



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

VARIANCE APPLICATION

rev. 09/24/2013

PROPERTY OWNER

Name PLW FAMILY INVESTORS
Address 35 NORTH HIGH STREET, CANAL WINCHESTER, OH 43110
Daytime Phone (614) 562-3608 Email bwood@marzetti.com

APPLICANT

Name PETER LYNCH - SIGNATURE BUILDERS GROUP, LLC
Address 110 E. WATERLOO STREET, CANAL WINCHESTER, OH 43110
Daytime Phone (740) 304-9559 Email peter@SignatureBuildersGroup.us
Address of Subject Property 35 NORTH HIGH ST, CANAL WINCHESTER, OH 43110

Current Zoning OLD TOWN COMM. Variance Request to Section 1161.03(a)(1), 1161.03(c)(1)(G)

Requested Variance ADD ADDITION TO CONVERT EXISTING SUMMER KITCHEN TO A GUEST HOUSE

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Joshua Pyl
Property Owner's or Authorize Agent' Signature

3-19-18
Date

DO NOT WRITE BELOW THIS LINE

Date Received: 3/19/18 Fee: \$ 200⁰⁰ Historic District: Yes No
Paid Preservation District: Yes No
Date of Action: / / Application No
Expiration Date: / / Approved: Yes
Tracking Number: VA - 18-003 Yes, with conditions



March 27, 2018

ATTN Bob Wood II
PLW Family Partners
35 North High Street
Canal Winchester, OH 43110

Re: Landmarks application #CA-18-008

Dear Mr. Wood:

The Landmarks Commission met on March 26, 2018 to discuss application #CA-18-008 for an approximate 300 sq. ft. addition to the existing summer kitchen at 35 North High Street. Following discussion, the Commission passed a motion to approve the application as submitted and recommended to Planning and Zoning Commission approval for the variance to Chapter 1161.03(a)(1) to allow more than 6 units per acre and Chapter 1161.03(c)(1)(G) to allow a residential dwelling to be under 1,000 sq. ft.

A copy of the signed Certificate of Appropriateness will be provided to you within the next couple of weeks. The Public Hearing for Variance Application VA-18-003 is scheduled to be heard by the Planning and Zoning Commission on April 9, 2018.

If you have any questions regarding the above, please give me a call at (614) 837-6742 or send me an email at amoore@canalwinchesterohio.gov.

Sincerely,

Andrew Moore
Planning and Zoning Administrator



To: Planning and Zoning Commission

From: Andrew Moore, Planning and Zoning Administrator

Date: March 27, 2018

RE: Application VA-18-003

RECOMMENDATION

Regular Meeting of Landmarks Commission held **March 26, 2018**

Motion by Abbott, seconded by White, to recommend to Planning and Zoning approval of VA-18-003; to consider a variance from the maximum density limits and minimum size requirements for a dwelling unit; for property located at 35 North High Street. Peter Lynch – Signature Builders Group applicant, Owner PLW Family Investors. Voting yes: Roger White, David Craycraft, Ronnie Woodrow and Joe Abbott. **Motion Carried 4-0**

Andrew Moore
Planning and Zoning Administrator

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ParcelID: 184-000031-00
PLW FAMILY INVESTORS LTD

Map-Rt: 184-N007 -038-00
35 N HIGH ST

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PLW FAMILY INVESTORS LTD

Map-Rt: 184-N007 -038-00
35 N HIGH ST

Owner

Owner **PLW FAMILY INVESTORS LTD**

Owner Address
P O BOX 575
CANAL WINCHESTER OH 43110

Legal Description
HIGH ST 46 X 197FT
N MID PT MILLERS 2
12

Calculated Acres
Legal Acres
.20
0

Tax Bill Mailing
PLW FAMILY INVESTORS LTD

PO BOX 575
CANAL WINCHESTER OH 43110-0575

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Most Recent Transfer

Transfer Date	SEP-13-2000
Transfer Price	\$166,500
Instrument Type	ED

2017 Tax Status

Property Class	C - Commercial
Land Use	470 - DWELLING CONVERTED TO OFFICE
Tax District	184 - MADISON TWP-CANAL WINCHESTER CORP
School District	2502 - CANAL WINCHESTER LSD
City/Village	CANAL WINCHESTER CORP
Township	MADISON TWP
Appraisal Neighborhood	X7200
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2017: No 2018: No
Homestead Credit	2017: No 2018: No
Rental Registration	No
Board of Revision	No
Zip Code	43110

