

Council Variance Application

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

COUNCIL VARIANCE APPLICATION CHECKLIST

The application package must consist of TWO (2) COMPLETE SETS of all items (except for fees) listed below, one of which must contain the original signed forms.

- The Application Form**
- Statement of Hardship**
- Notarized Affidavit Form and Label Sets** (See instructions on form)
- Notarized Project Disclosure Statement** (See instructions on form)
- Zoning Number** (required only for property that does not already have an existing address):
A Zoning Number can be obtained by contacting OneStopPlans@columbus.gov.
- Legal Description of the Subject Property:**
Current property survey to include acreage of the subject property and all metes and bounds, referencing the centerline intersection of two public streets. If more than one zoning district or multiple sub-areas are requested in this application, separate legal descriptions must be submitted for each district and/or sub-area. All legal descriptions must be submitted as an original on 8-1/2" x 11" paper and in digital format on a storage device or via email to staff in advance of filing (MS Word document left justified, no indentations, in Times New Roman font, size 11).
- Site Plan** (required for CPD, PUD, and Limited zoning districts committing to a plan):
The site plan must be drawn to Engineer's scale and provide applicable information as itemized on the Zoning Review Checklist Form or Site Plan Information Required for 1-2-and-3-unit Form available at www.columbus.gov/bzs. Each page shall be submitted as a 2' x 3' original scale plan, and as an 8-1/2" x 11" reduction included in each set, and in digital format as a TIF or PDF file saved on a storage device or via email to staff in advance of filing.
- Approved Annexation Petition from County:**
A copy of the approved annexation petition is required for properties that are in annexation status at time of application.
- Application Fees (Non-Refundable):**
Checks are to be made payable to: Columbus City Treasurer
 - 1-4 Dwelling Units \$300.00
 - All Other Variances \$1,500.00 per acre for the first acre or fraction thereof, plus \$150.00 for each additional acre or fraction thereof (Maximum Fee: \$7,000.00)
 - Concurrent with Rezoning: \$750.00 per acre for the first acre or fraction thereof, plus \$75.00 for each additional acre or fraction thereof (Maximum Fee: \$3,500.00)

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OFFICE USE ONLY

Application Number: _____ Date Received: _____

Application Accepted by: _____ Fee: _____

Assigned Planner: _____

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 130 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: 010-023936-00

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

Current Zoning District(s): R2-F Acreage: .0299

Area Commission or Civic Association: Merion Village

Proposed Use or reason for request: To build a new carriage house on the rear of the property.

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Juliet Bullock Architects Phone Number: 614-935-0944 Ext.: _____

Address: 1182 Wyandotte Road City/State: Columbus Ohio Zip: 43212

Email Address: bullock.juliet@gmail.com

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

Name: Sebastian and Janette Knowles Phone Number: 614-390-5926 Ext.: _____

Address: 130 E. Mithoff Street City/State: Columbus Ohio Zip: 43206

Email Address: bullock.juliet@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.

130 E MITHOFF
010-023936-00
RESIDENTIAL R2F H-35
COLUMBUS SOUTH SIDE AREA COMMISSION
MERION VILLAGE
LOT AREA – 9144.3 SF
EXISTING HOUSE FOOTPRINT – 1593.2 SF
PROPOSED SINGLE FAMILY HOUSE FOOTPRINT – 1015.7 SF
BUILDING COVER – 2608.9 SF OR 28.53 %
REAR YARD 3038.86 SF OR 33.23 % REQUIRED REARYARD IS 25% PER BLDG FOR A TOTAL OF 50%.
PARKING CALCULATIONS
REQUIRED PARKING 2 /DWELLING UNITS X 2 UNIT = 4 SPACES REQUIRED. 4 SPACES ARE PROVIDED.

PROPOSED VARIANCES

3332.037 R2F RESIDENTIAL DISTRICT: TO ALLOW FOR A SINGLE FAMILY (EXISTING) AND A NEW SINGLE FAMILY HOME ON A SINGLE LOT IN A R2-F DISTRICT.

3332.27 REAR YARD : TO ALLOW A REAR YARD OF 0 SF LIEU OF THE REQUIRED 25% FOR HOME FRONTING THE ALLEY

3332.28 SIDE YARD OBSTRUCTION FOR THE NEW SINGLE FAMILY TO ALLOW FOR THE PARKING SPACES TO THE EAST OF THE PROPOSED RESIDENCE FACING THE ALLEY

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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

4/25/21

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 a two-car garage/carriage house on the east end of the property. This is a larger home, not typical for the neighborhood and is also situated on a double lot.

