

STAFF REVIEW RESULTS

July 9, 2021

- 11. Application No.:** BZA21-079
Location: 1353 E. GATES ST. (43206), located on the south side of East Gates Street, approximately 100 feet west of Berkeley Road (010-104242; Columbus Southside Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the maximum garage area on a lot from 720 square feet to 1,059 square feet.
Proposal: To construct a second garage.
Applicant(s): Dorothy Ragland
1353 East Gates Street
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov

Dear Ms. Ragland,

The above case was reviewed by staff on July 8, 2021. The following are comments from staff:

Zoning:

Michael Maret
MJMaret@columbus.gov

- *Please provide a recommendation from the Columbus Southside Area Commission.*

Planning:

Contact the Planning Division at planninginfo@columbus.gov 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.

- *Planning is supportive of this application. The site plan and elevations show that the building will be accessed in the rear of the property, meeting Columbus Citywide Planning Policies (C2P2) guidelines regarding accessory buildings.*

Traffic Management:

Daniel Moorhead
DEMoorhead@columbus.gov

- *No comment.*

Final materials must be submitted to Michael Maret by **Friday August 6th, 2021 to be placed on the August 24th BZA meeting. Modifications received after this date may not be considered.** 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. 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,



Michael J. Maret
Planner II
(614) 645-2749
mjmaret@columbus.gov



111 N. Front Street – Columbus OH 43215 – 614-645-7433 – bzs.columbus.gov

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