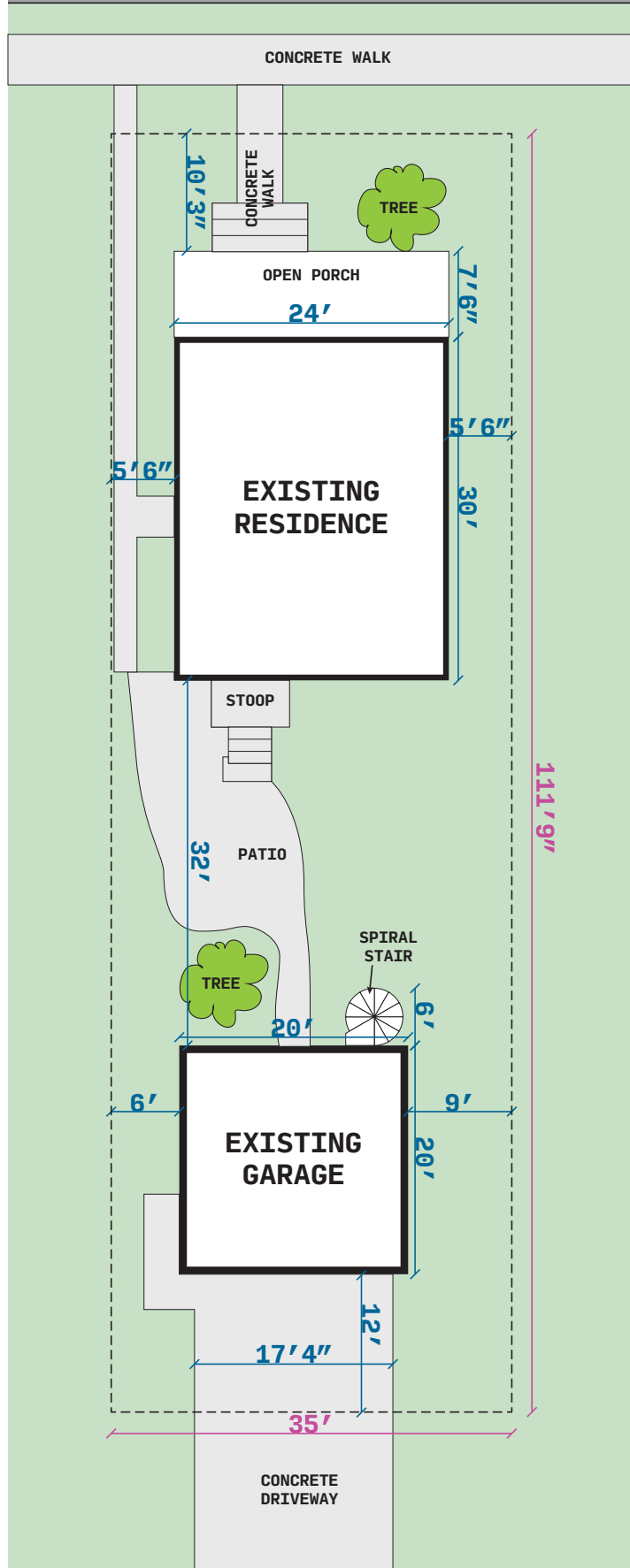


E PACEMONT RD.

SITE PLAN

171 E PACEMONT RD.
COLUMBUS, OH 43202



Nigel Ewan
May 2, 2024

E CALIFORNIA AVE.

RIGHT OF WAY = 56'

Statement of hardship for 171 E Pacemont Rd.

The property owner of 171 E Pacemont Rd, Columbus, OH 43202 requests a council variance to permit the conversion of a detached two-car garage located behind the existing residence into an accessory dwelling unit (ADU) by the addition of a second story. The primary request is to allow for a second dwelling unit on a property zoned R-3, which allows for one single-family structure. Additional requests include variances necessary to modify the zoning attributes of the property for the proposed development, and those variances necessary for nonconforming existing conditions of the property, which pre-dates the Columbus Zoning Code.

