

GARAGE ADDITION

Handwritten signature

453 STEWART AVE.
COLUMBUS OHIO, 43206

SCOTT TYLER MALLEY
ARCHITECT
151 ORCHARD LANE
COLUMBUS, OHIO 43214

If a violation of the law for any person, unless acting under the authority of a duly licensed professional, is shown in these plans and specifications, this document conveys proprietary information and shall not be used or reproduced in any way without the written consent of Scott T. Malley, Architect.

PROJECT NUMBER: 453ST
DESIGN BY: STM

SITE DEVELOPMENT DATA	
PARCEL NUMBER:	5103291 02200
PARTIAL A/E:	151 ORCHARD LANE
CITY:	CITY OF COLUMBUS
COUNTY:	FRANKLIN
CLASS:	R RESIDENTIAL
STATUS:	RESIDENTIAL
FLOOD ZONE:	NONE
YEAR BUILT:	1910

FIELD VERIFY ALL CONDITIONS

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS. ALL LANDOWNER'S TERMS, CONDITIONS AND DETAILS SHALL BE INCORPORATED INTO AND ARE PART OF THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL CONTACT THE ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN OR SPECIFICATIONS. ANY CHANGES TO THE DESIGN OR SPECIFICATIONS SHALL BE MADE BY THE ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE INCORPORATED IN THE CONTRACTOR'S COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF ANY APPLICABLE PROFESSIONAL ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN CONTRACTING CODES AND DESIGN INTENT.

CONTRACTOR TO CONTACT ARCHITECT IF ANY DAMAGE IS NOTED AFTER REMOVAL OF FINISHES.

PROPOSED PROJECT SUMMARY

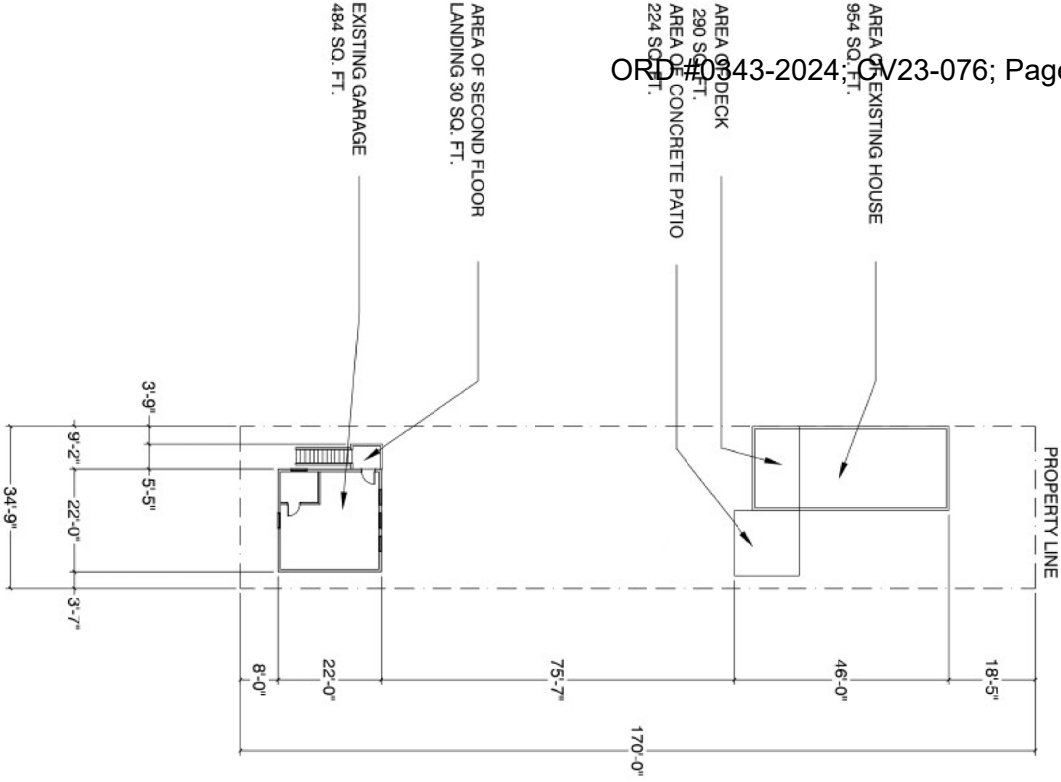
PROPOSED: ADD SECOND FLOOR TO EXISTING ONE-STORY GARAGE. REMOVE ROOF FROM EXISTING GARAGE. SAVE TRUSSES TO REMAIN ALL TRUSSES ARE TO BE REMOVED WITH NEW SHEARWALLS AND ROOFING. A NEW WOOD LANDING AND STAIRS ARE TO BE INSTALLED.

