

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: CV21-003 Date Received: 1/25/21

Application Accepted by: HF Fee: \$300.00

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

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: _____ Zip: _____

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: _____

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

Current Zoning District(s): _____ Acreage: _____

Area Commission or Civic Association: _____

Proposed Use or
reason for request: _____

(Elaborate in Statement of Hardship)

APPLICANT:

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

Address: _____ City/State: _____ Zip: _____

Email Address: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE Matt Mutchler

Digitally signed by Matt Mutchler
DN: cn=Matt Mutchler, o, ou, email=mutchler@f5design.com, c=US
Date: 2021.01.25 11:13:51 -0500

PROPERTY OWNER SIGNATURE [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.

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 Matt Mutchler

Digitally signed by Matt Mutchler
DN: cn=Matt Mutchler, o.ou, email=mutchler@f5design.com, c=US
Date: 2021.01.25 11:14:11 -0500

Date _____

**City Of Columbus
Council Variance Application
Hearing Date: Feb. 18, 2021
Exhibit A**

The applicant seeks the following variances to permit construction of a new carriage house at 318 Hanford St:

ZONING DISTRICT: R-2F (H-35)

VARIANCES REQUESTED:

1). Section 3332.037, R-2F Residential District, to permit two detached single family dwellings on one parcel, consisting of one existing single-family dwelling and one new carriage house with a single dwelling unit on the second floor and ground level parking on the first floor.

To maximize the potential for the existing site, the owner seeks to build a garage carriage house on the rear alley of the property. The garage is similar in footprint to many existing garages in the area, and the second floor living space expands the livable area on the site without adding onto the existing house. Lot coverage is still within compliance and the new apartment only adds one bedroom to the lot. Also, the main desire for the new structure is to create a south facing roof line to install photovoltaic panels for energy independence. The additional structure height is needed to maximize the efficiency of the solar collecting ability without the sun being blocked by the existing house.

2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from four (4) spaces for two (2) detached dwelling units to three (3) spaces.

The new garage will include two parking spaces for the existing house and one space for the new dwelling unit. The new dwelling unit only includes one bedroom, so one parking space is sufficient.

3). Section 3332.05(A)(4), Area District lot Width Standards, to reduce the required lot width from 50 feet to the existing 45.5 feet.

The existing lot is only 45.5' with no room to expand. This is an existing condition.

4). Section 3332.14, R-2F Area District requires that a single family dwelling be situated on a lot of no less than 6,000 sf, while the applicant proposes to permit two (2) detached single family dwellings on a 6,006 square foot lot.

With the new structure, total lot coverage is still within compliance at 34% coverage. The new structure will face the alley and is similar in size to many existing garage spaces in the area.

5). Section 3332.19, Fronting, to permit the rear carriage house dwelling units to not front on a public street.

The new structure will face a public alley and will be used as a garage for the main house as well as a new living space. Garages in this area face the alley for access.

6). Section 3332.27, Rear Yard, to reduce rear yard for the carriage house from 25% of lot area to 0% lot area, subject to providing rear yard as depicted on the Site Plan.

The rear yard space will be used for the main house, but is 13% larger than needed for compliance. The new apartment will have adequate windows and daylight into the space from all sides.

7). Section 3332.25, Maximum Side Yard, Reduce the combined side yard from 9'-2" (20%) to 8'-7" (19%) for the existing main residence.

This variance is for the existing main house; no work is proposed on the main house.

8). Section 3332.26, Minimum Side Yard, Reduce the minimum side yard from 5'-0" to 3'-7" for the existing main residence for the west side yard.

This variance is for the existing main house; no work is proposed on the main house.

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AFFIDAVIT

APPLICATION #: CV21-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matt Mutchler

of (1) MAILING ADDRESS PO Box 86 New Albany, OH 43054

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 318 HANFORD ST.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1/26/21

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) DIERINGER, KURT A

318 HANFORD ST.

Columbus, OH 43206

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

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

Matt Mutchler

419.306.8923

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

(5) Columbus Southside Area Commission

Attn: Curtis Davis, Zoning Chair

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

Sworn to before me and signed in my presence this 26th day of January, in the year 2021

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 4-20-24



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

APPLICANT

Matt Mutchler
F5 Design/Architecture, Inc.
PO Box 86
New Albany, OH 43054

PROPERTY OWNER

DIERINGER, KURT A
318 HANFORD ST.
Columbus, OH 43206

CV21-003

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Columbus Southside Area Commission
Attn: Curtis Davis, Zoning Chair
175 S. 3rd Street, Suite 340
Columbus, OHio 43215

