

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA20-030 Date Received: 3/16/2020
Application Accepted by: Phil B. Bennett Fee: \$300
Commission/Civic: Southside Area Commission
Existing Zoning: R-2F, Residential
Comments: PBBENNETH@COLUMBUS.GOV
614-645-0078

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

Proposed modifications to existing nonconforming detached garage to create personal home office above and variances as required.

LOCATION

Certified Address: 262 East Stewart Avenue City: Columbus, OH Zip: 43206

Parcel Number (only one required): 010-028512-00

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Aaron Fanaff Phone Number: _____ Ext.: _____

Address: 729 Elati Street City/State: Denver, CO Zip: 80204

Email Address: Aaron.fanaff@gmail.com Fax Number: _____

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

Name: MILHOAN ARCHITECTS, LLC Phone Number: 614.596.8514 Ext.: _____

Address: 300 E. LONG ST City/State: COLUMBUS, OH Zip: 43085

Email Address: DMANDRAE@MILHOANARCHITECTS.COM Fax Number: _____

SIGNATURES (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE (Signature)

ATTORNEY / AGENT SIGNATURE (Signature) (REPRESENTATIVE)

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Dustin A. Mondrach (Representative) MILHOAN Architects, LLC
of **(1)** MAILING ADDRESS 300 East Long Street, Columbus, OH 43215

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 ADDRESS CARD FOR PROPERTY 262 East Stewart Avenue, Columbus, OH 43206

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

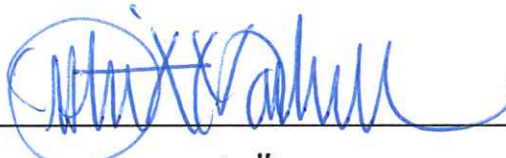
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME **(4)** Aaron Fanaff
AND MAILING ADDRESS 729 Elati Street
Denver, CO 80204

APPLICANT'S NAME AND PHONE # MILHOAN Architects, LLC
(same as listed on front application) 300 East Long Street, Columbus, OH 43215

AREA COMMISSION OR CIVIC GROUP **(5)** SOUTHSIDE -
AREA COMMISSION ZONING CHAIR CURTIS DAVIS (614) 332-3355
OR CONTACT PERSON AND ADDRESS 175 S. 3rd St. ste. 340, Columbus, OH 43215

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

(7) SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 16th day of March, in the year 2020


(7) SIGNATURE OF NOTARY PUBLIC

30 Jan 2025
My Commission Expires

Notary Seal Here



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Applicant

Property Owner

Attorney

Aaron Fanaff
729 Elati Street
Denver, CO 80204

Aaron Fanaff
729 Elati Street
Denver, CO 80204

Milhoan Architects, LLC
300 East Long Street
Columbus, OH 43215

**Surrounding
Property Owners**

Larry Lehring or Current Occupant
1000 Jaeger Street
Columbus, OH 43206

265-267 Siebert Street, LLC
or Current Occupant
265-267 Siebert Street
Columbus, OH 43206

Joseph Vargo, Janna Vargo
283 Siebert Street
Columbus, OH 43206

Jeremy Daugherty
or Current Occupant
1004 Jaeger Street
Columbus, OH 43206

Pamela Edwards
or Current Occupant
266-268 Zimpfer Street
Columbus, OH 43206

Melinda Wright or Current Occupant
284 Zimpfer Street
Columbus, OH 43206

Frances Huebner
or Current Occupant
1000 Jaeger Street
Columbus, OH 43206

Craig Seeman or Current Occupant
267 E. Stewart Ave
Columbus, OH 43206

Dana Moore or Current Occupant
290 Zimpfer Street Rear
Columbus, OH 43206

Philip Barger or Current Occupant
1018 Jaeger Street
Columbus, OH 43206

Trevor Brown, Elizabeth Hayden
or Current Occupant
268 E. Stewart Ave
Columbus, OH 43206

Thomas Grote or Current Occupant
982 Jaeger Street
Columbus, OH 43206

John Kuijper, Edward Liang
or Current Occupant
034 S Jaeger Street
Columbus, OH 43206

Gary Pierzynski, Joy Pierzynski
or Current Occupant
269 E. Stewart Ave
Columbus, OH 43206

Jeffrey Stahler, Jean Stahler
or Current Occupant
986 Jaeger Street
Columbus, OH 43206

Thoma Friedman
or Current Occupant
247 E. Stewart Ave
Columbus, OH 43206

Gordon Hiram, Susan Hiram
or Current Occupant
274 E. Stewart Ave
Columbus, OH 43206

