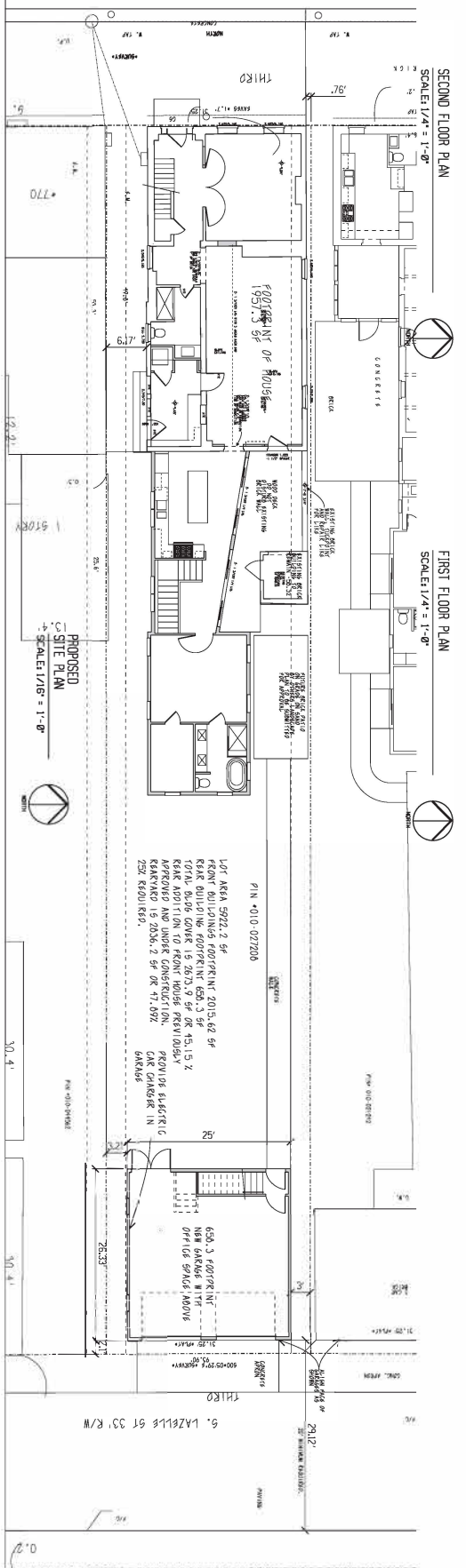
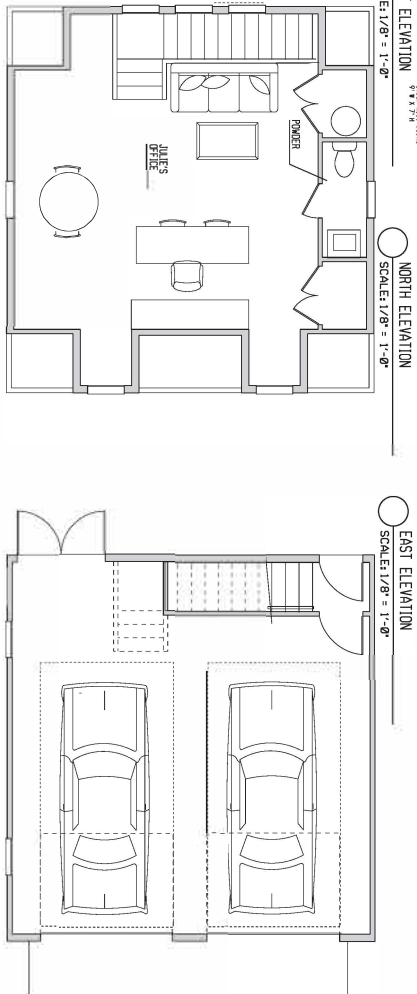
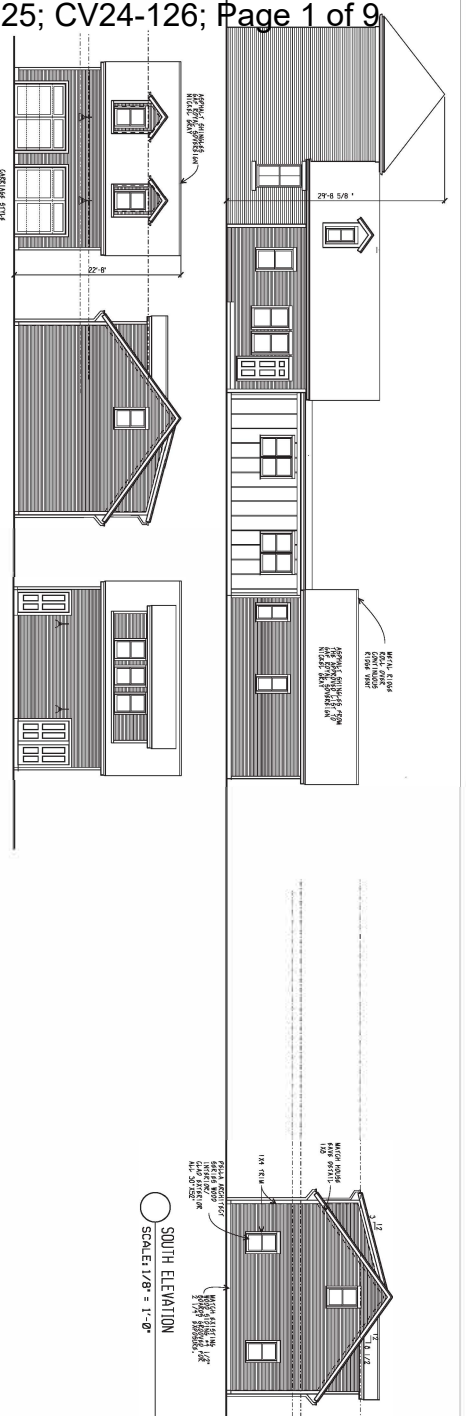
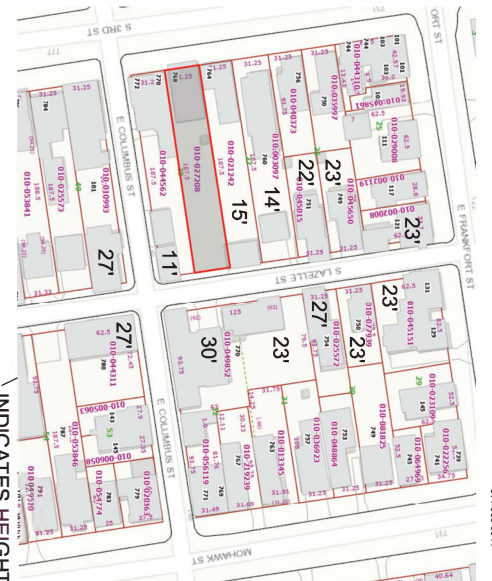


