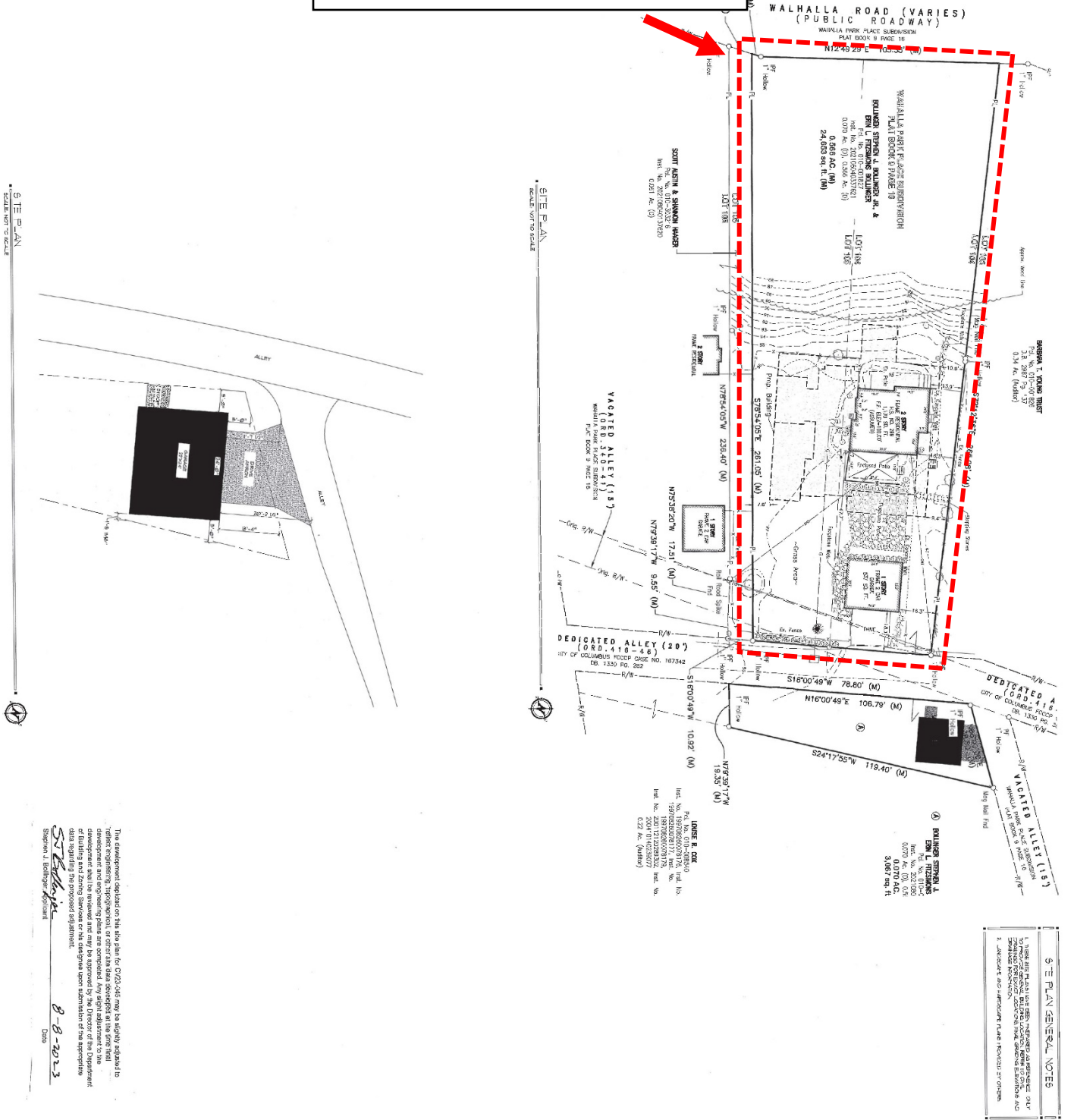


This parcel is not being considered for application CV23-045. This parcel contains the principal single-family dwelling that the proposed private garage will serve.

FINAL SITE PLAN RECEIVED 8.23.2023 SHEET 1 OF 1 CV23-045



SCALE: NOT TO SCALE



The development depicted on this site plan for ORD#23-045 may be subject to change without notice. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies.