**SURROUNDING
PROPERTY OWNERS**

Daniel Robert Jasper, Or Current
Occupant
345 E Gates St
Columbus, OH 43206

Rachel Mozenter, Or Current Occupant
341 E Gates St
Columbus, OH 43206

Dalton J Summers, Or Current
Occupant
333 E Gates St
Columbus, OH 43206

Jeffrey Thomas, Or Current Occupant
333 E Gates St
Columbus, OH 43206

Alan E Thompson, Or Current Occupant
327 E Gates St
Columbus, OH 43206

Brooke Buller, Or Current Occupant
325 E Gates St
Columbus, OH 43206

Dionisia Quiroga, Or Current
Occupant
319 E Gates St
Columbus, OH 43206

Larry E Wright, Or Current Occupant
315 E Gates St
Columbus, OH 43206

Mohammad R Asasi, Or Current
Occupant
311 E Gates St
Columbus, OH 43206

Cassandra M Dohar, Or Current
Occupant
307 E Gates St
Columbus, OH 43206

Katie Keleshian, Or Current Occupant
298 Hanford St
Columbus, OH 43206

Sarah C Petraitis, Or Current Occupant
304 Hanford St
Columbus, OH 43206

James V Burger, Or Current Occupant
310 Hanford St
Columbus, OH 43206

Michael D Goffee, Or Current Occupant
314 Hanford St
Columbus, OH 43206

Kirk C Vanderpol, Or Current
Occupant
334 Hanford St
Columbus, OH 43206

Carl B Jr Landry, Or Current Occupant
338 Hanford St
Columbus, OH 43206

Joann K North, Or Current Occupant
327 Hanford St
Columbus, OH 43206

Sarah G Taylor, Or Current Occupant
323 Hanford St
Columbus, OH 43206

David M Stroman, Or Current Occupant
319 Hanford St
Columbus, OH 43206

Vincent J Graves, Or Current Occupant
315 Hanford St
Columbus, OH 43206

Daniel M Boardley, Or Current Occupant
309 Hanford St
Columbus, OH 43206

Stephen J Eddy, Or Current Occupant
305 Hanford St
Columbus, OH 43206

Sarah Pauline Cohen, Or Current Occupant
322 Hanford St
Columbus, OH 43206

John J Milius, Or Current Occupant
324 Hanford St
Columbus, OH 43206

Drew Armstrong, Or Current Occupant
326 Hanford St
Columbus, OH 43206

Karen Marvin, Or Current Occupant
328 Hanford St
Columbus, OH 43206

Levy Jill, Or Current Occupant
331 Hanford St
Columbus, OH 43206

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-003

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) Matt Mutchler

of (COMPLETE ADDRESS) PO Box 86 New Albany, OH 43054

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)

1. DIERINGER, KURT A 318 HANFORD ST. Columbus, OH 43206	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26th day of January, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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

Instrument Number: 201905210059279

Legal Description:

Lt/Un 10~11 SAMUEL L BLACKS ADDN Pcl# 010-035267-00 Plt PB 5 PG 491 PT 10

Long Description:

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, AND STATE OF OHIO BEING LOT NUMBER ELEVEN (11) AND 10 FEET OFF THE WEST SIDE OF LOT NUMBER TEN (10) OF SAMUEL L. BLACKS ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 5, PAGE 491, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. FRANKLIN COUNTY PARCEL NUMBER 010-035267-00

VARIANCE INFORMATION

ZONING DISTRICT: R-2F (H-35)

VARIANCES REQUESTED:

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- 5). Section 3332.19, Fronting, to permit the rear carriage house dwelling units to not front on a public street.

- 6). Section 3332.27, Rear Yard, to reduce rear yard for the carriage house from 25% of lot area to 0% lot area, subject to providing rear yard as depicted on the Site Plan.
- 7). Section 3332.25, Maximum Side Yard, Reduce the combined side yard from 9'-2" (20%) to 8'-7" (19%) for the existing main residence.
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SQUARE FOOTAGE

LOT AREA:
ALLOWABLE LOT COVERAGE (50%):
PROPOSED LOT COVERAGE (34%):

REQUIRED REAR YARD (25%):
PROPOSED REAR YARD (38%):

FIRST FLOOR FINISHED:
DETACHED GARAGE:
PORCH & PATIO:

EXISTING 2ND FLOOR AREA:
CARRIAGE 2ND FLOOR FINISHED:

6,006 SF
3,003 SF
2,035 SF

1,501 SF
2,300 SF

1,183 SF
852 SF
289 SF

764 SF
709 SF

SHEET LAYOUT

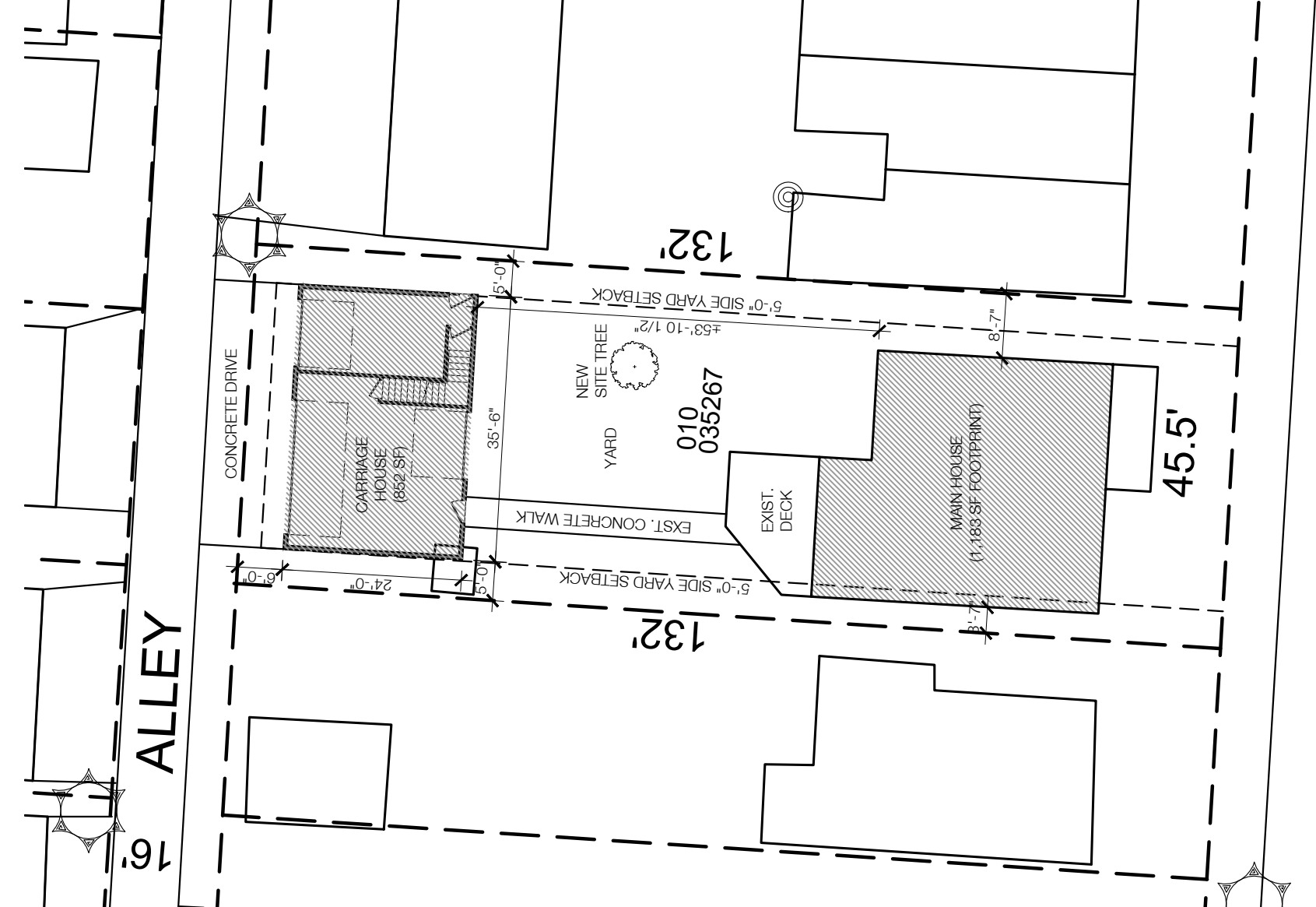
G100 SITE PLAN
A101 DETACHED GARAGE FIRST FLOOR PLAN
A102 DETACHED GARAGE 2ND FLOOR PLAN
A200 EXTERIOR ELEVATIONS

PROJECT INFORMATION

PROPOSED IS A NEW DETACHED GARAGE (852 SF) WITH FINISHED LIVING SPACE (709 SF) ABOVE ON A LOT WITH AN EXISTING SINGLE FAMILY HOME.

ADDRESS:
318 HANFORD ST.
COLUMBUS, OH 43206

PARCEL #:
010-035267



F5

F5 DESIGN/ARCHITECTURE INC.
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM
F5MAIL@F5DESIGN.COM
TEL (614) 224-4948

PROJECT NAME:

THE DIERINGER
CARRIAGE HOUSE

318 HANFORD ST.
COLUMBUS, OHIO
43206

VARIANCE
REVIEW
SET

SEAL/SIGNATURE

Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C. 2021

Builder

SCALE: 1" = 20'-0"

PROJECT NO. 17033

HANFORD
ST

JAN 25, 2021

SITE PLAN

1

SITE PLAN

G100

1" = 20'-0"

