



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):

See attached Statement of Hardship.

Signature of Applicant  _____ Date 12/27/2022

Statement of Hardship

275 E. Whittier Street

The applicant proposes to construct a two-story garage located behind the existing single-family dwelling residence. In connection with the construction of the new garage, the applicant requests the following variances to permit the construction of the garage as well as bringing the existing single family dwelling residence in compliance with current zoning standards:

Variances:

3332.38(G), Private garage - to allow an increase in the height of a detached garage from 15 feet to 24 feet and permit habitable space.

3332.05 Lot Width – to reduce the required lot width in a R-2F district from 50 feet to 31 feet.

3332.14 Lot Size – to reduce the required lot size for a one-family dwelling from 6,000 square feet to 2,883 square feet.

3332.26 Maximum Side Yards – to reduce the ratio required for the sum of the width of the side yards in an R-2F district from 20% of the width of the lot to 16% of the width of the lot consisting of a 1 foot 11 inch side yard and a 3 foot 1 inch side yard in connection with the construction of the garage.

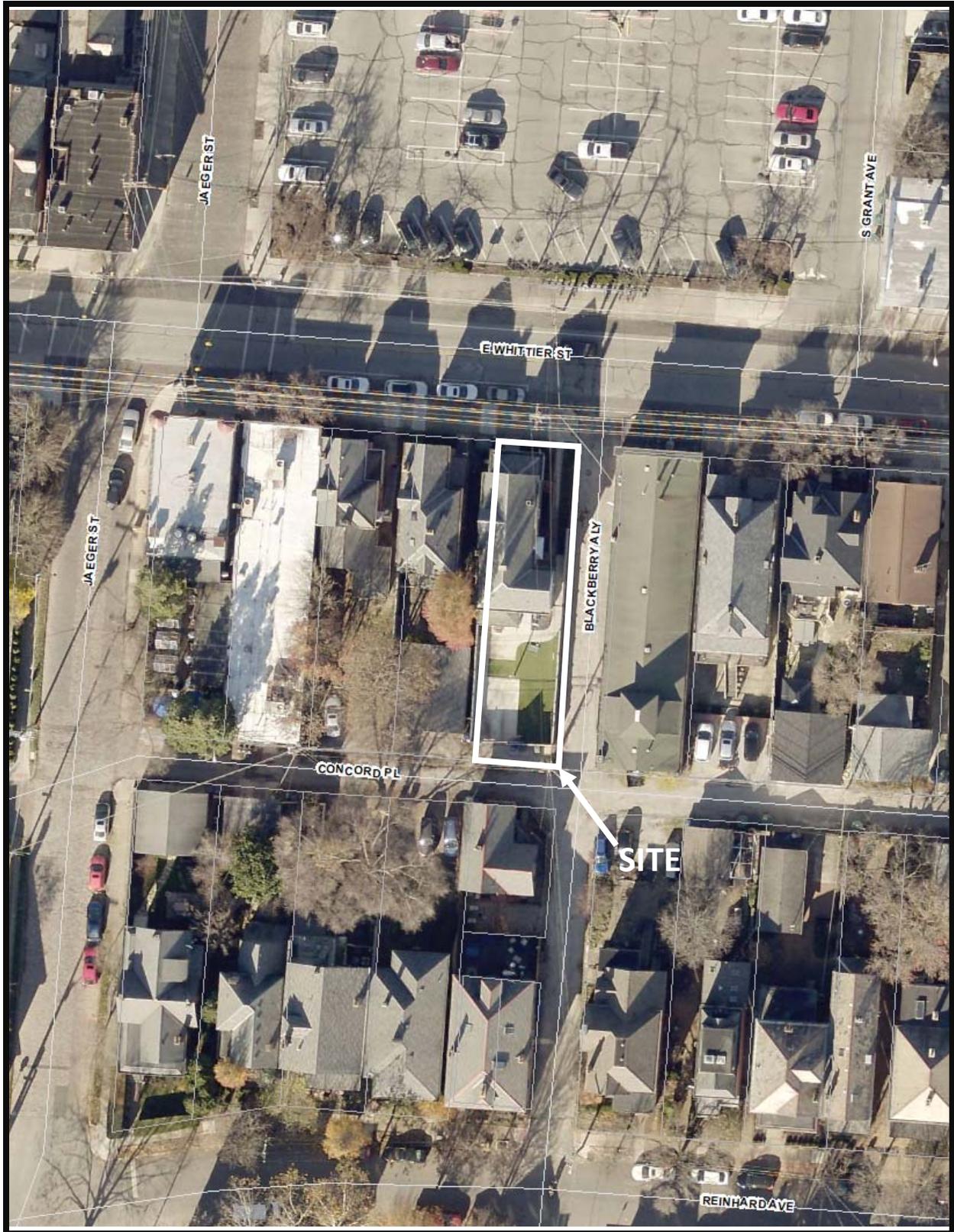
3332.26 Minimum Side Yards- to reduce the minimum side yard required for a one-family dwelling in an R-2F district on a lot less than 40 feet wide from 3 feet to 1 foot 11 inches in connection with the construction of the garage.

