

STAFF REVIEW RESULTS

DECEMBER 13, 2021

01. Application No.: BZA21-150
Location: 363 THURMAN AVE. (REAR) (43206), located at the northeast corner of Thurman Avenue and Nursery Lane (010-057414; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s): 3332.26, Minimum side yard permitted.
To reduce the northern side yard from 5 feet to 1 foot.
Proposal: To construct a room addition to the north side of the dwelling.
Applicant(s): Kara Greitzer
363 Thurman Avenue (Rear)
Columbus, Ohio 43206
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

Dear Ms. Gretizer,

The above case was reviewed by staff on December 9th, 2021. The following are comments from staff:

Traffic Management:

Daniel Moorhead
DEMoorhead@columbus.gov
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.

Planning is generally supportive of the setback variance, but requests all scaled and dimensioned elevations to ensure consistency with Columbus Citywide Planning Policies (C2P2) design guidelines. C2P2 recommends that the design and character of additions be appropriate based on the principal and nearby structures in terms of height, width, setbacks, lot coverage, roof pitch, etc., and that building materials be of high quality and durability (p. 22). As such, Planning is generally supportive of the variances, but requests all scaled and dimensioned elevations to ensure the proposed addition is consistent with plan design guidelines.



Division of Sewerage and Drains:

Douglas Holtz

MVMeleshchuk@columbus.gov

No comments.

Zoning Clearance:

Christine Leed

clleed@columbus.gov

No comments.

Final materials must be submitted to Jamie Freise by **Friday January 7th 2022 to be placed on the January 25th 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 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,



Jamie Freise
614-645-6350