8-8-2023

**SEE PLAN GENERAL NOTES**

1. REFER TO THE GENERAL NOTES FOR A COMPLETE LIST OF NOTES.
2. ALL NOTES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

OWNER  
Steve & Emil Bolinger  
299 Walhalla Road  
Columbus, OH 43082

ARCHITECTURAL  
SITE PLAN  
8/8/2023

SP1.1

PREPARED: 8/23/2023

DATE: 8/23/2023

PROJECT: 299 Walhalla Road  
Columbus, Ohio 43082

# 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

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**STATEMENT OF HARDSHIP**

Application No. CV23- 045

**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):**

See Exhibit B

Signature of Applicant

*ST Bollinger*

Date

04/25/2023

## Exhibit B

### Statement of Hardship

#### CV23-045, 299 Walhalla Road, Columbus, OH 43202

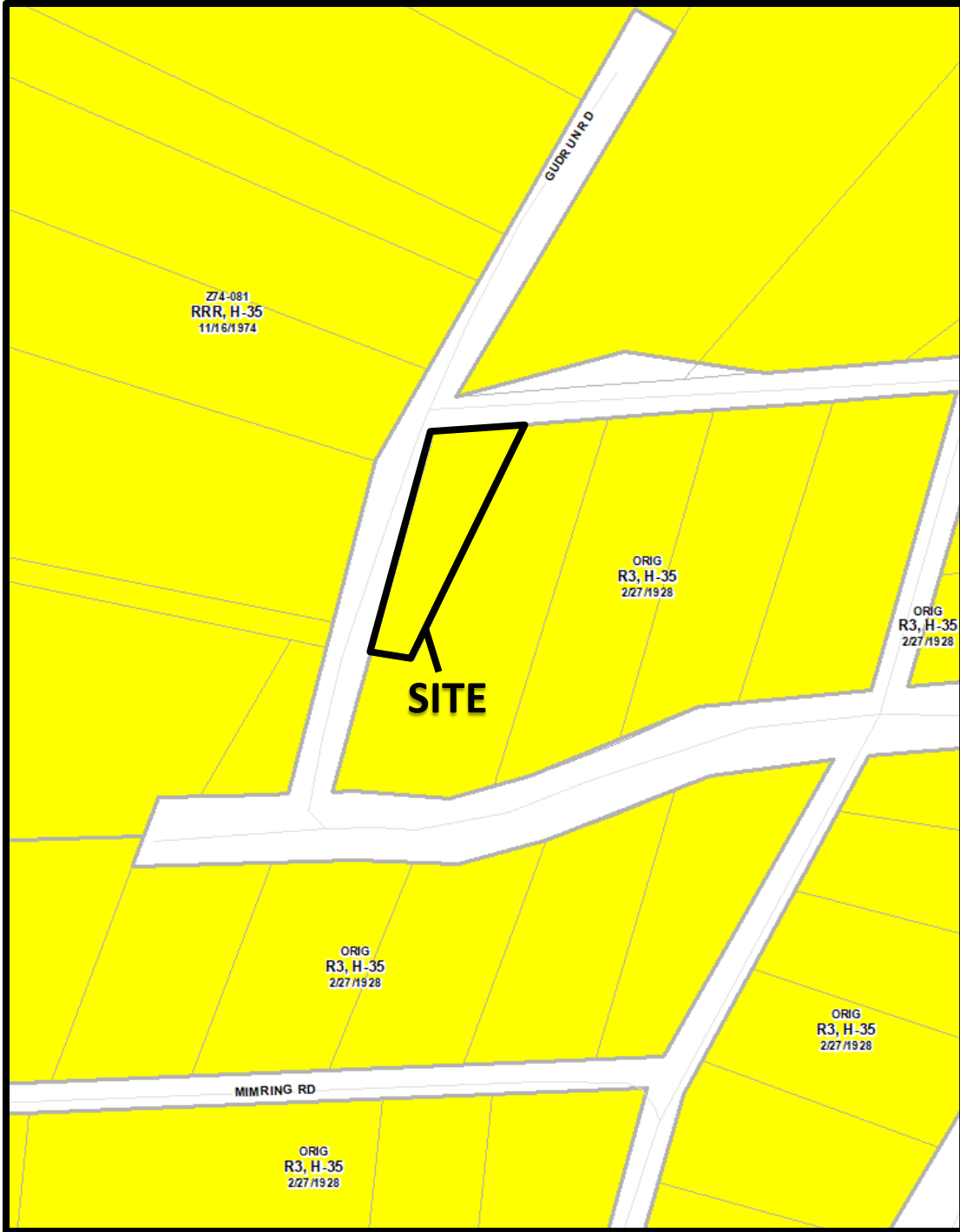
The 0.07 acre +/- (3,049 SF +/-) site (PID: 010-303217) is located on the east side of an unnamed alley east of 299 Walhalla Road (PID: 010-001827). The site is zoned R-3, Residential. Applicant owns 299 Walhalla Road and will be moving to the house at 299 Walhalla Road. Applicant also owns the subject parcel (PID: 010-303217), which is a vacant lot. The Public Service Department / Address Section has asked for this variance application to be addressed with the house parcel because the alleys to the east are unnamed. Applicant proposes to build a detached garage on PID: 010-303217 for use with his private residence at 299 Walhalla Road (PID: 010-001827). This variance application is required because an accessory garage is proposed off-site (PID: 010-303217) across an alley from the primary dwelling at 299 Walhalla Road (010-001927).

