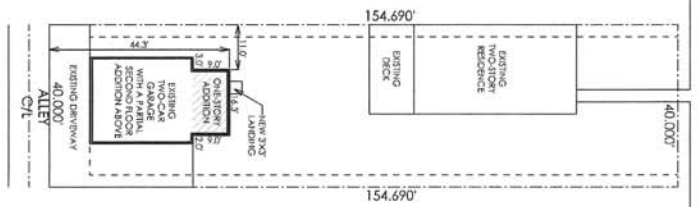


W. NORTH BROADWAY  
C/I



**SITE PLAN**  
NORTH  
SCALE: 1" = 30'

FINAL SITE PLAN RECEIVED 1.10.22 SHEET 1 OF 1 CV21-126

**VARIANCES REQUESTED:**

- 3332.38(G), PRIVATE GARAGE: TO INCREASE THE ALLOWABLE HEIGHT OF A DETACHED GARAGE FROM 15 FEET
- 3332.38(H), PRIVATE GARAGE: TO ALLOW HABITABLE SPACE IN THE SECOND STORY OF A DETACHED GARAGE.

**REAR YARD AREA CALCULATION:**

EXISTING REAR YARD AREA:  
92'x40' = 3680.0 SQUARE FEET

EXISTING DETACHED GARAGE AND NEW ADDITION: 718.8 SQUARE FEET

EXISTING REAR DECK: 338.0 SQUARE FEET

NEW REAR YARD AREA:  
2623.2 SQUARE FEET

REQUIRED MINIMUM REAR YARD AREA (25% OF 6187.6 SQUARE FEET):  
1546.9 SQUARE FEET

**DETACHED GARAGE LOT AREA CALCULATION:**

45% OF EXISTING REAR YARD AREA =  
1656.0 SQUARE FEET

**LOT COVERAGE**

EXISTING LOT AREA: 6098.4 SQUARE FEET

EXISTING FOOTPRINT: 676.0 SQUARE FEET

EXISTING DETACHED GARAGE: 572.0 SQUARE FEET

EXISTING PORCHES AND DECK: 546.0 SQUARE FEET

ONE-STORY ADDITION: 146.8 SQUARE FEET

LANDING ADDITION: 9.0 SQUARE FEET

NEW FOOTPRINT: 1921.8 SQUARE FEET

NEW LOT COVERAGE: 31.5%

ALLOWABLE LOT COVERAGE: 50%



6065 Frantz Road . Suite 205  
Dublin, Ohio 43017  
614.774.2490 Phone  
614.633.1053 Fax  
simplifiedarchitecture.com



Jeff + Jennifer Plank  
61 W. North Broadway Street  
Columbus, Ohio 43214

110521	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION
000000	REVISIONS

# 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

## 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.

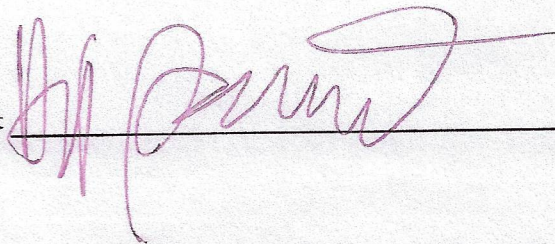
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**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):**

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 19'-11.5", 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 1,210 square feet and with a family of four they do not have enough space for guests. Their living space also has to double as office space. Since Covid, both of the homeowners need to work from home. The new second floor above the detached garage will allow for an office space and a small guest bedroom to create additional living space for their family, while protecting their small backyard.

