

### Council Variance Application

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

OFFICE USE ONLY

Application #: CV20-065 Date Received: 7/28/20

Application Accepted by: TD Fee: \$300

Assigned Planner: Hayley Feightner; (614)645-3526; hefeightner@columbus.gov

#### LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 282 EAST DESHLER AVENUE, COLUMBUS, OHIO Zip: 43206

Is this application being annexed into the City of Columbus?  YES  NO (select one)

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Address or Zoning Number: 010-020914-00

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

Current Zoning District(s): R-2F, H-35

Area Commission or Civic Association: Southside Area Commission & The Merion Village Association

Proposed Use or reason for Council Variance request: To construct a detached 3-car garage with a dwelling unit above.  
(continue on a separate page if necessary)

Acreage: .1561

#### APPLICANT:

Name: Charles M. Paros, AIA, Paros Architecture + Design llc Phone #: 614-202-0789 Ext.: \_\_\_\_\_

Address: 357 West 7th Avenue City/State: Columbus, Ohio Zip: 43201

Email: cparos@parosad.com Fax #: \_\_\_\_\_

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

Name: Justin McDonald and Macy Drinkhouse Phone #: 517-282-9906 Ext.: \_\_\_\_\_

Address: 282 East Deshler Avenue City/State: Columbus, Ohio Zip: 43206

Email Address: mcdonald.otterbien@gmail.com Fax #: \_\_\_\_\_

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

Name: Charles M. Paros, AIA, Paros Architecture + Design llc Phone #: 614-202-0789 Ext.: \_\_\_\_\_

Address: 357 West 7th Avenue City/State: Columbus, Ohio Zip: 43201

Email Address: cparos@parosad.com Fax #: \_\_\_\_\_

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

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.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
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**Please make checks payable to the Columbus City Treasurer**

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### STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

CV20-065

#### **Section 3307.10 Variances by City Council**

- A.** Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
- 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 discovered after your application is approved, a new application 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

7.28.2020

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## Statement of Hardship

July 28, 2020

Re: Proposed Carriage House  
282 East Deshler Avenue, Columbus, Ohio 43206

### Variances Requested:

1. Section 3332.037 – R2F residential district use permitted: one single family dwelling; allow a second dwelling in the form of a carriage house.
2. 3332.05 (A) (4) – Lot Width: Request variance to eliminate the requirement for the lot width requirement of 50' allow permit a width of 40.18'.
3. Section 3332.14 – Lot Size: Request variance to reduce the lot size requirement from 6000 square feet per single-unit dwelling to 4,843.3 square feet for two single-unit dwellings.
4. Section 3332.19 - Request variance to eliminate the requirement, with respect to the proposed carriage house, that each dwelling on the property shall front on a public street. The proposed carriage house will front a Biehl Alley, a public alley.
5. Section 3332.25 – Maximum Side Yard: Request variance to eliminate the requirement, with respect to the Carriage house, for a maximum side are requirement of 12.89% or 5.18'.
6. Section 3332.26 – Minimum Side Yard: Request variance to eliminate the requirement, with respect to the existing primary dwelling, for a minimum side yard of no less than 5' along the west property line. Request a variance to eliminate the requirement, with respect to the proposed carriage house, for a minimum side yard of no less than 5' along the east property line. The applicant proposes a 2.18' setback at the east of property line and a 3.0' setback from the west property line.
7. Section 3332.27 – Rear yard: Request a variance for the requirement, with respect to the proposed carriage house, for a rear yard. The proposed rear yard for the existing house will equal 43%, however the applicant proposes no rear yard for the carriage house.
8. Section 3312.49 (C) Table 1. – Parking requirements for residential uses: The existing home has 3 off street parking spaces. The proposed carriage house will provide 3 off street parking spaces. Request variance to reduce the requirement for 4 total spaces to 3 total spaces.

The owners wish to build a garage with a dwelling unit above on their property. A dwelling unit above the garage, or “carriage house,” would be consistent with the homes common in Merion Village, German Village, and other Columbus mid-town neighborhoods. This “Statement of Hardship” outlines the purpose for the owner’s request for a council variance.

To accommodate living space for other family members, the owners want to add space to their current property by building a detached dwelling unit in the form of a carriage house. Instead of adding to the rear of their primary residence which is common in suburban neighborhoods, the owners want to design the carriage house to take advantage of the neighborhood context as well as optimize accessibility, daylighting and views of the garden. The neighborhood has a variety of late 19<sup>th</sup> century housing styles and includes single family and multi-family housing units that have a detached dwelling like the proposed carriage house. This property better facilitates a detached second dwelling similar to the carriage houses that have been built in rear yards adjacent to the public alleys. An attached dwelling unit would actually adversely impact the unique nature of the 1910 home, changing the structure from a single family home.