G100

CV21-003

THE DIERINGER
CARRIAGE HOUSE

318 HANFORD ST.
COLUMBUS, OHIO
43206

VARIANCE
REVIEW
SET

SEAL/SIGNATURE

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C. 2021

Builder

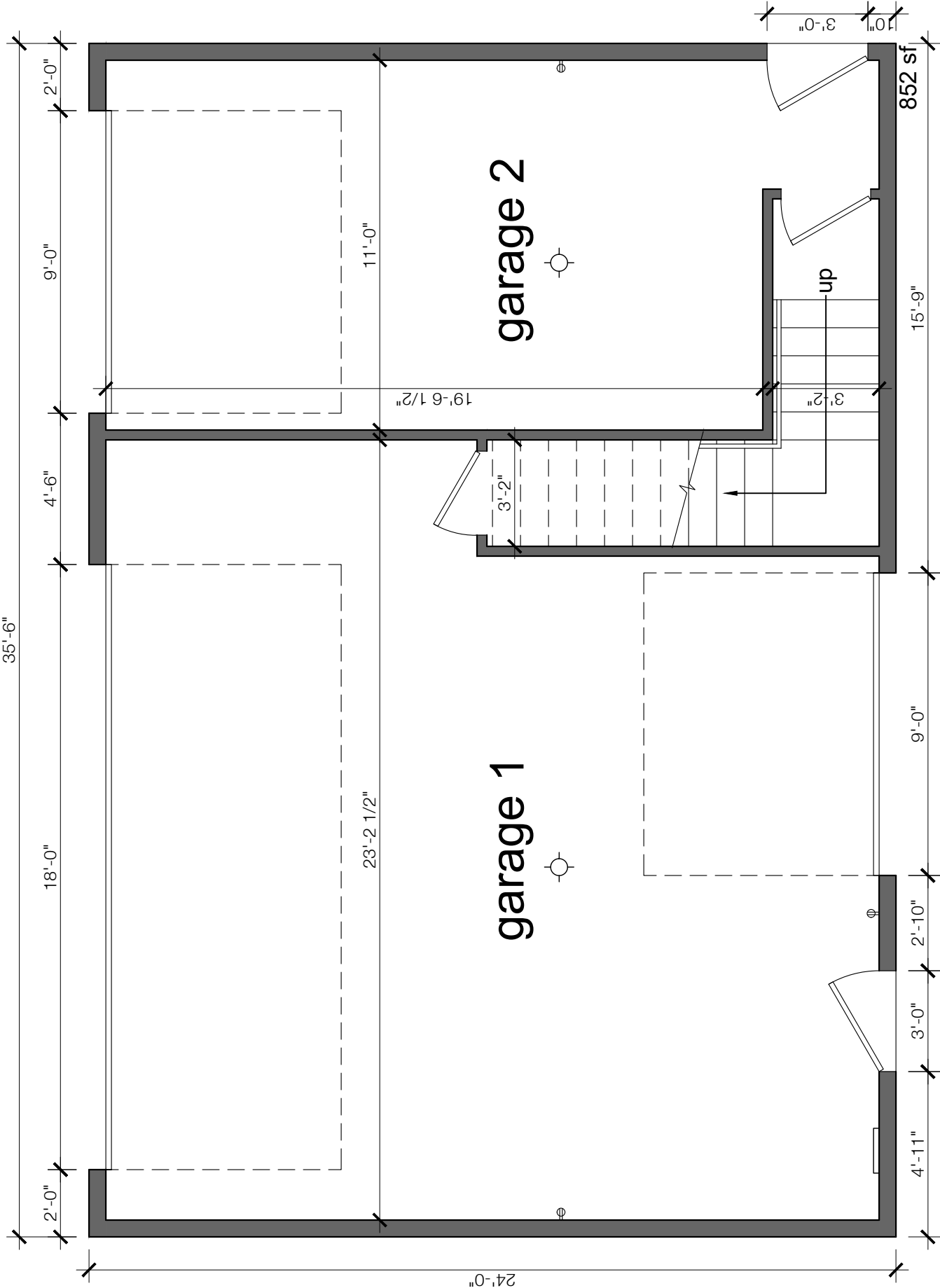
SCALE: 3/16" = 1'-0"