Melinda Sadar or Current Occupant
992 Jaeger Street
Columbus, OH 43206

Elton Wilson, Carl Eckert
or Current Occupant
255 E. Stewart Ave
Columbus, OH 43206

Thomas Dorn, Lois Dorn
or Current Occupant
275 E. Stewart Ave
Columbus, OH 43206

CBI Investments, LLC
or Current Occupant
994 Jaeger Street
Columbus, OH 43206

Kristin Ryan or Current Occupant
258 E. Stewart
Columbus, OH 43206

Randall Corbin, Christina Corbin
or Current Occupant
276 E. Stewart
Columbus, OH 43206

Mark Woods, Sarah Woods
or Current Occupant
259 E. Stewart Ave
Columbus, OH 43206

Amanda Pannu, Navraj Pannu
or Current Occupant
280 E. Stewart
Columbus, OH 43206

Charles Holcomb, Patricia Kiefer
or Current Occupant
263 E. Stewart Ave
Columbus, OH 43206

Wayne Fulton or Current Occupant
278 Zimpfer Street
Columbus, OH 43206

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STATEMENT IN SUPPORT OF VARIANCE(S)

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances:
 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

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 demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

3332.38(G) 15' Garage Height Limitation. Propped New Height = 21'-8"

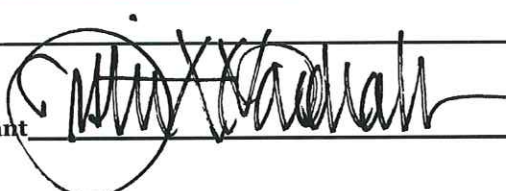
3332.26(E) 3' Sideyard on East Property Line for Accessory Building. Existing garage

Surveyed to be on Property Line. Existing Garage East wall to be adjusted to

8" from East Property Line

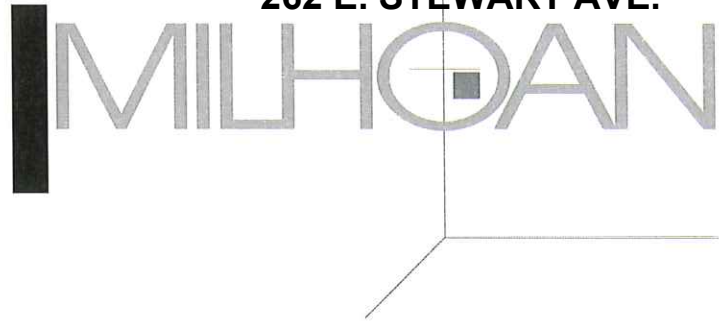
Please see additional clarification on attached supporting statement

Signature of Applicant



Date March 17, 2020

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Sections & Codes to be Varied

Variance #1 3332.38 "Garage Height Limitation"

The proposed garage modification seeks to raise the highest point of the garage beyond the allowable 15'. The new proposed height of the highest point of the garage as defined by Section 3332.38 will be 21'-8".

Variance #2 3332.26 "Required Sideyards"