This siting creates a 3’ side yard along the west property line to be used as a safe point of egress. The owners will design the side yard with permeable pavers to enhance the attractiveness of the property in respect of the neighbors.

Access to the front of the property and primary residence will be maintained along the east side yard via a pedestrian walkway. As mentioned, other nearby properties will create a safe and attractive setting for this development, so the public alley frontage will work well for this new property. This project will maintain the off street parking in the neighborhood. The owners currently have two car garage with a single surface space on the property. The carriage house will consist of a 3 car garage thus maintaining the current space count.

In summary, and most not worthy, the granting of this application for council variance will not be injurious to neighboring properties in Merion Village or the Southside Area Commission residents. The granting of this variance will also not be contrary to the public interest and will, by architectural design, increase the appeal of the public alley, Merion Village and the Southside Area Neighborhood.

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### AFFIDAVIT

(See instruction sheet)

APPLICATION #: CV20-065

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Charles M. Paros, AIA, Paros Architecture + Design llc  
of (1) MAILING ADDRESS 357 West 7th Avenue, Columbus, Ohio 43201

deposed 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) EXISTING ADDRESS OR ZONING NUMBER 282 East Deshler Avenue  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 7/20/20

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS  
 Check here if listing additional property owners  
on a separate page.

(4) Justin McDonald and Macy Drinkhouse  
282 East Deshler Avenue  
Columbus, Ohio 43206

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

Charles M. Paros, AIA, Paros Architecture + Design llc  
614-202-0789

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

(5) South Side Area Commission  
Curtis Davis 614-332-3355  
175 S. 3rd St. Suite 340, Columbus, Ohio 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

(8) Charles M. Paros AIA

Sworn to before me and signed in my presence this 20 day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

(8) Amy Davis  
05/02/2022

My Commission Expires:

Notary Seal Here



Amy Davis  
Notary Public, State of Ohio  
My Commission Expires 05-02-2022

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

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**APPLICANT**

Charles Paros, AIA  
Paros Architecture + Design LLC  
357 West 7th Avenue  
Columbus, OH 43201

**PROPERTY OWNER**

Macy Drinkhouse & Justin McDonald  
282 E Deshler Av  
Columbus, OH 43206

**AREA COMMISSION**

Southside Area Commission  
c/o Curtis Davis  
175 S. 3<sup>rd</sup> St., Suite 340  
Columbus, OH 43215

**ATTORNEY/AGENT**

Charles Paros, AIA  
Paros Architecture + Design LLC  
357 West 7th Avenue  
Columbus, OH 43201

