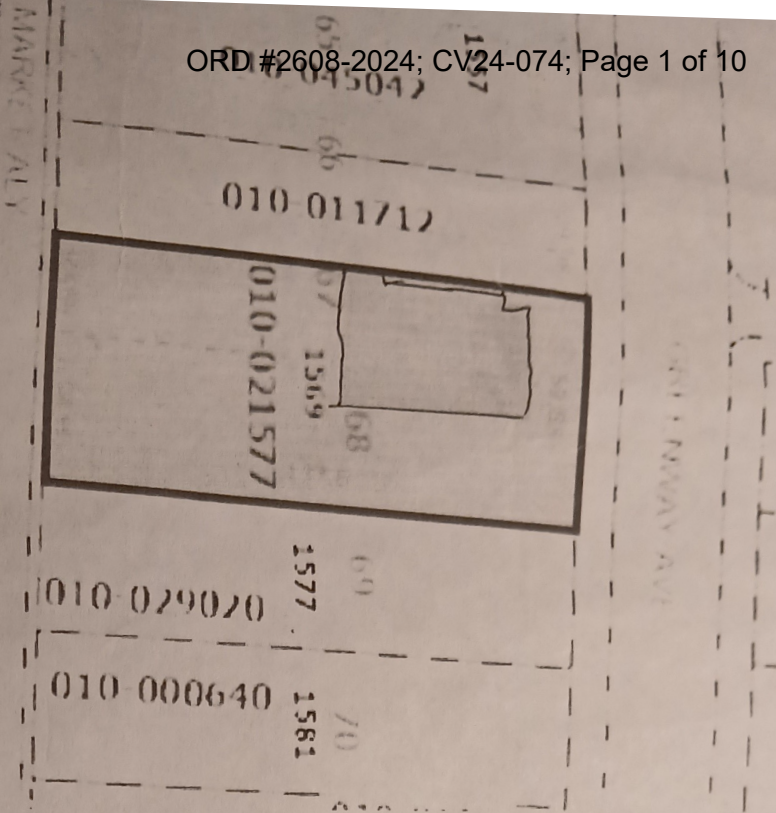



Parcel ID: 010-021577
JOHNS LAWRENCE H

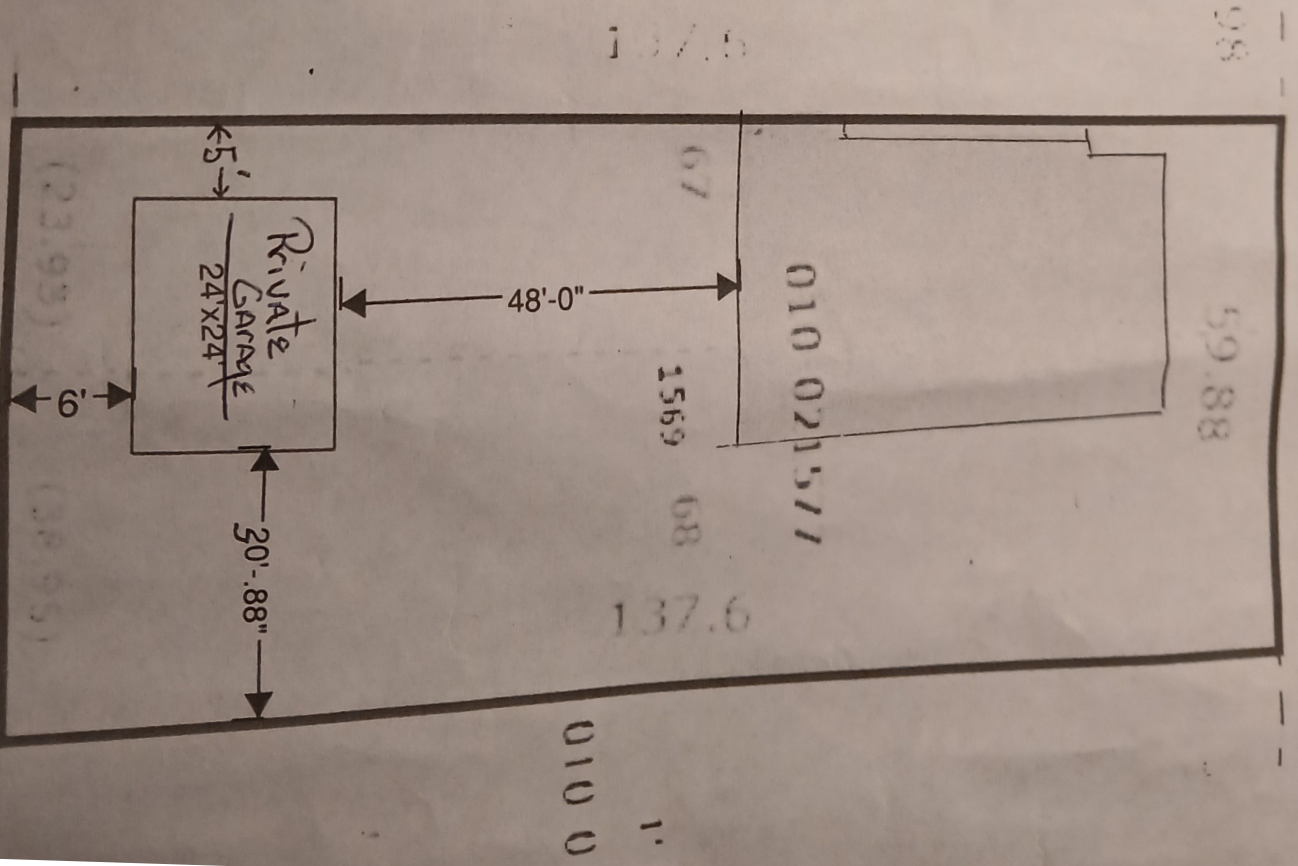


