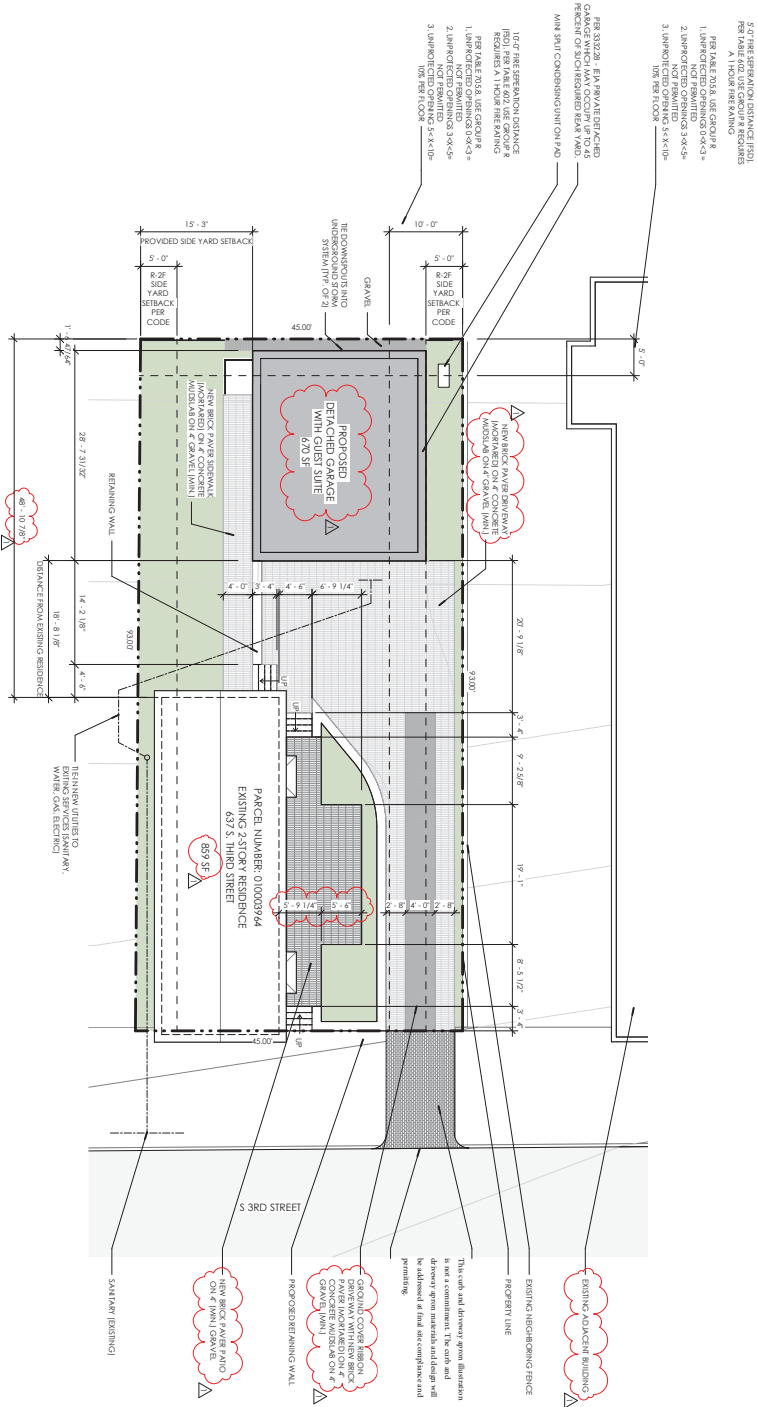


3.2.23

1 SITE PLAN
1263-2023

Final Site Plan Received 3.2.23 Sheet 1 of 1



SITE DATA	
PARCEL	010-003964
TOTAL AREA	0.0961 ACRES (4,185 SF)
ZONING DISTRICT	RESIDENTIAL (R-27)
PARKING PROVIDED	2/1 UNIT
MAX HEIGHT	15'
PROPOSED HEIGHT	21'
REAR YARD	2,193 SF
REAR YARD COVERAGE LIMIT	987 SF (45%)
PROPOSED DETACHED GARAGE	670 SF (16% OF REAR YARD)

3333.28 - "Private garage" - A detached detached garage pool and occupy more than 40 percent of the total rear yard

DISCLAIMER

THIS DOCUMENT IS NOT A CONTRACT. IT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS.

