

**1** **Site Plan Cont'**  
 1" = 10'-0"  
**SITE NOTES**  
 1. Verify the utility location before digging, especially if  
 excavating, and utility installation and connection.

Final Received 1/26/21 CV20-120

Site Plan

C101

**Growing Spaces, Inc.**  
 88 Midway Drive, Suite 2  
 Columbus, OH 43206  
 (614) 442-5387  
 info@growingspaces.com  
 www.growingspaces.com

**Bonakdarpour House**  
 Guest Bedroom  
 1042 Jaeger Street  
 Columbus, OH 43206

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NO.	REVISION	DATE

Donald A. Schaefer #8537  
 Engineer Ohio 1/27/2021

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

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

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**STATEMENT OF HARDSHIP**

Chapter 3307 of the Columbus Zoning Code

**Section 3307.10 Variances by City Council**

**A.** Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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):**

Please see attached separate page for list of variances and statement.

Signature of Applicant \_\_\_\_\_



Date \_\_\_\_\_

12.8.20

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**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make checks payable to the Columbus City Treasurer**

Zoning R-2F

List of Requested Variances:

- Request of variance from Sections 3332.38 (H) (private garage) to allow for habitable space in a garage to not be connected directly to habitable space within the single-unit dwelling.
- Request of variance from Sections 3332.38 (G) (private garage) to allow the height of a detached garage to remain at 20' – 10 ¼".
- Request of variance from Sections 3332.26 (E) to allow the minimum side yards of a detached garage to remain at 1'-3 ½" for the north side and 2'-3 ¼" for the south side.
- Request of variance from Sections 3332.25 (B) to allow the maximum side yard required to remain 3'-6 ½".

Statement of Hardship:

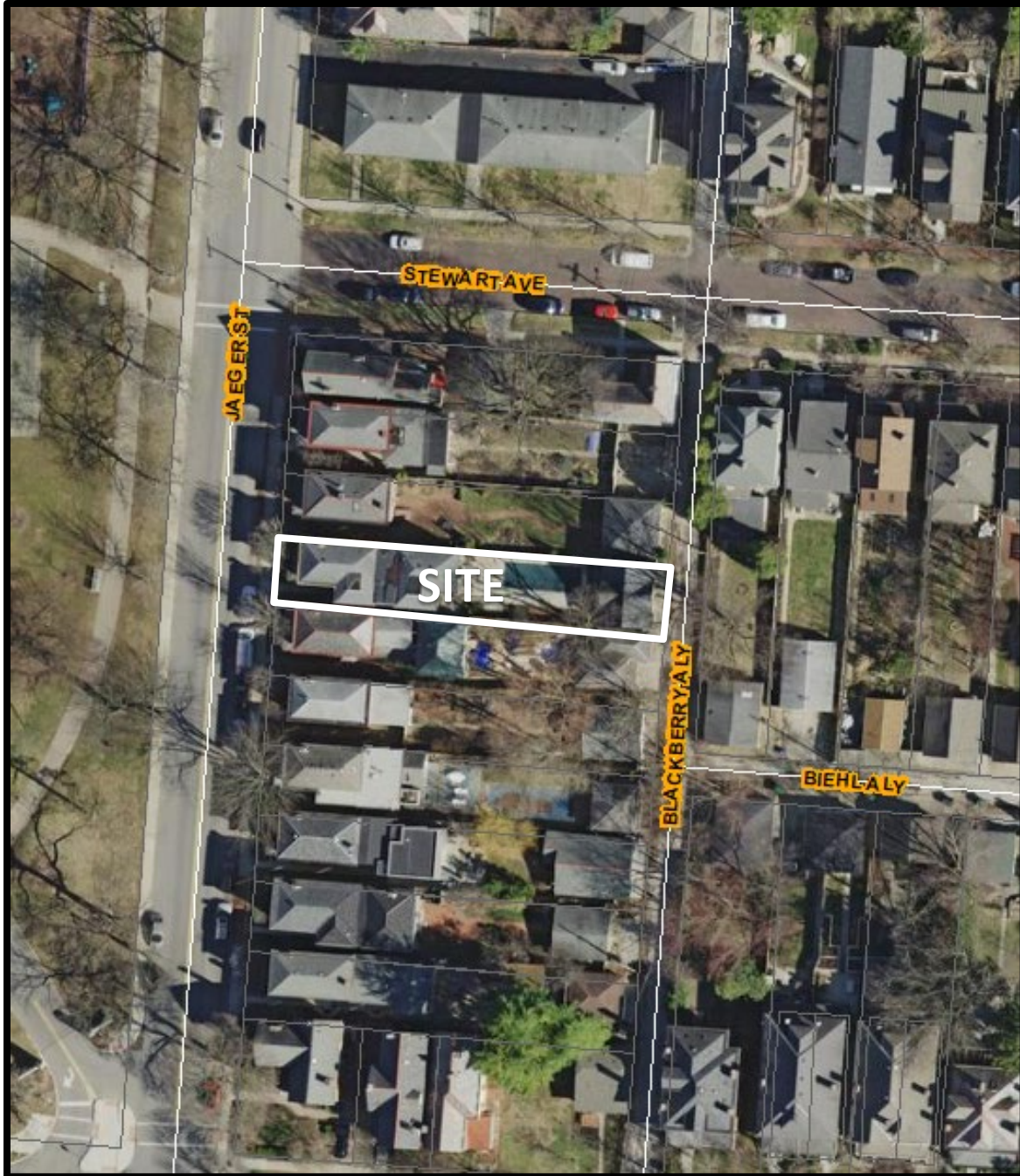
The property at 1042 Jaeger Street consists of an existing house at the west side of the property and an existing detached garage at the east side of the property. The first floor of the existing detached garage is used for two vehicles and the second floor is currently used for storage.

