



STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirement of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health safety, comfort, morals, or welfare of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Both of these adjacent lots have frontage on both S. Front St. and S. Wall St. There are two brick houses on each lot, one facing S. Front and the other facing S. Wall on each lot. The property is currently zoned "M" and all of the houses are presently used as residential rentals. The owner of the two lots wants to split each lot into two parcels with a single house on each of the four new lots. Variances of §3363.01 are requested to permit residential use on each of the split lots. Variances of §3342.28 to waive residential parking requirements are also requested. Without the variances and the splitting of the lots, the impracticality of improving the four houses as viable single family residences (and their potential attraction for owner occupants) is a hardship.

The proposed splits of the lots is shown on an attached plat and will increase the width of the more southerly lot by 3.0' to 4.4', thereby creating a space of more than 3' between the houses on that lot and the proposed north line of the lot. Appropriate water line and sanitary sewer easements have been served and described and will be granted. Work has begun on new and separated water and sewer lines for each of the four houses. The replacement of windows and siding on the north walls of the houses at 754 S. Front and 753 S. Wall to increase fire safety is proposed as described in an attached engineering evaluation.

The requested variances will permit and facilitate the development of the properties as single family residences consistent with other properties in the area and in furtherance of the City's goals of enhancing the Brewery District. The variances will not adversely affect adjoining properties or the general welfare, public health, safety, comfort or morals of the City or its inhabitants. The requested variances will not impair, and way well improve, established property values in the surrounding area. The subject properties are examples of the unique historic, 19th century, architecture of the Brewery District. Allowing their treatment as single-family residences and their improvement as proposed will further redevelopment of the Brewery District.

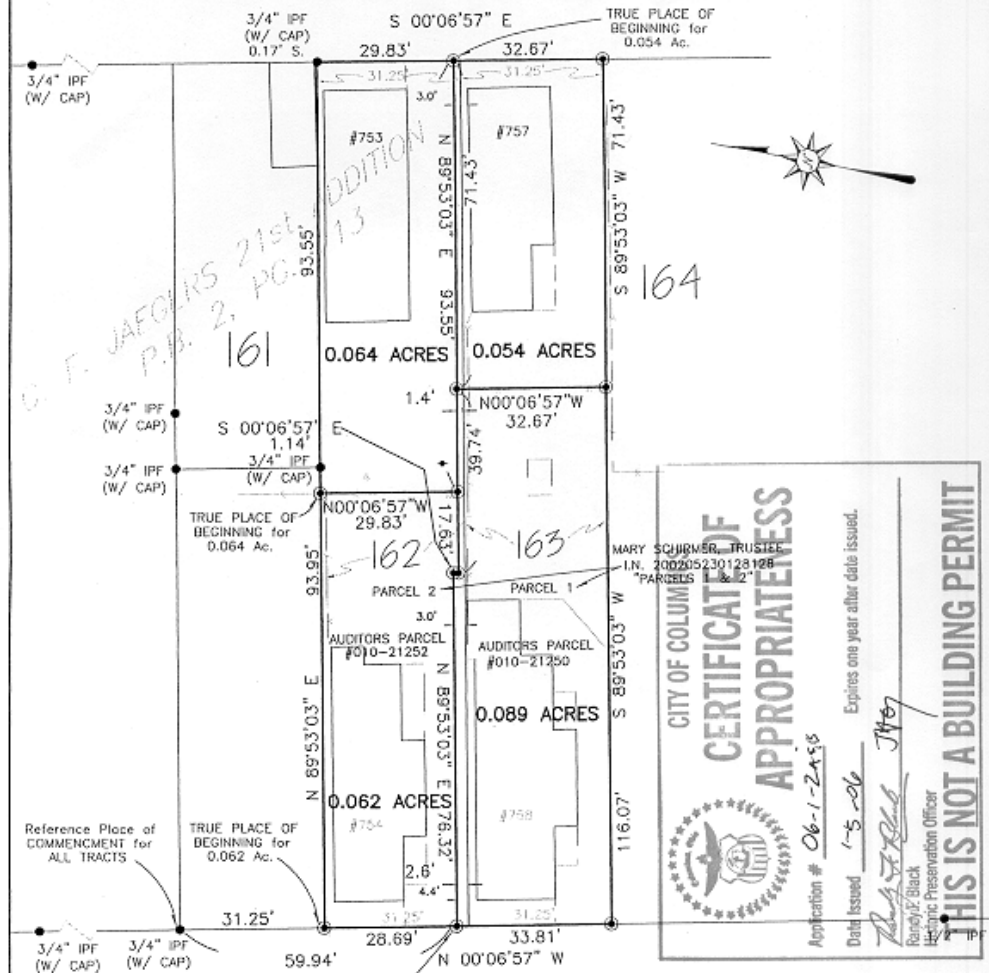
Signature of Applicant (Signed in BLUE INK)

