



Legislation Details (With Text)

File #: 0199-2025 **Version:** 1
Type: Ordinance **Status:** Passed
File created: 1/17/2025 **In control:** Zoning Committee
On agenda: 2/3/2025 **Final action:** 2/5/2025
Title: To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.26, Minimum side yard permitted; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 192 THURMAN AVE. (43206), to allow habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV24-133).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD#0199-2025_Attachments, 2. ORD#0199-2025_Labels

Date	Ver.	Action By	Action	Result
2/5/2025	1	CITY CLERK	Attest	
2/4/2025	1	MAYOR	Signed	
2/3/2025	1	COUNCIL PRESIDENT	Signed	
2/3/2025	1	Zoning Committee	Accept entire staff report into evidence as an exhibit	Pass
2/3/2025	1	Zoning Committee	Adopt the findings of staff as the findings of Council	Pass
2/3/2025	1	Zoning Committee	Approved	Pass
1/27/2025	1	Columbus City Council	Read for the First Time	

Council Variance Application: CV24-133

APPLICANT: Mark Ours; 275 College Street; Columbus, OH, 43125.

PROPOSED USE: Habitable space above a detached garage.

GERMAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a single-unit dwelling zoned in the R-2F, Residential District. The requested Council variance will allow habitable space above a newly constructed detached garage. The variance is necessary because the zoning code only permits habitable space above a garage when connected directly to habitable space in a dwelling. The request includes variances to reduce the side yards for the existing dwelling, and to increase the garage height. Staff supports the proposed variances as the request is consistent with similar proposals that have been approved in the area. Staff notes that the final design is subject to a Certificate of Appropriateness from the German Village Commission.

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.26, Minimum side yard permitted; and 3332.38 (G), Private garage, of the Columbus City Codes; for the property located at **192 THURMAN AVE. (43206)**, to allow habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV24-133).

WHEREAS, by application #CV24-133, the owner of the property at **192 THURMAN AVE. (43206)**, is requesting a Variance to allow habitable space above a detached garage with reduced development standards in the R-2F, Residential District; and

WHEREAS, Section 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

WHEREAS, Section 3332.26, Minimum side yard permitted, requires that the minimum side yard be no less than five feet, while the applicant proposes reduced side yards of 4.3± feet along the western property line; and from five feet to 4.2± feet along the eastern property line for the existing single-unit dwelling; and

WHEREAS, Section 3332.38(G), Private garage, limits garage height to 15 feet, while the applicant proposes an increased garage height of 26 feet; and

WHEREAS, the German Village Commission recommends approval; and

WHEREAS, City Departments recommend approval because the requested Council variance is consistent with similar proposals that have been approved in the area, and will not result in an incompatible use of the property; and

WHEREAS, said ordinance requires separate submission for all applicable permits and a Certificate of Occupancy for the proposed use; and

WHEREAS, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owners of the property located at **192 THURMAN AVE. (43206)**, in using said property as desired; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That a variance is hereby granted from the provisions of Sections 3332.38(H), Private garage; 3332.26, Minimum side yard permitted; and 3332.38(G), Private garage of the Columbus City Codes; for the property located at **192 THURMAN AVE. (43206)**, insofar as said sections prohibit habitable space above a detached garage that does not connect directly with habitable space in a dwelling in the R-2F, Residential District; with reduced minimum side yards from five to 4.3 feet on the western property line, and to 4.2 feet along the eastern property line for the existing single-unit dwelling; and an increased height of the detached garage from 15 feet to 26 feet; said property being more particularly described as follows:

192 THURMAN AVE. (43206), being 0.16± acres located on the north side of Thurman Avenue, 50± feet west of Jaeger Street, and being more particularly described as follows:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS:

BEING LOT NUMBER TWENTY-THREE (23), IN DESHLER, THURMAN AND BENNETT'S SUBDIVISION OF LOTS NUMBERS FORTY-SEVEN (47) TO EIGHTY-THREE (83), INCLUSIVE, OF DESHLER AND THURMAN'S ADDITION TO SAID CITY, AS SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 3, PAGE 158, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

ADDRESS: 192 THURMAN AVENUE, COLUMBUS, OH 43206
PARCEL NUMBER: 010-018144

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used as a single-unit dwelling and habitable space above a detached garage, or those uses permitted in the R-2F, Residential District.

SECTION 3. That this ordinance is further conditioned on the subject site being developed in general conformance with the site plan titled, "**SITE PLAN**," dated December 16, 2024, and signed by Mark Ours, Applicant. The plan may be slightly adjusted to reflect

engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the plan shall be subject to review and approval by the Director of the Department Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

SECTION 4. That this ordinance is further conditioned on the following: The second floor of the garage will not be converted to, or used as, a separate dwelling unit. The second floor of the garage will have no cooking facilities.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.