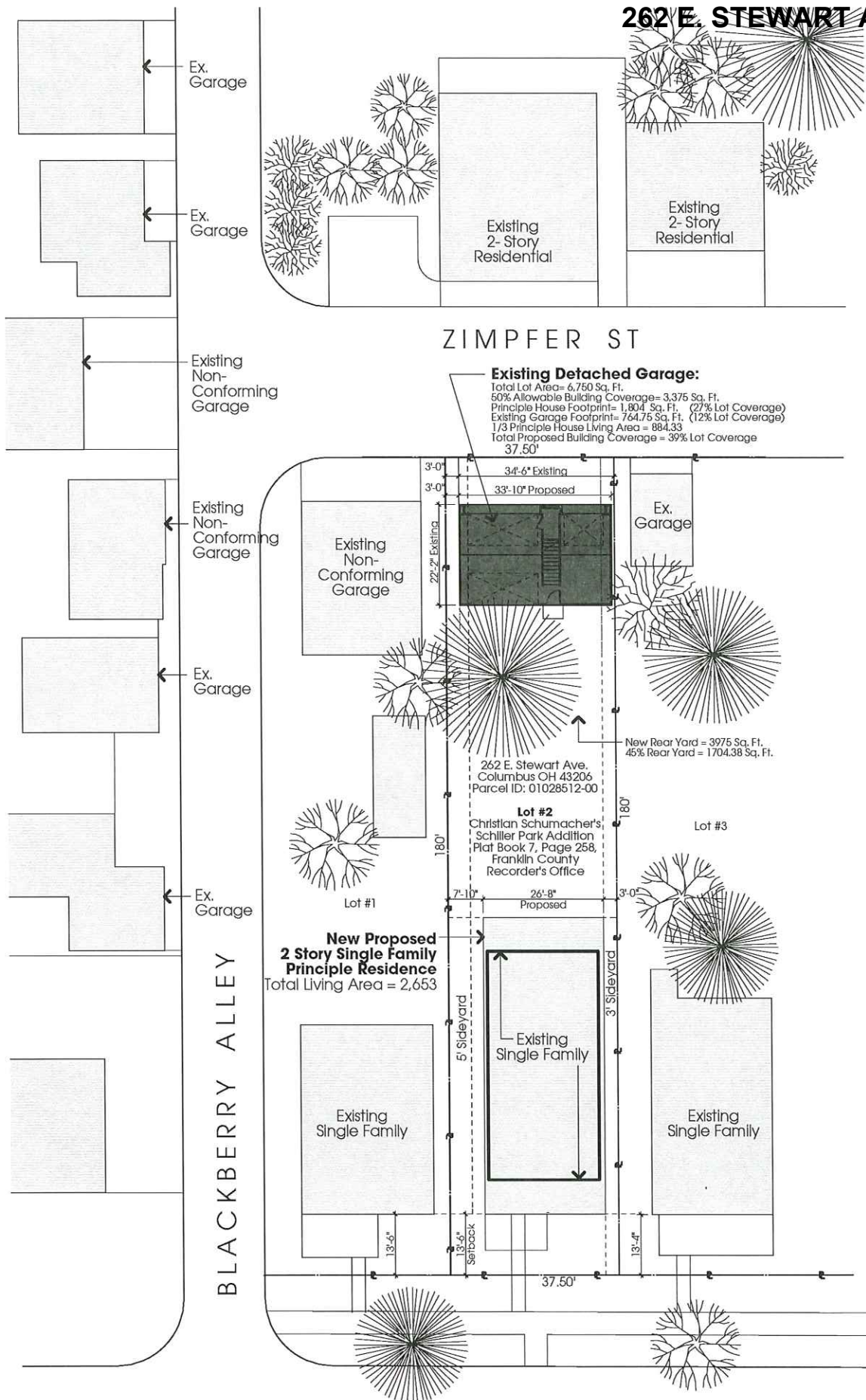
The existing garage is currently a nonconforming structure less than 3' on the East side. The current plan proposes to repair the existing garage and move the new Easternmost wall a minimum of 8" away from the Eastern property line to allow space for roof eaves.

Supporting Statement & Description

The Property Owner and Applicant representing the Owner recognize the spirit and intent of the City of Columbus Zoning Code which seeks to limit inconsistent activities within any zone. Concerns regarding multiple dwelling units, rental units, multiple uses, and commercial activities within single family residential parcels are all shared by the Owner and Applicant. The proposed modifications to the site intend to provide the Owner with specific amenities which reflect the growing trend of working remotely from home as well as an overall visual improvement to the subject property. The proposed variances are requested as a result of the Owner's relocation from Denver. The new proposed finished space over the garage will be used as a personal home office and gym, and is intended to simulate the conventional pattern of leaving the house for the workday. Concerns over other distractions within the principle residence are eliminated by transitioning to the garage during business hours. While this will be used as a personal home office, it does not necessarily match the intent of "Home Occupation" as defined in section 3303.08 which implies (potential) for employees, customers, signage, separate utility metering, and various operations that indicate an occupancy usage other than residential.

1. The proposed modifications will increase value to the subject property and contribute to increased value of the adjacent properties and the area at large.
2. Several variances seek to satisfy an existing nonconforming structure. The height variance is not substantial in light of the surrounding properties and existing examples of detached garages.
3. The essential character of the neighborhood will not be substantially altered as there are several existing examples which also exceed the height limitation. The adjoining property to the West has an existing detached garage of similar height. Additionally, the overall streetscape of Zimpfer Street reveals an equal combination of two story structures. Careful planning has also been exhibited in the design and massing of the proposed modifications to balance the higher portions of the structure toward the adjacent nonconforming garage. Additionally, a first floor plate and first floor roof eaves w/ second floor dormers seek to minimize the impressions of a 2-story structure.
4. The proposed modifications will not adversely affect delivery of government services.
5. The property Owner purchased the property while residing in Denver in an area where detached garages regularly exceed 15' and was not aware of the height restriction.
6. The current principle residence does not have space which could be dedicated for a personal home office. The property Owner could plan for a traditional Den in the new principle residence but such use and experience will not yield the privacy that will be needed to connect to employer headquarters in Denver.
7. The spirit and intent behind the zoning requirement to maintain a consistent architectural fabric in the area would be maintained. The intent to restrict multiple dwelling units on single parcels will also be maintained as this is not a request for rental permission or transient uses. The Owner recognizes the restrictions