PROJECT NO. 17033

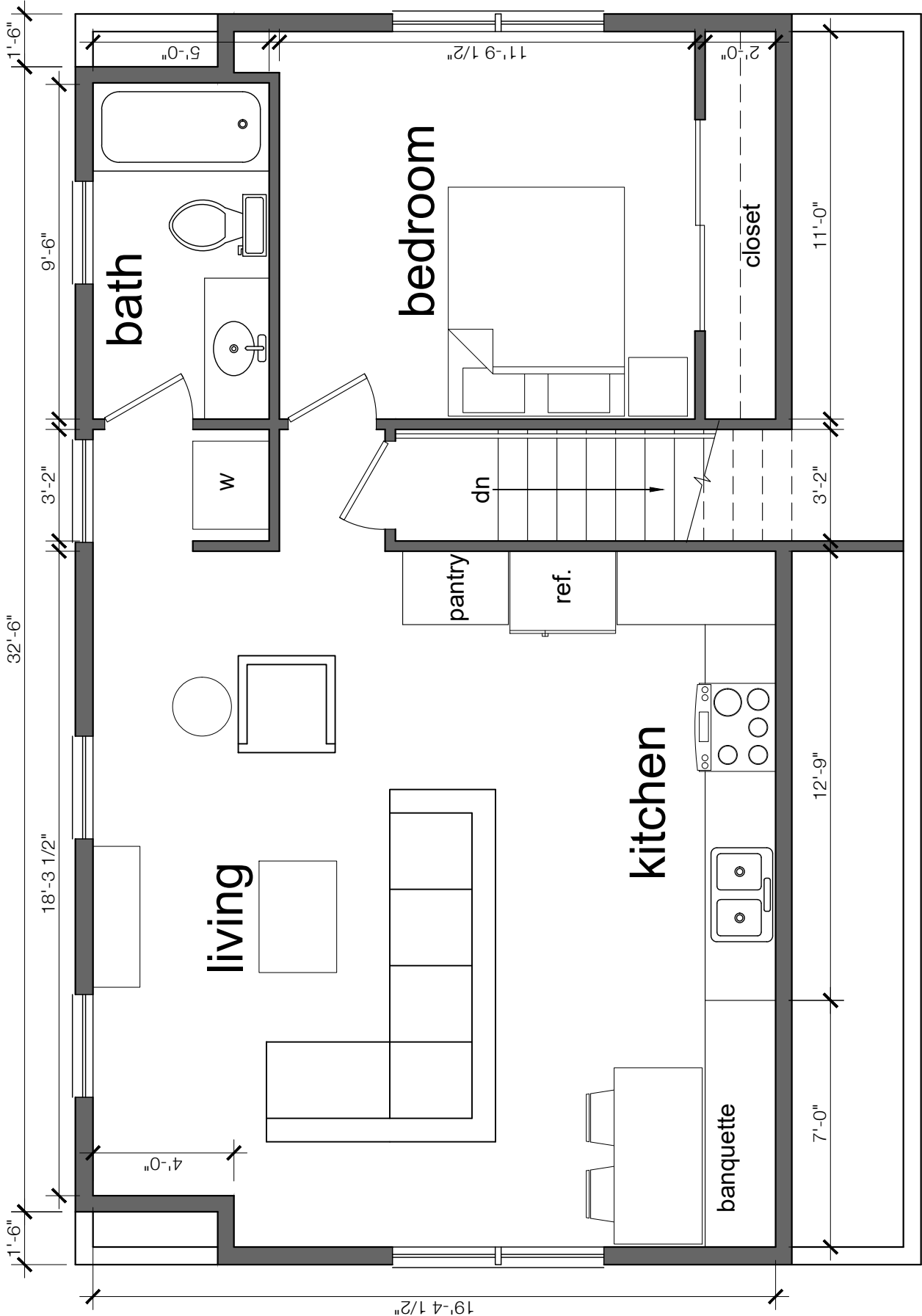
JAN 25, 2021

