



690 LAKEVIEW PLAZA BLVD. SUITE A
 WORTHINGTON OH. 43085
 PHONE: (614) 485-9000
 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
1/22/24	RVS. GARAGES/ UPDATED PLANS (JI)
3/26/24	2-REAR YD CLCS, RVS VISION TRIANGLE(JI)
4/5/24	UPDATED TABLE PER MARKUP (JI)
4/9/24	CORRECTIONS TO TABLE (JI)

SITE PLAN

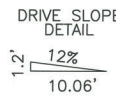
ORDER NO. BRYN1-JOB03

DATE: 12/28/23

FOR BRYN1-JOB03 HOUSE STYLE ADDITION & REMODEL
 LOT/SUBDIVISION LOT 6 / REINHARD & BLISS FIRST SUB
 ADDRESS 285 EAST MARKISON AVENUE SCALE 1" = 20'
 COUNTY OF FRANKLIN CITY OF COLUMBUS DRAWN BY: NV
 P.B. 5 PAGE 271 MINIMUMS: R: 25% S: 3' / 20% TOTAL MAXIMUM BUILDING HEIGHT = 35'

LEGEND

- IFF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- UTILITY POLE
- X — EXISTING FENCE LINE
- ▲ GAS LINE MARKER
- XXX.X PROPOSED GRADE
- XXX.X EXISTING GRADE



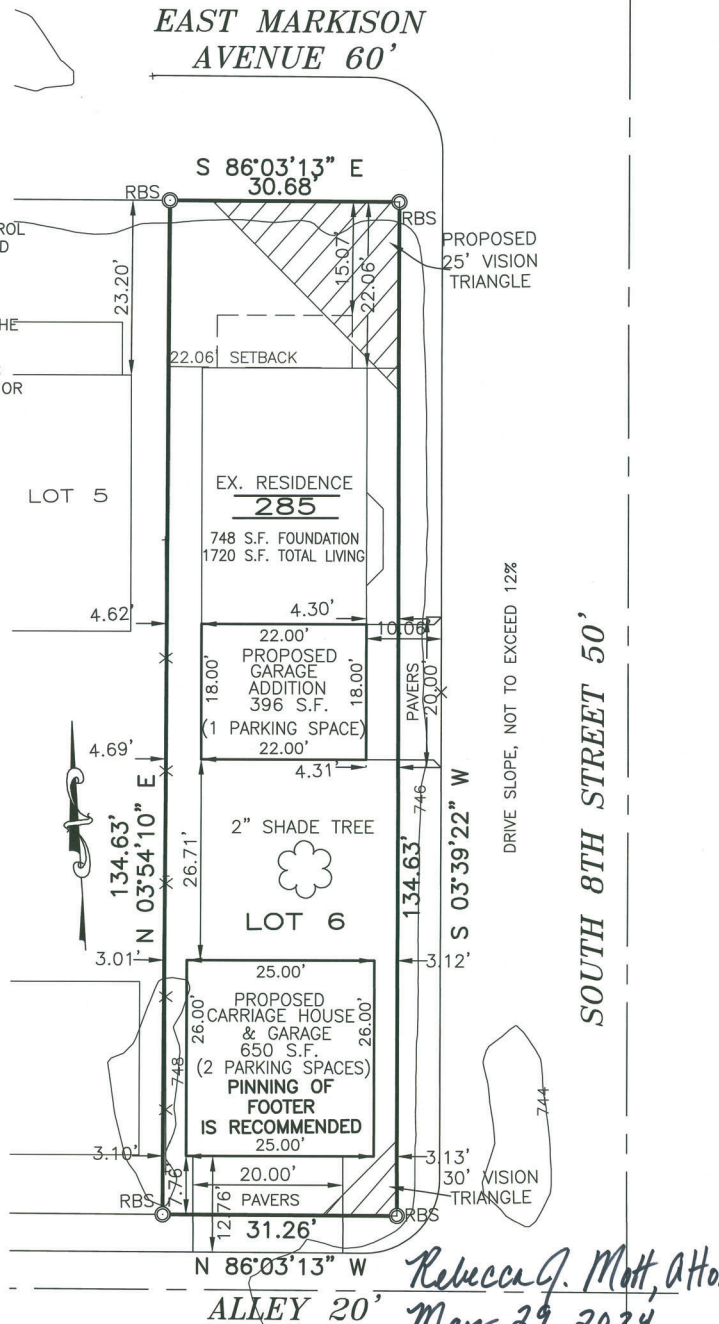
*STABILIZE CONSTRUCTION ENTRANCE.