Date

Nov 22, 2005

PLAT OF LOT SPLITS
 LOTS 162 & 163, C.F. JAEGER'S 21ST ADDITION, P.B. 2, PG. 213
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

WALL STREET (33')



CITY OF COLUMBUS
CERTIFICATE OF APPROPRIATENESS

MARY SCJIRMER, TRUSTEE
 I.N. 200205230123128
 PARCELS 162 & 163

Application # 06-1-2455
 Date Issued 1-5-06 Expires one year after date issued.

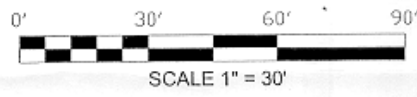
David B. McCoy
 Registered Professional Surveyor

THIS IS NOT A BUILDING PERMIT

CV05-065
 Final Plan
 RECEIVED 1/17/06
William Green

John S. Coe
 1/17/06

FRONT STREET (82.5')



- LEGEND:
- = IRON PIN FOUND
 - ⊙ = 3/4" IRON PIN W/ CAP SET

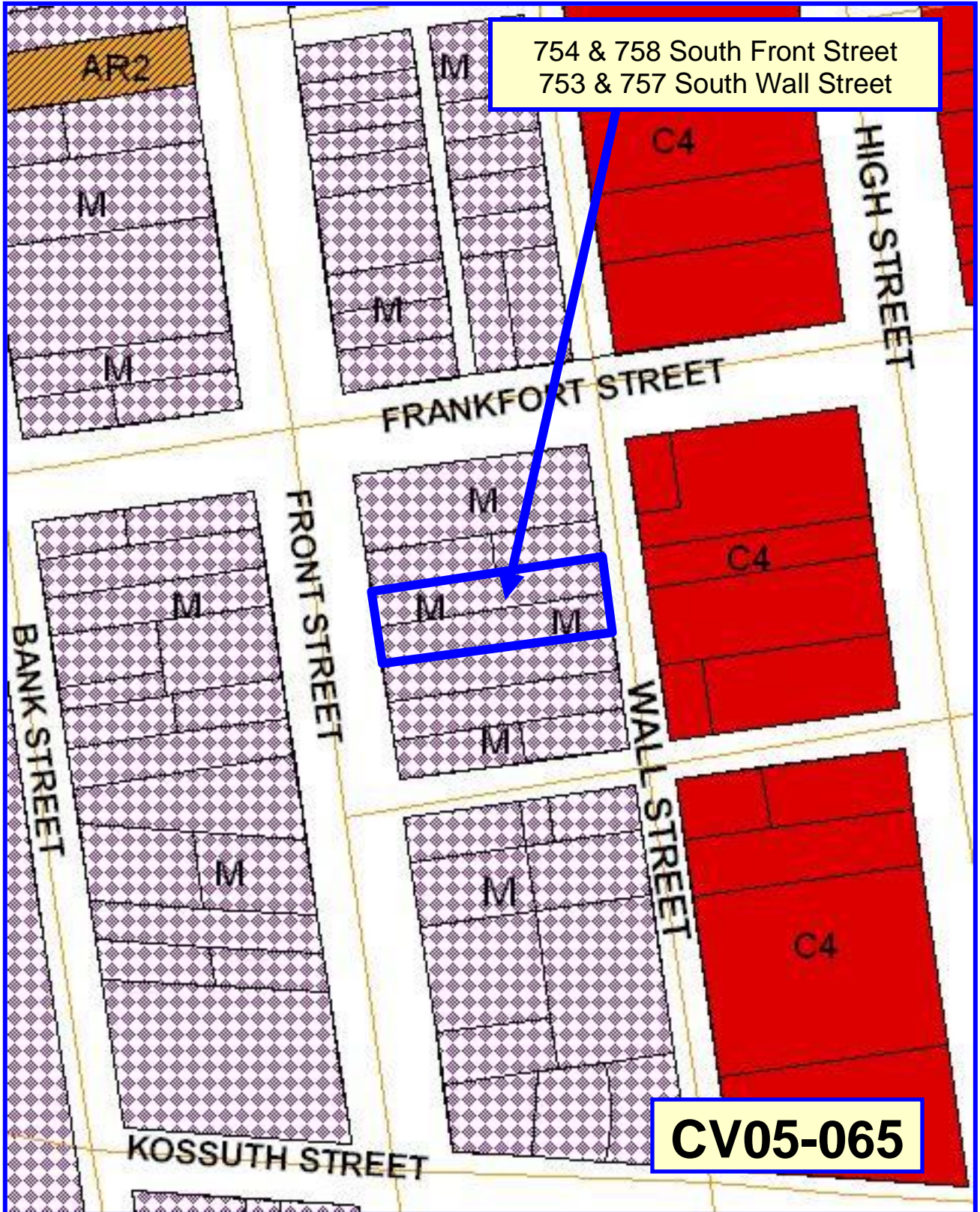
Bearings are assumed (based on N00°06'57"W), as there are no bearings on C.F. Jaegers 21st Addition, a subdivision plat of record in Plat Book 2, Page 213, Recorder's Office, Franklin County, Ohio.