2017 Current Market Value

	Land	Improvements	Total
Base	47,100	122,900	170,000
TIF			
Exempt			
Total	47,100	122,900	170,000
CAUV	0		

2017 Taxable Value

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	Land	Improvements	Total
Base	16,490	43,020	59,510
TIF Exempt			
Total	16,490	43,020	59,510

2017 Taxes

Net Annual Tax	Total Paid	CDQ
5,471.74	5,471.74	

Dwelling Data

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1900	2,070	7	4	2	

Site Data

Frontage	Depth	Acres	Historic District
		.208	Canal Winchester

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184-000317

Franklin County Auditor | Franklin County, OH, West Virginia GIS, Esri, HER...

40ft

Adjacent Property Owners:

Property Owner: Glenn S. Ferrone

Property Address: 39 N. High St. Canal Winchester, OH 43110

Owner Address: 4390 Emiley Dr. Canal Winchester, OH 43110

Property Owner: J & D Phillips Properties, LLC.

Property Address: 31 N. High St. Canal Winchester, OH 43110

Owner Address: 8425 Landis Rd. Amanda, OH 43102

Property Owner: Wendy E. Green

Property Address: 32 N. High St. Canal Winchester, OH 43110

Owner Address: 121 Beaty St. Canal Winchester, OH 43110

Property Owner: Megan Busey

Property Address: 23 E. Mound St. Canal Winchester, OH 43110

Owner Address: 23 E. Mound St. Canal Winchester, OH 43110

Variance Application

Property: 35 N. High Street
Canal Winchester, OH 43110
Owner: PLW Family Investors
Bob Wood (614) 562-3608
Applicant: Peter Lynch – (740) 304-9559
Signature Builders Group, LLC

Property Legal Description:

High Street 46' x 197' N MID PT MILLERS 2-12

Request for Variance:

Owner requests a variance to convert the existing Summer Kitchen to a guest house. The guest house is to be used by family and friends visiting as needed.

- 1) Variance to section 1161.03(a)(1) – to allow for more than six units per acre. This property is .2 acres. With the conversion of the summer kitchen to a guest house there would be two dwelling units on the property which is 10 units per acre.
- 2) Variance to Section 1161.03©(1)(G) – to allow a residential dwelling to be under 1,000 square feet.

Variance Statement: Section 4 (Response)

A) Special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.

The existing summer kitchen is approximately 500 square feet with 250 sq ft downstairs and 250 sq ft upstairs. The way the building is configured it would be impossible to add a bathroom, kitchen and mechanical room to the existing space. Thus, we propose to add an approximate 308 square feet to allow for these necessities. We have been very careful with the design in order to keep it as minimal as possible to have the least amount of impact on the property and its neighbors yet still be suitable for guests.

B) The literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under provisions of this Zoning Code.

We have designed the addition to compliment the existing structure and the neighboring house. By using materials such as a standing seam metal roof, aluminum clad windows with simulated divided light and traditional board and batten siding the structure fits the character of the surrounding properties and the Old Town District.

Section 1161.03(a)(1) requires no more than 6 dwelling units per acre or 7,333 square feet. This property is .2 acres or 8,800 square feet. We are requesting a variance to accommodate using the existing structure as a guest house. Without the variance we would need to stretch the current property to .33 acres. As we have not figured out how to physically make that happen, we feel that it is a logical option to seek a variance to utilize the existing structure with a modest addition as a space for guests.

