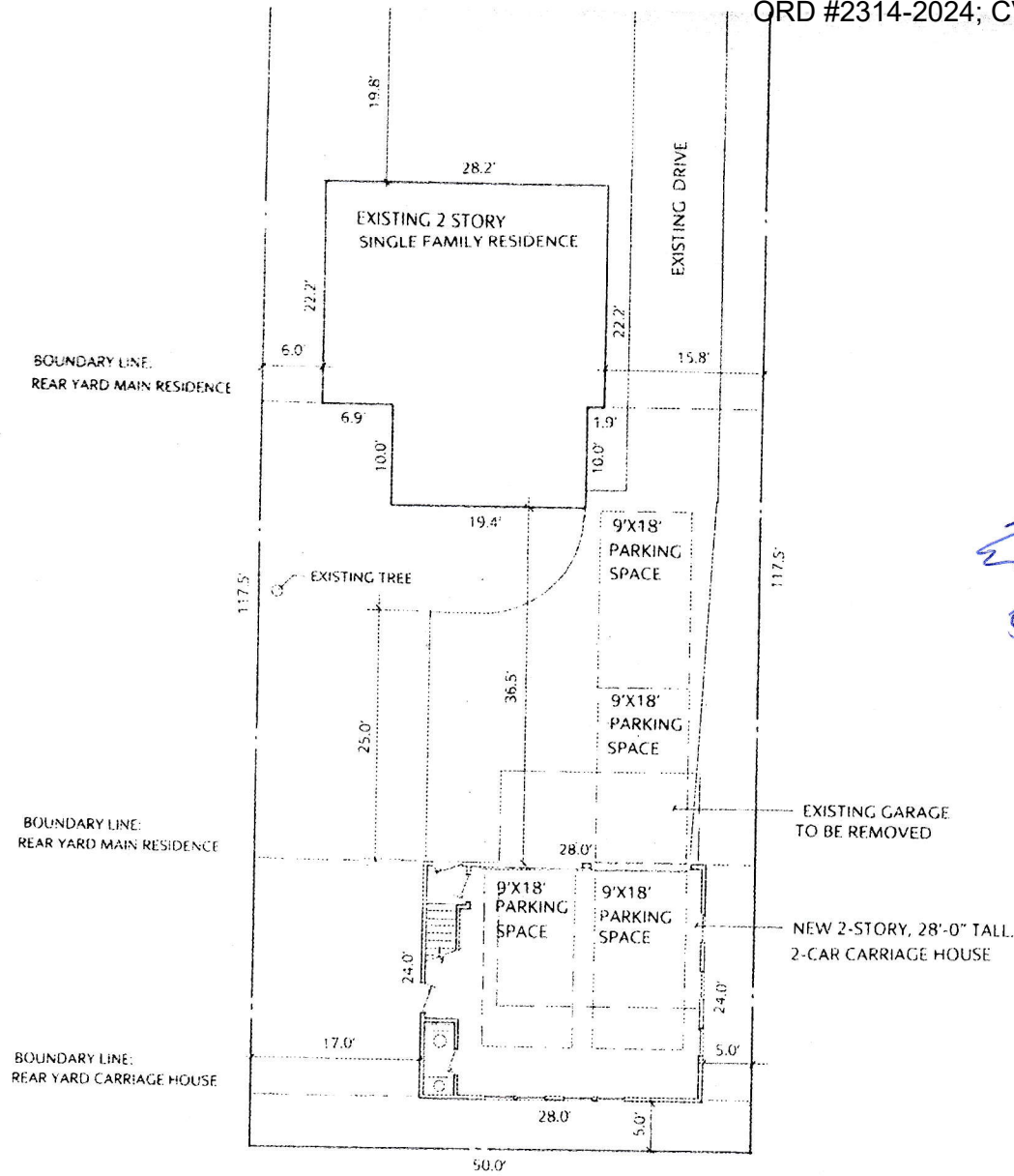
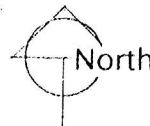


ES [Signature]
5/17/2024



Site Plan

Scale 1" = 10'-0"

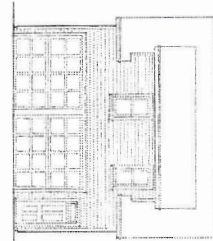


Project Information

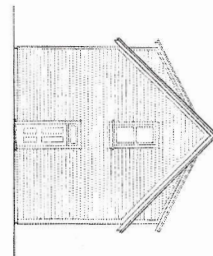
The scope of this project involves the addition of a new detached Carriage House/Garage to an existing single family home.

