unit apartment building within the existing four-unit dwelling. Variances for a reduced aisle width and maneuvering area from 20 feet to 13 feet; allowing vehicles to exit the parking lot in a backward motion; no parking lot landscaping or screening along the southern property line; a reduced parking setback line from 10 to eight feet; a parking space reduction from eight required spaces to five spaces; no vision clearance triangle at the southeast corner of South 3rd Street and East Whittier Street; no building line along East Whittier Street; no minimum side yard along the southern and eastern sides of the garage; and a reduced rear yard from 25 percent to 18.5 percent are also included in the request.
- A Council variance is required because the R-2F, Residential district does not allow five-unit apartment buildings.
- North and west of the site are mixed-use buildings in the R-2F, Residential District. South and east of the site are single-unit dwellings in the R-2F, Residential District.
- There is no Council adopted land use plan for this location.
- 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 use and support the requested development standards variances.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Staff supports the proposed variances as the request will not introduce an incompatible use to the area and will conform existing conditions.

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

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 existing house has 4 apartment units and one office space, the owner wants to change the office space to an apartment unit and at the same time recognize the development standards associated with the house on the lot.

2. Whether the variance is substantial.

☐ Yes ☒ No

No, the owner simply wants to turn the existing home into an all residential structure with no office component and the remaining requests identify existing conditions found on the site.

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 home has been existing for over 100 years and the change from an office unit to an apartment unit will have no impact on the neighborhood.

Council Variance Application

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

☐ Yes ☒ No

No, the granting of the variance would have no impact on the delivery of governmental services.

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

☐ Yes ☒ No

No, the owner was not aware of the steps to convert the office space into an apartment nor the development standards that needed to be addressed to make the house legally compliant.

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

☐ Yes ☒ No

No, the only way to allow the unit change and legalize the development standards is through the variance process.

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

☒ Yes ☐ No

Yes, the spirit and intent behind the zoning requirements would be observed and substantial justice will be done by granting the requested variances.

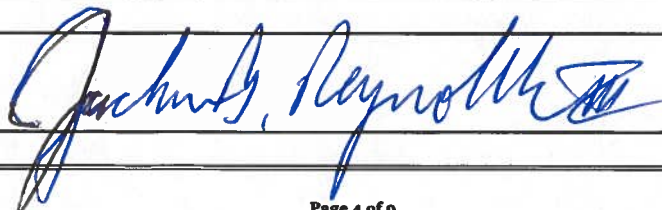
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

The list of variances are attached to this application and have been reviewed with staff to insure completeness. The owner seeks to convert the office space to an apartment unit as there is no demand for office space in the area and the demand for apartment units is high therefore the desire to return to an all residential building.

