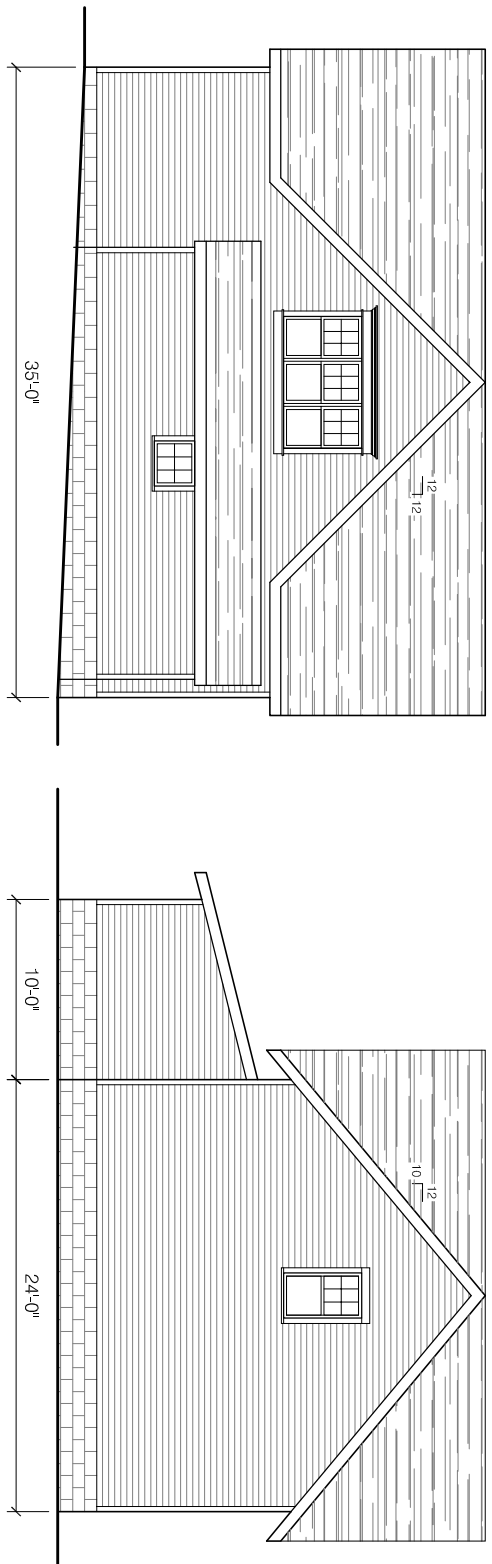


SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

EXTERIOR MATERIAL NOTES

- SIDING:**
Fiber cement board lap siding, 4" exposure, smooth.
- TRIM:**
Corner: Trim: SmartTrim 5/4" x 4"
Casing: Windsor 5/4" x 4" at jambs; 5/4" x 6" at head, historic sill. Crown cap at south & east facing windows.
Fascia: Aluminum-wrapped 1x8.
- ROOFING:**
Asphalt shingle roofing to match house.
- SOFFIT:**
Aluminum soffit system to match house.
- GUTTERS:**
5" Aluminum ogee gutter & 3" downspouts. Drain to driveway.
- WINDOWS:**
New windows to be Marvin Essential fiberglass windows (white).
- DOORS:**
New rear door to be Therna-Tru Fiberglass 2-Panel, flush-glazed.
- FOUNDATION:**
Concrete block smooth, painted to match house.

Final Elevations Received 10/7/2024; CV24-098; Sheet 2 of 2

EXTERIOR ELEVATIONS
Scale: 3/32" = 1'-0"

138 E North Broadway
October 1, 2024

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

APPLICATION: CV24-098
Location: 138 E. NORTH BROADWAY (43214), being 0.53± acres located on the north side of East North Broadway, 705± feet east of Broadway Place (010-021757 & 010-017926; Clintonville Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Habitable space above a detached garage.
Applicant(s): David & Danielle Culbertson; 138 East North Broadway; Columbus, OH 43214.
Owner(s): The Applicants.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The requested Council variance will allow for the construction of a new detached garage with habitable space above. A variance to garage height has also been included in this request.
- A Council variance is required because the R-3, Residential District does not allow living space over a detached garage.
- North, south, east and west of the site are single-unit dwellings all in the R-3, Residential District.
- The site is within the planning area of the *Clintonville Neighborhood Plan* (2009), which recommends “Single Family” land use for this location.
- The site is located within the boundaries of the Clintonville Area 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

Staff notes the lack of rear alley access and street parking available to the site and finds the proposed detached garage/carriage house to be consistent with the Plan’s residential design guidelines in terms of architectural character, location, and size, and are thus supportive of the variance request.

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

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

Council Variance Application

DEPARTMENT OF BUILDING
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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

List of Requested Variances

For 138 E North Broadway:

Request a variance from Section 3332.38 (G) (garage height) to increase the height of a detached garage from 15'-0" to 23'-9".

Request a variance from Section 3332.38(H) (private garage) to allow for habitable space in a garage to not be connected directly to habitable space within the single-unit dwelling.

