

STAFF REPORT

BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO FEBRUARY 28, 2012

12. **Application No.:** **11310-00388**
 Location: **272 FALLIS ROAD (43214)**, located on the north side of Fallis Road, approximately 100 feet west of Granden Avenue.
 Area Comm./Civic: Clintonville Area Commission
 Existing Zoning: R-3, Residential District
 Request: Variance(s) to Section(s):
 3332.38, Private garage.
 To increase the allowable height of a garage from 15 feet to 22'6".
 Proposal: To raze and rebuild a new garage.
 Applicant(s): Shawn McNeil
 370 Charleston Ave.
 Columbus, Ohio 43214
 Property Owner(s): David Givler
 272 Fallis Road
 Columbus, Ohio 43214
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

RELEVANT DATA

- The site is developed with a residential dwelling in a residential neighborhood.
- The applicant requests a variance to increase the allowable height of a garage from 15 feet to 22'6".
- The applicant proposes to construct a new garage.
- 3332.38, Private garage- no carport or detached private garage shall exceed 15 feet in height.
- The Clintonville Neighborhood Plan recommends the following in regards to new garages: "New housing, garages, and additions should be compatible and similar in character to existing nearby home designs, and measured in terms of similar height and width, setbacks, and lot coverage, but do not need to be duplicative of historic style. Garage height should be permitted to exceed maximum height allowable by code if it is architecturally compatible with the primary house."
- The Division of Planning & Operations has reviewed this case and has no issues.
- The Clintonville Area Commission recommends approval.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Staff can recommend approval as the proposed height of the proposed garage will match the roof pitch of the existing dwelling.

CONDITION(S) RECOMMENDED:

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. agenda

STAFF REPRESENTATIVE: Jamie Freise, 645-6350
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