Statement of Hardship:

The current lot is much smaller and not as wide as current code standards would prescribe, these irregularities as well as the existing residence, represent a hardship in that they prevent the construction of a garage without a significant reduction in utility of the lot overall. The variances requested will allow for a substantial improvement to the property for the owners use and enjoyment by permitting the construction of a garage without reducing the use of the lot, which is consistent with the spirit and intent of the code. Many of the variances requested are simply to be consistent with the current placement and footprint of the residence and will bring the current structure into compliance with present standards. The variances will not seriously affect any adjoining property or the general welfare. The variances are in line with the spirit and intent of the code by allowing the property owner to improve the enjoyment and use of property for their residents.



CV22-158
275 E. Whittier St.
0.09 Acres



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275 E. Whittier St.
0.09 Acres

Certificate of Appropriateness
GERMAN VILLAGE COMMISSION

DEPARTMENT OF
DEVELOPMENT

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: 275 E. Whittier St.

APPLICANT'S NAME: Yehira (Heidi) Negron (Owner)

APPLICATION NO.: GV-23-05-023

MEETING OR STAFF APPROVED DATE: 05-03-23 **EXPIRATION:** 05-03-24

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**

Recommend application GV-23-05-023, 275 E. Whittier St., as submitted:

Variance Recommendation

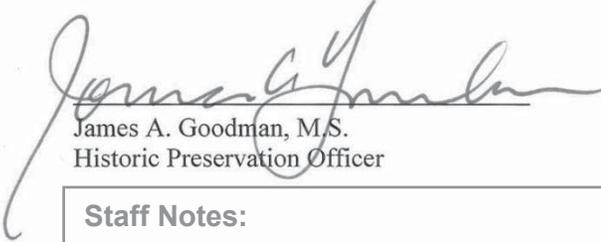
- 3332.38(H), Private garage, requires habitable space in a garage to connect directly with habitable space in a dwelling, while the applicant proposes habitable space above a detached garage that is not connected to habitable space within the single-unit dwelling; and
- 3332.05(A)(4), Area district lot width requirements, requires a minimum lot width of 50 feet, while the applicant proposes to maintain the existing lot width of 31 feet; and
- 3332.14, R-2F area district requirements, requires a 6,000 square foot lot for a single-family dwelling, while the applicant proposes to maintain the existing lot of 2,883 square feet; and
- 3332.25, Maximum side yards required, requires the sum of the widths of the side yards to equal or exceed 20 percent of the width of the lot, a requirement of 6.2 feet for a 31 foot wide lot, while the applicant proposes to maintain a maximum side yard of 5.4 feet for the existing single-unit dwelling; and
- 3332.26(C)(1), Minimum side yard permitted, requires a minimum side yard of 3 feet for lots 40 feet wide or less, while the applicant proposes to maintain a minimum side yard of 0.9' along the west side of the existing single-unit dwelling; and
- 3332.26(E), Minimum side yard permitted, requires a minimum distance for a garage of 3 feet from an interior side lot line, while the applicant proposes a distance of 1' 11" from the east property line; and
- 3332.38(G), Private garage, limits garage height to 15 feet, while the applicant proposes a garage height of 24 feet.

MOTION: Foley/McCoy (6-0-0) RECCOMENDED.

Drawings Required

Date Issued: 05/10/2023

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

NA

Staff Notes:



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-158

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) Jon Stevenson
of (COMPLETE ADDRESS) 250 E. Town Street, Suite 200, Columbus, Ohio
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. Heidi Negron, (614)648-2191 275 E. Whittier, Columbus, Ohio 43206 0	2.
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 27th day of December, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

9-15-2027
My Commission Expires

Notary Seal Here



Hannah B. Kittle
Notary Public, State of Ohio
My Commission Expires 9-15-2027

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