Statement of Hardship:

The property at 138 E North Broadway sits on the north side of the street and consists of a brick colonial house fronting onto E North Broadway and a two-story garage at the rear of the house accessed via a driveway from E North Broadway.

The existing two-story garage is in dis-repair and needs to be replaced. Since the owners need to replace the garage, they would like to construct a 3-car garage which would allow additional cars to be housed on the property (anticipating teenager drivers). The placement of the garage would be pushed back into the yard to also allow for additional outdoor parking spaces in the autocourt. E North Broadway is a busy road with parking on the south side only. This would give them flexibility for family and guest parking.

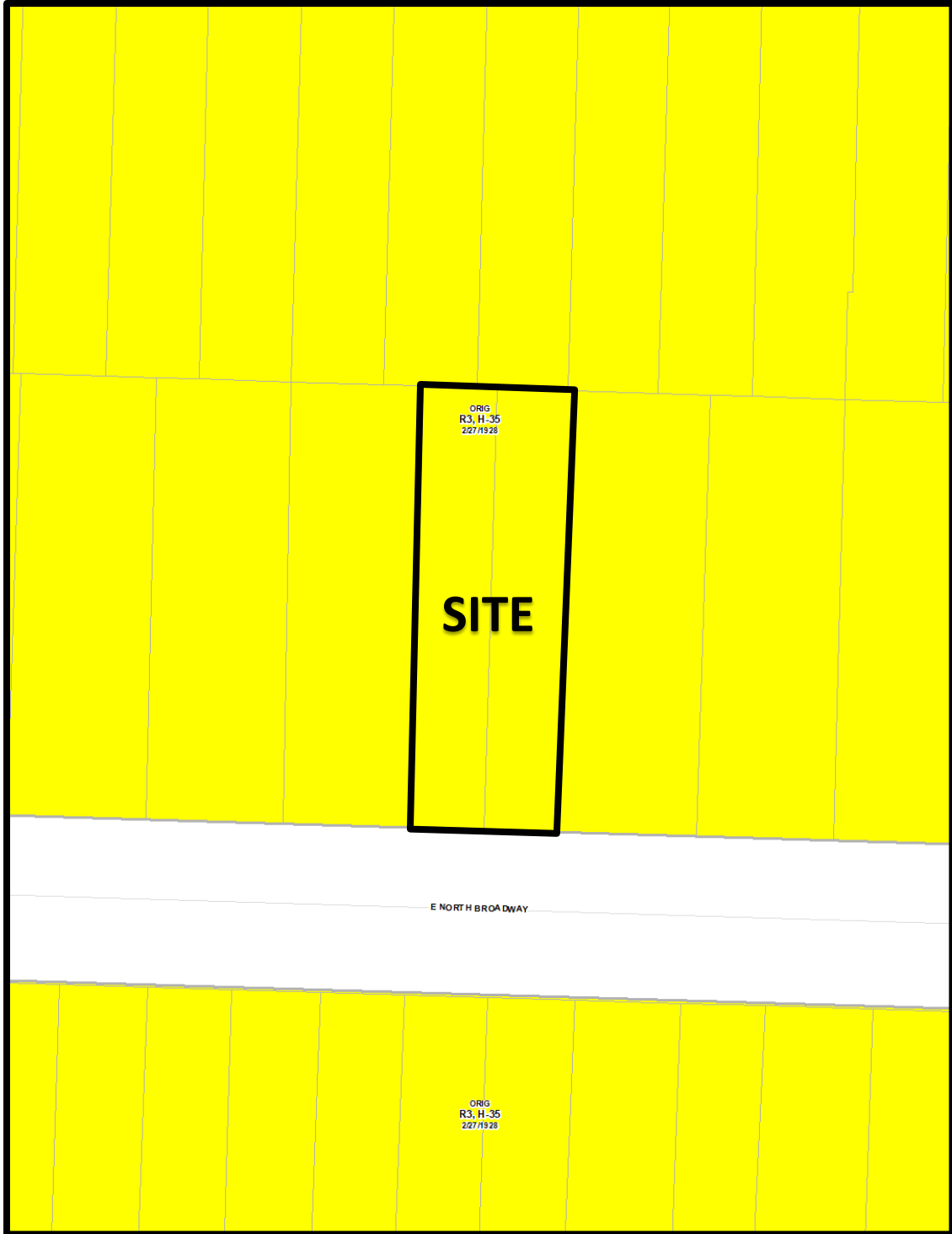
Since the existing garage is a two-story garage, they would like to replicate this condition. They would be able to maintain the storage and may finish the second floor in the future as a rec room and guest space. The owners are also inheriting an entire suite of woodworking equipment and tools and need a place to house these. The workshop is planned at the backside of the garage.

The height of the garage to be similar to the existing and allow for a second floor is being requested to be increased from 15' to 23'-9".

