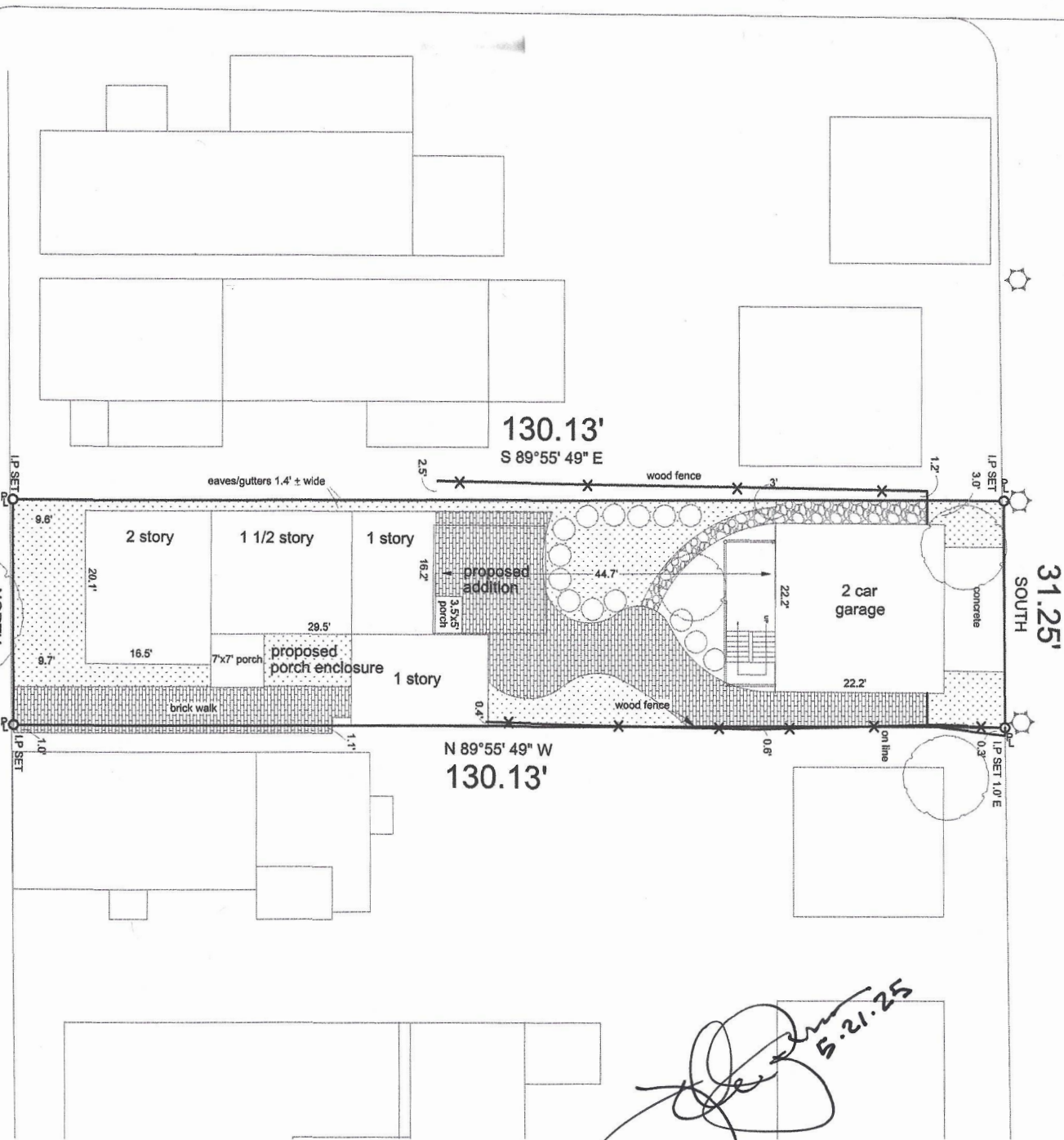


E. FRANKFORT ST

S SIXTH STREET 50'

31.25'

NORTH



31.25'

SOUTH

N 89°55' 49" W
130.13'

PROPOSED SITE PLAN
5.21.25

1"=20'



ISSUE	DATE	IMPROVEMENTS FOR:	A1
CV	4/04/2025	GARAGE HABITABLE SPACE	
	04/07/2025	764 SOUTH SIXTH ST. COLUMBUS, OH 43206	
REV 2	04/28/2025	CC: COLUMBUS CONSULTING GROUP LLC 1050 BRYDEN ROAD, COLUMBUS, OH 43205 T: (614) 361-0447 CCG.ARCH@GMAIL.COM	
			00.0000.00

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

APPLICATION:	CV25-016
Location:	764 S. 6TH ST. (43206) , being 0.09± acres located on the east side of South 6th Street; 65± feet south of East Frankfort Street (010-042991; German Village Commission).
Existing Zoning:	R-2F, Residential District.
Proposed Use:	Habitable space above a detached garage.
Applicant(s):	John Ingwersen; 1050 Bryden Road; Columbus, OH 43205.
Owner(s):	S.C. Cook; 764 South 6th Street; Columbus, OH 43205.
Planner:	Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The requested Council variance will allow for an existing detached garage to have habitable space above. Variances to reduce the lot width from 50 feet to 31.25± feet, reduce the maximum side yard from 6.25 feet to 1.4 feet, and reduce the minimum side yards from three feet to 1.4 feet along the north property line and to zero feet along the south property line for the existing dwelling, and to increase garage height from 15 feet to 21 feet have also been 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, east, and west of the site are single-unit dwellings all 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 requested use, and support the variances for reduced lot width, maximum and minimum side yards, and 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 also conform existing conditions, and will require a Certificate of Appropriateness for final building design from the German Village Commission