ZIMPFER ST

Existing Detached Garage:

Total Lot Area = 6,750 Sq. Ft.
 50% Allowable Building Coverage = 3,375 Sq. Ft.
 Principle House Footprint = 1,804 Sq. Ft. (27% Lot Coverage)
 Existing Garage Footprint = 764.75 Sq. Ft. (12% Lot Coverage)
 1/3 Principle House Living Area = 884.33
 Total Proposed Building Coverage = 39% Lot Coverage
 37.50'

New Rear Yard = 3975 Sq. Ft.
 45% Rear Yard = 1704.38 Sq. Ft.

262 E. Stewart Ave.
 Columbus OH 43206
 Parcel ID: 01028512-00

Lot #2
 Christian Schumacher's,
 Schiller Park Addition,
 Plat Book 7, Page 258,
 Franklin County
 Recorder's Office

**New Proposed
 2 Story Single Family
 Principle Residence**
 Total Living Area = 2,653

BLACKBERRY ALLEY

E STEWART AVE

Site Plan
 Scale: 1/16" = 1'-0"



BZA20-030
262 E. STEWART AVE.



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PROJECT DISCLOSURE STATEMENT

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.


APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dustin A. Mondrach (representative) MILHOAN Architects, LLC
of (COMPLETE ADDRESS) 300 East Long Street, Columbus, OH 43215

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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>AARON FANAFF</u>	<u>729 ELATI STREET, DENVER, CO 80204</u>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 16th day of March, in the year 2020


SIGNATURE OF NOTARY PUBLIC

30 Jan 2025
My Commission Expires

Notary Seal Here

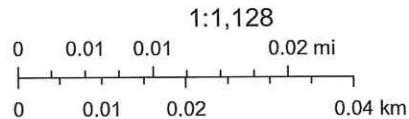


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BZA20-030: 262 E. STEWART AVE.



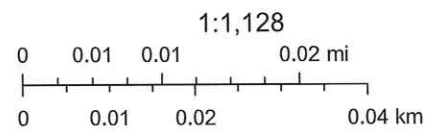
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BZA20-030: 262 E. STEWART AVE. BZA20-030