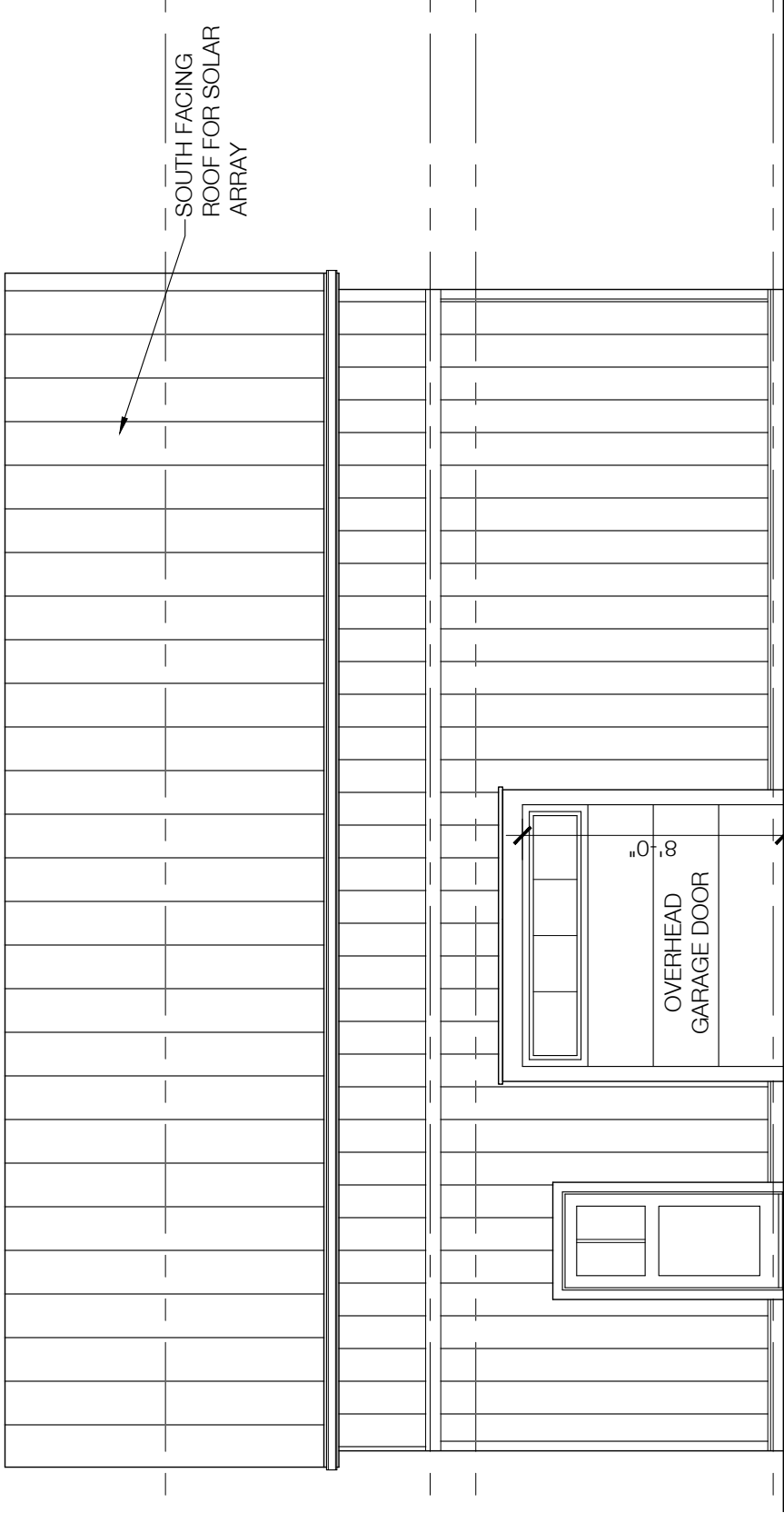
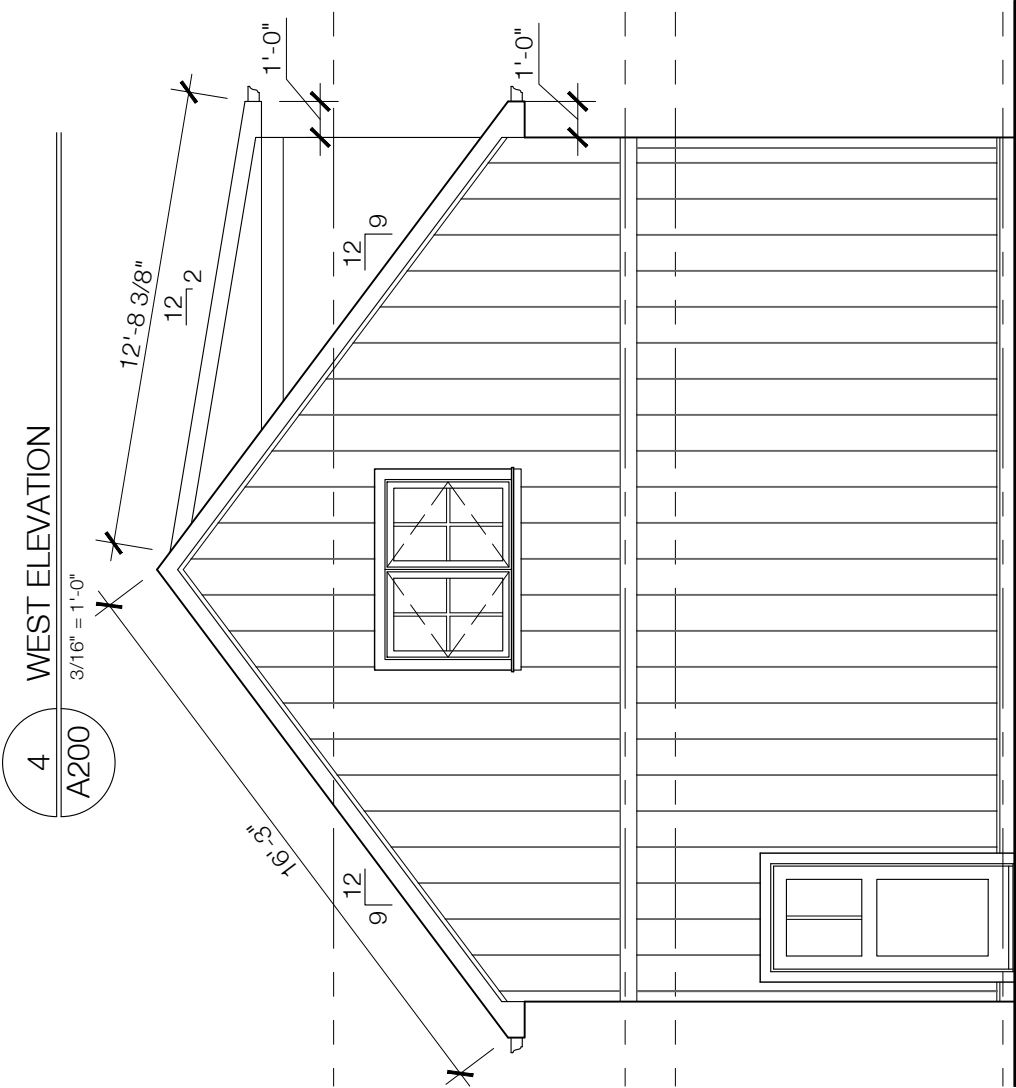