C) Special conditions and circumstances do not result from the actions of the applicant.

The summer kitchen is an existing structure. The addition proposed simply makes the space better suited for guests thus more usable.

D) The granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to the other lands of structures in the same zoning district.

There are many other properties within the Old Town district that have converted garages or barns in to living spaces such as apartments. A few examples of this are the following:

- 49 North High Street, Canal Winchester, OH 43110
- 38 East Columbus Street, Canal Winchester, OH 43110
- 66 North Trine Street, Canal Winchester, OH 43110
- 51 & 53 East Mound Street, Canal Winchester, OH 43110
- 32 East Waterloo Street, Canal Winchester, OH 43110

E) The granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity and general welfare.

The building is existing and will only be used for guests of the owner.

F) The granting of the variance is not solely based upon the showing that the property could be put to better economic use that presently permitted by zoning regulations.

No.

G) The granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.

The main structure on the property is used as a commercial space. The guest house proposed is an accessory structure no different than the many multifamily residential properties in the area.



SIGNATURE
BUILDERS GROUP, LLC
Design Build Services

Certificate Of Appropriateness

Peter Lynch - Owner/Operator
 (740) 304-9559

Jennifer Lynch - Design Consultant
 (614)264-7235

110 East Waterloo Street
 Canal Winchester, OH 43110

peter@signaturebuildersgroup.us
jennifer@signaturebuildersgroup.us

Application Date: March 12, 2018
 To: City Of Canal Winchester
 Project Address: 35 North High Street
 Canal Winchester, OH 43110
 Property Owner: PLW Family Investors

Description	Units	Cost Per Unit	Amount
The attached Certificate of Appropriateness application is for the following:			
The Owner of 35 North High Street, Canal Winchester, Ohio, would like to add an addition to the existing brick summer kitchen to the rear of the property for use as a guest house for company.			
The existing structure is approximately 18.5 feet long by 13.5 feet wide and is two stories for a total of approximately 500 square feet. We propose to add an additional 308 square feet to the North and East sides of the structure to accommodate a full kitchen, full bathroom and a utility closet. The character of the existing original summer kitchen will remain while updating the mechanical aspects creating a small but usable space. The new addition will be built with timber frame construction on a concrete slab foundation. We will install new aluminum clad windows and doors with simulated divided light in the same six over six style. We plan to install a cementitious siding board and batten on the exterior of the addition with a standing seam metal roof to keep a more historic look. Paint colors will be suitable to the adjacent house if not the same to blend in. Plumbing & gas will be tied in to the existing house sanitary and natural gas lines. No new taps will be necessary.			
For any questions please contact me at the mobile number or email address above.			
Thank you			
Peter Lynch Signature Builders Group, LLC			



