

JULIE BULLOCK ARCHITECTS
 4886 OLINGANG BLVD
 COLUMBUS OH 43214
 614-530-9444

PROPOSED HOUSE
 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED HOUSE
 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

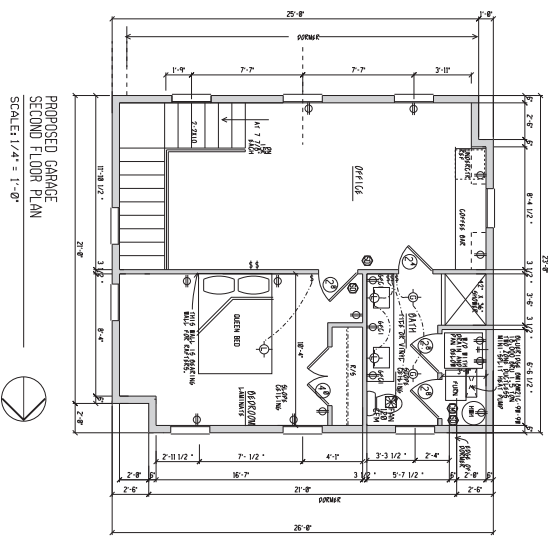
PROPOSED HOUSE
 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED GARAGE
 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED GARAGE
 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED GARAGE
 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED GARAGE
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED GARAGE
 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

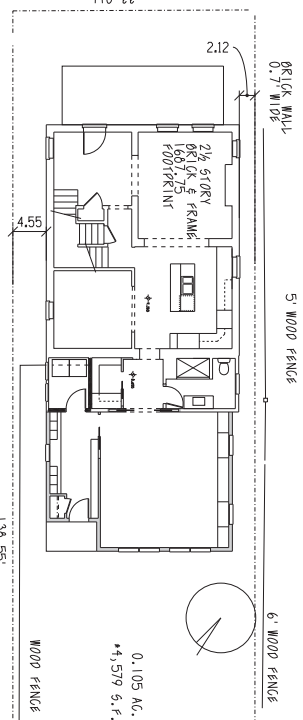


VICINITY PLAN
 NOT TO SCALE

EAST MITHOFF STREET

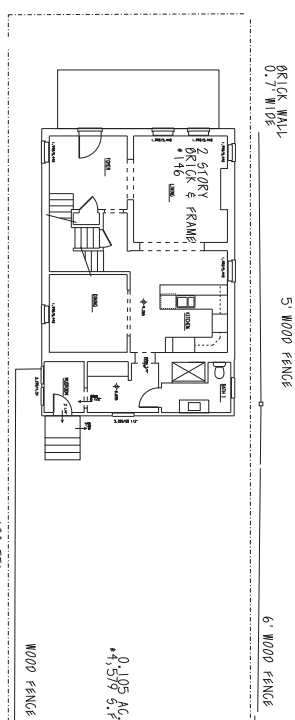
EAST MITHOFF STREET

165.06 * MEAS. *
 169 * PLAT *
 33.01' *
 N66°33'00" W



PROPOSED
 SITE PLAN
 SCALE: 1/8" = 1'-0"

130.55' *
 603'40'24" W



PROPOSED
 SITE PLAN
 SCALE: 1/8" = 1'-0"

NURSERY LANE 20'

NURSERY LANE

32923
 148 E MITHOFF STREET
 COLUMBUS OH 43206

Julie Bullock





Council Variance Application

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):

SEE ATTACHED

Signature of Applicant *Julius Amelloe* Date 1/23/23

STATEMENT OF HARDSHIP

There is an existing single-family on the site and a small garage. We are proposing to demolish the existing (non-historic) garage and build new larger garage with office space/bedroom/bath on the second floor on the east end of the property.

The use variance is required because living space is not permitted over a detached garage. There is a precedent for other garages with living space above in this area, so we feel this proposed garage with living space above is compatible the surrounding area. There is also an existing two-story single family home directly west of this parcel on the alley and a carriage house two lots west. The owner of the property is proposing to use this space for their own personal use as a office and occasional guest room for family.

Even with the addition of the new garage with living space above and the existing house, we are occupying less than 50% of the lot area so the density is compatible with building code and other homes nearby.

The proposed rear yard is similar to other adjacent properties and the side yard variance is for the existing building (existing condition).

There is a large development proposed directly to the north of this parcel. The intention of this new structure is also to block the view of this development from the main house and provide some privacy to the owners.

We feel our variance requests are reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The overall investment the owner is making to the property will be an asset to the neighborhood.