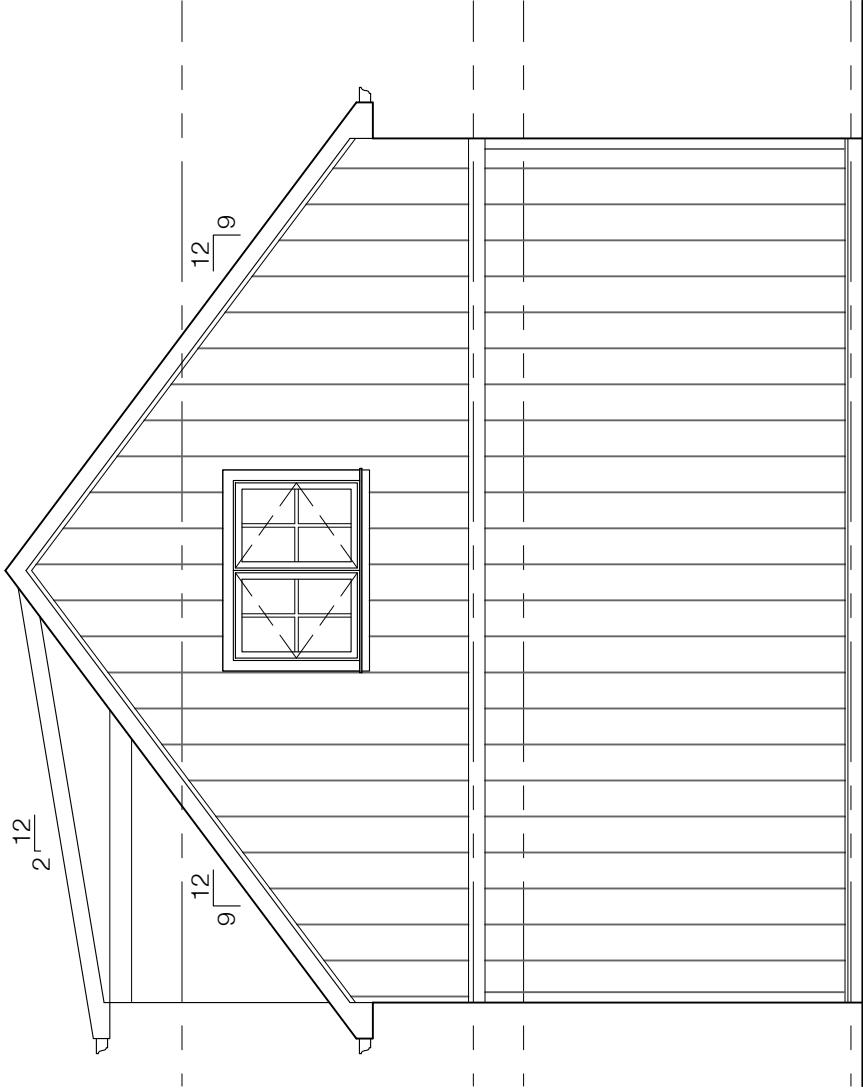
FLOOR PLAN