PROJECT NAME:

3RD STREET

PERMIT SUBMISSION - REVISION 1

ISSUE DATE: 12.16.2022

ARCHITECTURAL SITE PLAN

G4.00

STATEMENT IN SUPPORT

Application No.: CV22-139

Location: 637 South Third Street (010-003964); German Village Commission. (+/-0.10 acres)

Existing Zoning: R2-F

Request: Use and area variances to allow construction of detached garage with guest suite/office.

Applicant(s): Jonathan Barnes

Attorney/Agent: David Hodge, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

Property Owner(s): Jenny Barnes

Date of Text: November 22, 2022

The Applicant submits this statement in support of its council variance application. The site is approximately .10 acres and located near the intersection of South Third Street and East Sycamore Street. This site and all adjacent properties are zoned R2-F. This area of the South Third Street corridor sees a mix of residential and commercial uses.

The site is not located within a commercial overlay, planning overlay, and is not specifically a historic property. The site is situated within the boundary of the German Village Historic District and the German Village Commission. The German Village Guidelines do not recommend a specific use for this site.

The site is used for single family residential use. The Applicant proposes the construction of a two-story detached garage with a guest suite/office on the second level. The site does not currently provide a garage and all vehicular parking is surface parking. To allow the development as proposed, the Applicant respectfully requests the following variances:

~~1. 3332.38(F)(2), Private garage, lot area. The Applicant requests a variance to allow a garage with a lot area that exceeds 1/3 the minimum net floor area for the living quarters, an increase from 572 square feet to 670 square feet.~~

2. 3332.38(G), Private garage, height. The Applicant requests a variance to allow a garage with an increased height from 15 feet to 21 feet.

3. 3332.38(H), Private garage, detached habitable space. The Applicant requests a variance to allow a habitable space within a detached garage.
3312.

City Council may 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.

The requested variance to allow a habitable space within a detached garage is a use variance. Though this proposed garage with guest suite/office is not technically a carriage house, this structure will resemble a carriage house. Taller garages and outbuildings with carriage houses are

within the historical fabric of German Village so the proposed development will be compatible with the neighborhood. Therefore, the proposed use will not adversely affect the surrounding property or surrounding neighborhood. Granting this variance will alleviate the Applicant's hardship.

City Council may 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.

The requested area variances to increase the permitted building height and building lot area are necessary to allow the development as proposed. Limiting the garage height to 15 feet would eliminate the possibility to have room for the proposed guest suite/office. Again, carriage houses and taller out buildings are common in the neighborhood. The increase of 6 feet from 15 feet to 21 will not negatively affect adjoining properties or the general warfare. The request to increase building lot area is a consequence of the size of the existing residence. The proposed garage area of 670 square feet is necessary to accommodate the parking spaces. Unfortunately, the code restricts the permitted size of the garage based on the size of the primary residence, and in this case the primary residence was constructed over 100 years ago. The requested variance to increase the permitted garage lot area is not significant and will not negatively affect surrounding properties or the neighborhood.