SITE PLAN

X 

1589 GREENWAY AVE
COLUMBUS, OHIO 43203

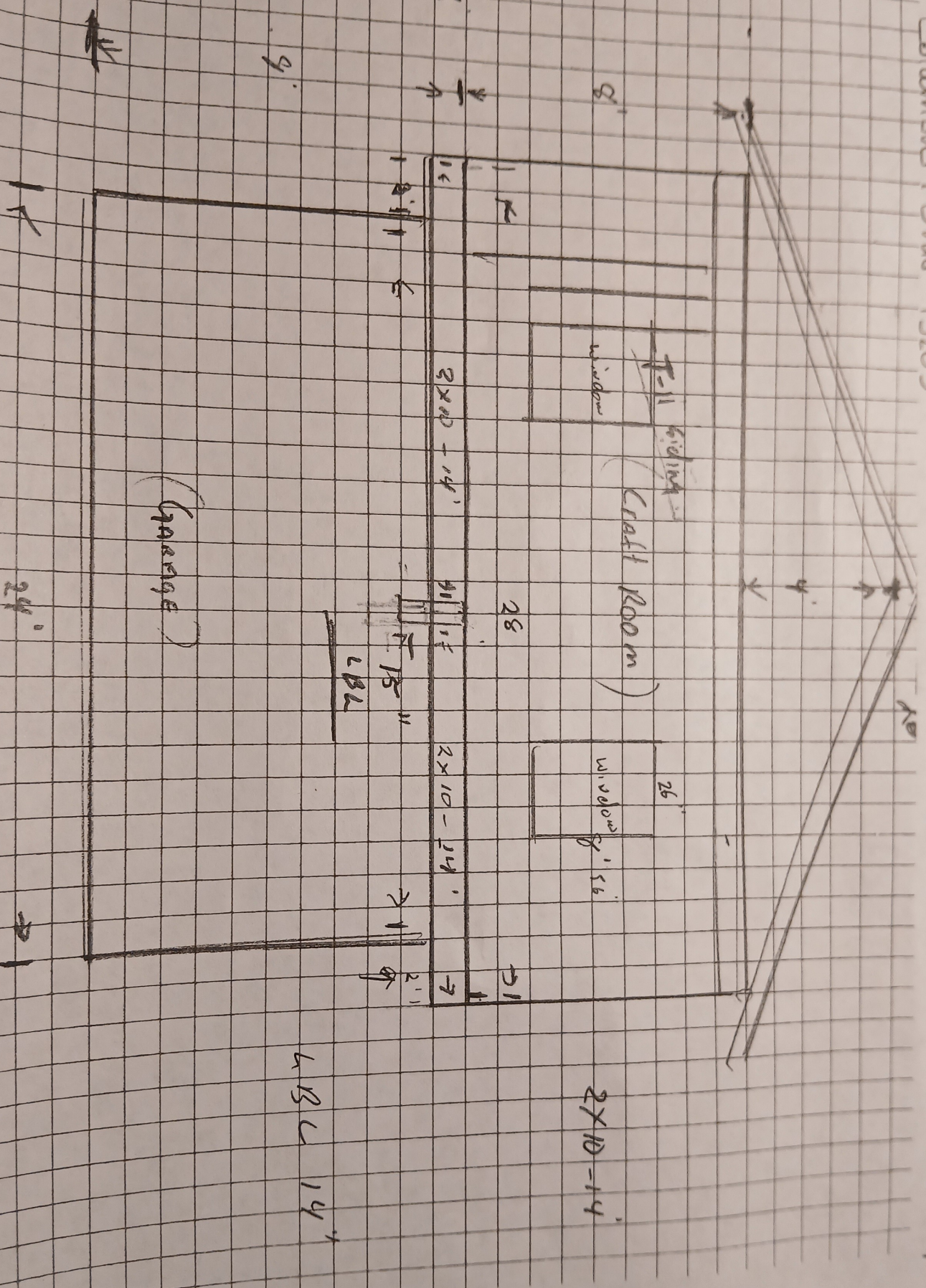
Sept 16, 2024