The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

146 E MITHOFF

PARCEL ID 010-003355

ZONING R2F

COLUMBUS SOUTH SIDE AREA COMMISSION

MERION VILLAGE

LOT AREA 4579 SF / .105 ACRES

LOT AREA INCLUDING ½ OF THE ALLEY SF (33.01x10) = 4909.1 SF

HOUSE FOOTPRINT 1687.75 SF

GARAGE FOOTPRINT 597.2 SF

TOTAL FOOTPRINT 2284.95 SF OR 49.9% OF LOT AREA

REAR YARD 2206.7 SF

GARAGE OCCUPIES 27% OF REAR YARD AREA

LOT AREA 3XWIDTH (BASED ON WIDTH OF 33.01) 33.01 X 99.03 SF OR 3268.98

CONSTRUCTION NEW GUEST SUITE WITH BEDROOM, OFFICE AND BATH ABOVE GARAGE. (NO SEPARATE ADDRESS, NO SEPARATE UTILITIES)

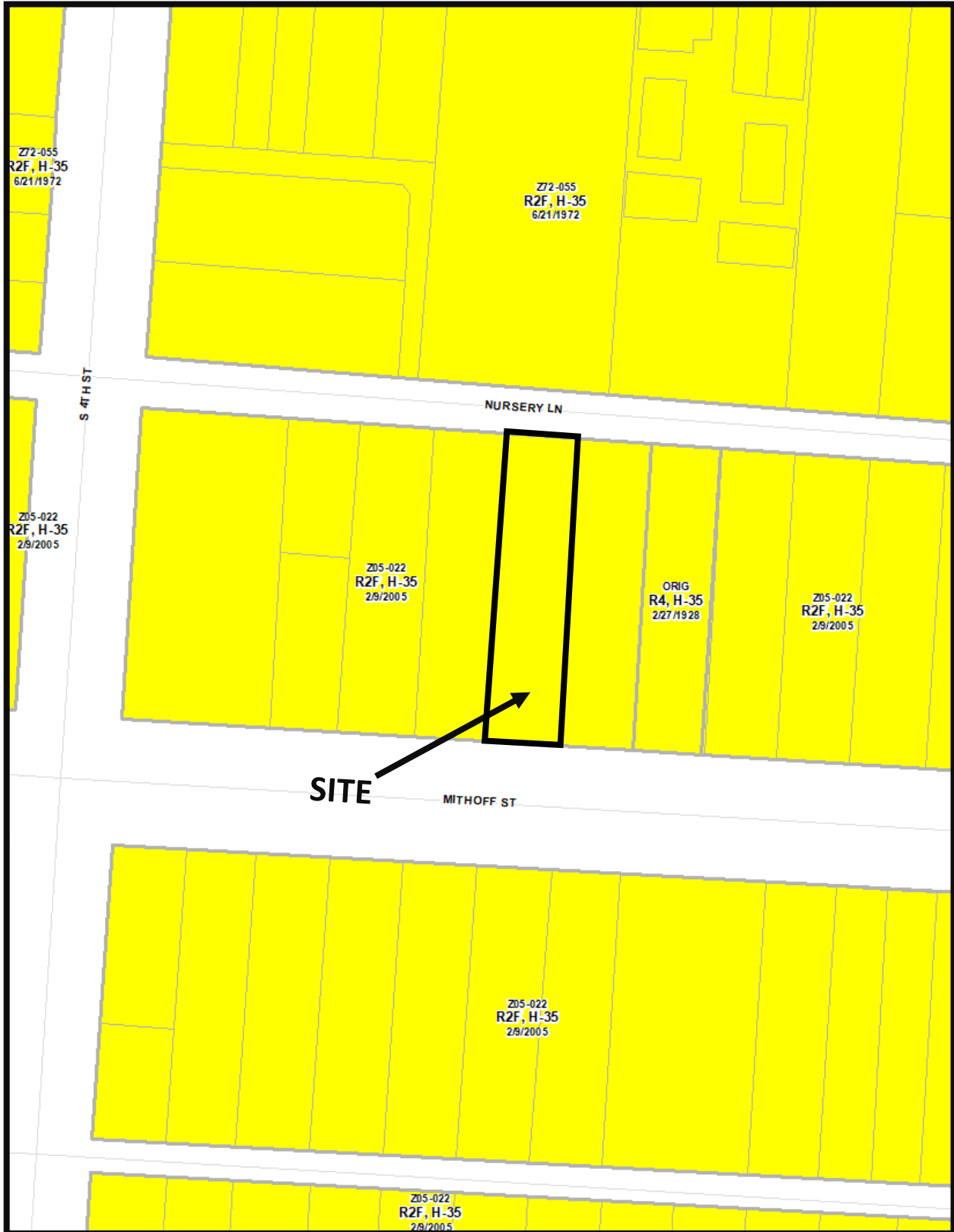
TWO PARKING SPACES REQUIRED, TWO PROVIDED.