**SURROUNDING PROPERTY OWNERS**

Mary E & Gary E Wilkinson  
303 E Stewart Ave.  
Columbus, OH 43206

Holly T & Todd R Shaver  
281 E Stewart Ave.  
Columbus, OH 43206

Lois S & Thomas L Dorn  
275 E Stewart Ave.  
Columbus, OH 43206

Diana J Downing & Norman Q Anderson  
295 E Stewart Ave.  
Columbus, OH 43206

M R Property Rentals LLC  
285 E Deshler Ave.  
Columbus, OH 43206

Jonna J & Dennis A Brandon  
290 E Deshler Ave.  
Columbus, OH 43206

Brett Phillips & Corinne Ballard Evans  
274 E Deshler Ave.  
Columbus, OH 43206

Gina M Sliter  
272 E Deshler Ave.  
Columbus, OH 43206

Mark Aaron Simpson  
315 E Stewart Ave.  
Columbus, OH 43206

Kathryn Comella  
265 E Deshler Ave.  
Columbus, OH 43206

Patricia L Botic  
278 E Deshler Ave.  
Columbus, OH 43206

Kristena Nelson Michel  
888 Mohawk St.  
Columbus, OH 43206

Stephanie A McNamara  
291 E Deshler Ave.  
Columbus, OH 43206

Jane H Sanders  
304 E Deshler Ave.  
Columbus, OH 43206

Cheri N Mason & Stephen F Streng  
299 E Stewart Av  
Columbus, OH 43206

Samuel Lewis  
287 E Stewart Ave.  
Columbus, OH 43206

Michelle A Beach  
275 E Deshler Ave.  
Columbus, OH 43206

Judith A Hessenauer  
295 E Deshler Ave.  
Columbus, OH 43206

Christine M Plank  
307 E Stewart Ave.  
Columbus, OH 43206

Darnell P & William H IV Heywood  
298 E Deshler Ave.  
Columbus, OH 43206

Lydia P & Michael S Migitz  
266 E Deshler Ave.  
Columbus, OH 43206

Brent C August  
305 E. Deshler Ave.  
Columbus, OH 43206

George J Lazur & Leah K McHale  
114 E. Kossuth St.  
Columbus, OH 43206

Helen L & Raymond M Rodenfels  
271 E Deshler Ave.  
Columbus, OH 43206

Kimberly M Wingfield & Kevin M Wilson  
262 E Deshler Ave.  
Columbus, OH 43206

Trent W Heer  
294 E Deshler Ave.  
Columbus, OH 43206

**CV20-065**



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**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-065

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles M. Paros, AIA, Paros Architecture + Design llc  
of (COMPLETE ADDRESS) 357 West 7th Avenue, Columbus, Ohio 43201

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 (include 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. Justin McDonald and Macy Drinkhouse 282 East Deshler Avenue Columbus, Ohio 43206 (1-614-202-0789)	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Charles M. Paros, AIA

Subscribed to me in my presence and before me this 28 day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

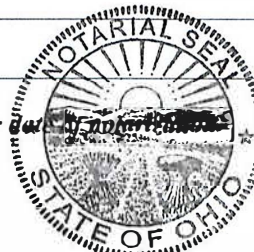
Amy Davis

My Commission Expires:

05/02/2020

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



Amy Davis  
Notary Public, State of Ohio  
My Commission Expires 05-02-2022

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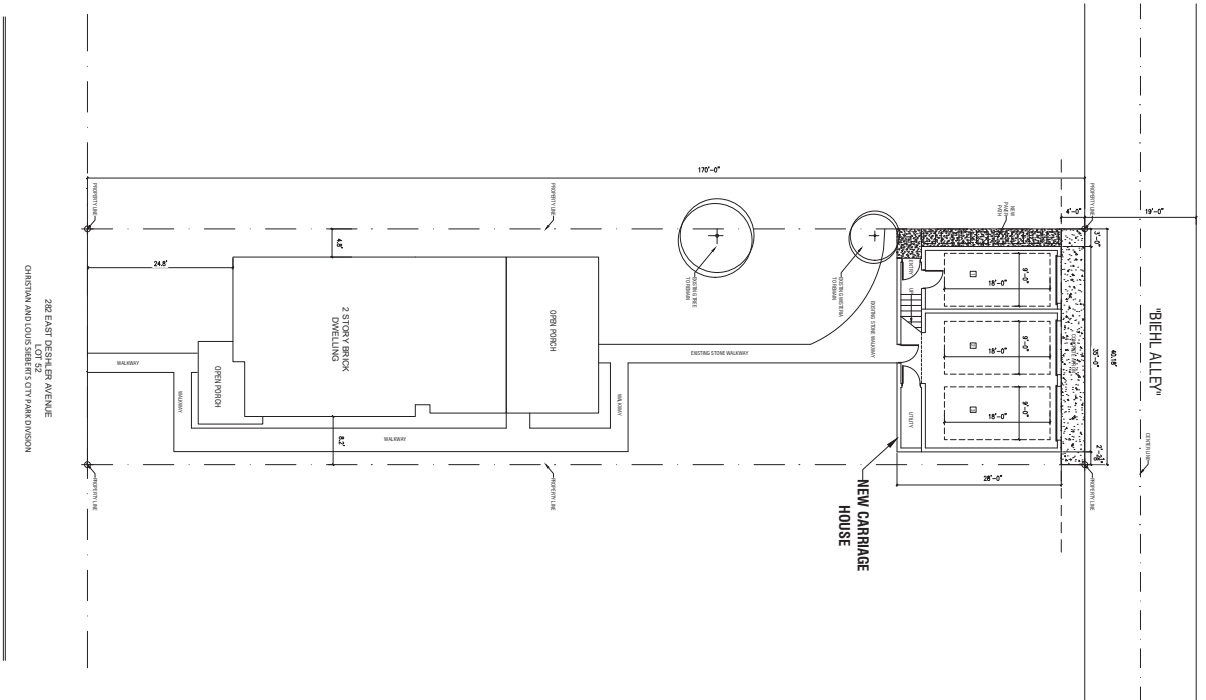
LEGAL DESCRIPTION:

