

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV23-069 Date Received: 6/27/2023
Application Accepted by: EJ/TD Fee: \$300
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 231-233 Thurman Avenue 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: 010-017070-00

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

Current Zoning District(s): R2F Acreage: 0.126

Neighborhood Group: Columbus Southside Area Commission

Proposed Use or reason for request: Proposed one-unit dwelling on lot that has an existing two-unit dwelling.

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Mark Olson Phone Number: 740-503-0122 Ext.: _____

Address: 529 South Lazelle Street, Unit B City/State: Columbus, Ohio Zip: 43206

Email Address: mark@moad.us

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

Name: Matt and Meghan Terwilliger Phone Number: 614-607-2167 Ext.: _____

Address: 2225 Dorset Road City/State: Columbus, Ohio Zip: 43221

Email Address: heymegtwig@gmail.com


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

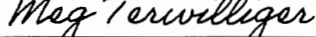
Name: _____ Phone Number: _____ Ext.: _____

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.

Council Variance Application

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):

The construction of the proposed carriage house is not permitted on the property since it already contains a two-unit dwelling (3332.037). The purpose of this new construction is to provide two parking spaces per unit; one interior, secured space and one semi-covered space. In order to recover construction costs, a one-unit dwelling is proposed above the first floor garage. Most adjacent properties will be largely unaffected by this proposed construction: 1) all properties to the north will be unaffected, 2) properties to the west will be largely unaffected, as one contains parking and the other is a residence with very little setback from the property line, 3) the properties to the south and east will be buffered by one existing mature tree on each property, but the east property will experience reduced afternoon sun exposure. Overall the project will generate reasonable housing densification and secure parking for the residents.

A list of variances is attached at the end of this document.

Signature of Applicant



Date 1/27/2023

June 27, 2023

Attachment to Council Variance Application

Below is a list of variances for the proposed carriage house at 231-233 Thurman Avenue:

- **3332.037** - Request to construct a new carriage house on a lot with an existing 2-unit dwelling.
- **3332.14** - Request to allow construction of a new 1-unit dwelling on a lot with an existing 2-unit dwelling on a lot that is less than 6,000sf. According to 3332.18C, only 5,043sf count towards the lot area requirement.
- **3332.05A4** - Request to construct a building on a lot that is 41' wide, which is narrower than the required 50'.
- **3332.19** - Request to allow the proposed carriage house to front Blackberry Alley instead of a public street.
- **3332.27** - Request to allow a 0% rear yard for the proposed carriage house.
- **3332.28** - Request to allow the proposed parking pad for the carriage house to be installed in the minimum side yard.
- **3332.25** - Request to allow a 16' maneuvering clearance for the proposed parking spaces instead of the required 20'.
- **3332.26C2** - Request to allow a 4' minimum side yard instead of the required 5'.

Council Variance Application

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Mark Olson
of **(1)** MAILING ADDRESS 529 South Lazelle Street, Unit B

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 231-233 Thurman Avenue

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) Meghan and Matt Terwilliger
2225 Dorset Road
Columbus, Ohio 43221

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

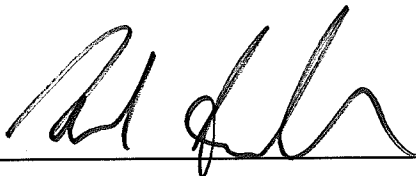
APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Mark Olson
740.503.0122

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Columbus Southside Area Commission
Kathy Green / Carly Maggio
kathrynfgreen@gmail.com / carlymaggio@gmail.com

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 AFFIANT 

Sworn to before me and signed in my presence this 28 day of June, in the year 2023


(6) SIGNATURE OF NOTARY PUBLIC

12-15-24
My Commission Expires

Notary Seal Here



Kelly Adams
Notary Public, State of Ohio
My Commission Expires 12-15-24

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

ROSE RICHARD C and RANJIT
KUMMI/ or current occupant
234 NURSERY LN
COLUMBUS, OH 43206

CARRICK PAUL F/ or current
occupant
252 THURMAN AVE # 254
COLUMBUS, OH 43206

SCHMITT ELIZABETH and SCHMITT
IAN/ or current occupant
228 MITHOFF STREET
COLUMBUS, OH 43206

HISTORICAL HOMES V LLC
12988 BEVELHEIMER RD
WESTERVILLE, OH 43081

STUDER TRACY L/ or current
occupant
216 E MITHOFF ST
COLUMBUS, OH 43206

BENNETT CORY E/ or current
occupant
239 THURMAN AVE
COLUMBUS, OH 43206

ROOD DAVID L and ROOD VIRGINIA
D/ or current occupant
232 E MITHOFF ST
COLUMBUS, OH 43206

THURMAN PARTNERS LLC
1086 N 4TH ST STE 109
COLUMBUS, OH 43201-3684

ELM AVENUE RENTALS LLC
2824 ELM AVE
COLUMBUS, OH 43209

Mark Olson
529 S. Lazelle Rd. Unit B
Columbus, OH 43206

LCLP PROPERTIES LLC
211 THURMAN AVE
COLUMBUS, OH 43206

MILLER DONALD L TOD/ or current
occupant
5820 SULLIVANT AVE UNIT 424
GALLOWAY, OH 43119-7519

DAVIS TREVOR/ or current occupant
227 THURMAN AVE
COLUMBUS, OH 43206

KMAN PROPERTIES LLC
2831 E MAIN ST
COLUMBUS, OH 43209

KAVANAGH KAITLIN and MILLS
CONNOR/ or current occupant
220 E MITHOFF ST
COLUMBUS, OH 43206

KOTSI TELESILLA and KOUDORO
SERGE/ or current occupant
253 THURMAN AVE
COLUMBUS, OH 43206

UDZIELAK GREGORY and
HEILINGOETTER ASHLEY/ or current
occupant
236 E MITHOFF ST
COLUMBUS, OH 43206
WESTWICK PROPERTIES LLC
5999 HARBOUR TOWN CIRCLE
WESTERVILLE, OH 43082

JOHNSTON DAVID M and BUUCK
CHRISTIANE E/ or current occupant
1156 JAEGER ST
COLUMBUS, OH 43206

Matt & Meghan Terwilliger
2225 Dorset Road
Columbus, OH 43221

WOODS GARY F and WOODS NANCY
S/ or current occupant
248 THURMAN AVE
COLUMBUS, OH 43206

SCHUBERT CHRISTOPHER T/ or
current occupant
223 NURSERY LN
COLUMBUS, OH 43206

GOLDEN LION INVESTMENTS LLC
14 S HIGH ST
NEW ALBANY, OH 43054

CURRAN SUSANNE/ or current
occupant
210 E MITHOFF ST
COLUMBUS, OH 43206

KONZE EHA and KONZE HILJA/ or
current occupant
1321 WESTPHAL AVE
COLUMBUS, OH 43227

DAY TIMOTHY MICHAEL and PASCOE
JAY EDWARD/ or current occupant
242 THURMAN AVE
COLUMBUS, OH 43206

HARPSTER FARMS INC
2230 FOREST HILL DR
ONTARIO, OH 44903-8595

DURTHALER DOUGLAS H and
DURTHALER DALE J/ or current
occupant
238 THURMAN AVE
COLUMBUS, OH 43206
DORNBUSCH STEVEN C/ or current
occupant
2787 EASTCLEFT DR
COLUMBUS, OH 43221

Columbus Southside A.C.
Kathy Green
458 E. Whittier St.
Columbus, OH 43206

Council Variance Application

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

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) Mark Olson
of (COMPLETE ADDRESS) 529 South Lazelle Street, Unit B, 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)

<p>1. Meghan and Matt Terwilliger 2225 Dorset Road, Columbus, Ohio 43221</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 28 day of June, in the year 2023


SIGNATURE OF NOTARY PUBLIC

12-15-24 Notary Seal Here
My Commission Expires



Kelly Adams
Notary Public, State of Ohio
My Commission Expires 12-15-24

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

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being 133.95 feet off of the north end of Lot Number Thirty-Seven (37) of DESHLER, THURMAN AND BENNETT'S SUBDIVISION of Outlot Numbers Eighteen (18) to Twenty-Eight (28), both inclusive, of Deshler and Thurman's addition to the City of Columbus, Ohio, as shown on the plat of said subdivision, recorded in Plat Book 3, Page 292, Recorder's Office, Franklin County, Ohio.

Parcel ID: 010-017070

Property Address: 231-233 Thurman Ave., Columbus, OH 43206

231 AND 233 THURMAN AVENUE

PROJECT CRITERIA

LOCATION: 231 & 233 THURMAN AVENUE
COLUMBUS, OHIO 43206

PROJECT TYPE: NEW CONSTRUCTION

USE GROUP: R-2

CONSTRUCTION TYPE: VB

BUILDING AREA: 816 SQUARE FEET (INCLUDING DECK)

BUILDING HEIGHT: 26'-0"

SITE AREA: 0.126 ACRES

PARCEL ID: 010-017070-00

BUILDING CODE: RESIDENTIAL CODE OF OHIO 2019

OWNER: MATTHEW AND MEGHAN TERWILLIGER
231 THURMAN AVENUE
COLUMBUS, OHIO 43206
614.607.2167

ARCHITECT: MID-OHIO ARCHITECTURE AND DESIGN
529 SOUTH LAZELLE STREET, UNIT B
COLUMBUS, OHIO 43206
740.503.0122

ZONING DATA - 1

ZONING DISTRICT: R2F

BUILDING LOT COVERAGE: 2,330 / 5,043 = 46% < 50%

REAR YARD PERCENTAGE: 153 / 5,043 = 3% > 25%

SIDE YARD PERCENTAGE: 16 / 41 = 39% > 20%

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE REQUIREMENT OF MUNICIPAL, LOCAL, OR FEDERAL AND STATE LAWS, AS ANY OTHER GOVERNING AGENCIES HAVING JURISDICTION WHETHER OR NOT SPECIFIED ON THE DRAWINGS

VERIFY ALL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK

MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON SITE

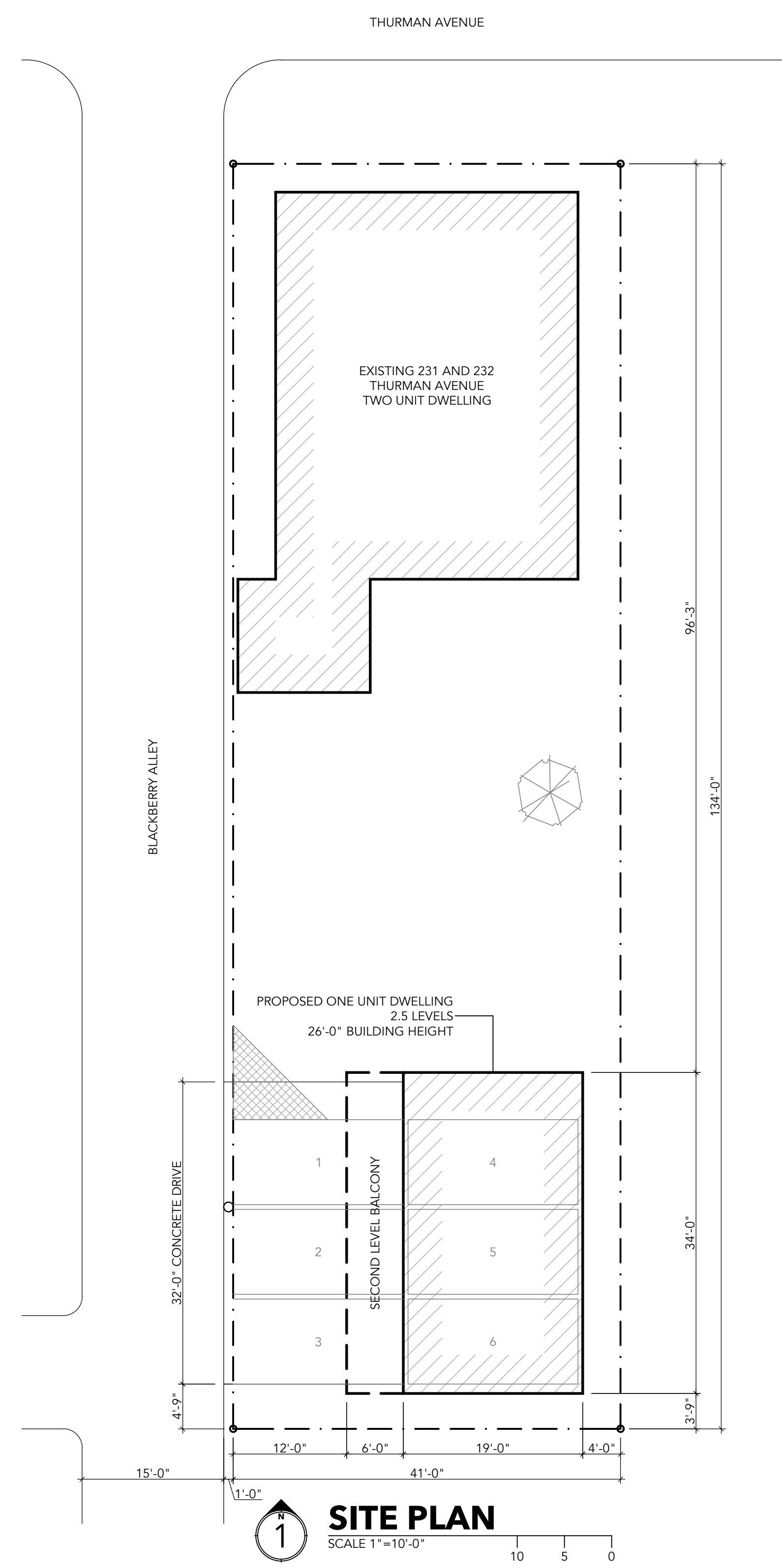
DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION

DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CONCRETE, OR TO CENTERLINE OF STRUCTURAL GRID, UNLESS NOTED OTHERWISE

ERECT AND MAINTAIN, AS REQUIRED BY EXISTING FIELD CONDITIONS THROUGH THE ENTIRE PROGRESS OF THE WORK, ALL SAFEGUARDS AND BARRICADES FOR SAFETY INCLUDING POSTING WARNING SIGNS, ENFORCING SAFETY REGULATIONS, AND PROTECTION OF PROPERTY

CHECK ALL CEILING HEIGHTS AND POSSIBLE CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCTWORK AND ALL OTHER CONSTRAINTS TO ASSURE THE LOCATION OF THE LIGHT FIXTURES AS SHOWN ON THE LIGHTING PLAN, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK

PRIOR TO CLOSING OF ANY CEILING OR WALLS, ALL MECHANICAL SYSTEMS SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION TO ENSURE THEIR PROPER INSTALLATION AND FUNCTION



STAMP

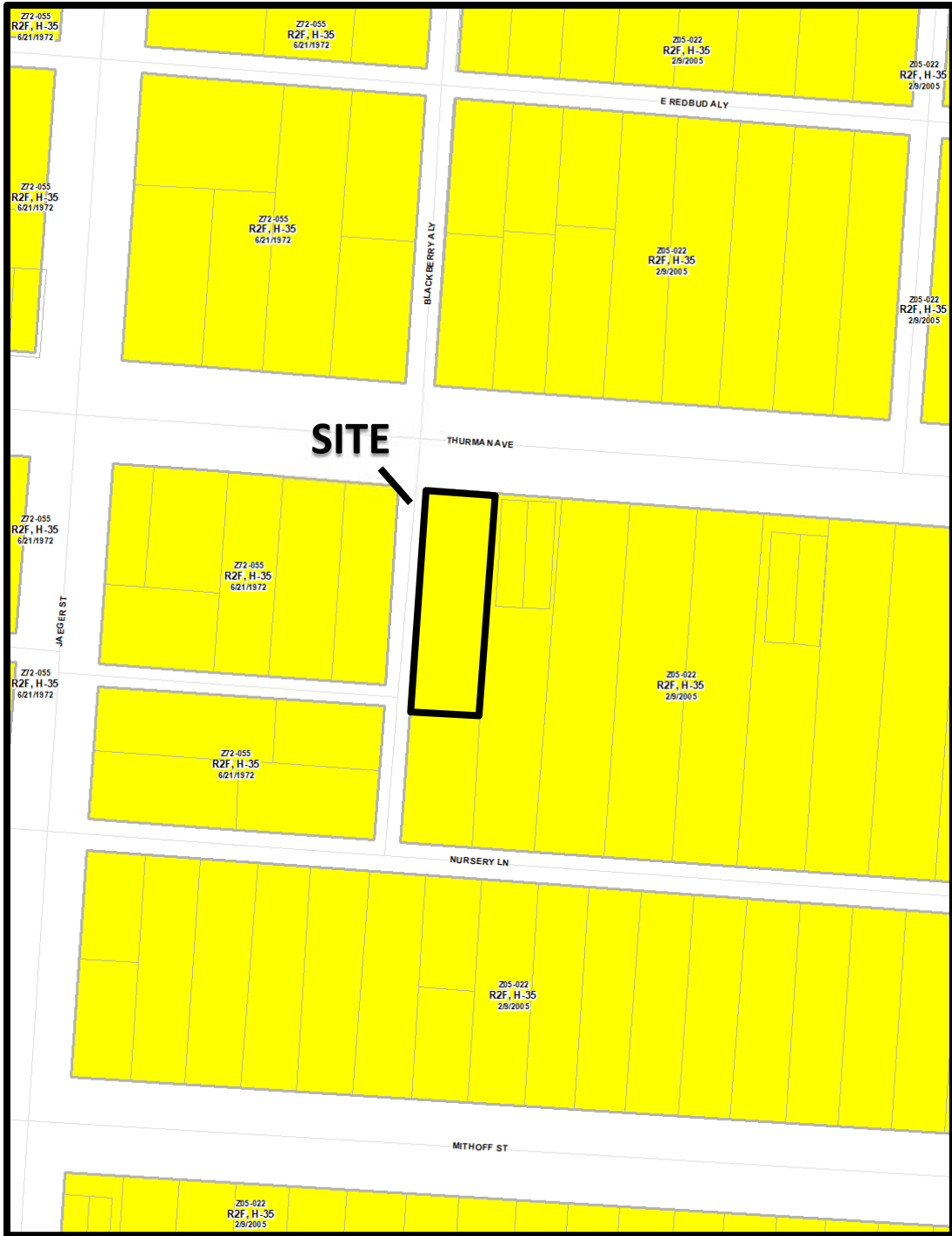
SHEET # 1

SHEET TITLE SET + DATE

PRELIMINARY
JUNE 19, 2023

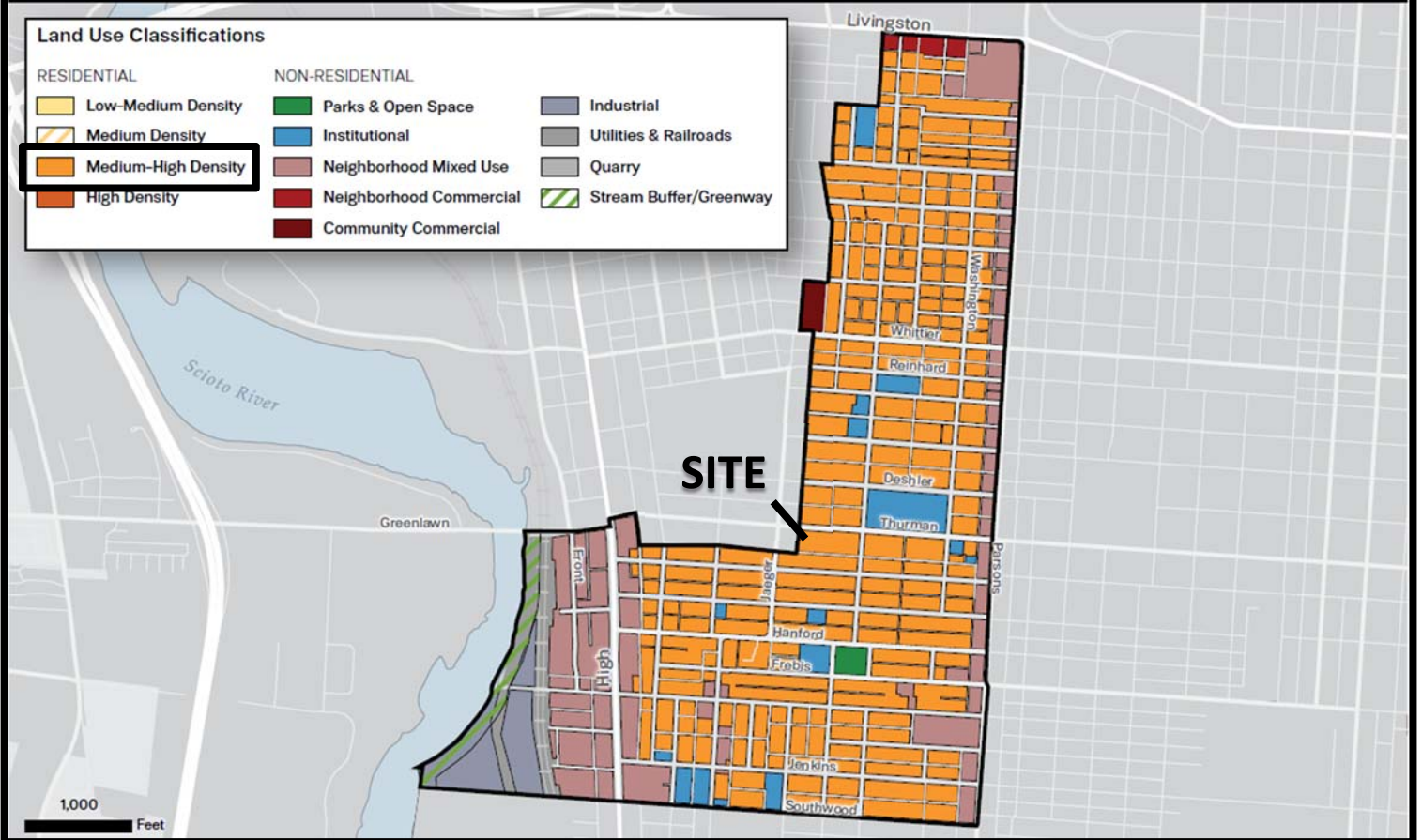
COVER SHEET

G001



CV23-069
231-233 Thurman Avenue
Approximately 0.13 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV23-069
231-233 Thurman Avenue
Approximately 0.13 acres



CV23-069
231-233 Thurman Avenue
Approximately 0.13 acres