

STAFF REVIEW RESULTS

OCTOBER 21, 2021

- 10. Application No.:** BZA21-120
- Location:** 1803 FAIRWOOD AVE. (43207), located on the west side of Fairwood Avenue, approximately 620 north of Smith Road (010-115126; Columbus Southside Area Commission).
- Existing Zoning:** R-2, Residential District
- Request:** Variance(s) to Section(s):
3332.26(B), Minimum side yard permitted.
To reduce the minimum north side yard from 5 feet to 3 feet.
- Proposal:** To convert a breezeway and garage into living space.
- Applicant(s):** Tegan Lehman
2987 Greenvale Drive
Columbus, Ohio 43235
- Attorney/Agent:** None
- Property Owner(s):** Applicant
- Planner:** Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov

Dear Ms. Lehman,

The above case was reviewed by staff on October 14. The following are comments from staff:

Traffic Management:
Daniel Moorhead
DEMoorhead@columbus.gov

Right-of-way dedication of 30 feet from the centerline of Fairwood Avenue will be required per CCC 4309.17.

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.

The proposed side yard reduction would allow for the conversion of the breezeway garage area into living space - the resulting changes are generally consistent with Columbus Citywide Planning Policies (C2P2) residential design guidelines.



Zoning:

Christine Leed

CLLeed@columbus.gov

- *Add variance for Total Side Yard 3332.25 to vary from 12' to 9'.*
- *Dimension and show the two 9x18' side by side surface parking spaces in front of the converted garage. Dimension distance of spaces from street right of way line. Spaces need to be at least 25' from street right-of-way line.*

Final materials must be submitted to Phil Bennetch by **Friday, November 5, 2021 to be placed on the November 23, 2021 meeting agenda. 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.

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.

Sincerely,



Phil B. Bennetch

C: (614) 500-3165 (google voice)

O: (614) 645-0078