ARCHITECTURAL PLANS



LOT AREA 5922.2 SF
 FRONT BUILDING 400' PER INT. 2015.62 SF
 REAR BUILDING 400' PER INT. 650.3 SF OR 451.15 X
 TOTAL BLDG COVER IS 2675.9 SF OR 45.15 X
 APPROVED AND UNDER CONSTRUCTION
 GARAGE CAR GARAGE IN
 252' REAR YARD
 GARAGE



INDICATES HEIGHT
 OF ADJACENT
 STRUCTURES

JULIE BULLOCK ARCHITECTS
 4885 OLDMANOR BLVD
 COLUMBUS OH 43231
 614-535-2844

1/14/24
 JLB
 GERMAN VILLAGE HOLDINGS
 789 S THIRD STREET
 COLUMBUS OHIO
 SHEET 1

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

APPLICATION: CV24-126
Location: 768 S. 3RD ST. (43206), being 0.14± acres located on the east side of South 3rd Street, 33± feet north of East Columbus Street (010-027208; German Village Commission).
Existing Zoning: R-2F, Residential District.
Proposed Use: Habitable space above detached garage.
Applicant(s): Juliet Bullock Architects; 4886 Olentangy Boulevard; Columbus, OH 43214.
Property Owner(s): German Village Holdings LLC; 763 South 3rd Street; Columbus, OH 43206.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of a single-unit dwelling in the R-2F, Residential District. The requested Council variance will allow a habitable space above a detached garage with reduced development standards to conform existing conditions and allow an increase in garage height.
- A Council variance is required because the R-2F district does not allow a habitable space above a detached garage unless attached directly to a dwelling unit.
- To the north and east of the site are single-unit dwellings, to the west is a mixed-use development, and to the south is an apartment complex, all in the R-2F, Residential District.
- The site is located in the German Village Historic District, which does not contain a recommended land use for this location. However, a Certificate of Appropriateness for the final building design is required from the German Village Commission.
- 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 proposed development.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested Council variance will allow a habitable space above a detached garage with reduced development standards. Staff supports the proposed variances as the request is consistent with similar proposals in the neighborhood, and will require a Certificate of Appropriateness for final building design from the German Village Commission.

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

This modest proposal allows us to add office space without affecting the footprint of the existing home. Since the existing home was nonconforming prior to the last addition this allows us to have office space without impacting the maximum addition permitted on the main house.

2. Whether the variance is substantial.

Yes No

This garage with office space above faces Lazelle which has numerous single family homes & carriage house similar in scale to the proposal or taller. The majority of the variances are to legitimize the exist. historic home. We are only asking for the height/living space over garage variances which are minimal

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

Lazelle has many carriage houses and single family homes and this garage with office space above should blend in seamlessly with the existing fabric of the neighborhood, given the scale is similar to the existing homes/carriage houses and taller garages.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 Yes No

This will not affect the delivery of government services since this is just office space. All utilities are in the rear, and trash cans will be kept in the garage.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 Yes No

They did, however they did observe that there is precedent in this area for carriage houses, living space over garages and single family homes within this block of Lazelle.