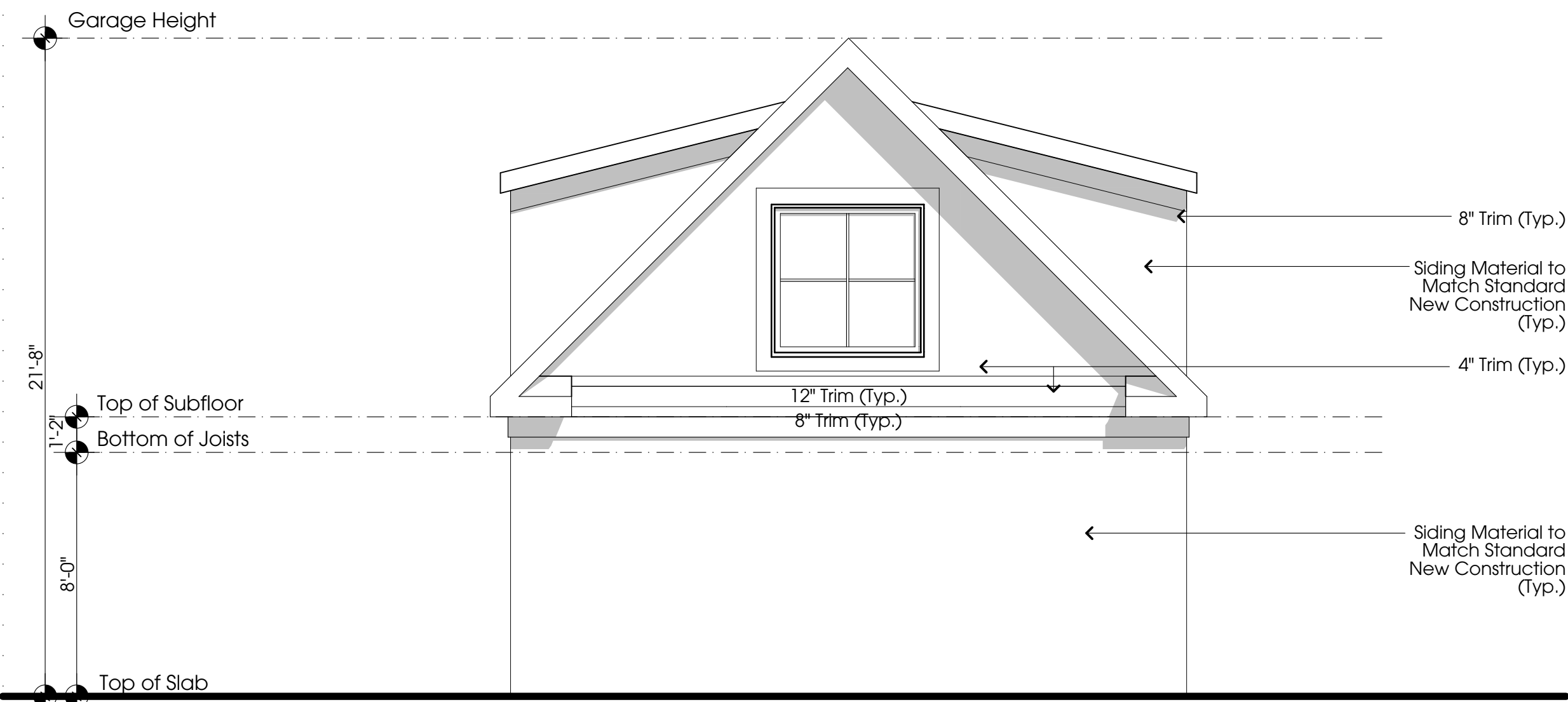
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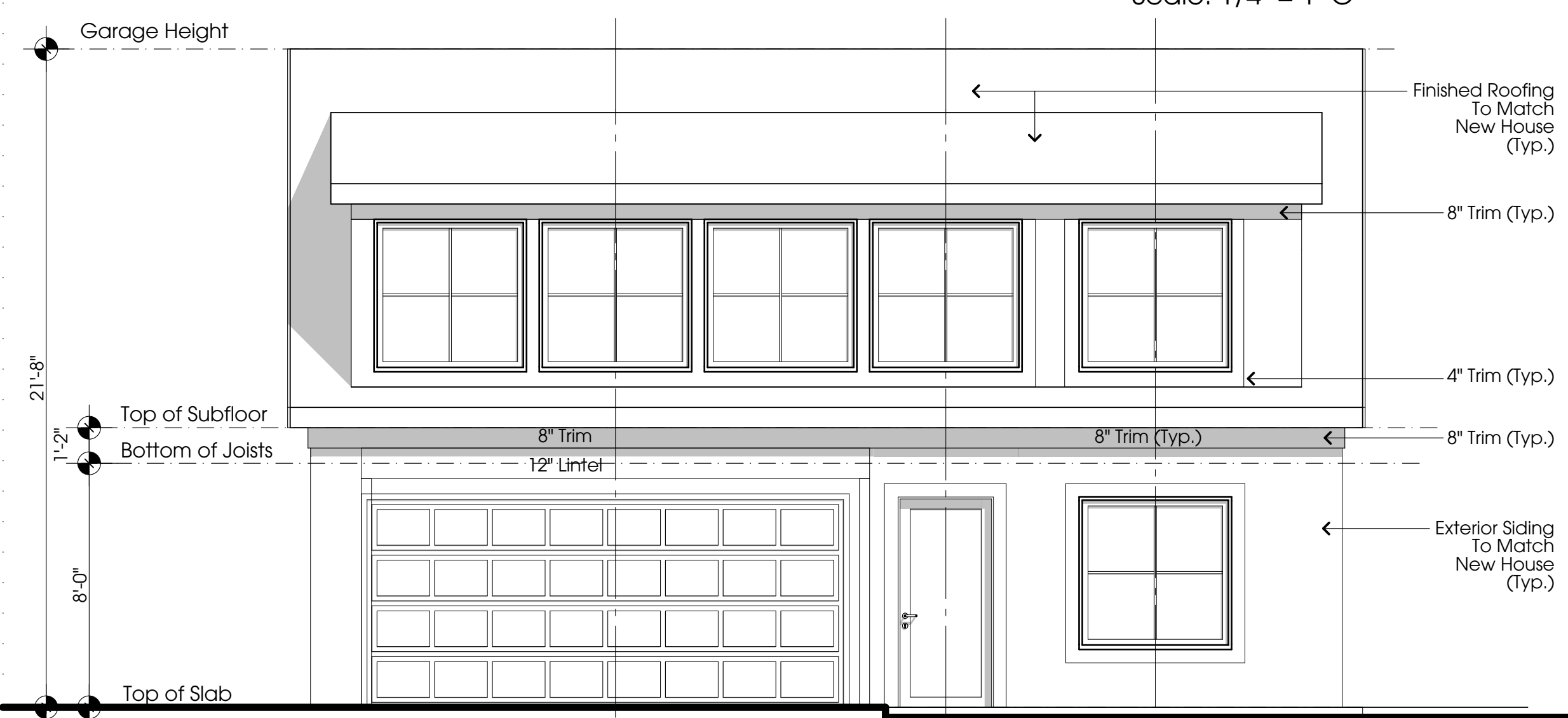
City of Columbus GIS



