

STAFF REVIEW RESULTS

APRIL 6, 2020

- 08. Application No.:** BZA20-030
Location: 262 E. STEWART AVE. (43206), located on the north side of East Stewart Avenue, approximately 225 feet east of Jaeger Street (010-028512; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.26(E), Minimum side yard permitted.
To reduce the minimum eastern side yard for a garage from 3 feet to 8 inches.
3332.38(G), Private garage.
To increase the maximum height of a garage from 15 feet to 21 feet 8 inches.
Proposal: To expand above a private garage for a home office and gym.
Applicant(s): Aaron Fanaff
729 Elati Street
Denver, Colorado 80204
Attorney/Agent: Milhoan Architects, LLC; c/o Dustin Mondrach
300 East Long Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 645-0078; PBennetch@Columbus.gov

Dear Mr. Mondrach,

The above case was reviewed by staff on April 2, 2020. The following are comments from staff:

Traffic Management:

Daniel Moorhead
(614) 724-0589

The Division of Traffic Management has no comments.

Planning:

Contact the Planning Division at planninginfo@columbus.gov or (614) 724-4437 if you have any questions (email is preferred and will result in faster response). Be sure to provide the case number, the specific nature of your question, and your email and phone number.

The Southside Plan (2009) states that the design and character of new housing should



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Director's Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Customer Service Center	(614) 645-6090	Zoning Public Hearings	(614) 645-4522
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637

be compatible with adjacent nearby housing with respect to height, width, and setback” (p. 26). The proposed second story addition to the garage will be of a similar height and width to neighboring garages, and is therefore supported.

Zoning:

Phil Bennetch
(614) 645-0078

Please confirm the actual distance from the east property line to the neighbor’s garage. The applicant shall enter into a maintenance easement agreement with the adjacent property owner to the east.

If the side yard is measured to the garage foundation (it should be), make sure the eaves do not extend beyond the property lines.

For any applications that will have added, dropped, or changed variances, the statement of support will need to be modified too as a matter of course.

Final materials must be submitted to Phil Bennetch to be placed on the meeting agenda.

Currently, there is no deadline for submitting final materials as public hearings are not yet being scheduled due to COVID-19. We will notify you when we have identified a deadline to schedule your case. Thank you in advance for your timeliness and cooperation in this matter.

Please Note: If the application contains a site plan that will regulate the layout of the proposed development, **other variances may be necessary**, and the plan may require review by other city departments. It is **the applicant's responsibility to identify all variances required for the proposal**, and to contact and discuss the proposal with those city departments responsible for reviewing it. You may request a preliminary review of your site plan by contacting the Engineering Plan Review Section at engineeringinfo@columbus.gov or (614) 645-6396. Staff from each of the reviewing agencies will provide feedback on your proposal. Site plans are subject to review by these departments during plan review processes. Any conflict with applicable policies or regulations of these departments could result in a denial of your site plan.

Sincerely,



Phil B. Bennetch
(614) 645-0078