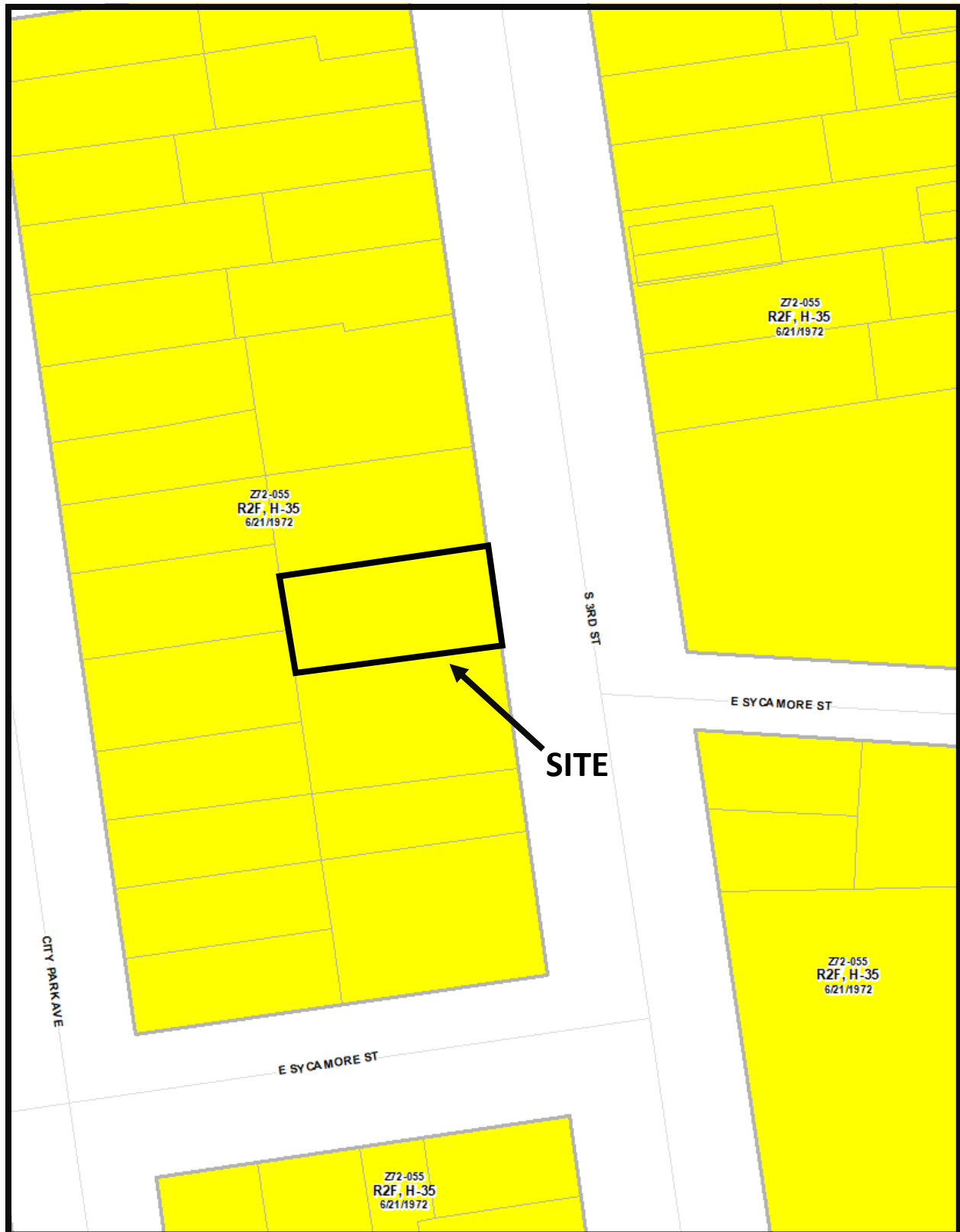
The requested variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,



David Hodge



CV22-139
637 S. 3rd St.
0.10 Acres



CV22-139
637 S. 3rd St.
0.10 Acres

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: 637 S. Third St.

APPLICANT'S NAME: Jonathan Barnes (Applicant)/ Jenny Barnes (Owner)

APPLICATION NO.: GV-23-03-014a

MEETING OR STAFF APPROVED DATE: 03-01-23 **EXPIRATION:** 03-01-24

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/variance per APPROVED SPECIFICATIONS
☒ **Recommended** or ☐ **Not Recommended**

GV-23-03-014a - Variance Recommendations

Recommend application GV-23-03-014a, 637 S. Third St., as submitted.

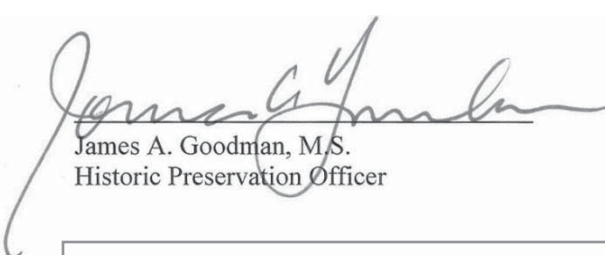
Variance Recommendations

- ~~3332.38(F)(2), Private garage, lot area. The Applicant requests a variance to allow a garage with a lot area that exceeds 1/3 the minimum net floor area for the living quarters, an increase from 572 square feet to 670 square feet. (Previously granted)~~
- 3332.38(G), Private garage, height. The Applicant requests a variance to allow a garage with an increased height from 15 feet to 21 feet. (New variance)
- 3332.38(H), Private garage, detached habitable space. The Applicant requests a variance to allow a habitable space within a detached garage. (Previously granted)

MOTION: Durst/McCoy (4-0-0) RECCOMENDED.

☒ **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

NU

Staff Notes:

Date Issued: 03/13/2023

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-139

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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. Jenny Barnes 1925 Concord Road Columbus, Ohio 43212	2. Jonathan Barnes 243 North Fifth Street, Suite 200 Columbus, Ohio 43215
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 21st day of November in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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