The use variance is required because a single family and a carriage house are not permitted on a single lot in the R2F district. A fronting variance is required for the carriage house on the alley. There is a precedent for other carriage houses in this area, so we feel this proposed carriage house is compatible the surrounding area. There is also an existing two story single family home directly east of this parcel on the alley. The owner of the property is proposing to use this space for their own personal use as a music practice studio/art studio and has no plans to rent this space.

Even with the addition of the new carriage house, we are occupying less than 50% of the lot area (28.3% is proposed) so the density is compatible with building code and other homes nearby.

The proposed rear yard is similar to other adjacent properties. The location of the parking space next to the garage requires a variance to the side yard, since they are not behind the garage. This allows us to accommodate all the parking on site and maximize green space. The parking space locations we are proposing are also typical of other homes in the area. Even with this addition we have similar rear yards to other homes in the area.

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

APPLICATION #: _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock
of (1) MAILING ADDRESS 1182 Wyandotte Road Columbus Ohio 43212

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) PROPERTY ADDRESS OR ZONING NUMBER 130 E. Mithoff

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Sebastian and Janette Knowles
130 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 Architects
614-935-0944

AREA COMMISSION OR CIVIC GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(5) Merion Village/South Side Area Commission
Curtis Davis
cdavis@team-icsc.com

and that the attached document (6) 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 AFFIANT Juliet A. Bullock

Sworn to before me and signed in my presence this 24 day of April, in the year 2021

(7) SIGNATURE OF NOTARY PUBLIC [Signature]

11/08/2021
My Commission Expires



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

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: _____

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) Sebastian Knowles
of (COMPLETE ADDRESS) 130 E. Mithoff St., Columbus, OH 43206-3505

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)

<p>1. Sebastian Knowles (614-390-5926) 130 E. Mithoff St. Columbus, OH 43206</p>	<p>2. Janette Knowles (614-390-5930) 130 E. Mithoff St. Columbus, OH 43206</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Sebastian Knowles

Sworn to before me and signed in my presence this 22nd day of April, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

01/25/2022
My Commission Expires



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

LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin and State of Ohio: Being Lot number 53 and 53 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.

Standardized Recommendation Form

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(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.

Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Mark Miles, Josh Baldwin
or current occupant
194 Wood Ave S 9th Floor
Iselin NJ, 08830

Maxwell & Robert Evans
or current occupant
112 ½ E Mithoff St
Columbus OH 43206

Lisa Pasko, David Cattee
or current occupant
1169 Jaeger St
Columbus, Ohio 43206

Keith S Knopf
or current occupant
1145 S 4th St
Columbus, Ohio 43206

121 Thurman LLC
or current occupant
217 S Dawson Ave
Columbus, Ohio 43209

147 Thurman LLC
or current occupant
217 S Dawson Ave
Columbus, Ohio 43209

157 Thurman LLC
or current occupant
217 S Dawson Ave
Columbus, Ohio 43209

Kathleen M Lewis
Or current occupant
133 Nursery Lane
Columbus Ohio 43206

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

Gabriel, Jennifer Diniz de
Faria
Or current occupant
146 E Mithoff St
Columbus, Ohio 43206