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

We are restricted on the amount of living space we could add to the existing home and this allows to do a more modest addition on the home (previously approved) by adding office space over the garage. A brick accessory building on site also restricted the amount of space we could add to the exist. home.

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

Similar proposals have been approved in the neighborhood and unique solutions are required in historic neighborhoods such as this.

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):

3332.21 building line, 3332.25 (b) maximum side yard, and 3332.26 (c)(3) are variances to the historic home and are existing conditions. 3332.38(b) allowable garage height will allow this structure to be similar in height to homes in this block where the median height is 23' and tallest structure is 30'. We are proposing a height of 22'-8" which is less than the median. 3332.28 (h) Living space over a garage is a good solution in historic neighborhoods where the lots are modest in size & do not meet current code. Office space for the owner with /2 bath only should not be disruptive to the exist. neighborhood.

Signature of Applicant



Date

10/4/24

333 PARCEL NUMBER 010-027208

768 S 3rd Street

ZONED R2-F

GERMAN VILLAGE COMMISSION

BUILD A GARAGE WITH OFFICE SPACE ABOVE AND A ½ BATH RESTROOM (NO SLEEPING ROOM, NO KITCHEN)

LOT AREA 5922.2 SF/.14 ACRE

EXISTING HOUSE FOOTPRINT 2015.62 SF

NEW GARAGE WITH OFFICE SPACE ABOVE FOOTPRINT 658.3 SF

TOTAL PROPOSED LOT COVERAGE 45.15 % OR 2673.9 SF

ALLOWABLE 50% OR 2961.1 SF

PROPOSED REAR YARD IS 47.89% OR 2836.2 SF

MAXIMUM SIDE YARD REQUIRED IS 6.25'

PARKING CALCULATIONS

REQUIRED PARKING 1 DWELLING UNITS X 1 / UNIT = 2 SPACES REQUIRED.

2 SPACES ARE PROVIDED.

PROPOSED VARIANCES

3332.21 BUILDING LINE: TO REDUCE THE BUILDING LINE FROM 10' TO 0' FOR THE EXISTING DWELLING ALONG S THIRD STREET.

3332.26 (C)(3) MINIMUM SIDE YARD REQUIRED: TO ALLOW FOR A MINIMUM SIDE YARD OF .76' ON THE NORTH FOR THE EXISTING HOUSE.

3332.38 (G) PRIVATE GARAGE: TO INCREASE THE ALLOWABLE GARAGE HEIGHT FROM 15' TO 22'-8"

3332.28 (H) PRIVATE GARAGE: TO ALLOW FOR HABITABLE SPACE IN SECOND FLOOR OF A DETACHED GARAGE.



CV24-126
768 S. 3rd St.
Approximately 0.14 acres



CV24-126
768 S. 3rd St.
Approximately 0.14 acres

DEPARTMENT OF
DEVELOPMENT

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: 768 S. Third St.

APPLICANT'S NAME: Juliet Bullock (Applicant)/ German Village Holdings LTD (Owner)

APPLICATION NO.: COA2400413A

MEETING OR STAFF APPROVED DATE: 11-06-24 **EXPIRATION:** 11-06-25

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 application COA2400413A, 768 S. Third St., as submitted:

Variance Recommendation Request (New Garage)

- 3332.21 Building Line: To reduce the building line from 10' to 0' for the existing dwelling along s third street. (Existing)
- 3332.25 (B) Maximum Side Yard required: To allow for a maximum side yard of 6.75' in lieu of the required 10.2' for the existing dwelling. (Existing)
- 3332.26 (C)(3) Minimum Side Yard required: To allow for a minimum side yard of .76' on the north for the existing house. (Existing)
- 3332.38 (G) Private Garage: To increase the allowable garage height from 15' to 22'-8"
- 3332.28 (H) Private Garage: To allow for habitable space in second floor of a detached garage.

MOTION: Thiell/Durst (3-2-0) RECOMMENDED. [Thiell, Schultz]

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

NCI

Staff Notes:

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-126

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) Julia D'Elia
of (COMPLETE ADDRESS) 144 E Mithoff Street Columbus Ohio 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

<p>1. Julia D'Elia 144 E Mithoff Street Columbus Ohio 43206 0</p>	<p>2. Pave Muncie 365 Cardinal Hill Lane Powell Ohio 43065 0</p>
<p>3.</p>	<p>4.</p>

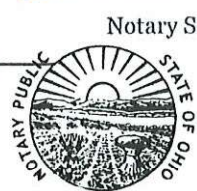
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Julia D'Elia*

Sworn to before me and signed in my presence this 4th day of October, in the year 2024

SIGNATURE OF NOTARY PUBLIC *Arta Graham*

My Commission Expires 08/13/2029



Notary Seal Here
ARTI GRAHAM
Notary Public
State of Ohio
My Comm. Expires
August 13, 2029

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