Zoning Information

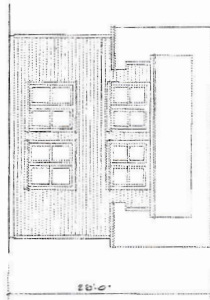
Parcel Number	010-015554-00	
Existing Zoning	R-3	
Flood Zone	OUT	
Use	Existing Single Family Dwelling	Proposed No Change
Lot Size	5,875 SQ FT (50.0' X 117.5')	No Change
Lot Coverage		
Existing Residence	820.04 SQ FT (14%)	No Change
Existing Garage to be removed	480 SQ FT	No Change
Proposed New Carriage House	672 SQ FT	
Total Lot Coverage		1,492.04 SQ FT (25.4%)
Rear Yard		
Existing Residence	(50.0' X 36.5') + (30.6' X 10.0')	Proposed Carriage House
	2131 SQ FT (36.3%)	50.0' X 5.0'
		250 SQ FT (4.25%)
Setbacks		
North	Existing Residence 19.8'	Proposed Carriage House NA
South	NA	5.0'
East	15.8'	5.0'
West	6.0'	17.0'



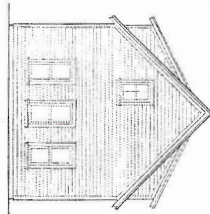
North Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"

ES
5/17/2024

<input type="radio"/> PRELIMINARY <input type="radio"/> CONSTRUCTION	Elevations	New Carriage House: 37 Orchard Lane The West Residence Columbus, Ohio	 <small>797 Summit Street, Columbus Ohio 43215 tel 614-299-0078 urbanorder.com</small>
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Council Variance Application

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.

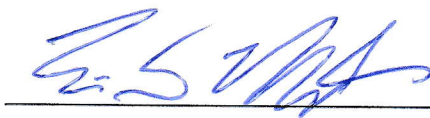
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 Exhibit A

Signature of Applicant



Date

5/17/24

37 Orchard Lane – EXHIBIT A

Summary: demolish an existing garage and construct a garage and carriage house.

Zoning variances necessary for this project include the following:

3312.25 - Maneuvering. Grant a variance to allow 4 stacked parking spaces as detailed on the site plan

3312.29 – Parking Space. Grant a variance to allow 4 stacked parking spaces as detailed on the site plan.

3332.035 - R-3 residential district. This section does not allow 2 separate dwelling units to be constructed on a single lot. Applicant requests a variance to permit the construction of 2 separate dwelling units on a single lot.

3332.13 – R-3 area district requirements. In an R-3 area district a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area. Applicant seeks a variance to permit 2 dwelling units to be on a lot with 5,875 SF.

3332.27 - Rear yard. Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. The gross lot area for this parcel is 5,875 SF. 25% of the lot area equals 1,468.75 square feet. The yard between the proposed carriage house and the original house will be 2,131 square feet, which is 36.3% and satisfies 3332.27. The rear yard of the Carriage House will be 250 square feet, which is 4.25% of the lot area. Applicant seeks a variance to permit the carriage house to have a 4.25% rear yard.

Statement of Hardship

The owners seek to construct a detached 2-car garage with a residential unit above it. Using the second story of a detached garage as a dwelling unit was a common construction practice when the primary residence was built. “Carriage Houses” were used as additional living space for extended family or unrelated persons who worked in the area, providing housing which was not available or affordable given single-family lot development and building standards.

The requested variances are in conformity with recent development patterns permitted on other properties in the area and with City policies encouraging housing and density. Variances to permit construction of carriage houses have been granted to other properties in Clintonville. Other property owners in the same zoning district and in similar older neighborhoods have been granted variances to permit construction of a carriage house. Granting Applicant’s request will preserve a substantial property right- the right to develop the home in the manner consistent with its historical nature, and further to allow applicant to develop and improve its home in a manner which other property owners have been granted variances for in the same neighborhoods.

The lot was platted and the existing structure was built prior to implementation of the Zoning Code. The street on which the lot is located has many multi-family units. The zoning code would not permit the construction of the “carriage house” living space without granting a variance as to the prohibition against a second living quarters detached from the main residence. The designation of this property as being in the R-3 zone was not the result of any action by Owners and granting the variance as to allow a carriage house will enable this lot to

be used in a manner consistent with the residential character of the lot and also be in a manner similar to other properties in the area.

The requested variances will not interfere with any neighboring property owners' use of his/her property or otherwise prevent the further development of any neighboring property. Additionally, granting applicant's request will not unreasonably increase congestion of public streets; will not be contrary to the public interest or the purpose of the Zoning Code as the requested variances will increase the value of the applicant's property and the value of neighboring properties; it will not increase the risk of fire; it will not diminish or impair the public health, safety, comfort, morals or welfare of the citizens of Columbus; it will still provide for adequate light, air and open space; reinforce the residential nature of the Clintonville neighborhood and enhance the historical nature of the neighborhood by building in a style, manner and location consistent with the parcel's location and the location/setback of the original house.