The property owners would like to convert the existing storage space at the second floor into a guest suite consisting of a bedroom space with a closet and full bathroom. The guest suite would accommodate family when visiting from out of town. The only access into the guest suite would be from the rear yard.

The variances listed above would allow for habitable space with the existing detached garage.



CV20-120  
1042 Jaeger St.  
Approximately 0.12 acres



CV20-120  
1042 Jaeger St.  
Approximately 0.12 acres

**Certificate of Appropriateness**  
German Village Commission

*This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 1042 Jaeger Street  
**APPLICANT'S NAME:** Don Highlander, Molly McCartin  
**APPLICATION NO.:** GV-21-01-026B

**MEETING OR STAFF APPROVED DATE:** 1-5-21      **EXPIRATION:** 1-5-22

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- Approved: Commission**  **or Staff**  Exterior alterations per APPROVED SPECIFICATIONS  
 **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

**APPROVED SPECIFICATIONS:**

Approve application #GV-21-01-026B, 1042 Jaeger St., as submitted with the following conditions:

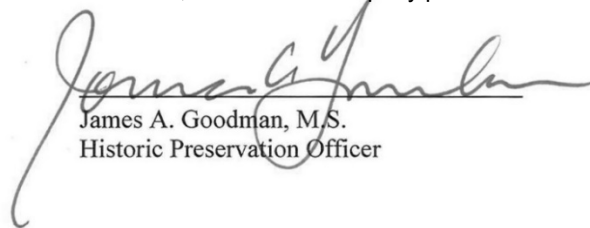
Variance Recommendation

- Section 3332.38 (H) to allow for habitable space in a garage not to be directly connected to habitable space within the single-unit dwelling
- Section 3332.38 (G) to allow the height of a detached garage to remain at 20' - 10- 1/4"
- Section 3332.26 € to allow the minimum side yards of a detached garage to remain at 1'-3 1/2" for the north side and 2'-3 1/4" for the south side.
- Section 3332.25 (B) to allow the maximum side yard required to remain 3'6 1/2".

MOTION: Panzer/Durst (6-0-0) APPROVED.

**Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

  
James A. Goodman, M.S.  
Historic Preservation Officer

*JL*

**Staff Notes:**

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-120

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ConnectingSpaces LLC. Donald A Highlander (330) 653-5320  
of (COMPLETE ADDRESS) 56 Milford Drive Suite 2, Hudson, OH 44236  
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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

<p>1. Molly McCartin 1042 Jaeger St Columbus, OH 42306</p>	<p>2. Mahtiyar Bonakdarpour 1042 Jaeger St Columbus, OH 42306</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald A Highlander

Subscribed to me in my presence and before me this 8 day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Jennifer Haynes  
12/26/2021



JENNIFER HAYNES  
Notary Public, State of Ohio  
My Commission Expires  
12/26/2021

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

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