Signature of Applicant



Date

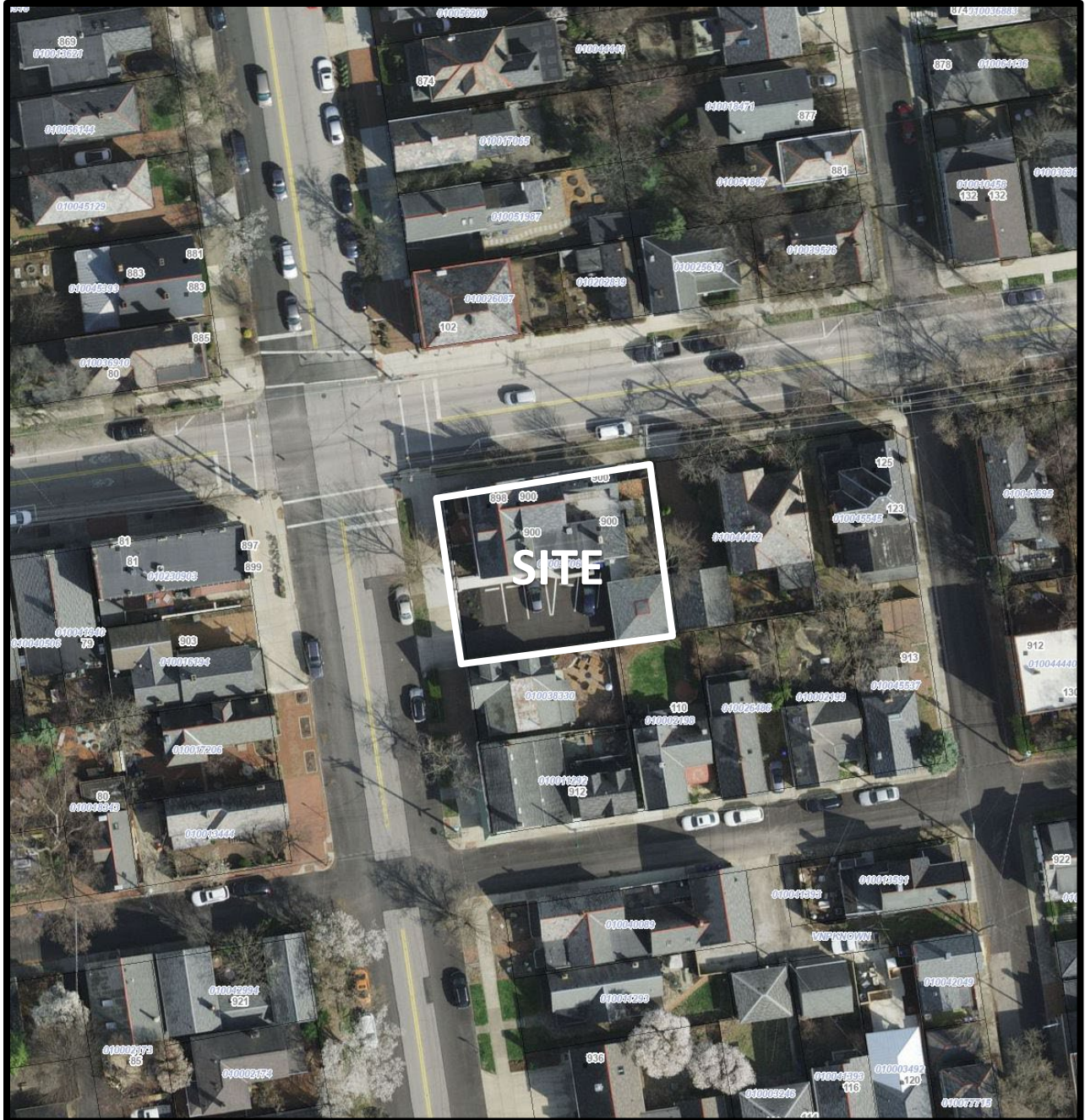
11/22/24

List of Variances
898 – 900 S. Third Street

1. CCC 3332.037 to permit five (5) unit dwelling units in the building.
2. CCC 3332.27 to reduce the rear yard requirement from 1,530 square feet to 1,162 square feet or 18.5%.
3. CCC 3312.49 to reduce the number of required parking spaces from 8 to 5.
4. CCC 3312.27(3) to reduce the parking lot setback from 10' to 8' along S. 3rd Street.
5. CCC 3332.26(E) to reduce the garage setback from 3' to 0' from the south and east sides of the property.
6. CCC 3332.21(E) to reduce the building setback from 10' to 0' from the north side of the property.
7. CCC 3321.05(B)(2) to reduce the sight triangle from 30' to 0'.
8. CCC 3312.21(D)(1) to reduce the buffering setback on the south lot line from 4' to 0' and to waive the screening requirement.
9. CCC 3312.09 to reduce the minimum aisle width from 20' to 13'.
10. CCC 3312.13(D) to allow automobiles to back out of the parking lot.



CV24-144
898-900 S. 3rd St.
Approximately 0.14 acres



CV24-144
898-900 S. 3rd St.
Approximately 0.14 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: 890 – 900 S. Third St.