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CV24-060
37 Orchard Ln.
Approximately 0.14 acres

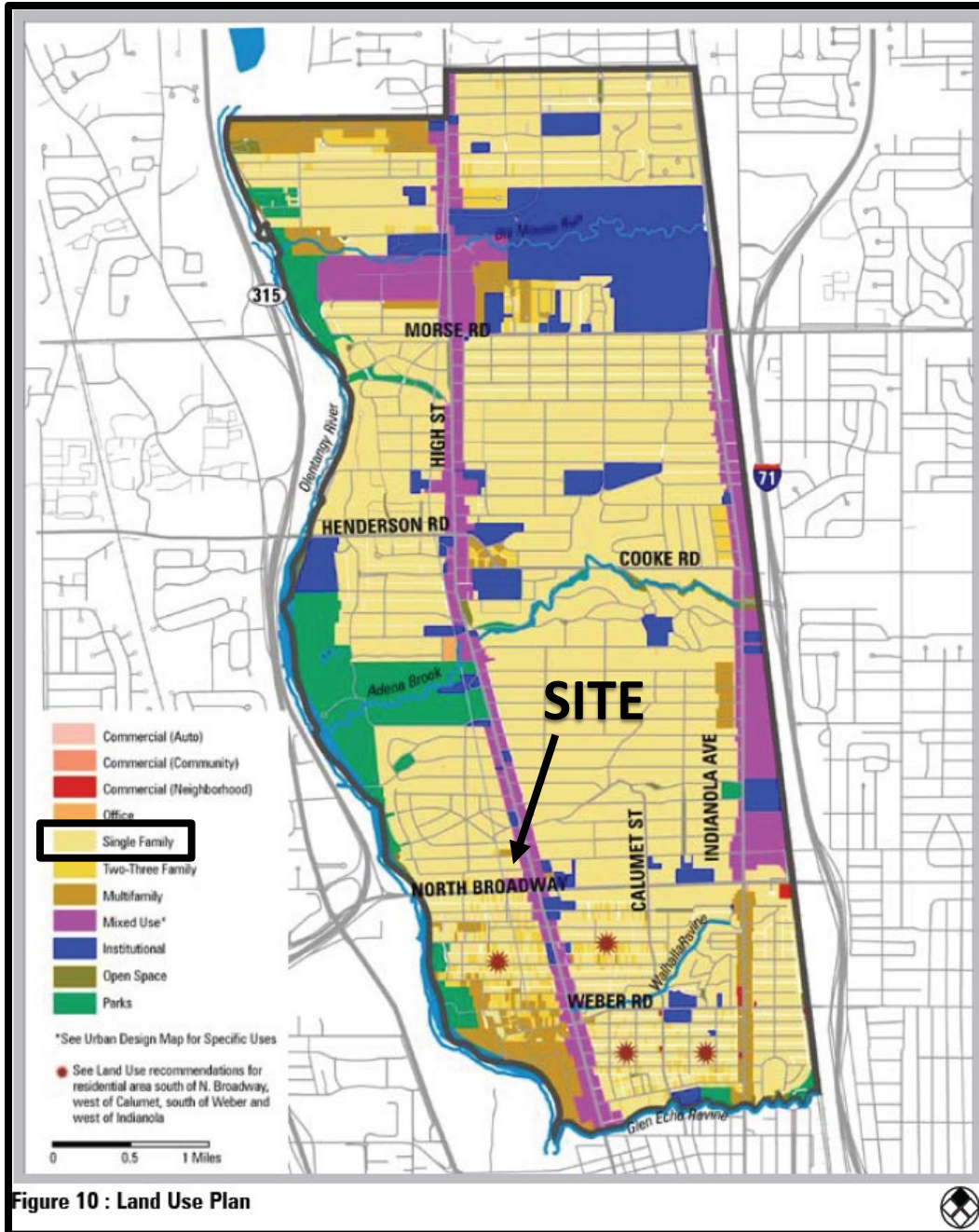
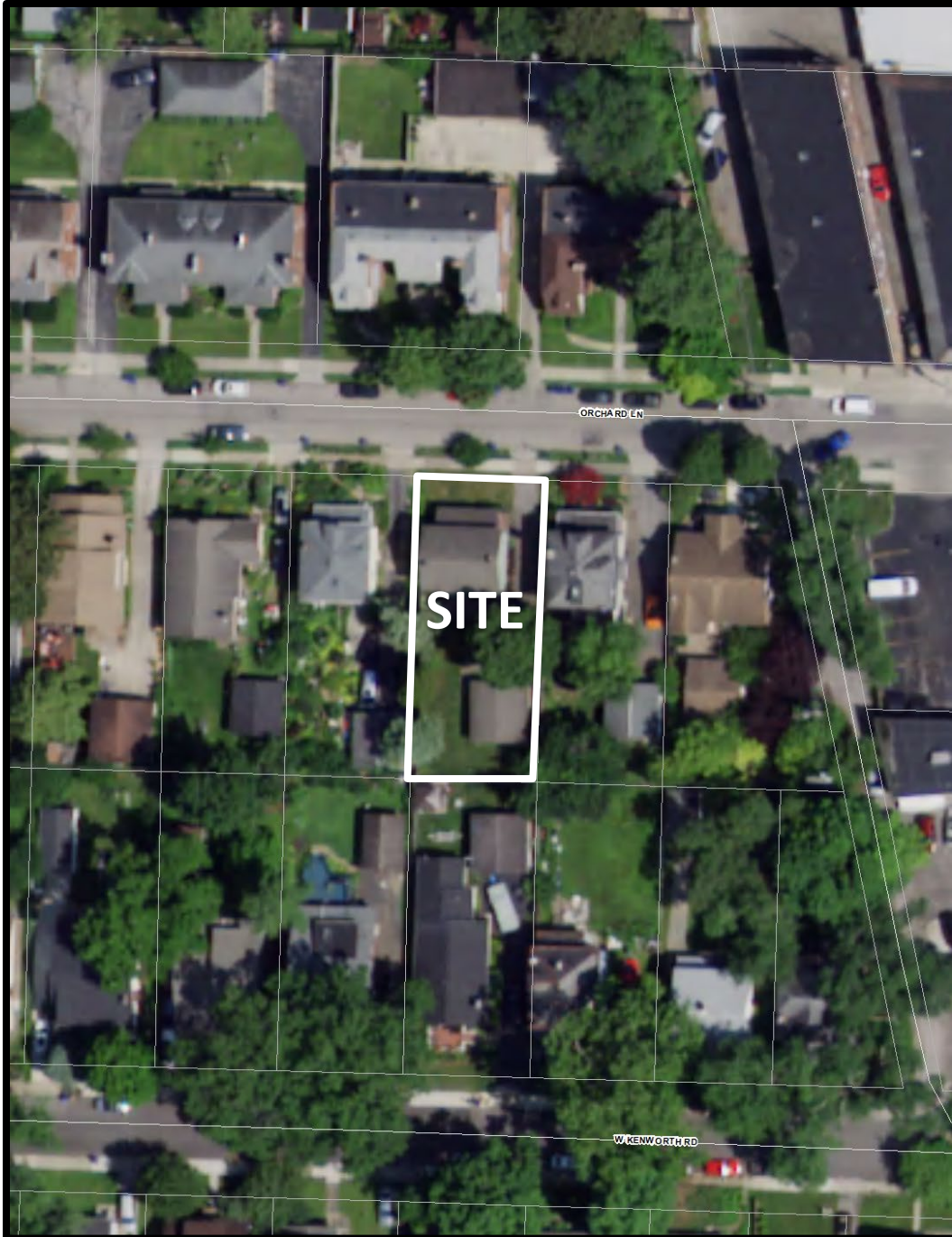