We are creating our forever home as my wife and I have 2 kids: Quinn who is 2 years old and Simon who is 3 weeks old. We had to demo our old garage at 299 Walhalla Road (PID: 010-001827) for the renovations and geothermal system installed in the new house. The parcel we would like to put the new garage on is across the alley from the main house. We would also like some backyard on the house parcel without the garage.

Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code sections due to this unique circumstance of owning a lot across an alley from the parcel with the single family dwelling for which the private garage is accessory.

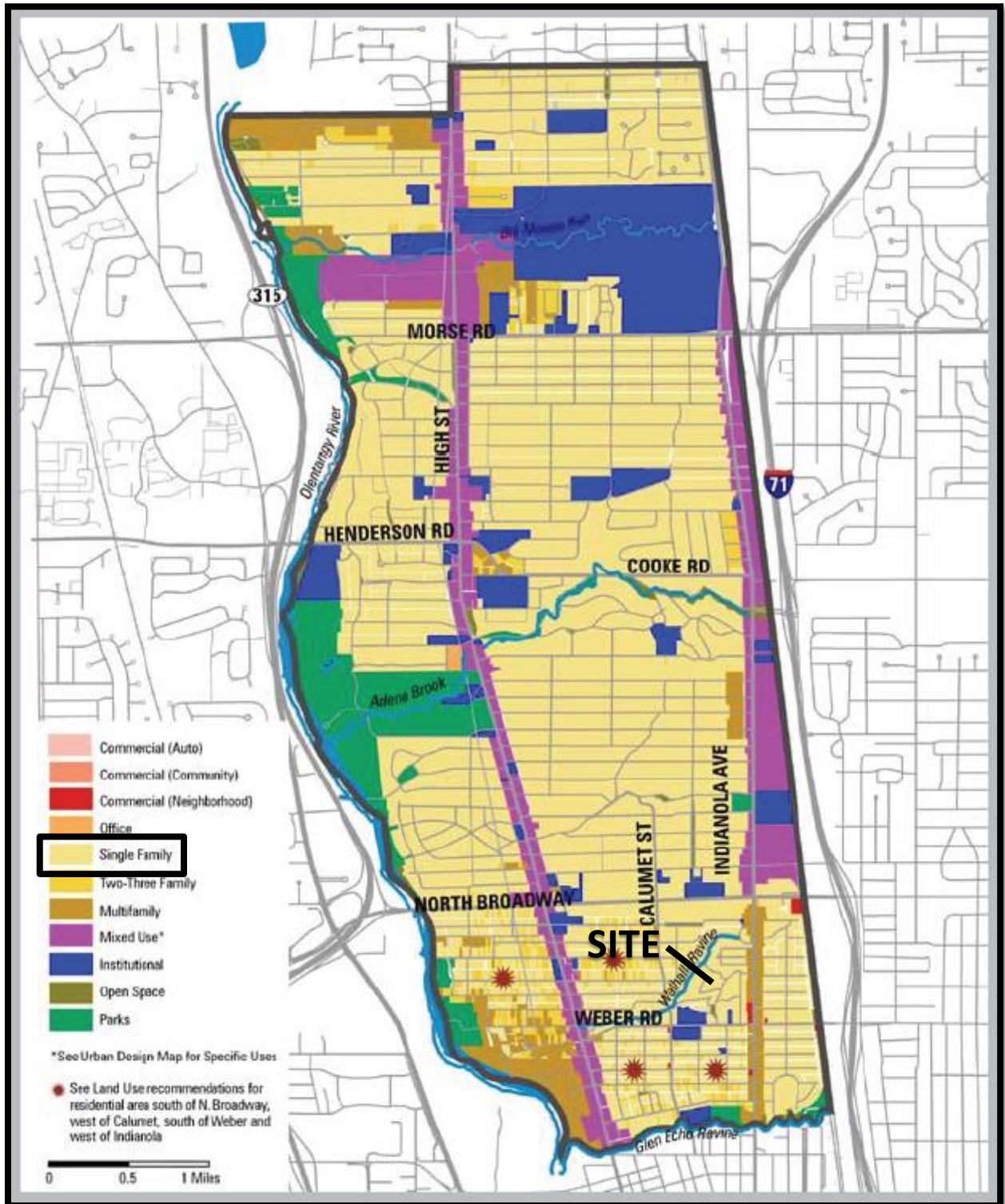
Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3332.035, R-3, Residential District, to permit an accessory structure (private garage) on a parcel off-site of the primary parcel with the single family dwelling to which the proposed garage is accessory.
- 2). Section 3332.05(A)(4), Area District Lot Width Requirements, to permit construction of a building on a lot with a width measured at the front lot line of less than 50' by reducing 50' to 0' because the existing parcel doesn't front on a public street, as defined, but abuts two alleys.
- 3). Section 3332.13, R-3 Area District Requirements, to reduce lot area from 5,000 SF to 3,049 SF (0.070 ac) to permit a detached garage as a principal building on an existing parcel.
- 4). Section 3332.19, Fronting, to permit the construction of a detached garage on an existing parcel without street frontage.
- 5). Section 3332.26, Minimum Side Yard Permitted, to reduce the minimum side yard at the southeast corner of the proposed garage from 3' to 1' – 5", due to the irregular shape of the parcel.