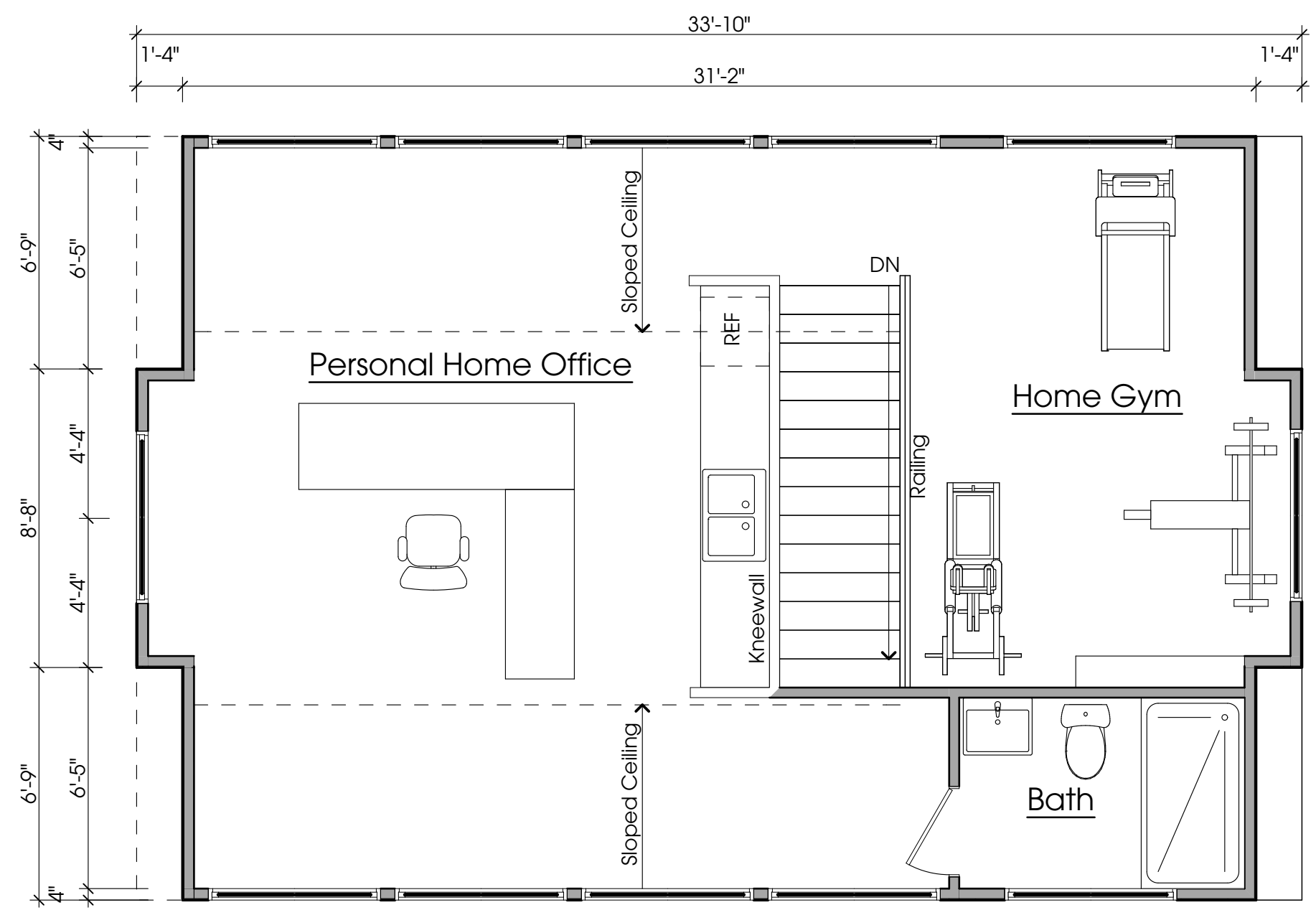
North Elevation
Scale: 1/4" = 1'-0"