The vision for the proposed ADU is to build an additional story on top of an existing detached garage of block construction which is approximately 70 years old. Structural analysis has confirmed the existing garage can comfortably support the construction of an additional story. The proposed plan is in alignment with the 2009 Clintonville Neighborhood Plan, which recommends that garages be “compatible and similar in character to nearby existing home designs” and specifies that “[g]arage height should be permitted to exceed maximum height allowable by code if it is architecturally compatible with the primary house.” Exterior finishes planned for the expanded garage reflect design details of the primary residence, including exposed rafter tails and historically appropriate dimensional casings around windows and doors. The building’s exterior will be finished in painted wood lap siding custom-made to match profile of the original siding used on the primary residence, constructed in 1923.

Per the Clintonville Neighborhood Plan’s Land Use Map, East Pacemont Road is in an area of mixed “Single Family”, “Two–Three Family”, and “Multifamily” land uses. The proposed ADU represents a reasonable exception to the Zoning Code in this architecturally diverse and historic neighborhood. The proposed project is a practical example of adaptive reuse that is architecturally appropriate in its form, aesthetic, and massing for the neighborhood.

The proposed development would not adversely affect the surrounding property or neighborhood, impair the supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, or diminish or impair established property values within the surrounding area.

(continued)

Variances requested for 171 E Pacemont Rd.

3332.035 R-3 residential district

(A) An R-3 residential district only allows for the construction of a single structure single-family home, not the construction of two single-family structures.

A use variance is requested to allow two single-family dwelling units on the same lot.

3332.05 Area district lot width requirements

(A) No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than:

(4) 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district

The existing lot width is 35 feet. In order to alter any structure on this R-3 parcel, a variance will need to be granted to address the existing conditions of this historical lot, which does not meet the width requirements of the modern code.

3332.13 R-3 area district requirements

R-3 area district only allows a single-family dwelling on a lot no less than 5,000 square feet in area.

The existing lot area is 3,911.25 square feet. In order to alter any structure on this R-3 parcel, a variance will need to be granted to address the existing conditions of this historical lot, which does not meet the lot area requirements of the modern code, which is 5,000 square feet per dwelling.

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 primary dwelling and new ADU will share a rear yard. A variance is requested to reduce the shared rear yard to 28.6%.