CV23-045  
299 Walhalla Road  
Approximately 0.07 acres

Clintonville Neighborhood Plan (2009)



CV23-045  
299 Walhalla Road  
Approximately 0.07 acres



CV23-045  
299 Walhalla Road  
Approximately 0.07 acres

**Standardized Recommendation Form**

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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:

CV23-045

Address:

299 WALHALLA RD, COLUMBUS, 43202

Group Name:

CLINTONVILLE AREA COMMISSION

Meeting Date:

07/06/2023

Specify Case Type:

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

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

- Approval
- Disapproval

*ALL VARIANCES APPROVED!*

**NOTES:**

CONCERNS VOILED DURING MEETING:

- 1) PROJECT WOULD IMPACT SEVERAL MATURE OAK TREES (OLDEST 200 YEARS OLD)
- 2) AT LEAST ONE NEIGHBOR VOILED CONCERNS ABOUT THE PROJECT

RECOMMENDATIONS AND REQUESTS TO CONSIDER FROM CAC:

- 1) AS DISCUSSED AT MEETING APPLICANT WORK WITH ARBORIST AND USE DOWNTOWN SBAS + SAND TRAPS
- 2) REPURPOSE WOOD FROM TREES CUT DOWN, PLANT NATIVE TREES IN OTHER AREAS, MAKE GARAGE GREEN STRUCTURE

Vote:

YES	NO	ABSTAIN	ABSENT
4	2	1	2

Signature of Authorized Representative:

*Brian Peifer* (BRIAN PEIFER)

CLINTONVILLE AREA COMMISSION  
RECOMMENDING GROUP TITLE

614-214-2507  
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 #: CV23-045

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) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 E Town Street, Floor 2, Columbus, OH 43215  
deposes and states that (he/she) is 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:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Stephen J. Bollinger, Jr.; 3049 Leeds Road, Columbus, OH 43221; # Cols-based emps: Zero (0) Contact: Stephen Bollinger, (614) 593-5673	2. Erin Fitzsimons Bollinger; 3049 Leeds Road, Columbus, OH 43221; # Cols-based emps: Zero (0) Contact: Stephen Bollinger, (614) 593-5673
3. -----	4. -----

Check here if listing additional parties on a separate page.

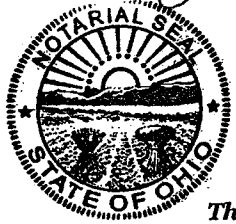
SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 24<sup>th</sup> day of April, in the year 2023

MaryAlice Wolf  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires \_\_\_\_\_



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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