

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE OF THE CITY CLERK
COLUMBUS, OHIO 43215

OFFICE USE ONLY

Application Number: CV23-007 Date Received: 1/24/23
Application Accepted by: K. PRIEBE Fee: \$300.00
Assigned Planner: Walter Green; wagreen@columbus.gov; 614 645-0339

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 146 E Mithoff Zip: 43206

Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010-003355

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R2-F Acreage: .105 ACRES

Neighborhood Group: MERION VILLAGE/SOUTHSIDE AREA COMMISSION

Proposed Use or reason for request: CONSTRUCTION NEW GUEST SUITE WITH KITCHEN AND BATH ABOVE GARAGE
NO SEPARATE ADDRESS OR UTILITIES

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: JULIET BULLOCK ARCHITECTS Phone Number: 614-935-0944 Ext.: _____

Address: 4886 OLENTANGY BLVD City/State: COLUMBUS OHIO Zip: 43214

Email Address: BULLOCK.JULIET@GMAIL.COM

PROPERTY OWNER(S): Check here if listing additional property owners on a separate page

Name: GABRIEL DINIZ DE FARIA Phone Number: 740-409-2437 Ext.: _____

Address: 146 E MITHOFF City/State: COLUMBUS OHIO Zip: 43206

Email Address: GABRIELPERSONALADDRESS@GMAIL.COM

ATTORNEY / AGENT: (Check one if applicable) Attorney Agent

Name: N/A Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE 

PROPERTY OWNER SIGNATURE 

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

146 E MITHOFF

PARCEL ID 010-003355

ZONING R2F

COLUMBUS SOUTH SIDE AREA COMMISSION

MERION VILLAGE

LOT AREA 4579 SF / .105 ACRES

LOT AREA INCLUDING ½ OF THE ALLEY SF (33.01x10) = 4909.1 SF

HOUSE FOOTPRINT 1687.75 SF

GARAGE FOOTPRINT 597.2 SF

TOTAL FOOTPRINT 2284.95 SF OR 49.9% OF LOT AREA

REAR YARD 2206.7 SF

GARAGE OCCUPIES 27% OF REAR YARD AREA

LOT AREA 3XWIDTH (BASED ON WIDTH OF 33.01) 33.01 X 99.03 SF OR 3268.98

CONSTRUCTION NEW GUEST SUITE WITH KITCHEN AND BATH ABOVE GARAGE. (NO SEPARATE ADDRESS
, NO SEPARATE UTILITIES)

TWO PARKING SPACES REQUIRED, TWO PROVIDED.

VARIANCES

3332.26(C) MINIMUM SIDE YARD REQUIRED IS 3' WHEREAS THE EXISTING HOME HAS A SETBACK OF
2.12' ALONG THE WEST PROPERTY LINE WHEREAS 3' IS REQUIRED

3332.38 (G) TO INCREASE THE ALLOWABLE HEIGHT OF A DETACHED GARAGE FROM 15' TO 27'

3332.38 (H) TO ALLOW FOR HABITABLE SPACE OVER THE GARAGE.

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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

Signature of Applicant



Date

1/23/23

STATEMENT OF HARDSHIP

There is an existing single-family on the site and a small garage. We are proposing to demolish the existing (non-historic) garage and build new larger garage with office space/bedroom/bath on the second floor on the east end of the property.

The use variance is required because living space is not permitted over a detached garage. There is a precedent for other carriage houses in this area, so we feel this proposed carriage house is compatible with the surrounding area. There is also an existing two-story single family home directly west of this parcel on the alley and a carriage house two lots west. The owner of the property is proposing to use this space for their own personal use as an office and occasional guest room for family.

Even with the addition of the new carriage house, we are occupying less than 50% of the lot area so the density is compatible with building code and other homes nearby.

The proposed rear yard is similar to other adjacent properties.

There is a large development proposed directly to the north of this parcel. The intention of this new carriage house is also to block the view of this development from the main house and provide some privacy to the owners.