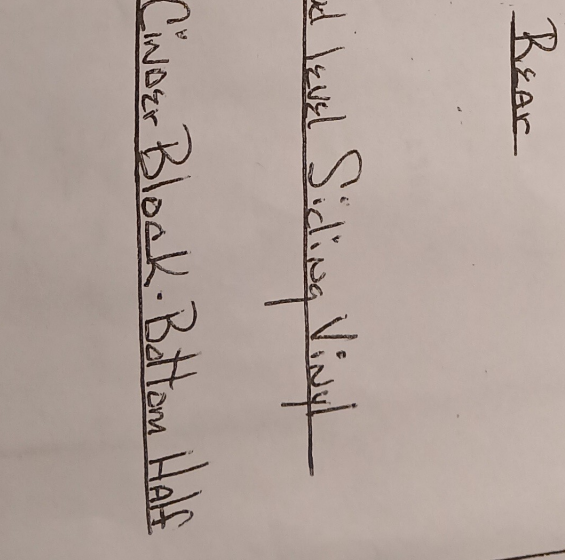
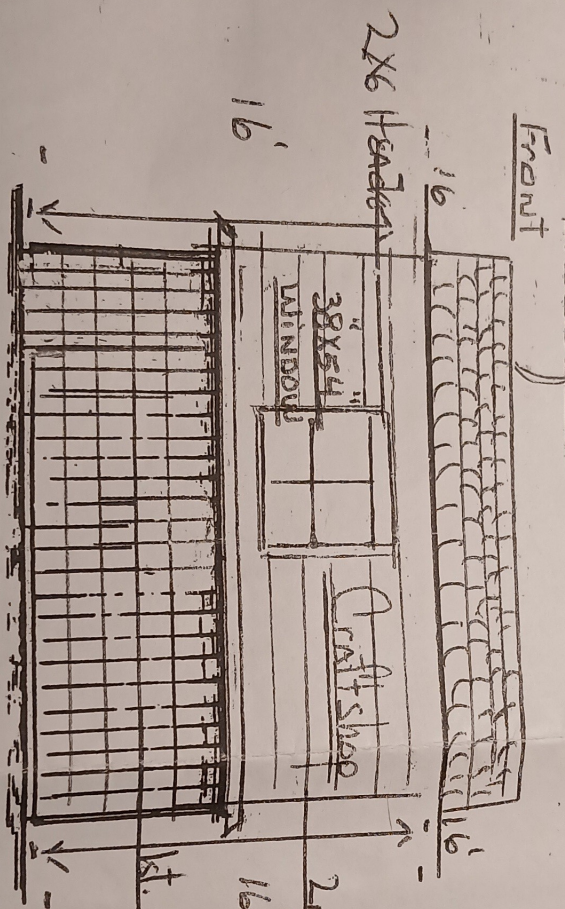
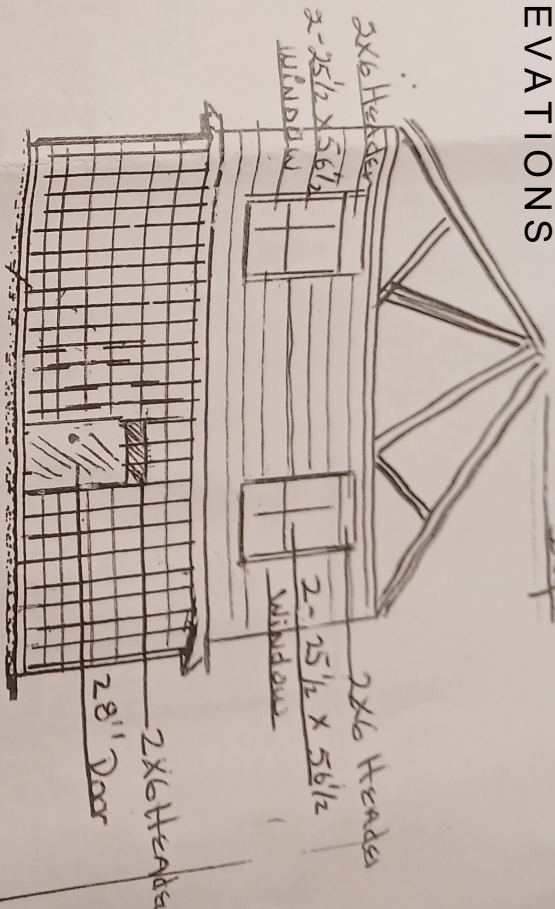