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High St & Mound St, Columbi

197

184-000474

197

184-000474

12

PROPOSED ADDITION

197

184-000474

46

35 N HIGH ST

33 N HIGH ST

31 N HIGH ST

42.5

10 20ft

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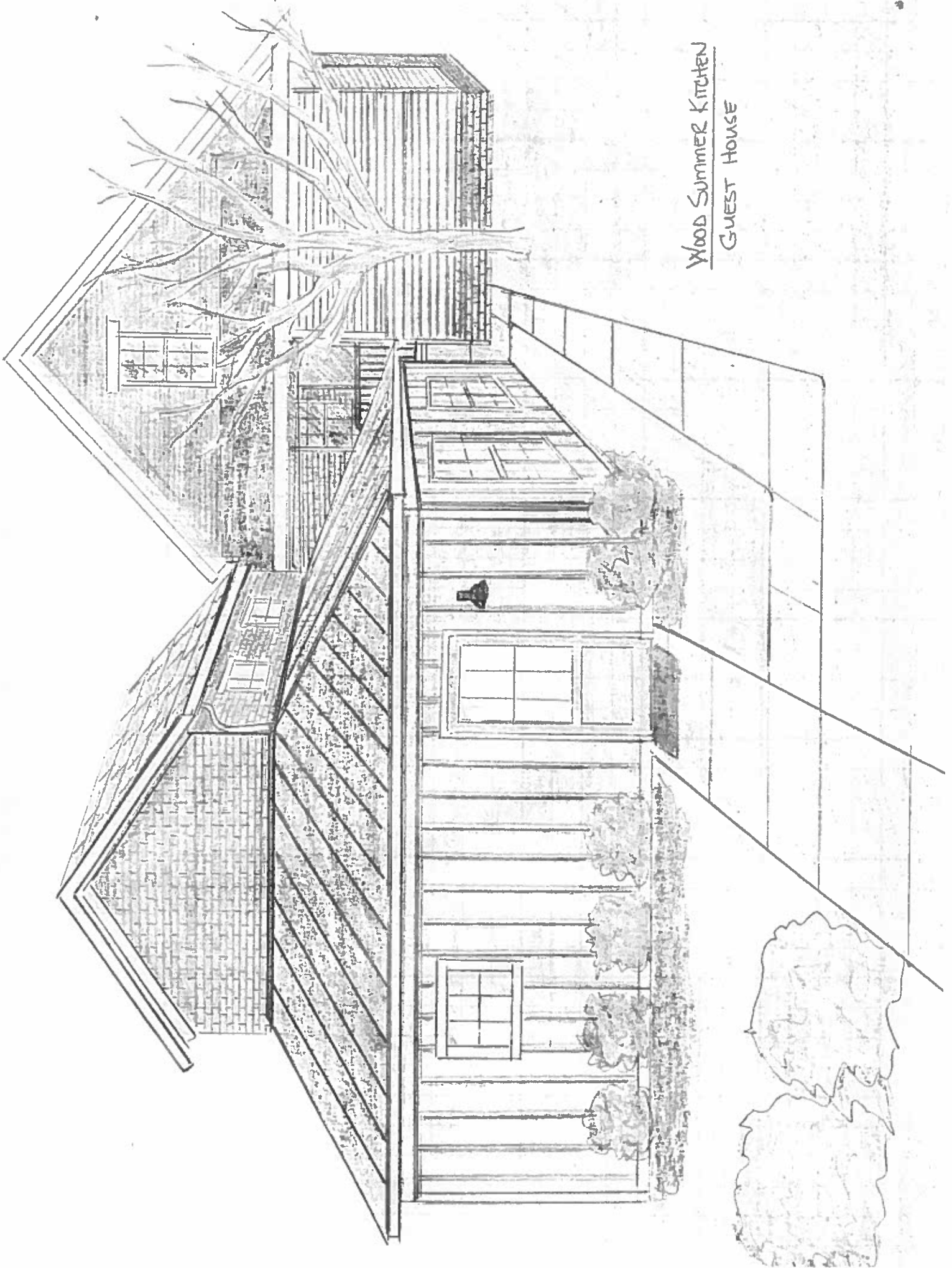
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Social Media Links