APPLICANT'S NAME: Jack Reynolds (Applicant)/ Bohemoc LLC (Owner)

APPLICATION NO.: COA2400612

MEETING OR STAFF APPROVED DATE: 01-02-25 **EXPIRATION:** 01-02-26

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**

Recommend application COA2400612, 890 – 900 S. Third St., as amended with clarifications noted:

Variance Recommendation Request

- CCC 3332.037 to permit five (5) unit dwelling units in the building.
- CCC 3332.27 to reduce the rear yard requirement from 1,530 square feet to 1,162 square feet or 18.5%.
- CCC 3312.49 to reduce the number of required parking spaces from 8 to 5.
- CCC 3312.27 to reduce the parking lot setback from 10' to 8' (or the existing condition, whichever is greater) along S. 3rd Street and to waive the screening requirement.
 - **NOTE: Applicant amended the application to be 8' of setback (or to match the existing condition, whichever is greater) and amended to remove the variance request for the screening requirement. All screening requirements should remain along S. Third St.**
- CCC 3332.26(E) to reduce the garage setback from 3' to 0'.
- CCC 3332.21 (E) to reduce the building setback from 10' to 0'.
- CCC 332 I .05(8)(2) to reduce the sight triangle from 30' to 0'.
- CCC 3312.21(D)(I) to reduce the parking setback from 4' to 0' and to waive the screening requirement.
- CCC 3312.25 to reduce the maneuvering area from 20' to 13'.

MOTION: Thiell/Schultz (7-0-0) 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:

NU

Date Issued: 01/07/2025

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: 898-900 S. Third St.

APPLICANT'S NAME: Jack Reynolds (Applicant)/ Bohemoc LLC (Owner)

APPLICATION NO.: COA2500353

MEETING DATE: 05-07-25 **EXPIRATION:** 05-07-26

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**

Recommend approval of application COA2500353, 898-900 S. Third St., as submitted:

Variance Recommendation Request

- CCC 3312.09 to reduce the minimum aisle from 20' to 13'.
- CCC 3312.13(D) to allow automobiles to back out of parking lot.

MOTION: Thiel/Schultz (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

Staff Notes:

**8415 PULSAR PLACE, SUITE 300
COLUMBUS, OHIO 43240**

**SITE PLAN OF
898-900 S. 3RD ST**

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, AND DESCRIBED AS BEING THE NORTH ONE-HALF OF LOT NUMBER 132 AND 24 $\frac{1}{2}$ FEET OFF OF THE WEST SIDE OF THE NORTH ONE-HALF OF LOT NUMBER 133 OF JAEGER'S 17TH ADDITION, AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORD PLAT IN PLAT BOOK 2, PAGE 8, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

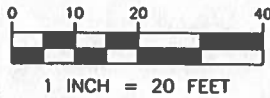
CLIENT/ADDRESS:
SUE FAUBER
900 S. 3 RD STREET
COLUMBUS OHIO, 43206

LEGEND

- RIGHT-OF-WAY

- FENCE

GRAPHIC SCALE



EAST WHITTIER STREET (60')

N 81°49'04" E
87.30'

BOHEMCO LLC
INST. NO.
201804160049854
PARCEL NO.
010-017066
2 STORY BRICK
#898-900

1 STORY
FRAME
#900

NELSON E. AND
CAROL M. GENSHAFT
INST. NO. 200704260072740
PARCEL NO. 010-044462

LOT 133

EX.
GARAGE

COLIN AND
BRITTNEY HAAG
INST. NO. 202209150131637
PARCEL NO. 010-002198

LOT 133

KRISTEN G. AND
JOHN T. TROTT
INST. NO. 20153230036062
PARCEL NO. 010-038330

LOT 132

C.F. JAEGER'S
17TH ADDITION
P.B. 2, PG. 6

2 PROPOSED
POSTS WITH
SIGNS

KRISTEN G. AND

JOHN T. TROTT
INST. NO. 20153230036062
PARCEL NO. 010-038330

LOT 132

C.F. JAEGER'S
17TH ADDITION
P.B. 2, PG. 6

CITY OF COLUMBUS

CERTIFICATE OF APPROPRIATENESS

Application # COA2500353

Date Issued 05/07/2025

Expires one year after date issued.

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

THIS IS NOT A BUILDING PERMIT

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 #: CV24-144

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) Jackson B. Reynolds, III

of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 460, Columbus, OH 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

1. BOHEMCO LLC 900 S. Third Street, Apt. B Columbus, OH 43206 Sue Fauber 614-312-9300	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

My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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