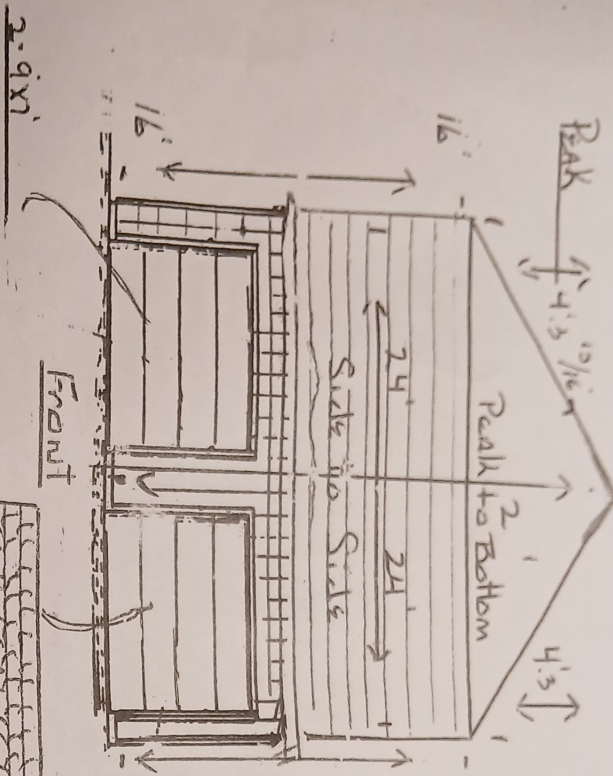
CV 24 074
Lawrence Solis
1569 Greenwood Ave
Columbus, Ohio 43203