Parcel 010-020914-00

Lot 52

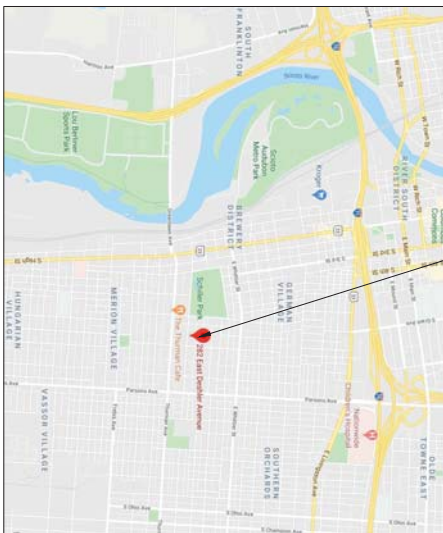
Christian and Louis Sieberts City Park Division

CV20-065



1 SITE PLAN - W/ NEW CARRIAGE HOUSE

SCALE: 1" = 10'-0"



2 LOCATION MAP

NOT TO SCALE



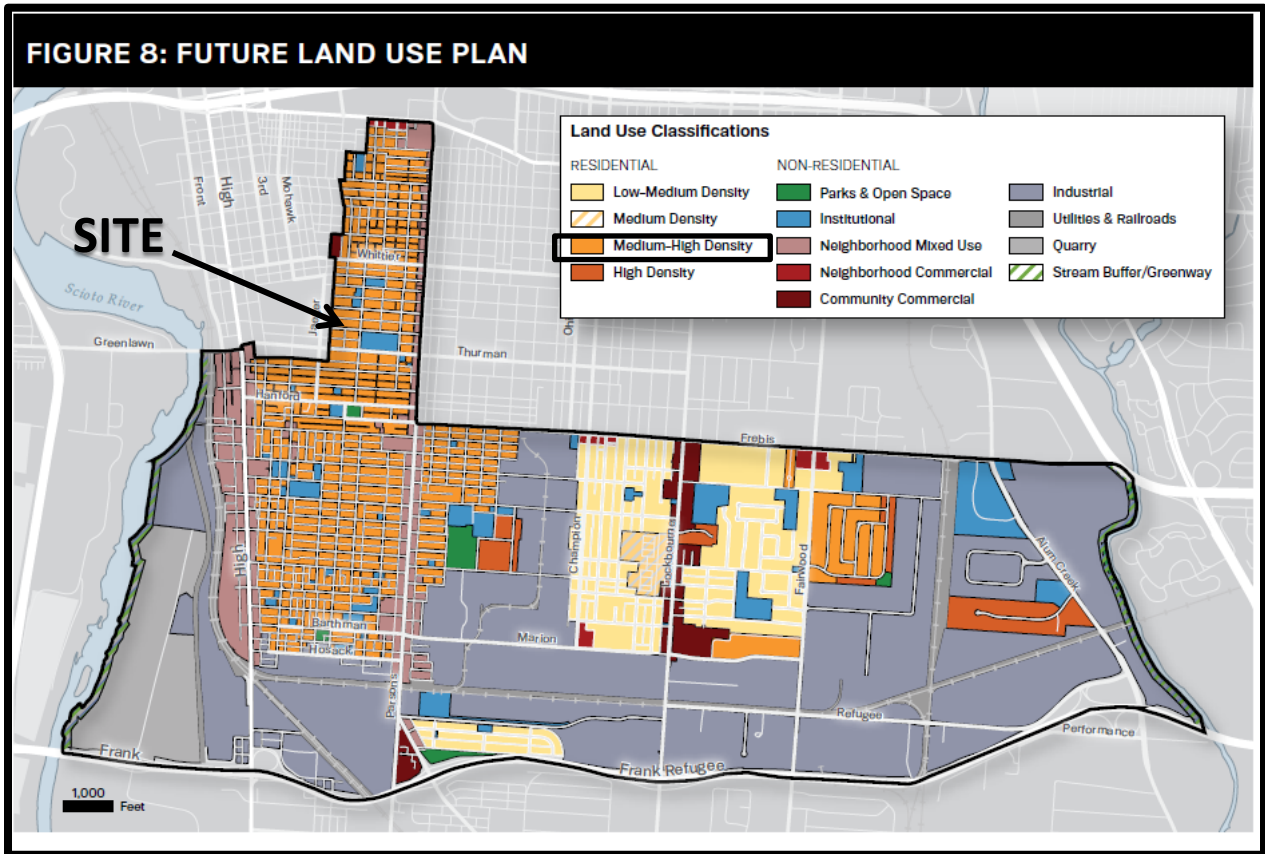
CV20-065



DATE: 28 JULY 2020
MCDONALD DRINKHOUSE RESIDENCE CARRIAGE HOUSE 282 EAST DESHLER AVENUE COLUMBUS, OHIO 43206
COUNCIL VARIANCE
SITE PLAN
<b>A-100</b>
PREPARED BY: PAROS ARCHITECTURE + DESIGN LLC 357 WEST 7TH AVENUE, COLUMBUS, OHIO 43201 WWW.PAROSAD.COM