Council Variance Application

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 property is a single family residence with an existing garage

2. Whether the variance is substantial.

☐ Yes ☒ No

The addition of an artists studio over the garage by adding dormers is a minor alteration

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

There are several dormers over garages in the area as also approved by German Village Commission

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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

In as much as homeowners are aware of the zoning restrictions in an R2F zoning

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
☐ Yes ☒ No

The variances allow a well accepted use of residential property when not excluded by zoning code

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
☒ Yes ☐ No

There are many approved additions like the proposed in German Village. which is well regulated

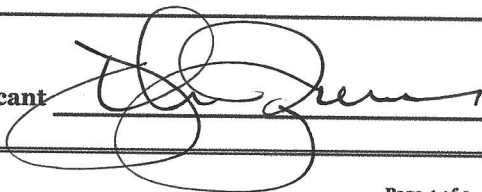
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

see attached sheet

Signature of Applicant



Date 5-21-2025

CODE SECTION VARIANCES and HARDSHIPS :

3332.38 (H) Requires that habitable spaces be attached to the main residence – The hardship is that the garage and the main residence are separated by the back yard and a variance is required to allow that separation of the garage to remain and have a habitable space on a second floor.

3332.38 (G) Requires a height variance for the garage structure to exceed 15 feet in height and for that height increase to allow habitable space above the garage. The hardship being that although the 21' garage height is existing as approved by German Village Commission, a variance is still need to allow a second floor space to be habitable.

3332.05(A) (4) Requires a 50' wide lot, the existing lot is 31.25, for a variance of 18.75. The hardship is the existing small lot size.

3332.25 and 3332.26 Requires minimum 3' side yard and total side yard widths to be 20% of the lot width. Hardship of existing side yards are 1.4' and 9% of the total required width, again due to the existing small lot size. There is no further reduction of side yard setback in the proposal.



CV25-016
764 S. 6th St.
Approximately 0.09 acres

Approximately 0.09 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: 764 S. Sixth St.

APPLICANT'S NAME: CCG llc (Applicant)/ Stephanie Campbell Cook (Owner)

APPLICATION NO.: COA2500193A

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 COA2500193B, 764 S. Sixth St., as submitted:

Variance Recommendation Request

- 3332.38 (H) Requires that habitable spaces be attached to the main residence, variance to allow a detached habitable space above the garage.
- 3332.38 (G) Requires a height variance for the garage structure to exceed 15 feet in Height, existing garage is 21'.
- 3332.05(A) (4) Requires a 50' wide lot, the existing lot is 31.25, for a variance of 18.75.
- 3332.25 and 3332.26 Requires minimum 3'side yard and total side yard widths to be 20% of the lot width. Hardship of existing side yards are 1.4' and 9% of the total required width, due to the existing small lot size.

MOTION: Thiel/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

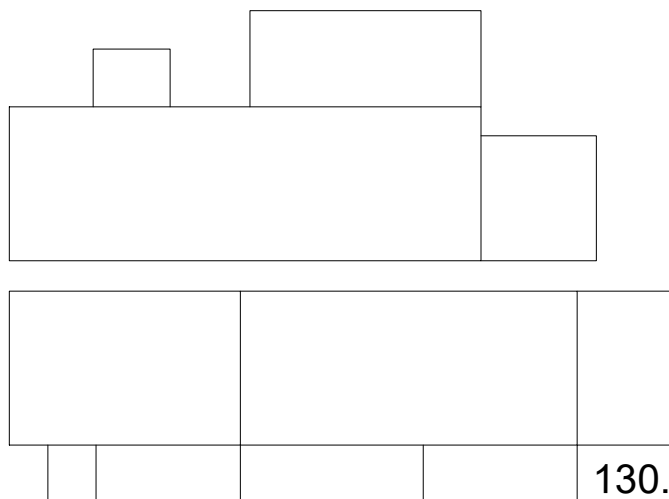
Staff Notes:

E. FRANKFORT ST

S SIXTH STREET 50'

31.25'

NORTH

1 P SET
1 P SET

130.13'

S 89°55' 49" E

eaves/gutters 1.4' ± wide

wood fence

1.2'

1 P SET

3.0'



SOUTH

31.25'

1 P SET

10.0' E

N 89°55' 49" W

130.13'

CITY OF COLUMBUS
CERTIFICATE OF
APPROPRIATENESS

Application # COA2500193

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

PROPOSED SITE PLAN

1"=20'



ISSUE

DATE

CV

4/04/2025

04/07/2025

IMPROVEMENTS FOR:

GARAGE HABITABLE SPACE

764 SOUTH SIXTH ST. COLUMBUS, OH 43206

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A1

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Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-016

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) John Ingwersen
of (COMPLETE ADDRESS) 1050 Bryden Rd Columbus, OH 43205

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. S.C.Cook 764 S 6th St Columbus, OH 43206	2.
3.	4.

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

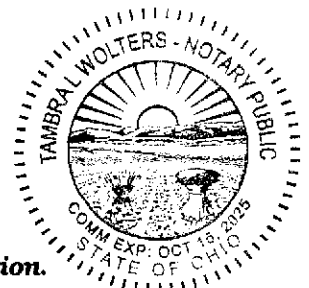
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 25 day of FEBRUARY, in the year 2025

SIGNATURE OF NOTARY PUBLIC

10-15-2025
My Commission Expires

Notary Seal Here



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