We feel our variance requests are reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The overall investment the owner is making to the property will be an asset to the neighborhood.

The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JULIET BULLOCK
of (1) MAILING ADDRESS 4886 OLENTANGY BLVD COLUMBUS OHIO 43214

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS or ZONING NUMBER 146 E MITHOFF
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) GABRIEL DINIZ DE FARIA
146 E MITHOFF
COLUMBUS OHIO 43206

Check here if listing additional property owners on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

JULIET BULLOCK
614-935-0944

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) MERION VILLAGE/SOUTHSIDE AREA COMMISSION

and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFLIANT *Juliet Bullock*

Sworn to before me and signed in my presence this 23rd day of January, in the year 2023

Emma Graff
(6) SIGNATURE OF NOTARY PUBLIC

10/31/2026 Notary Seal Here
My Commission Expires



EMMA GRAFF
Notary Public, State of Ohio
My Commission Expires 10-31-2026

This Affidavit expires six (6) months after date of notarization.

CV23-007

Danny O'Rourke
Or current occupant
164 Nursery Lane
Columbus Ohio 43206

HV Rentals
or current occupant
215 Grand Avenue
Park Ridge Illinois 60068

Elena Ogle
or current occupant
167 Thurman Ave. Unit 167
Columbus OH 43206

Timothy Brady
or current occupant
169 Thurman Ave
Columbus, Ohio 43206

Shanon and Denise Schug
or current occupant
158 Nursery Lane
Columbus, Ohio 43206

121 Thurman LLC
or current occupant
1086 N 4th St STE 109
Columbus, Ohio 43201

Steffany Fisher
or current occupant
160 Nursery Lane
Columbus, Ohio 43206

JDB Property Holdings LLC
or current occupant
11870 Saylor Road
Pickerington Ohio 43147

Golden Horse Properties
Or current occupant
PO Box 8051
Columbus Ohio 43201

Historical Homes V LLC
Or current occupant
13000 Bevelheimer Rd
Westerville Ohio 43081

G Kent Tr, Vicky Tr Retterer
or current occupant
140 E Mithoff St
Columbus, Ohio 43206

German Village Holdings
LTD
or current occupant
769 S Third St
Columbus, Ohio 43206

Monique Gravois
Or current occupant
847 Hamlet Street
Columbus, Ohio 43215

Kevin Heller
Or current occupant
158 E Mithoff St
Columbus, Ohio 43206

Eric Leist
or current resident
167 E Mithoff St
Columbus, Ohio 43206

Jerry P Shaw
Or current occupant
129 E Mithoff St
Columbus, OH 43026-3504

Ryan Diehl
Or current occupant
152 E Mithoff
Columbus Ohio 43206

Carol Daft
or current resident
161 E Mithoff St
Columbus, Ohio 43206

Mithoff Investments LLC
or current occupant
176 Roger Williams Ave
Highland Park, IL 60035

Andrew Reber/Sarah Clagg
or current occupant
131 E. Mithoff St
Columbus, Ohio 43206

Meaghan Bird
or current occupant
155 E Mithoff St
Columbus Ohio 43206

Sharon Gustafson
Or current occupant
159 E Mithoff St
Columbus Ohio 43206

Sebastian Knowles
130 E Mithoff Street
Columbus Ohio 43206

Lisa Powell
Or current occupant
139 E Mithoff St
Columbus Ohio 43206

Da

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-007

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) GABRIEL DINIZ DE FARIA
of (COMPLETE ADDRESS) 146 E MITHOFF STREET COLUMBUS OHIO 43206
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. <u>Gabriel Diniz de Faria</u> <u>146 E Mithoff St, Columbus, OH</u> <u>43206</u>	2. <u>Jennifer Diniz de Faria</u> <u>146 E Mithoff St</u> <u>Columbus, OH 43206</u>
3.	4.