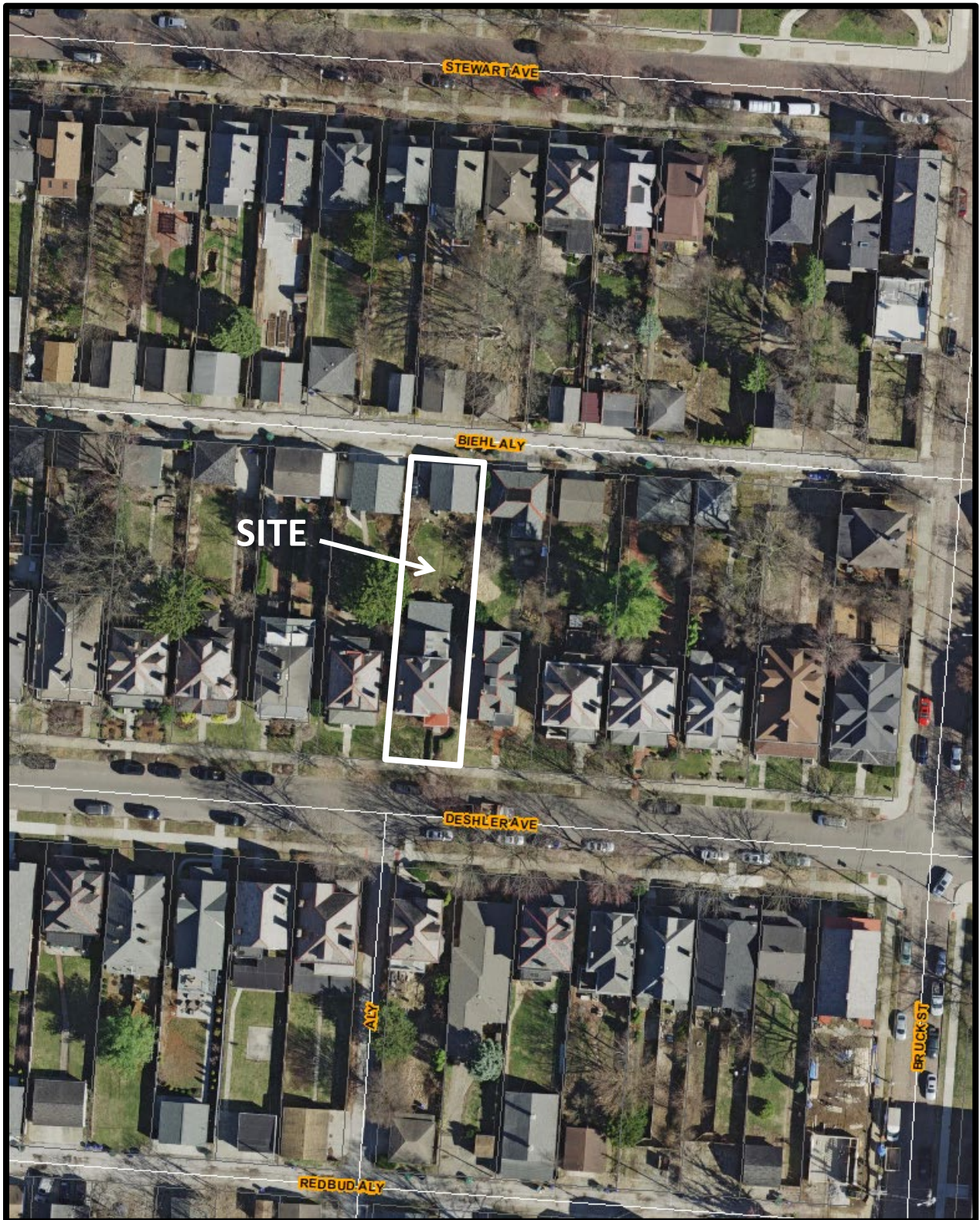


**FIGURE 8: FUTURE LAND USE PLAN**



CV20-065  
6282 E. Deshler Ave.  
Approximately 0.156 acres





CV20-065  
282 E. Deshler Ave.  
Approximately 0.156 acres