Signature of Applicant



Date 12/20/21



CV21-126  
61 W. North Broadway  
Approximately 0.14 acres

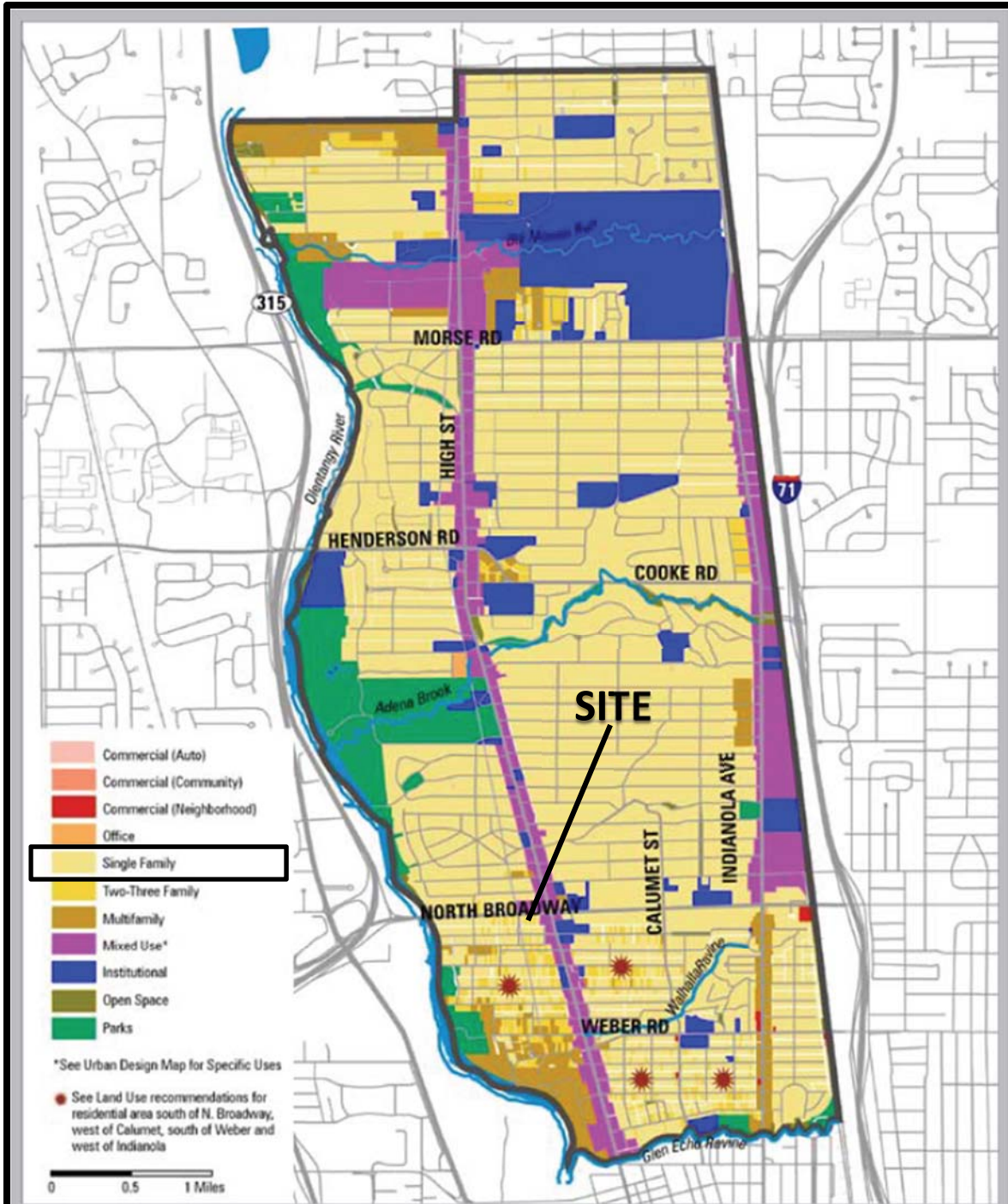


Figure 10 : Land Use Plan

CV21-126  
61 W. North Broadway  
Approximately 0.14 acres



CV21-126  
61 W. North Broadway  
Approximately 0.14 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES


111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number	<u>CV21-126</u>
Address	<u>61 W North Boradway</u>
Group Name	<u>Clintonville Area Commission</u>
Meeting Date	<u>06 JAN 2022</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Given the primary structure's restriction on usable space for an average sized family (2BR), the improvement of habitable space by modestly expanding the existing garage structure has merit. The width of the lot appears to have been a limiting factor on the primary structure's original design and the extra depth of lot seems to support the requested expansion. Since the variance adds function to an existing second floor on an existing garage, the Commission approves the variance request.

Vote	<u>5 approved, 1 against, 1 abstention</u>
Signature of Authorized Representative	<u></u>
Recommending Group Title	<u>Secretary</u>
Daytime Phone Number	<u>614-632-0867</u>

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 #: CV21-126

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.

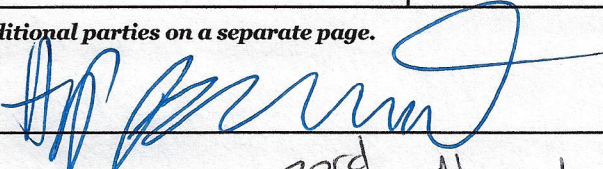
STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Heidi Bolyard, Simplified Living Architecture  
of (COMPLETE ADDRESS) 6065 Frantz Road, Suite 205, Dubin, Ohio 43017  
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:

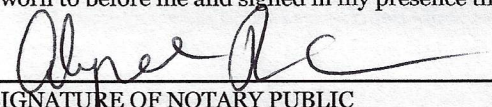
Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Jeffrey and Jennifer Plank 61 W. North Broadway Street Columbus, Ohio 43214	2.
3.	4.

Check here if listing additional parties on a separate page.

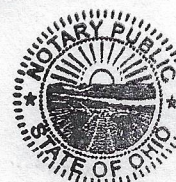
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 23<sup>rd</sup> day of November, in the year 2021

  
SIGNATURE OF NOTARY PUBLIC

June 30 2026  
My Commission Expires

Notary Seal Here



**ALYCIA RAE CORDLE**  
Notary Public, State of Ohio  
My Comm. Expires JUNE 30 2026

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