Benjamin Prow
Or current occupant
109 E Mithoff St
Columbus, Ohio 43206

Thomas M Kerekanich
or current resident
113 E Mithoff St
Columbus, Ohio 43206

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

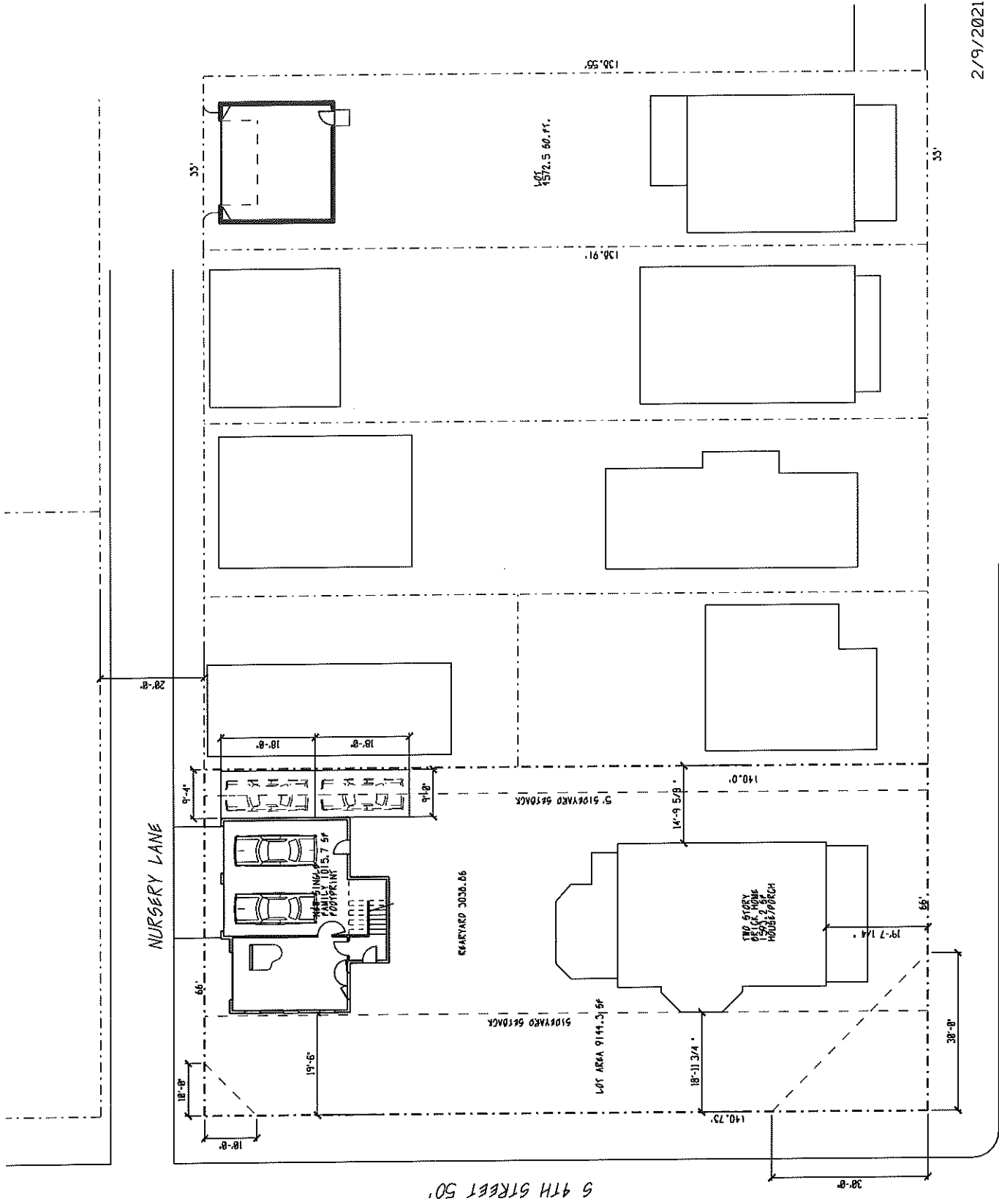
Gregan Properties LLC
Or current occupant
1016 Barclay Dr
Galloway, Ohio 43119

Andrew Reber, Sarah Clagg
or current resident
131 E Mithoff St
Columbus, Ohio 43206

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

Lisa Arledge Powell
or current occupant
131-141 Mithoff St
Columbus, Ohio 43206

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



2/9/2021
 130 E MITHOFF
 COLUMBUS OHIO

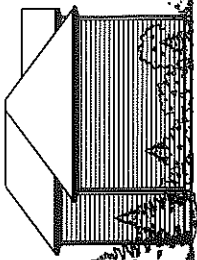


PROPOSED
 SITE PLAN
 SCALE: 1/16" = 1'-0"

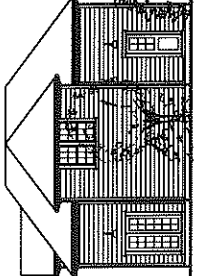
EAST MITHOFF STREET 55'

5 4TH STREET 50'

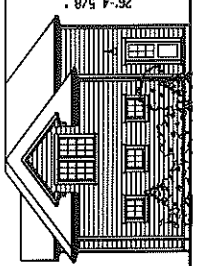
JULIE BULLOCK ARCHITECTS
 116 WYMANOTTE RD
 COLUMBUS OH 43212
 614-559-844



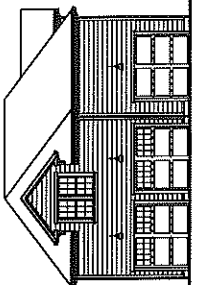
EAST ELEVATION
 SCALE 1/8" = 1'-0"