VARIANCES

3332.26(C) MINIMUM SIDE YARD REQUIRED IS 3' WHEREAS THE EXISTING HOME HAS A SETBACK OF 2.12' ALONG THE WEST PROPERTY LINE WHEREAS 3' IS REQUIRED

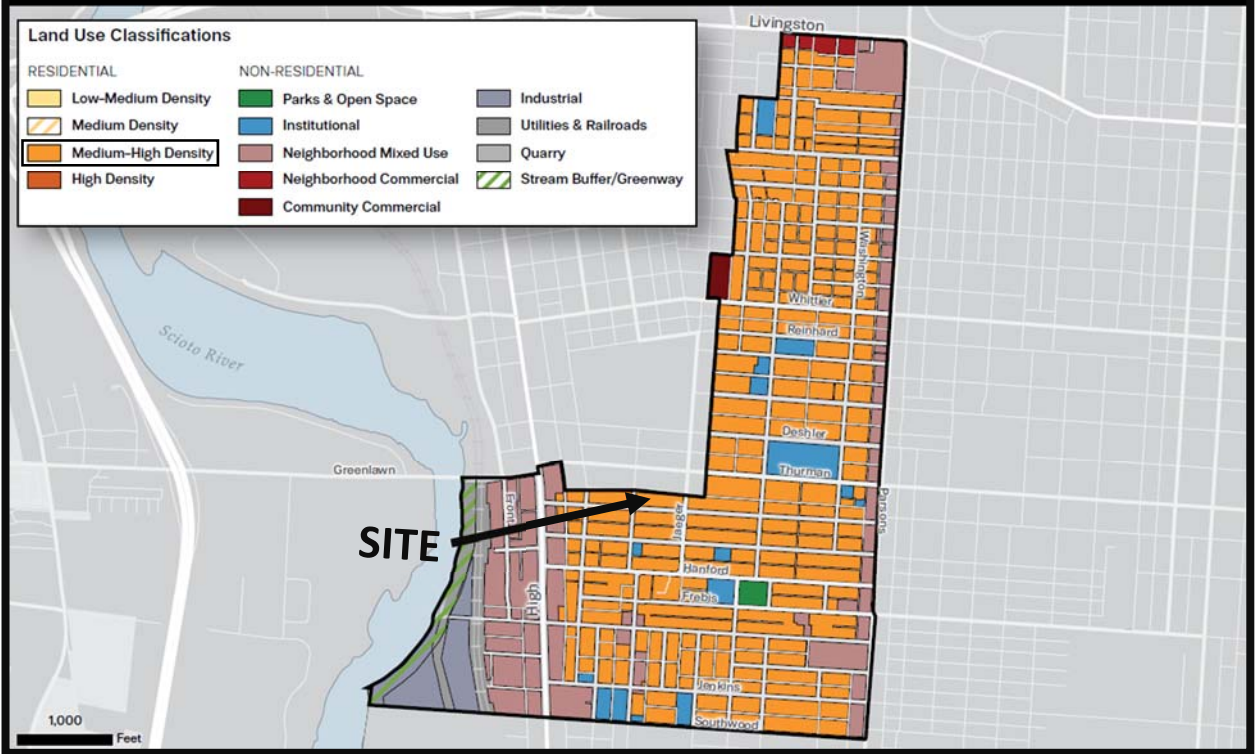
3332.38 (G) TO INCREASE THE ALLOWABLE HEIGHT OF A DETACHED GARAGE FROM 15' TO 27'

3332.38 (H) TO ALLOW FOR HABITABLE SPACE OVER THE GARAGE.



CV23-007
146 E. Mithoff St.
0.11 Acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV23-007
146 E. Mithoff St.
0.11 Acres



CV23-007
146 E. Mithoff St.
0.11 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 / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-007

Address 146 E. MITHOFF STREET

Group Name MERION VLLG/SOUTHSIDE AREA COMM

Meeting Date 3/28/2023

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:

Approved by Merion Village Association, Columbus South Side Area Commission Zoning Committee & full Columbus South Side Area Commission

Vote 11-0

Signature of Authorized Representative Kathryn J Green, Zoning Co Chair

Recommending Group Title Columbus South Side Area Commission

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

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-007

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) GABRIEL DINIZ DE FARIA
of (COMPLETE ADDRESS) 146 E MITHOFF STREET COLUMBUS OHIO 43206
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. <u>Gabriel Diniz de Faria</u> <u>146 E Mithoff St, Columbus, OH</u> <u>43206</u> | 2. <u>Jennifer Diniz de Faria</u> <u>146 E Mithoff St</u> <u>Columbus, OH 43206</u> |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 21st day of January, in the year 2023

SIGNATURE OF NOTARY PUBLIC [Signature]

Oct 28th 2025
My Commission Expires



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