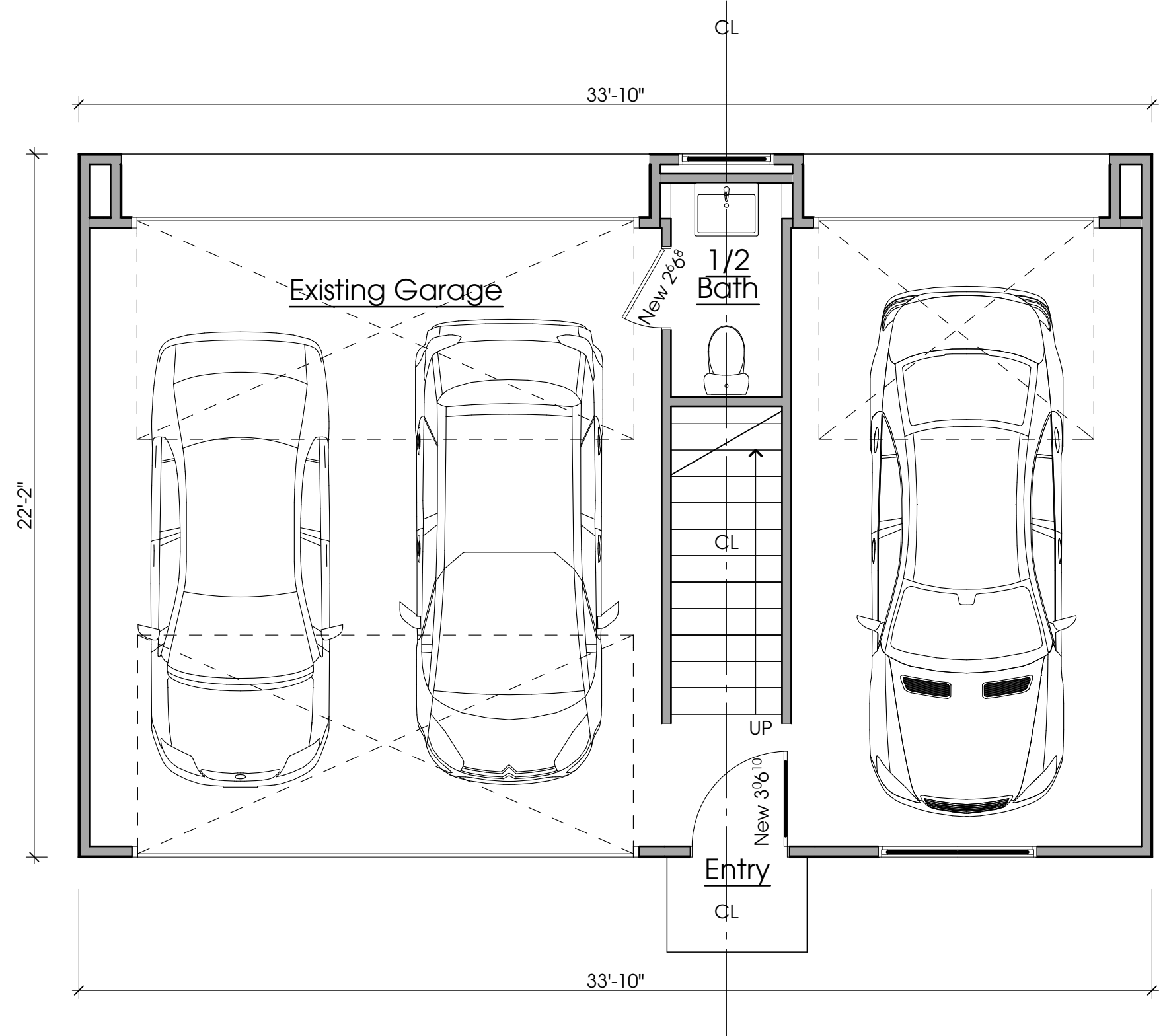
West Elevation
(East Elevation Typical)
Scale: 1/4" = 1'-0"