CODE REVIEW INFORMATION

ELECTRICAL CODE : OHIO BUILDING CODE : 2017 - CHAPTER 27 & NEC 2017
BUILDING CODE : OHIO RESIDENTIAL CODE : OBC 2019

DRAWING INDEX

- T1.0 TELEGRAPH
- A1.0 FLOOR PLANS
- A2.0 ELEVATIONS



GARAGE ADDITION SECOND FLOOR ADDITION

453 STEWART AVE.
COLUMBUS, OHIO 43206

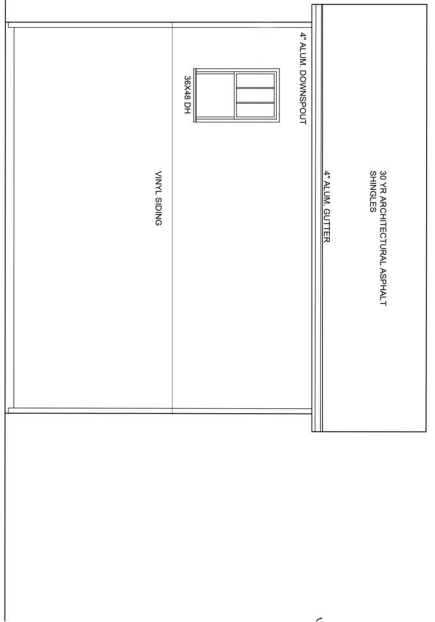
DECEMBER 22, 2023



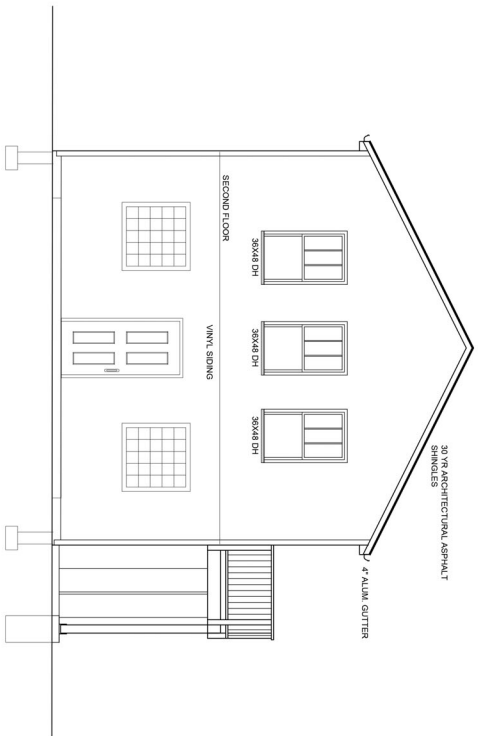
TLS/STMT

T1.0

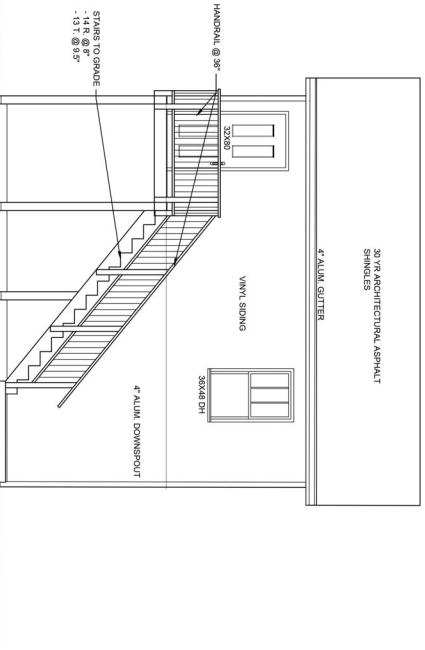
Feedback 1.22.23



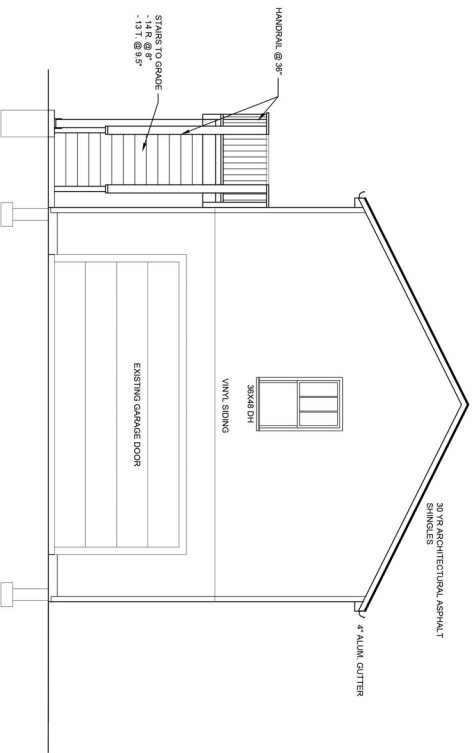
EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

If it is a violation of the law for any person, unless acting under the authority of the State Board of Professional Engineers, to prepare or offer these plans and specifications. This document contains proprietary information and should not be used or reproduced in any form, in whole or in part, without the written consent of Scott I. Malley, Architect.

PROJECT NUMBER: 45351
DESIGN BY: SIM

**GARAGE ADDITION
SECOND FLOOR ADDITION**

453 STEWART AVE.
COLUMBUS, OHIO 43206

DECEMBER 22, 2023



FLOOR PLANS

A2.0

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.

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):

Signature of Applicant [Signature] Date 7/18/23

Statement of Hardship

A variance is being requested for the height of the garage; 3332.38(G), Private garage: To increase the allowable height of a detached garage from 15 feet to 24'-2", and for the occupation of the garage.

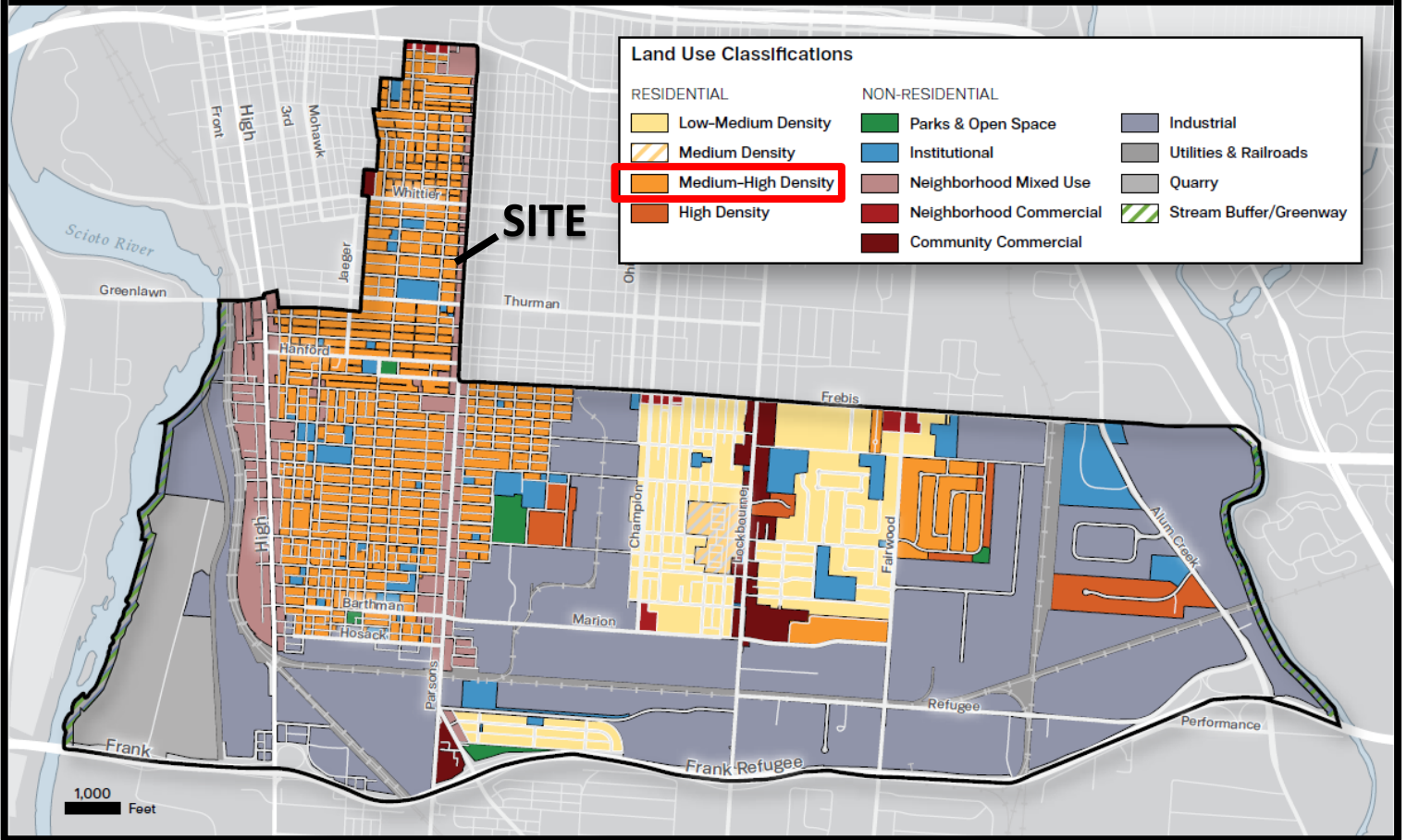
3332.38(H), Private garage: to allow habitable space next to and in the second story of a detached garage.

The existing home is only 1,147 square feet and with growing family and caring for a disabled parent they do not have enough space. Since Covid, working from home in the existing home has been a challenge and with a newly build office space it will eliminate many of the challenges (e.g. space to have office, storage and gym space).



CV23-076
453 Stewart Ave.
Approximately 0.14 acres

FIGURE 8: FUTURE LAND USE PLAN



CV23-076
453 Stewart Ave.
Approximately 0.14 acres



CV23-076
453 Stewart Ave.
Approximately 0.14 acres

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

Case Number CV23-076

Address 453 STEWART AVE

Group Name COLUMBUS SOUTHSIDE AREA COMM

Meeting Date October 24, 2023

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:

Vote 11-0-0

Signature of Authorized Representative Kathryn F Green Digitally signed by Kathryn F Green
Date: 2023.10.24 20:47:30 -04'00'

Recommending Group Title CSSAC Zoning Co-Chair

Daytime Phone Number 614-565-1476

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; 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 #: CV23-076

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) ELIZABETH ~~BIAK~~ KERIM
of (COMPLETE ADDRESS) 453 STEWART AVE, COLUMBUS, OH 43206
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. ELIZABETH KERIM 453 STEWART AVE COLUMBUS OH 43206 NUMBER OF COLUMBUS-BASED EMPLOYEES - 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFLIANT

EA Kerim

Sworn to before me and signed in my presence this 20th day of Jan., in the year 2024

SIGNATURE OF NOTARY PUBLIC

Christina

My Commission Expires

11-29-2024



Notary Seal Here
CLAY HOLDERBY
Notary Public, State of Ohio
My Comm. Expires 11/29/2026

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