GARAGE ELEVATIONS

James B.
9-16-24



GARAGE ELEVATIONS



Side

Rear

Front

010-21577-00

LAWRENCE JOHNS

1539 GREENWAY AVE
COLUMBUS OHIO 43203

Final Elevations Received 9/16/2024; CV24-074; Sheet 3 of 3

CIMARRON GARAGE
24' x 24' 1 or 4
A-82

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

APPLICATION: **CV24-074**
Location: **1569 GREENWAY AVE. (43203)**, being 0.19± acres located on the south side of Greenway Avenue, 155± feet east of Taylor Avenue (010-021577; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Proposed Use: Habitable space above a detached garage.
Applicant(s): Lawrence Johns; 1569 Greenway Avenue; Columbus, OH 43203
Owner(s): The Applicant.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The requested Council variance will allow for the construction of a new detached garage with habitable space above. A variance to garage height has also been included in this request.
- A Council variance is required because the R-3 district does not allow living space over a detached garage.
- North, south, east and west of the site are single-unit dwellings all in the R-3, Residential District.
- The site is within the planning boundaries of the *Near East Area Plan (2005)*, which does not contain a recommended land use at this location.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.
- Staff recognizes that there are practical difficulties with the standard variance included in the request.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The site consists of one parcel developed with a single-unit dwelling in the R-3, Residential District. The requested Council variance will allow a detached garage with habitable space located above. A Council variance is required because habitable space above a garage is only allowed when connected directly to habitable space within a dwelling. The request also includes a variance to garage height. The site is within the planning boundaries of the Near East Area Plan (2005), which does not contain a specified land use recommendation at this location. The Plan does state that new constructions should be compatible with the surrounding context in terms of height, massing/scale, materials, porches, roof pitch, setbacks, and window and door proportions, that accessory dwelling units should be architecturally compatible with the primary residence, separate entrances should be directed towards the side or rear yard, and that garages should be detached and located behind the house. The proposal is consistent with these Plan design guidelines.

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.

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.

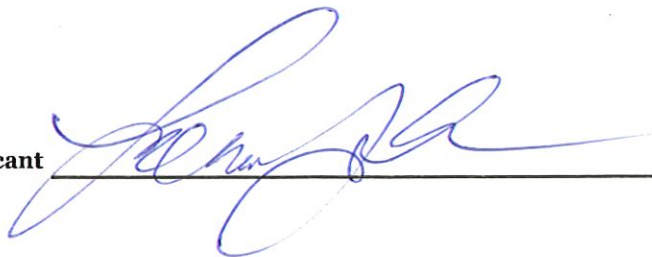
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

This application is for the approval of a second story workshop above a 2 car garage. Complete with bathroom and sink and scrub tub to clean tools.

3332.38(H), Private garage: To allow habitable space in the second story of a detached garage.

3332.38(G), Private garage: To increase the allowable height of a detached garage from 15 feet to 21 feet.

Signature of Applicant



Date

5-24-2024

Aug. 5, 2024

CV24-074

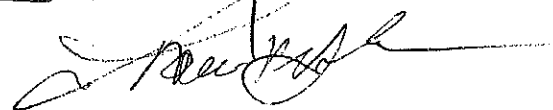
LAWRENCE ADAMS
1569 GREENWAY AVE.
COLUMBUS, OHIO 432032nd Story GARAGE PLANReason for Hardship

To Whom It May Concern,

I am a craftsman and creative individual, with many projects and tools. The house does not have or provide the space for storage, tools or workshop, to do what it is I do. I then decided to build a garage with hopes to remedy that situation. It will provide parking for my vehical and lawn equipment and tools being there is no shed. Still leaving no space for me to do my craftwork. That is why I am responding to apply for approval for the 2nd story garage space which would allow me storage and workshop space. The lower portion is already built just waiting the approval of this second floor approval so we can move forward on the project.

Thank You.

Sincerely,





CV24-074
1569 Greenway Ave.
Approximately 0.19 acres



CV24-074
1569 Greenway Ave.
Approximately 0.19 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 CV24-074

Address 1569 GREENWAY AVENUE

Group Name NEAR EAST AREA COMMISSION

Meeting Date 7/11/2024

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 10/0/0

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614 4032225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-074

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) Lawrence Johns

of (COMPLETE ADDRESS) 1569 Greenway Ave. Columbus, Ohio 43203

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

1. <u>Lawrence Johns</u> <u>Contact: Salena Clark (216) 856-3448</u> <u>Persons (614) 519-5562</u>	2.
3. <u>1569 Greenway Ave.</u> <u>Columbus Ohio 43203</u>	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 24 day of May, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 05/12/2029



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