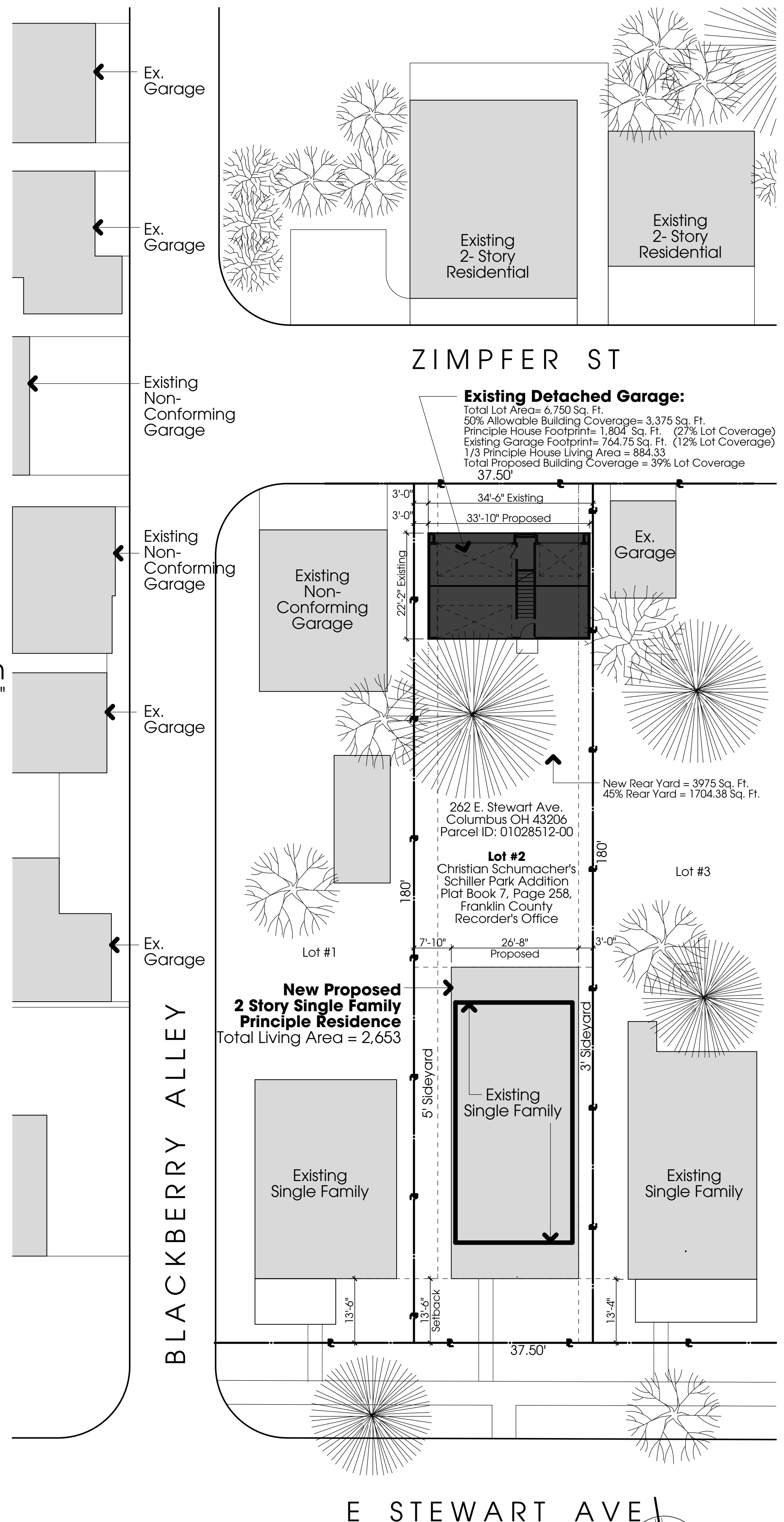
South Elevation
Scale: 1/4" = 1'-0"



Home Office & Gym Plan
Scale: 1/4" = 1'-0"



First Floor Plan
Scale: 1/4" = 1'-0"



Site Plan
Scale: 1/16" = 1'-0"

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Fanaff Residence
New Single Family Residence & Garage Remodel
262 East Stewart Ave, Columbus, OH 43206

MILHOAN architects LLC
Long Street Studio • 300 East Long Street
Columbus, Ohio 43215 • 614-222-5000

DRAWN BY: DAM / AIC / EMY
CHECKED BY: GRM
PROJECT NO.: RNF-01
DATE: 03.12.20
REVISIONS: