

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: CV23-116 Date Received: 9/25/2023
Application Accepted by: BC Fee: \$300
Assigned Planner: Brandon Carpenter; bmcarpenter@columbus.gov; 614-645-1574

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 308 310 E Deshler Avenue, Columbus OH 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: 010-003354-00

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

Current Zoning District(s): R2F Acreage: 0.15

Neighborhood Group: SOUTHSIDE AREA COMMISSION / MERION VILLAGE ASSOCIATION

Proposed Use or reason for request: To construct a detached carriage house in an R2F Zoning District

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Joshua Tomey Phone Number: 262.689.9552 Ext.: _____

Address: 1286 E Fulton Street City/State: Columbus OH Zip: 43205

Email Address: joshtomey@sidestreetstudiollc.com

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

Name: Teresa & Jeff Jump Phone Number: 432.902.4773 Ext.: _____

Address: 515 Kyle Ave. City/State: Lookout Mountain, TN Zip: 37350

Email Address: terryjump1@gmail.com

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE Joshua Tomey

PROPERTY OWNER SIGNATURE Teresa & Jeff Jump

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

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):

Signature of Applicant _____



Date _____

Statement of Hardship

The Jump Family is seeking approval to construct a carriage house behind their home. There is currently no garage on the property, with the owner and their tenant parking in gravel along the alleyway. The proposed carriage house would retain the rear parking in the form of the 3-car garage.

The variances that are sought for this project are required due to the carriage homes existing as a non-addressed entity in the Columbus Zoning code. A carriage house is not allowed by right in any zoning district.

We believe that by allowing this construction, the project will not infringe on the life safety or welfare of neighboring properties or their owners. The project will be able to be constructed without seeking variances for its side yard conditions, ensuring suitable breathing room for neighbors.

We believe that the scale of the structure is compatible with similar carriage houses in the neighborhood and is of a lesser scale than the primary duplex home.

Legal Description

308-310 DESHLER AVE
SIEBERTS CITY PARK
LOT 47

List of Variances – 308-310 E Deshler Avenue

308-310 E Deshler Avenue
Residential R2F Zoning
South Side Area Commission
Parcel ID 010-003354-00
6,800 sf Lot Area / 0.15 Acres

Existing Duplex Home
3,968 sf Total

Proposed Detached Carriage House
942 sf (Ground Floor, 3-Car Garage) - Unfinished
942 sf (2nd Floor, 1 Bd Carriage House Unit) – Finished
1884 sf Total

Lot Coverage = 1600 sf [Primary Duplex] + 942 sf [Proposed Carriage House] = 2,542 sf
Total Lot Size = 6800 sf
Percentage of Coverage = 37.3% of Lot Area

Proposed Variances

3332.035 R-3: TO ALLOW FOR A DUPLEX RESIDENCE AND A CARRIAGE HOUSE ON A SINGLE LOT IN A R2F DISTRICT.

3332.19 FRONT – TO ALLOW FOR A CARRIAGE HOUSE TO FRONT UPON A NAMED STREET (BIEHL ALLEY) THAT FUNCTIONS AS AN ALLEYWAY.

3312.49 PARKING – TO ALLOW FOR THREE PARKING SPACES IN AN ENCLOSED GARAGE WHERE SIX IS REQUIRED FOR THREE UNITS.

3332.05 A4 – TO REDUCE THE REQUIRED LOT WIDTH FROM 50 FT TO 40 FT

3332.14 – TO ALLOW FOR LESS THAN 3,000 SF OF LOT AREA PER DWELLING UNIT.

3332.25 – TO REDUCE THE MAXIMUM SIDE YARD OF 20% OF THE LOTS WIDTH FROM 8 FEET DOWN TO 6 FEET (15%).

3332.27 – TO ALLOW FOR A REAR YARD OF 22% FOR THE PRIMARY DUPLEX AND A REAR YARD OF 12% FOR THE CARRIAGE HOUSE WHERE 25% IS REQUIRED.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Joshua J Tomey
of (1) MAILING ADDRESS 1286 E Fulton Street, Columbus OH 43205

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 308 310 E Deshler 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

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) Teresa and Jeff Jump
515 Kyle Avenue, Lookout Mountain TN 37350

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

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

Joshua Tomey
262.689.9552

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) SOUTHSIDE AREA COMMISSION / MERION VILLAGE AS
Carly Maggio / Kathy Green
carly@410-studio.com / Kathrynfgreen@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 Joshua J Tomey

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

(6) SIGNATURE OF NOTARY PUBLIC Kelly Knightlinger

9-26-2027
My Commission Expires

Notary Seal Here



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

APPLICANT

PROPERTY OWNER

AGENT

Joshua J Tomey
1282 E Fulton Street
Columbus, OH 43205

Teresa and Jeff Jump
308 310 E Deshler
Columbus OH 43206

CV23-116

AREA COMMISSION

Kathy Green
458 E. Whittier St.
Columbus, OH 43206

Carly Maggio
518 E. Columbus St.
Columbus, OH 43206

Mark H & Cynthia A Greiner
Or Current Occupant
326 E Deshler Ave
Columbus OH 43206

Jane Sanders
Or Current Occupant
304 E Deshler Ave
Columbus OH 43206

Daley Stewart LLC
765 Parsons Ave
Columbus OH 43206

Mark Aaron Simpson
Or Current Occupant
315 E Stewart Ave
Columbus OH 43206

Trent Heer
Or Current Occupant
294 E Deshler Ave
Columbus OH 43206

William & Darnell Heywood
Or Current Occupant
298 E Deshler Ave
Columbus OH 43206

Christine M Plank
Or Current Occupant
307 Stewart Ave
Columbus OH 43206

Judith Politi
Or Current Occupant
1077 Bruck Street
Columbus OH 43206

Thomas Calhoon
Or Current Occupant
3535 Fishinger Blvd Suite 100
Hillard OH 43206

Robert & Lori Kastan
Or Current Occupant
319 E Stewart Ave
Columbus OH 43206

Samuel Young & Lydia Wright
Or Current Occupant
449 Reinhard Ave
Columbus OH 43206

Justin McDonald & Macy Drinkhouse
Or Current Occupant
290 E Deshler Ave
Columbus OH 43206

333 Stewart LLC
333 E Stewart Ave
Columbus OH 43206

Abraham Alexander
Or Current Occupant
311 E Deshler Ave
Columbus OH 43206

Judith A. Hessenauer
Or Current Occupant
7814 Wicklow Court
Dublin OH 43017

Cliff & Leah Wolosiansky
Or Current Occupant
309 E Deshler Ave
Columbus, OH 43206

CV23-116

Gary & Mary Wilkinson
Or Current Occupant
303 E Stewart Ave
Columbus OH 43206

303-305 East Deshler Ave LLC
297 E Deshler Ave
Columbus OH 43206

Gina Nicole Moody
Or Current Occupant
337 E Stewart Ave
Columbus OH 43206

Brent C. August
Or Current Occupant
305 E Deshler Ave
Columbus OH 43206

Stephen Streng & Cheri Mason
Or Current Occupant
299 E Stewart Ave
Columbus OH 43206

Barrett NB LLC
250 Civic Center Dr, Ste 500
Columbus OH 43215

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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) Joshua Tomey
of (COMPLETE ADDRESS) 1286 E Fulton Street, Columbus OH 43205
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. Teresa & Jeff Jump 515 Kyle Avenue., Lookout Mountain TN 37350</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Joshua Tomey

Sworn to before me and signed in my presence this 25 day of September, in the year 2023

Kelley Kestler
SIGNATURE OF NOTARY PUBLIC

9-26-2027
My Commission Expires

Notary Seal Here



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

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, and in the City of Columbus: Being Lot Number Forty-Seven [47] of Christian and Louis Siebert's City Park Subdivision of Out-Lots 2, 3, 12, 13, 14, and in Lots 114 and 115 of Deshlers and Thurman's Addition to the City of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 04 Page 288, Recorder's Office, Franklin County, Ohio.

Zoning Map – Columbus



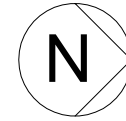
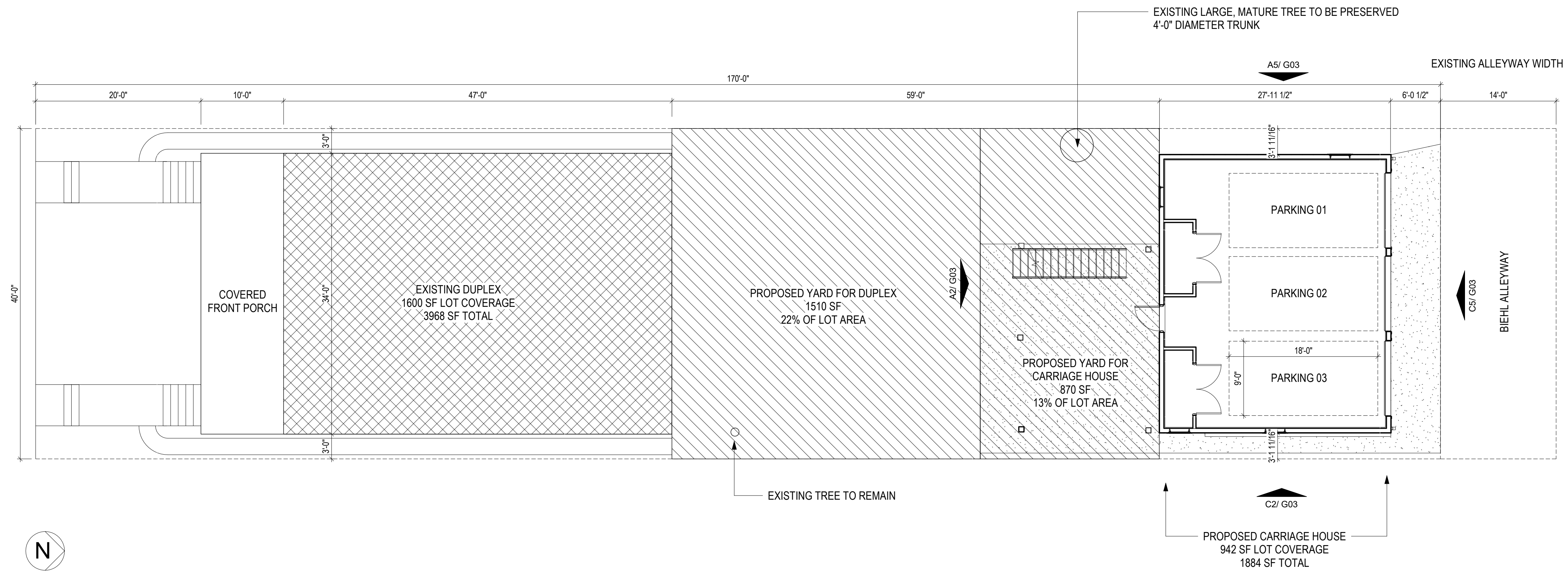
308-310 E DESHLER AVENUE
 RESIDENTIAL R2F ZONING
 SOUTH SIDE AREA COMMISSION
 PARCEL ID 010-003354-00
 6,800 SF LOT AREA / 0.15 ACRES

EXISTING DUPLEX HOME
 3,968 SF TOTAL

PROPOSED DETACHED CARRIAGE HOUSE
 942 SF (GROUND FLOOR, 3-CAR GARAGE) - UNFINISHED
 942 SF (2ND FLOOR, 1 BD CARRIAGE HOUSE UNIT) - FINISHED
 1884 SF TOTAL

LOT COVERAGE = 1600 SF [PRIMARY DUPLEX] + 942 SF [PROPOSED CARRIAGE HOUSE] = 2,542 SF
 TOTAL LOT SIZE = 6800 SF
 PERCENTAGE OF COVERAGE = 37.3% OF LOT AREA

DESHLER AVE



CONSULTANTS

308-310 E DESHLER AVE

THE JUMP FAMILY

CARRIAGE HOUSE - NEW CONSTRUCTION



SUBMITTED: 09.23.2023

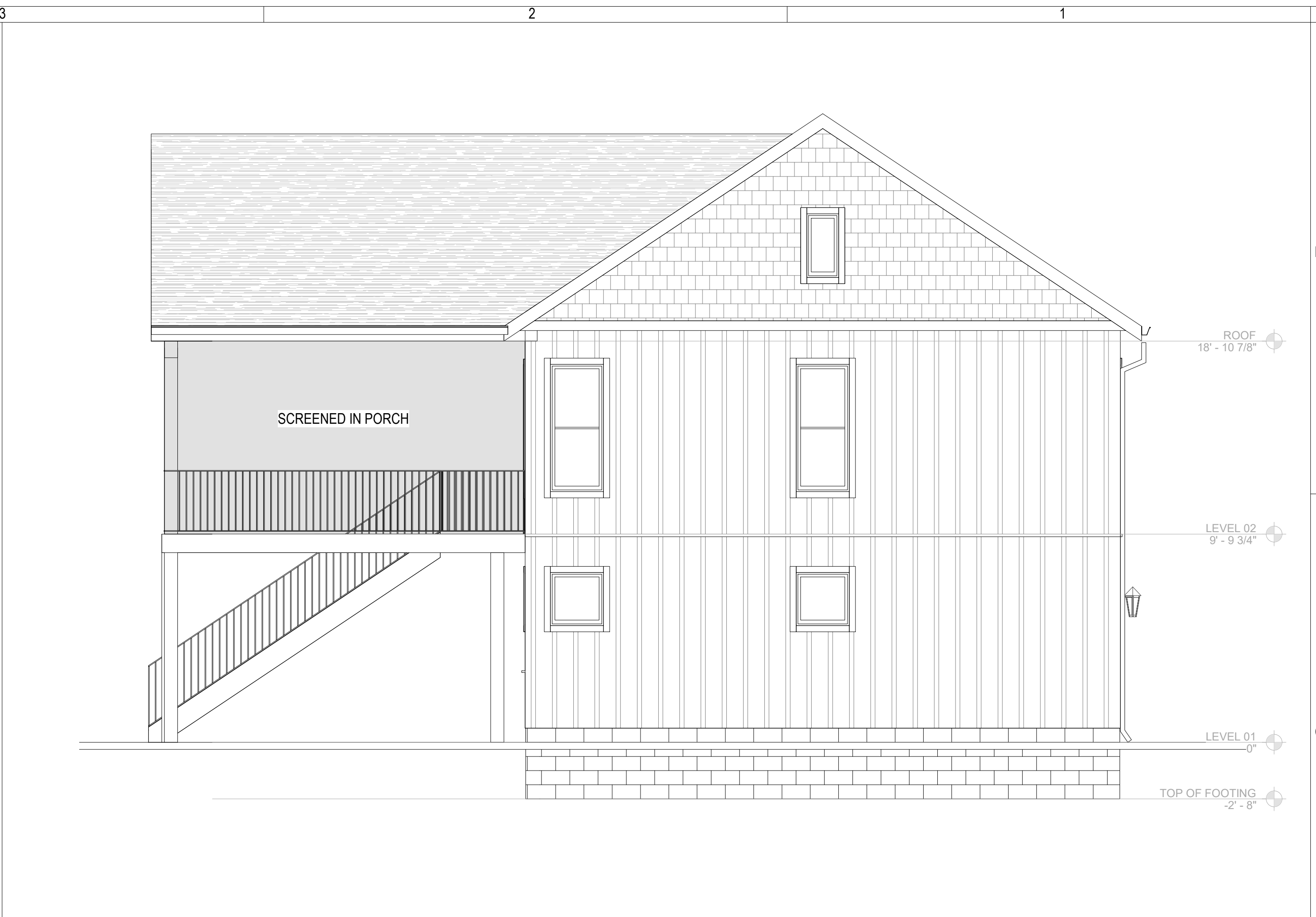
A001

ARCHITECTURAL SITE PLAN

A5 SITE PLAN

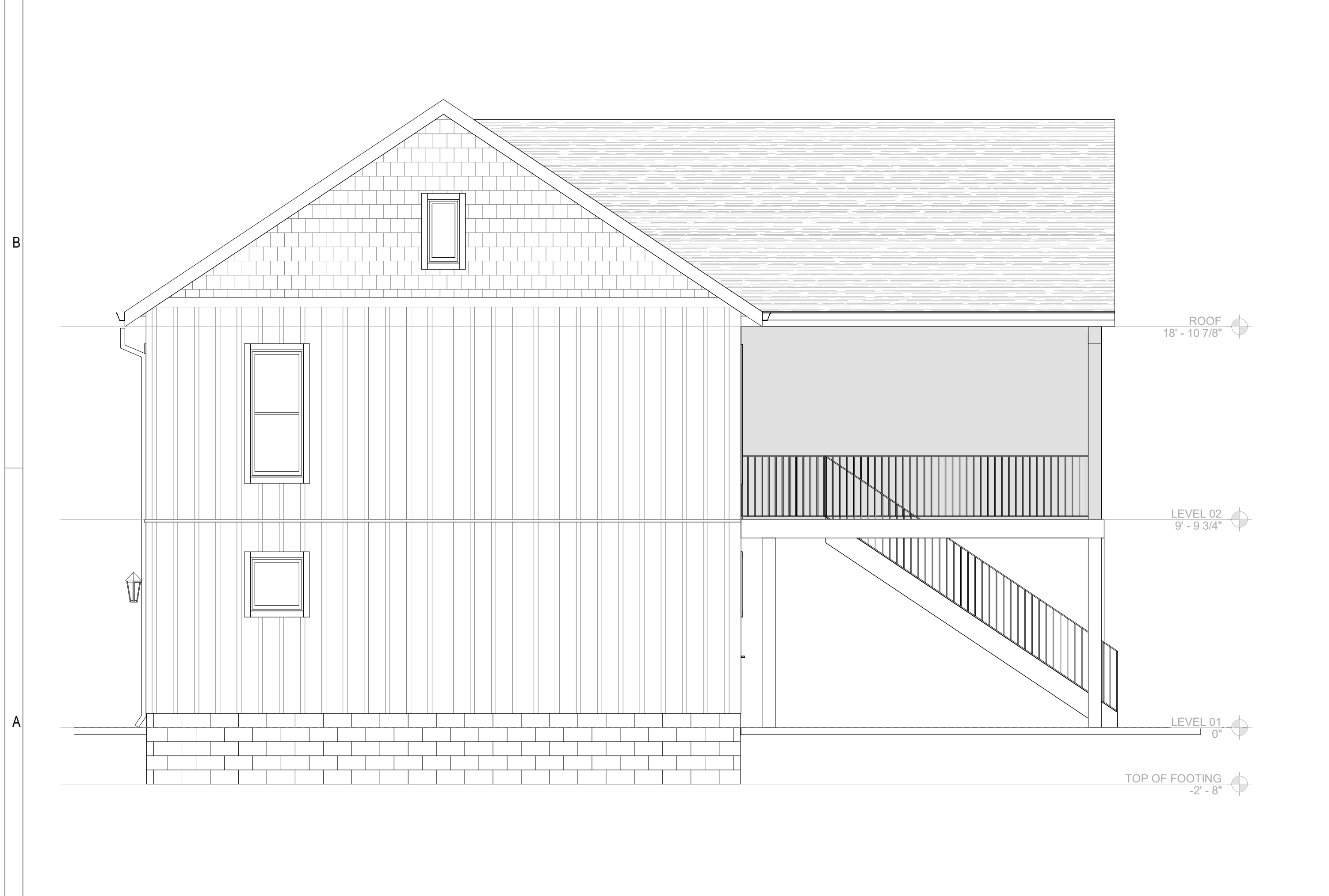
A001 SCALE: 1/8" = 1'-0"

ZONING APPLICATION



C5 EXTERIOR ELEVATION - NORTH
G03 SCALE : 1/4" = 1'-0"

C2 EXTERIOR ELEVATION - EAST
G03 SCALE : 1/4" = 1'-0"



A5 EXTERIOR ELEVATION - WEST
G03 SCALE : 1/4" = 1'-0"

A2 EXTERIOR ELEVATION - SOUTH
G03 SCALE : 1/4" = 1'-0"

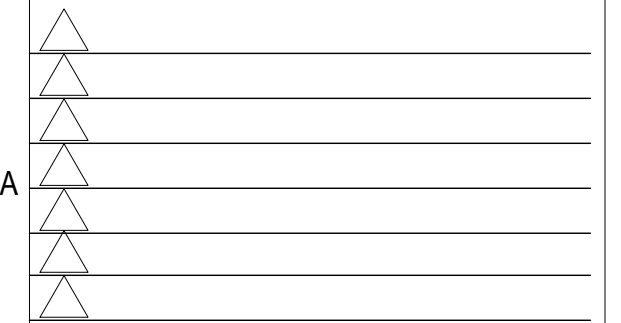
CONSULTANTS

C

308-310 E DESHLER AVE
THE JUMP FAMILY
 CARRIAGE HOUSE - NEW CONSTRUCTION

B

SUBMITTED: 09.23.2023



A

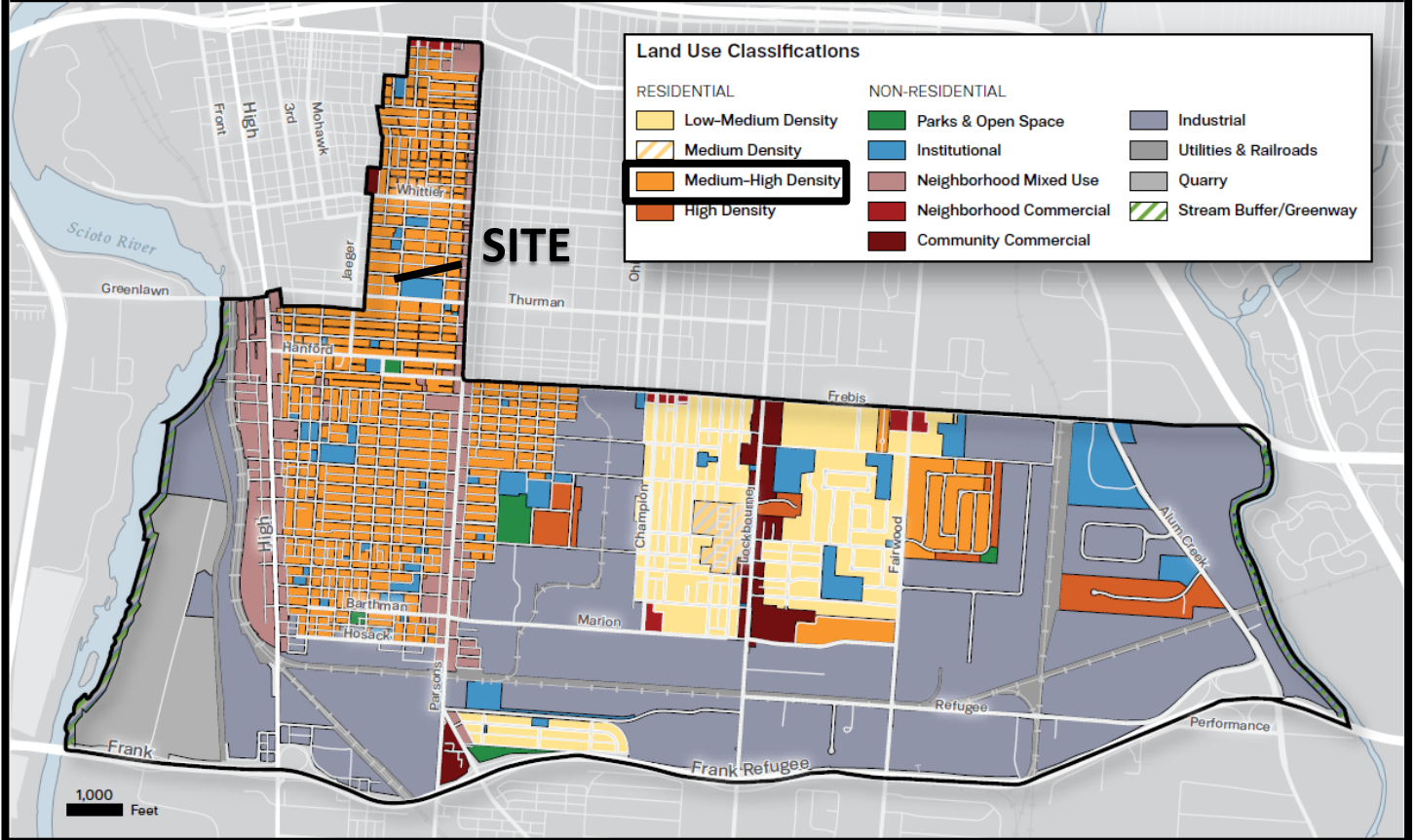
G03

EXTERIOR ELEVATIONS



CV23-116
308 & 310 E. Deshler Ave.
Approximately 0.15 acres

FIGURE 8: FUTURE LAND USE PLAN



CV23-116
308 & 310 E. Deshler Ave.
Approximately 0.15 acres



CV23-116
308 & 310 E. Deshler Ave.
Approximately 0.15 acres