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

A TREE WILL BE PROVIDED PER THE SIZE REQUIREMENTS IN SECTION 3321.13. THE FINAL LOCATION OF THE TREE WILL BE DETERMINED AT THE TIME THAT LANDSCAPING IS INSTALLED.

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY, AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

LOT DATA		
LOCATION	AREA S.F.	CITY REQ.
LOT (INCLUDED 1/2 ALLEY)	4493	5000
HOUSE & ATTACHED GARAGE	1144	
DETACHED GARAGE	650	LESS THAN, THE GREATER OF-720 OR 573
DRIVES	233	
REAR YD BETWEEN PRIMARY GARAGE & CARRIAGE HOUSE	830	>1123.25
REAR YARD FOR CARRIAGE HOUSE	0	>1123.25
VEGETATION	2377	
BUILDING AREA TO LOT AREA PERCENTAGE	39.93%	< 50%
EXISTING LIVING AREA	1720	
1/3 OF LIVING AREA	573	
CARRIAGE GARAGE AREA	N/A	
CLEAR VISION TRIANGLES	25' AVENUE SIDE & 10' ALLEY SIDE PROVIDED	30' AVENUE SIDE & 10' ALLEY SIDE PROVIDED
PARKING	ACTUAL	REQUIRED
	3	4
SETBACKS		
FRONT	22.06	NONE
SIDE YARD	3.01' & 3.12'	MIN.=3.00'
SUM OF SIDE YARDS	6.13'	MIN=6.14' OR 6.25'



Rebecca J. Mott, Attorney
 May 29, 2024



WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.

Scott D. Grunde
 SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047

FINAL SITE PLAN RECEIVED 05.29.2024 SHEET 1 OF 1 CV24-005

THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
 MAP NO. 39049C 0336K
 EFF. DATE: 06/17/2008.

12/28/23



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.

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

PLEASE 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):

Please see Exhibit "A".

Signature of Applicant

Date 01-09-2024

Exhibit “A”

Statement in Support

Background

The real property located at 285 East Markison Avenue, Columbus, Ohio 43207 (the “Property”), which is subject to the council variance application is commonly known as Franklin County Auditor Tax Parcel Id. No.: 010-025546-00.

The Property is improved with a primary residential dwelling and detached garage. The proposal is to add a second residential dwelling as a carriage house over a new detached 2-car garage and add an addition to, and renovate the, primary residential dwelling along with an attached 1-car garage (with a new driveway and curb cut access to and from South 8th Street, which has been vetted with the department of Public Service, Traffic Divisions) all in accordance with the elevations and site plan accompanying the application.

The Property is in the R-2F District, under Chapter 33 of the Columbus Code of Ordinances (the “Zoning Code”) and is surrounded on all sides (and in the expanded neighborhood) by properties zoned in the R-2F District. Applicant is requesting a use variance to permit the second residential dwelling and in order to permit certain deviations from lot development standards on the Property.

Use Variance Requested

1. Section 3332.037 of the Zoning Code permits one single-unit dwelling or one two-unit dwelling in addition to other uses. Applicant is requesting a use variance to permit up to two (2) single-unit residential dwellings on the Property.

Statement of Hardship

A council use variance may be granted if the proposed 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. The proposed uses shall not adversely affect the surrounding property or surrounding neighborhood. The R-2F District already permits a residential dwelling with two units, as a duplex, on a lot or property zoned under that classification. The only difference under this proposal is that the two units would be detached and separated. The proposed uses are residential in nature and complement the other residential uses permitted in the neighborhood. The proposal is also consistent with other lots in the neighborhood that have secured land use approvals for secondary driveways and curb cut access to side streets, along with their existing main access drives (to accommodate more than one detached dwelling unit on the properties). The proposed uses will not produce unreasonable noise, odors, or traffic and are similar to the other residential uses (with the construction of carriage houses over detached garages) that are being approved and constructed throughout various neighborhoods in the City of Columbus to help provide for more diverse housing types and alleviate a little of the pressure by providing more housing stock under the existing housing crisis (need for more housing).

Area Variances Requested

1. Section 3321.05(B)(2) Vision clearance. A clear vision triangle shall be maintained on each residential lot, including but not limited to, 1-, 2-, or 3-unit . . . adjacent to a street intersection. Within the clear vision triangle, no fence, wall, planting, or other obstruction shall exceed two and one-half (2-1/2) feet in height above the centerline grade of the intersecting streets. A “clear vision triangle” is that area of a corner lot bounded on two sides by the intersecting street lines (property lines) and on the third side by a line connecting two points, one located on each street line 30 feet from the point of intersection. Applicant seeks a variance for the vision clearance (clear vision triangle) at the intersection of South 8th Street and East Markison Avenue due to it being 25 feet from the point of intersection, instead of 30 feet, as an existing condition of the Property.

2. Section 3332.05(A)(4) Area district lot width requirements. No building shall be erected . . . on a lot with a width measured at the front lot line of no less than 50 feet in an R-2F District. This lot is existing, legal non, conforming at a lot width of 30.68 at the front lot line. Thus, Applicant seeks a variance from this existing condition.

3. Section 3332.14 R-2F area district requirements. The existing lot area does not meet the 6,000 square feet in area for a single-unit dwelling, as the actual lot area is 4,493 square feet with ½ the alley, but the lot area is further reduced to 2,823.79 square feet under Section 3332.18(C), as an existing, legal, non-conforming condition (note: pursuant to Section 3332.18(C), 92.04 feet was utilized as the lot depth for the purpose of this calculation). With two proposed single-unit dwellings, which would require a total of 12,000 square feet of lot area, Applicant requests a variance for the existing lot area of 2,823.79 (1,411.89 per dwelling unit provided), which is a total deviation of 9,176.21 square feet from the standard required.

4. Section 3332.27 Rear yard. Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area (the total lot area is 4,493 s.f.). Applicant would require a variance for the carriage house dwelling/garage unit rear yard provided of 0% of the 25% requirement, and a rear yard totaling 23% of the total lot area (of the 25% requirement) for the existing single-unit residential dwelling.

5. Section 3312.49 Parking required. Section 3312.49, Table 2 requires two (2) parking spaces per each residential dwelling unit (for 1 to 4 dwelling units). Applicant is requesting a variance from the four (4) off-street parking spaces (for the two residential dwelling units) required to provide for three (3) full garage parking spaces for the two (2) dwelling units; *and the Columbus South Side Area Commission voted to further reduce this request to a two (2) parking spaces variance.*

Practical Difficulties Standard

1. **Whether the property will yield reasonable return or whether there can be any beneficial use of the property without the variances.**

Two of the variances will allow for existing lot configuration and conditions to remain, such as the lot width and lot area, while other variances are the most minimal necessary to accommodate the construction of a residential dwelling above a detached garage as a carriage house, for the Property to have a total of two (2) detached single-unit dwellings.

2. Whether the variances are substantial.

The variances are not substantial. The Property has frontage on three (3) public rights-of-way, including one alley, each of which provide an opportunity for on-street parking. In addition, a new driveway and curb cut will be provided to and from South 8th Street to serve the Property. The Property layout and density match the character of the neighborhood. While the Applicant is requesting a variance of one (1) parking space, the parking operational needs for the Property are met.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variances.

The variances requested are in line with the character of the neighborhood, and adjoining properties will not suffer substantial detriment as a result of the variances. The variances are typical for an urban neighborhood, with small residential lots, and some of the variances are legitimizing existing conditions on the Property. The layout and configuration of the Property will not be altered, and adjoining properties will not suffer substantial detriment as a result of the variances.

4. Whether variances would adversely affect delivery of governmental services.

There will be no adverse effect on the delivery of governmental services to the Property if these variance requests are approved. There are adequate public services and facilities, as well as utilities to the Property, and fire and police safety responders and vehicles will have adequate ingress-egress and maneuverability in and out of the Property.

5. Whether the property owner purchased the property without knowledge of zoning restrictions.

The Property owners knew that the Property permitted a mix of residential and commercial uses and was improved with buildings that have been on the Property for nearly forty (40) years.

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

The variances are based on the layout and existing conditions on the Property. The Property owners' predicament cannot feasibly be obviated through some method other than the variances.

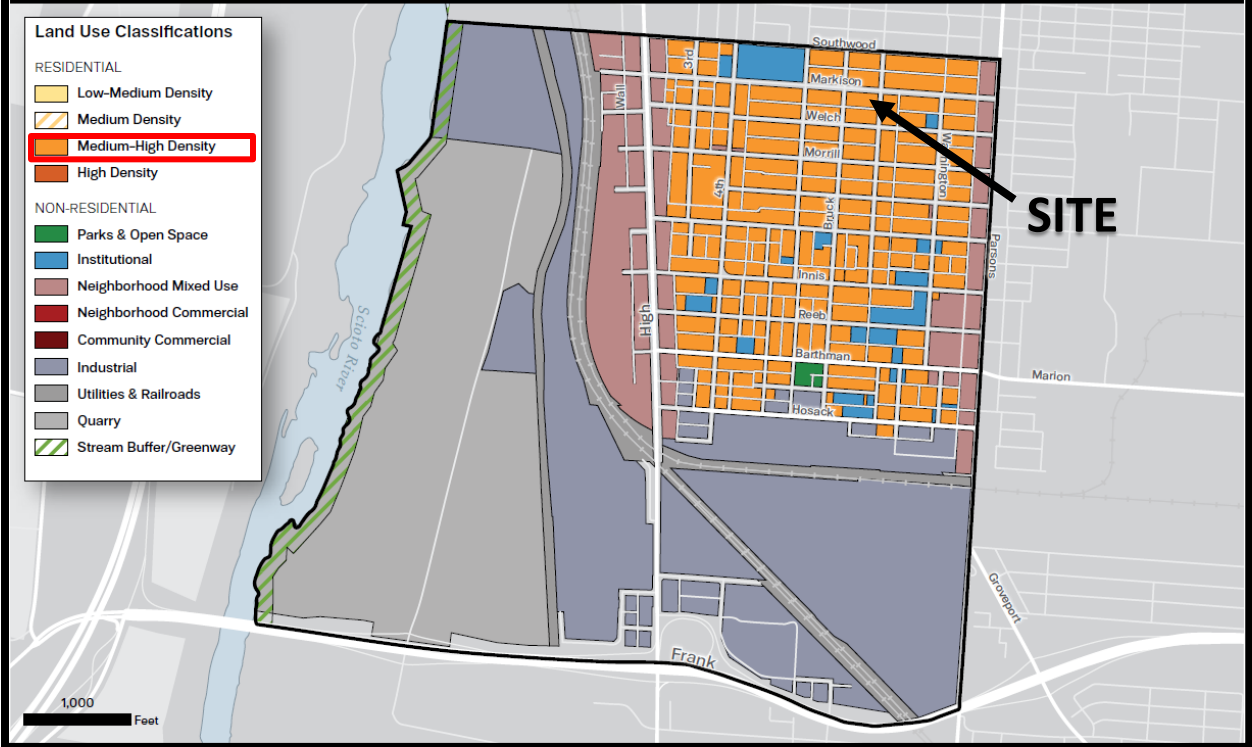
7. Whether the spirit and intent behind the zoning requirements will be observed as substantial justice done by granting the variances.

The spirit and intent behind the zoning requirements will be observed and substantial justice will be done by granting the variances. The variances are typical for an urban property, allowing for a mix of uses, and match the character of the brewery district area.



CV24-005
285 E. Markison Ave.
Approximately 0.10 acres

FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2



CV24-005
285 E. Markison Ave.
Approximately 0.10 acres



CV24-005
285 E. Markison Ave.
Approximately 0.10 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV24-005

Address 285 EAST MARKISON AVENUE

Group Name COLUMBUS SOUTH SIDE AREA COMM

Meeting Date May 28, 2024

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Passed all variances - for variance 3312.49, the CSSAC approved a reduction from 4 spaces to 2. Concerns have been raised about the slope of the driveway to the new garage attached to the main house from 8th Street. Passing a larger parking variance reduction would allow for this garage to be removed from the application if the applicant chooses to.

Vote 10-0-0

Signature of Authorized Representative Kathryn F Green Digitally signed by Kathryn F Green
Date: 2024.05.28 21:19:36 -04'00'

Recommending Group Title Zoning Chair

Daytime Phone Number 614-565-1476

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 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 #: CV24-005

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) David Watkins, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, 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

1.	2. Bryan Meade - 100% owner, 33434 Woodstone Drive Lewis Center, Ohio 43035 Columbus-based employees = 0
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David Watkins

Sworn to before me and signed in my presence this 14th day of June, in the year 2024

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Oct. 24, 2028 Notary Seal Here
My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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