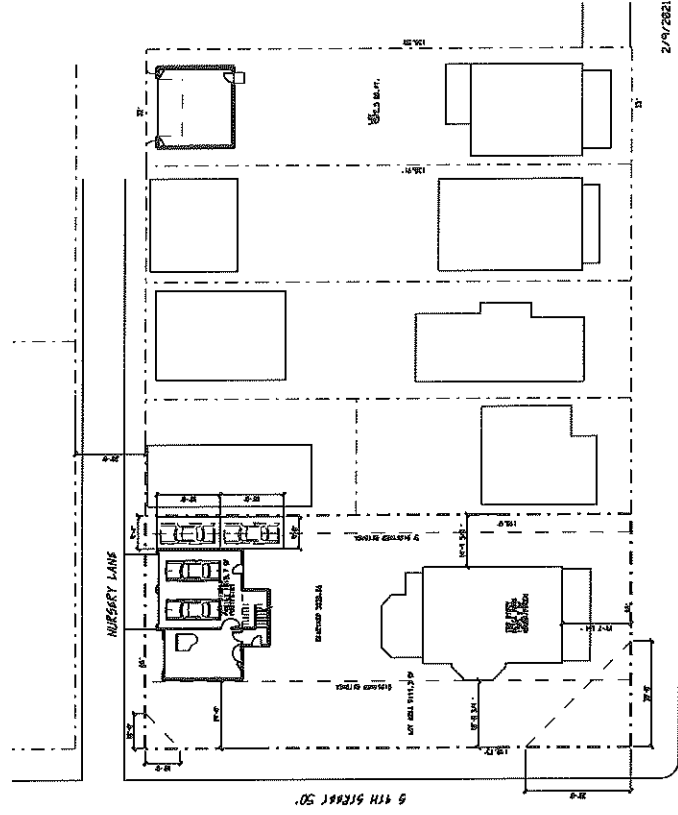
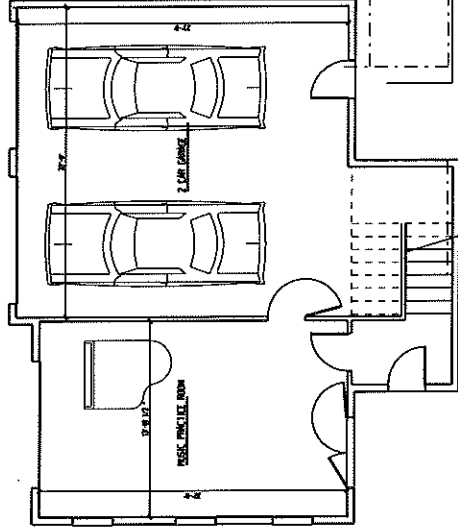
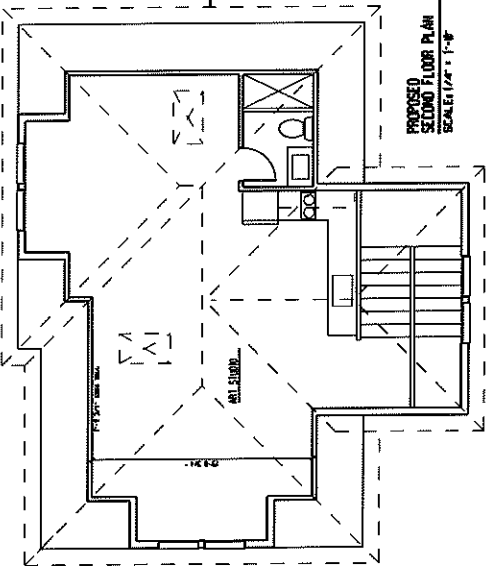
SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



WEST ELEVATION
 SCALE 1/8" = 1'-0"



NORTH ELEVATION
 SCALE 1/8" = 1'-0"



2/9/2021
 JOE MITCHELL
 COLUMBUS OH OH

PROPOSED
 SITE PLAN
 SCALE 1/8" = 1'-0"

EAST MITCHELL STREET 55'

ASBURY
 SITE PLAN
 SCALE 1/8" = 1'-0"

EAST MITCHELL STREET