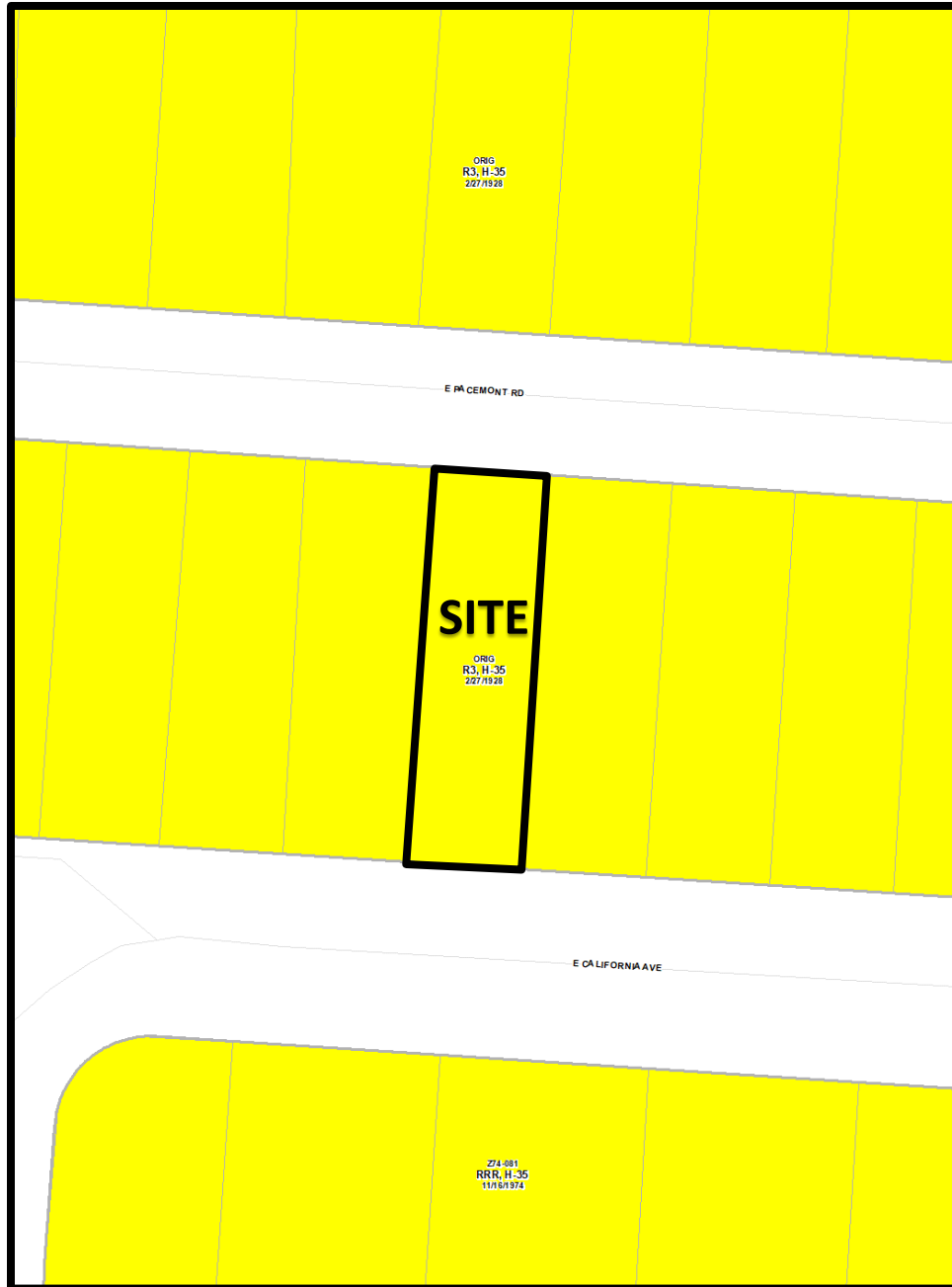
3312.49 Required parking

The minimum number of parking spaces required for residential uses with 1, 2, or 3 dwellings is two (2) parking spaces per dwelling unit.

Two (2) parking spaces are proposed for two (2) dwelling units. While the Code requires two off-street parking spaces per dwelling, a variance is requested to reduce parking required for the new ADU to zero (0) spaces. There is ample on-street parking available on E. California Ave. (which the ADU fronts) and nearby access to public transit on N. High Street.