Figure 10 : Land Use Plan

CV24-060
37 Orchard Ln.
Approximately 0.14 acres



CV24-060
37 Orchard Ln.
Approximately 0.14 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: CV24-060

Address: 37 Orchard Lane

Group Name: Clintonville Area Commission (CAC)

Meeting Date: July 11, 2024

Specify Case Type:

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

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

NOTES:

The CAC approved all the five variances.

Vote: yes 5, no 2, abstain 1

Signature of Authorized Representative: Matthijs Moritz Mark Moritz, Secretary

SIGNATURE

Clintonville Area Commission

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 #: CV24-060

Parties having a 5% or more interest in the project that is the subject of this application.

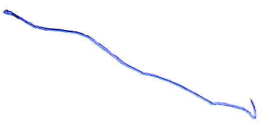
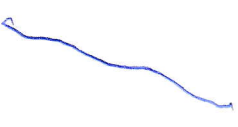
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN


Being first duly cautioned and sworn (NAME) Eric D. Martineau
of (COMPLETE ADDRESS) 3006 N. High St., Suite 1A, Columbus, OH 43202

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. David West 37 Orchard Lane Columbus, OH 43214 Phone: 301/887-7306	2. Lawrence West 7721 Tomlinson Ave. Cabin John, MD 20818 Phone: 301/887-7306
3. 	4. 

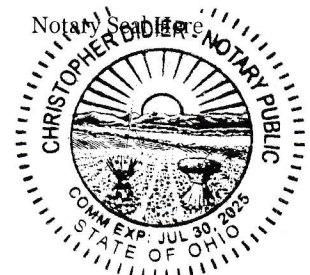
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 17th day of May, in the year 2024

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires July 30, 2025



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