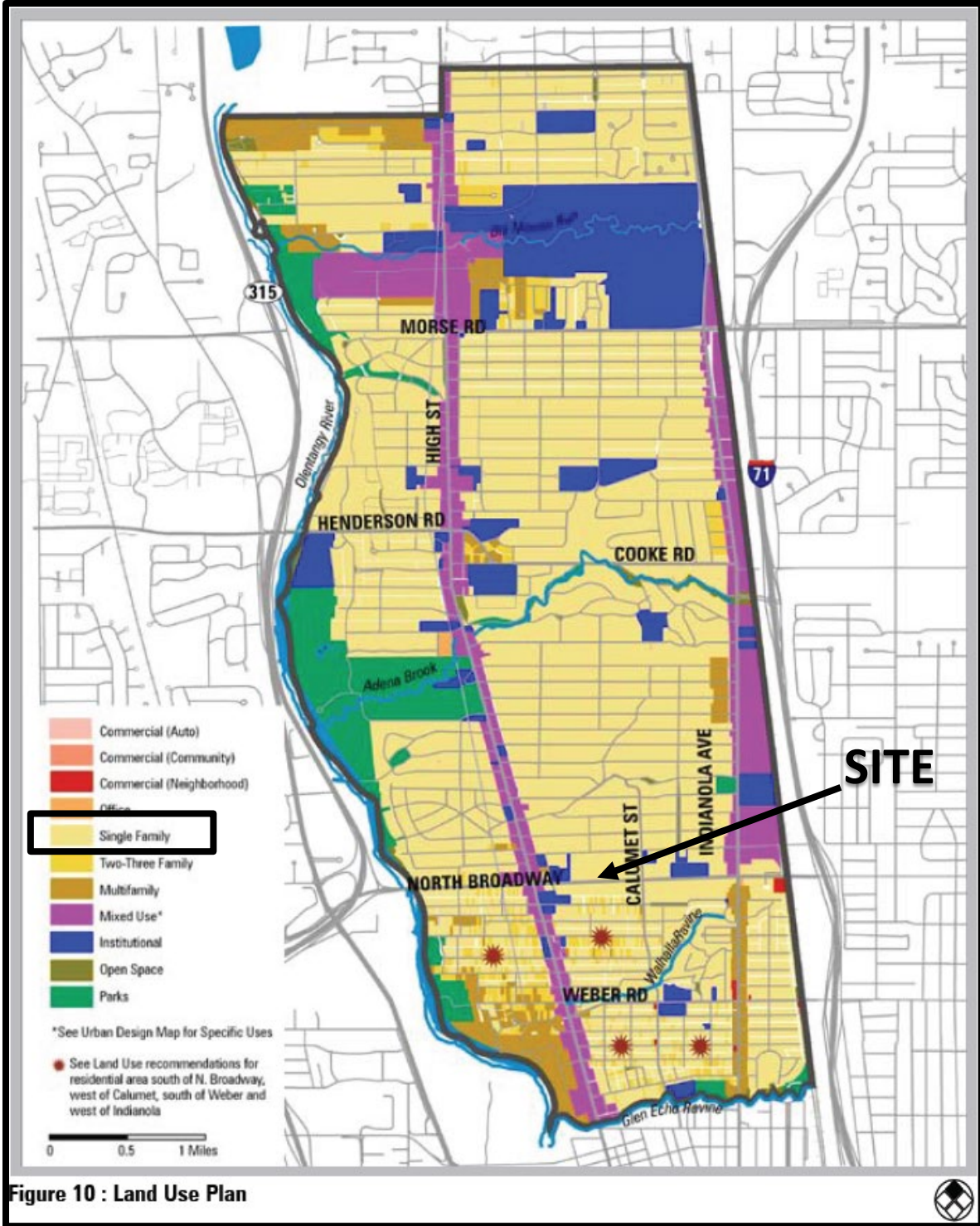
The zoning code does not allow for habitable space within a detached structure, so a request is being made to allow for habitable space not attached directly to the house.



Brenda Parker 10/3/2024



CV24-098
138 E. North Broadway
Approximately 0.53 acres



CV24-098
138 E. North Broadway
Approximately 0.53 acres



CV24-098
138 E. North Broadway
Approximately 0.53 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number: CV24-098

Address: 138 E. North Broadway

Group Name: Clintonville Area Commission (CAC)

Meeting Date: October 3, 2024

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
 Disapproval
(Check only one and list basis for recommendation below)

NOTES: The CAC approved the variances.

Vote: 7 yes, 2 no

Signature of Authorized Representative: *Matthijs Moritz*
SIGNATURE

Clintonville Area Commission (CAC)
RECOMMENDING GROUP TITLE

614-641-5178
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

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 #: CV24-098

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.

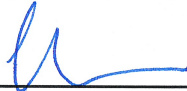
STATE OF OHIO
COUNTY OF FRANKLIN

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. David Culbertson 138 E North Broadway Columbus, Ohio 43214</p>	<p>2. Danielle Culbertson 138 E North Broadway Columbus, Ohio 43214</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 22 day of Aug, in the year 2024

SIGNATURE OF NOTARY PUBLIC 

June 18, 2029
My Commission Expires



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