Nigel Ewan
May 2, 2024



CV24-035
171 E. Pacemont Rd.
Approximately 0.09 acres

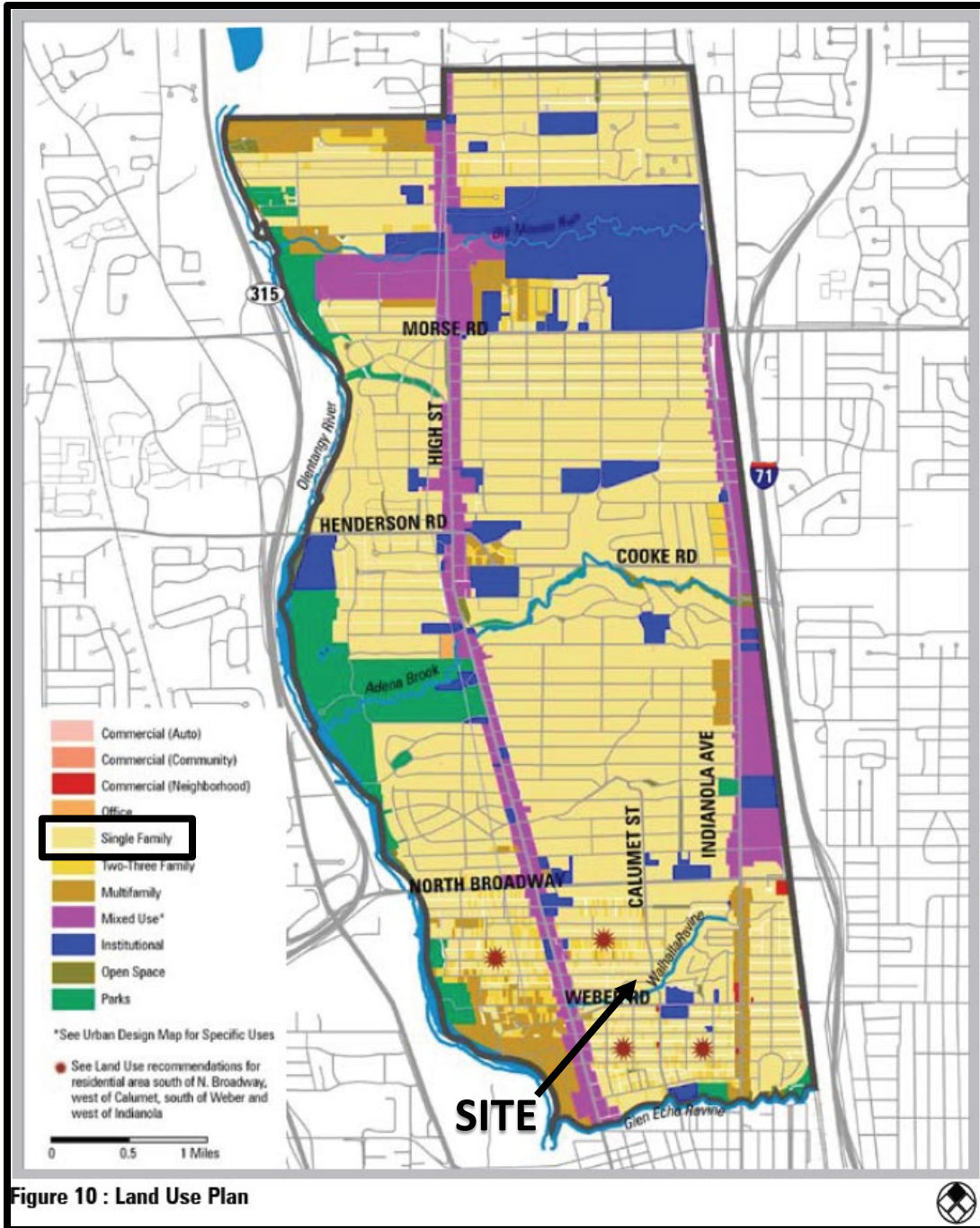


Figure 10 : Land Use Plan

CV24-035
171 E. Pacemont Rd.
Approximately 0.09 acres



CV24-035
171 E. Pacemont Rd.
Approximately 0.09 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: CV24-035

Address: 171 E. Pacemont Rd

Group Name: Clintonville Area Commission

Meeting Date: May 2, 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 the variances.

Vote: Yes 4, no 2, absent 3

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 #: CV24-035

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

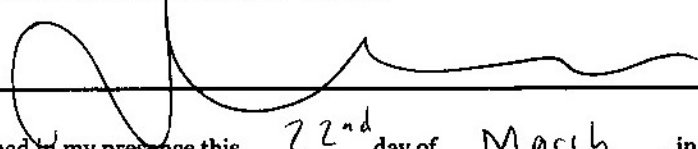
Being first duly cautioned and sworn (NAME) Nigel Ewan
of (COMPLETE ADDRESS) 171 E Pacemont Rd. Columbus, OH 43202
deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having 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

<p>1. Nigel Ewan Cell: 614 282 6495 171 E Pacemont Rd. Columbus, OH 43202 Employees: 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFLIANT



Sworn to before me and signed in my presence this 22nd day of March, in the year 2024

Kevin Williams
SIGNATURE OF NOTARY PUBLIC

February 21, 2028 Notary Seal Here
My Commission Expires



KEVIN WILLIAMS
Notary Public
State of Ohio
My Comm. Expires
February 21, 2028

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