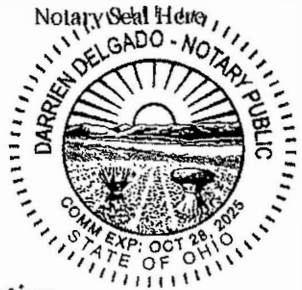
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 21st day of January, in the year 2023


SIGNATURE OF NOTARY PUBLIC

Oct 28th 2025
My Commission Expires



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

Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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

- Recommendation** Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

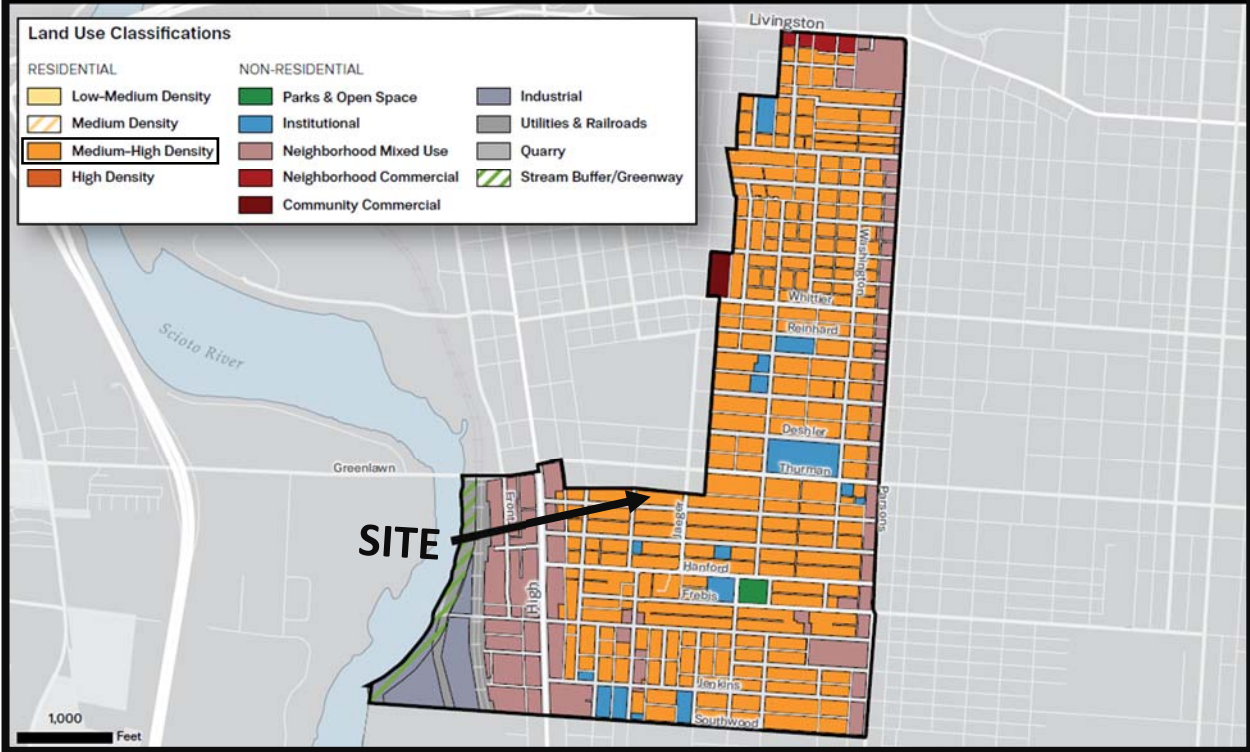
LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin and State of Ohio: Being Lot number 58 of the Mithoff Addition, Columbus Ohio as the same is numbered and delineated upon the recorded plat thereof, of record in plat Book 3, Page 371 Recorder's Office, Franklin County, Ohio.



CV23-007
146 E. Mithoff St.
0.11 Acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV23-007
146 E. Mithoff St.
0.11 Acres



CV23-007
146 E. Mithoff St.
0.11 Acres