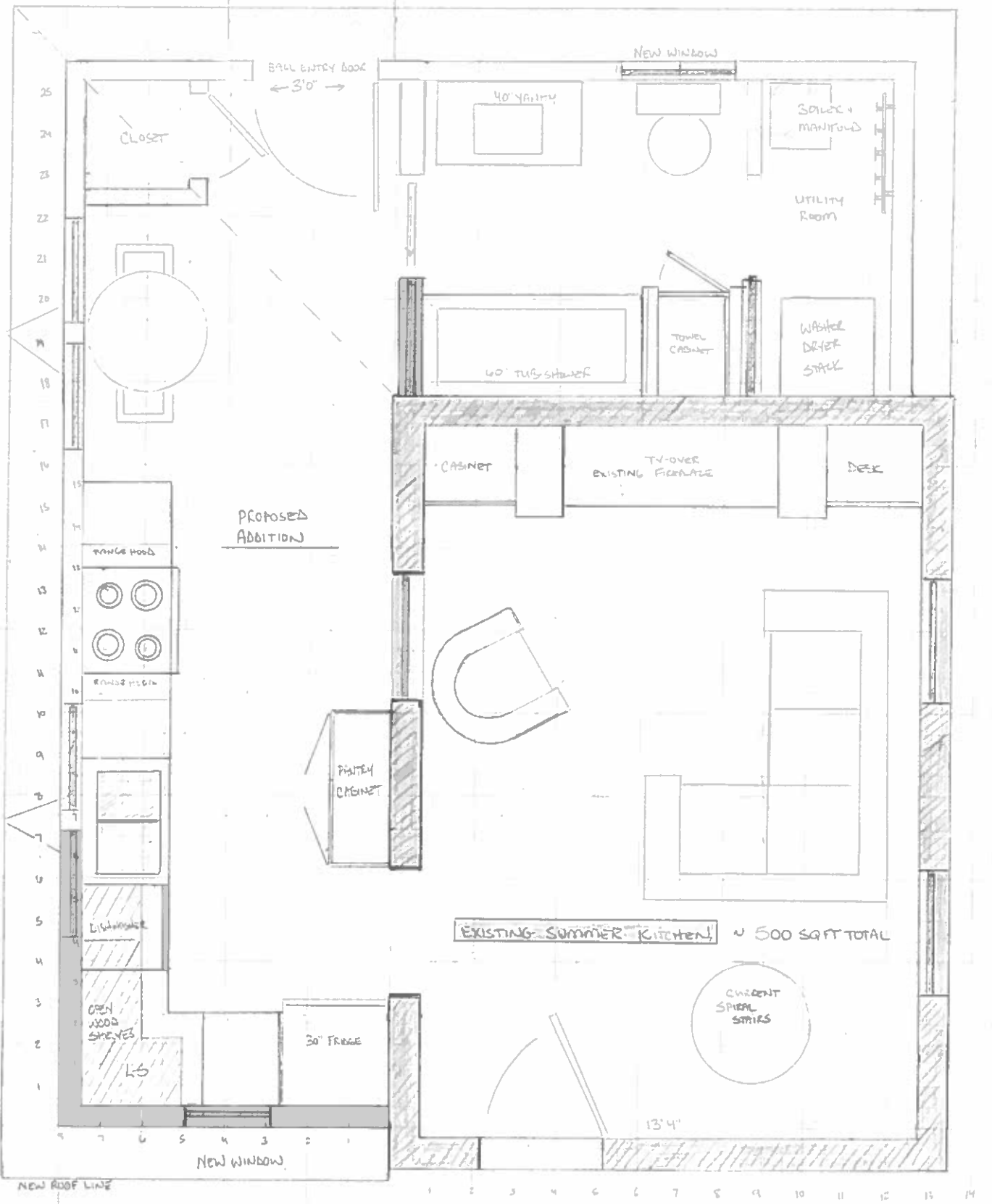




WOOD SUMMER KITCHEN
GUEST HOUSE







NEW WINDOWS

NEW WINDOWS

NEW ROOF LINE

BACK ENTRY DOOR
← 3'0" →

CLOSET

40" VANITY

NEW WINDOW

SINK & MANIFOLD

UTILITY ROOM



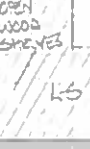
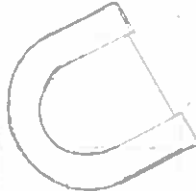
60" TUB SHOWER

TOWEL CABINET

WASHER DRYER STACK

PROPOSED ADDITION

CABINET TV-OVER EXISTING FURNITURE DECK



EXISTING SUMMER KITCHEN ~ 500 SQFT TOTAL

EXISTENT SPIRAL STAIRS

30" TRUSS

13'4"

NEW WINDOW