We hereby certify that the above plat was prepared from an actual field survey and to the best of our knowledge and belief is correct. All dimensions along arcs are chord distances.

HOY SURVEYING SERVICES, INC.
David B. McCoy 11/22/05
 Date
 Registered Professional Surveyor No. 7632

5750 Chandler Court
 Westerville, OH 43082
 E-Mail: hoyssinc@aol.com
 Phone (614) 895-1922
 Survey Fax (614) 895-1949
 Construction Fax (614) 895-9549





754 & 758 South Front Street
753 & 757 South Wall Street

CV05-065







City of Columbus
Mayor Michael B. Coleman

Department of Development

Mark Barbash, Director

Certificate of Appropriateness

BREWERY DISTRICT COMMISSION

This Certificate of Appropriateness is not a zoning clearance, nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 754 South Front Street

APPLICANT'S NAME: Susan Coc (Applicant)/ Mary S. Schirmer Trustee (Owner)

APPLICATION NO.: 06-1-1a

HEARING DATE: January 5, 2006

EXPIRATION DATE: January 5, 2007

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3321 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend the approval of proposed variance #06-1-1a, 754 South Front Street, as submitted:

- CC.3363.01 – To permit the existing single-family dwelling on a lot zoned in the M, Manufacturing District.
- CC.3363.23 – To permit the lot that will front Wall Street.
- CC.3342.28 – To reduce the number of required parking spaces for both lots from two (2) spaces to zero (0) spaces.

MOTION: Hugus/Pongonis (6-0-0) RECOMMENDED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy Black
Historic Preservation Officer



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Mayor Michael B. Coleman

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PROPERTY ADDRESS: 754 South Front Street

APPLICANT'S NAME: Susan Coe (Applicant)/ Mary S. Schirmer Trustee (Owner)

APPLICATION NO.: 06-1-1b

HEARING DATE: January 5, 2006

EXPIRATION DATE: January 5, 2007

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APPROVED SPECIFICATIONS:

Recommend the approval of proposed variance #06-1-1b, 754 South Front Street, as submitted:

- Proposed lot split for 754 South Front Street and 753 South Wall Street.

MOTION: Mitchell/Simmons (6-0-0) RECOMMENDED.

Drawings Required

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Randy Black
Historic Preservation Officer



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

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COPY

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PROPERTY ADDRESS: 758 South Front Street

APPLICANT'S NAME: Susan Coe (Applicant)/ Mary S. Schirmer Trustee (Owner)

APPLICATION NO.: 06-1-2a

HEARING DATE: January 5, 2006

EXPIRATION DATE: January 5, 2007

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3321 and the architectural guidelines:

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- CC.3363.01 – To permit the existing single-family dwelling on a lot zoned in the M, Manufacturing District.
- CC.3363.23 – To permit the lot that will front Wall Street.
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Mayor Michael B. Coleman

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PROPERTY ADDRESS: 758 South Front Street

APPLICANT'S NAME: Susan Coe (Applicant)/ Mary S. Schirmer Trustee (Owner)

APPLICATION NO.: 06-1-2b

HEARING DATE: January 5, 2006

EXPIRATION DATE: January 5, 2007

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Recommend the approval of proposed variance #06-1-2b, 758 South Front Street, as submitted:

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Randy F. Black
Historic Preservation Officer

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV05-065

Being first duly cautioned and sworn (NAME) SUSAN COE
of (COMPLETE ADDRESS) 32 Thurman Ave., Columbus, OH 43204
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. MARY SANDFORD SCHIRMER, TRUSTEE 610 Founders Ln. Granville, OH 43023 0 Columbus based employees Contact: Susan Coe 614-370-8215	2.
3.	4.

SIGNATURE OF AFFIANT Susan Coe

Subscribed to me in my presence and before me this 22 day of November, in the year 2005

SIGNATURE OF NOTARY PUBLIC Craig E. Evans

My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here

CRAIG E. EVANS, Attorney-at-law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Section 147.03, R.C.