A101



1 FIRST FLOOR PLAN
A101 1/4" = 1'-0"





F5

F5 DESIGN/ARCHITECTURE INC.
PO BOX 86
NEW ALBANY, OHIO 43054
WWW.F5DESIGN.COM
F5MAIL@F5DESIGN.COM
TEL (614) 224-4946

PROJECT NAME:

THE DIERINGER
CARRIAGE HOUSE

318 HANFORD ST.
COLUMBUS, OHIO
43206

VARIANCE
REVIEW
SET
SEAL/SIGNATURE

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C. 2021

Builder

SCALE: 3/16" = 1'-0"
PROJECT NO. 17033

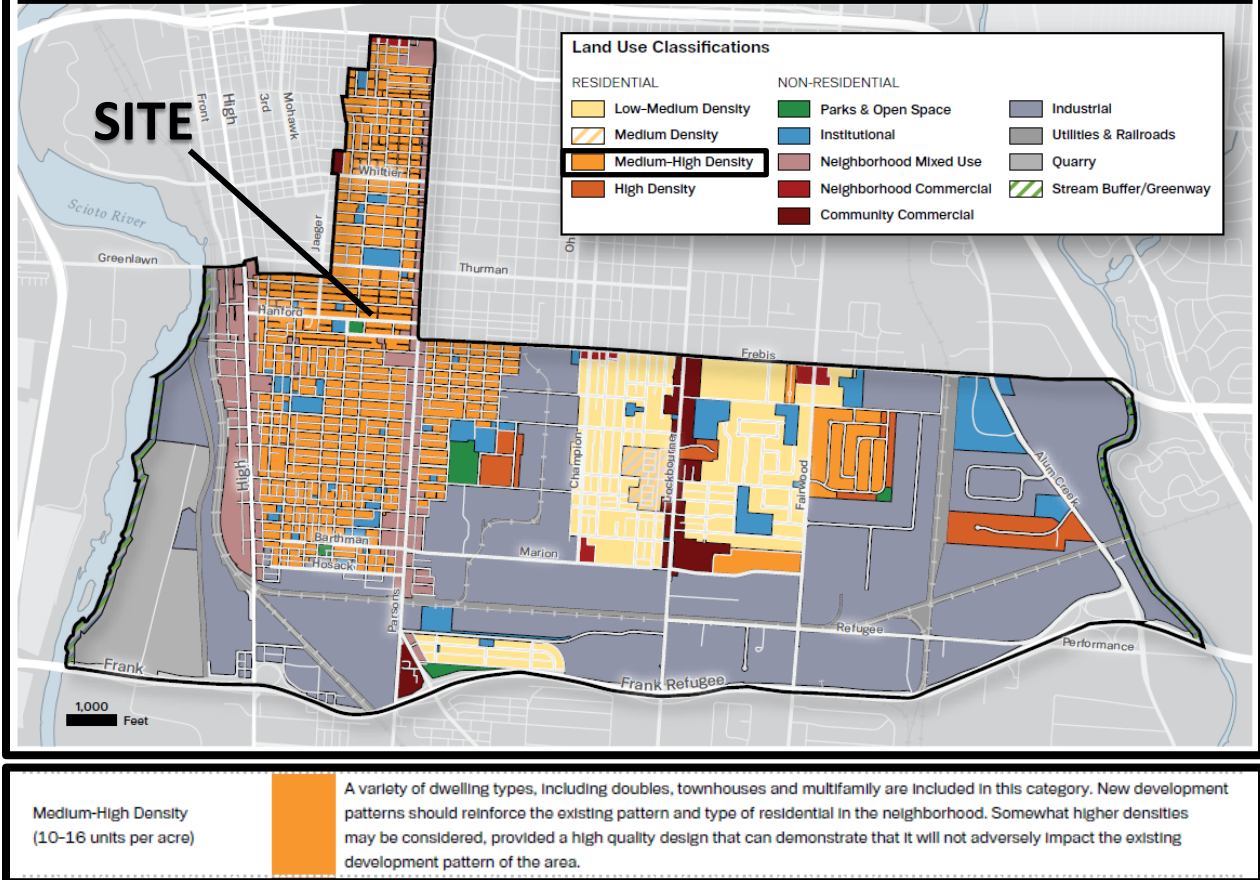
CV21-003

JAN 25, 2021
ELEVATIONS

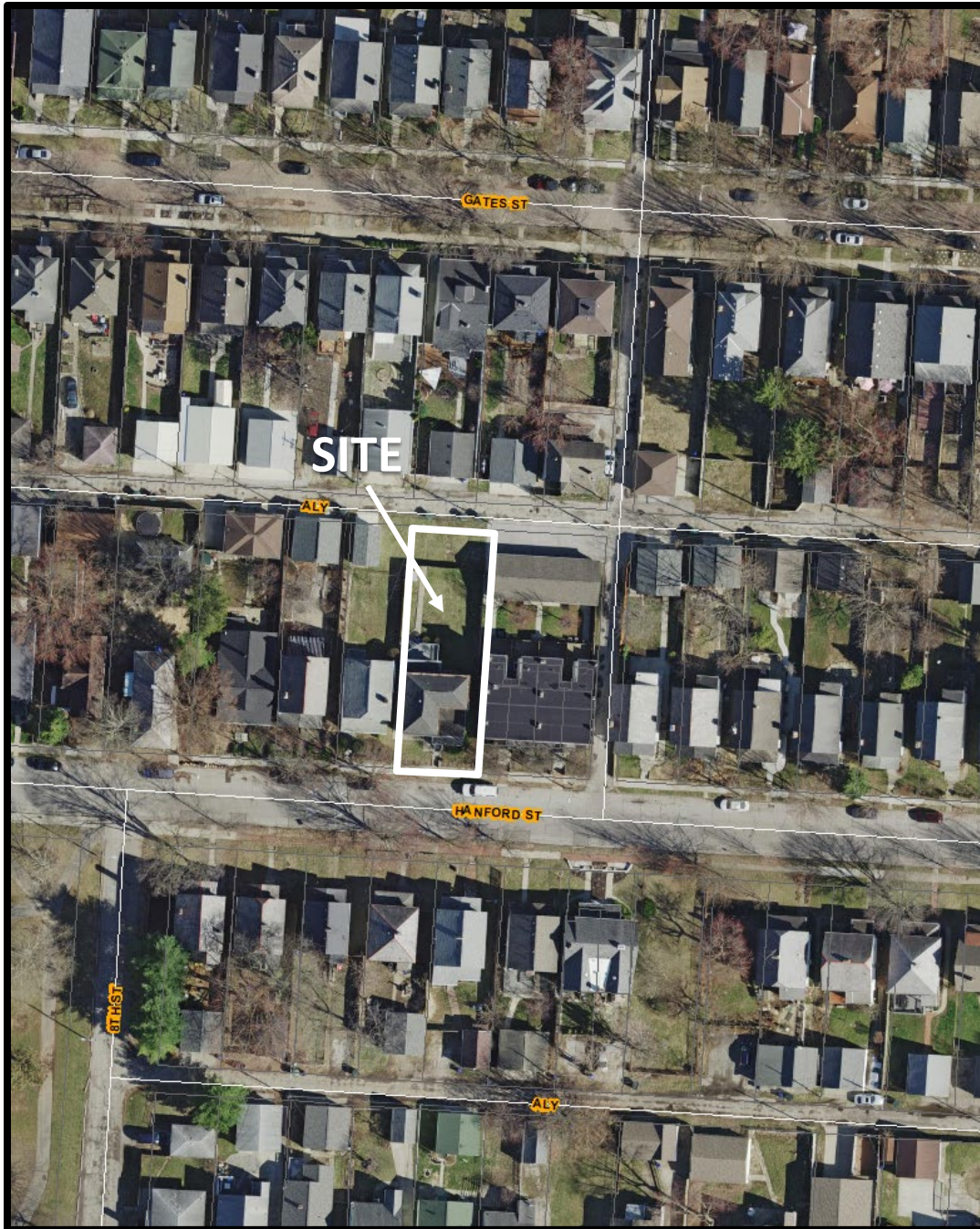
A200



CV21-003
318 Handford St.
Approximately 0.13 acres

FIGURE 8: FUTURE LAND USE PLAN

CV21-003
 318 Handford St.
 Approximately 0.13 acres



CV21-003
318 Handford St.
Approximately 0.13 acres