

TWO-STORY SINGLE FAMILY HOME HILLTOP HOMES 166 N. WAYNE AVE. COLUMBUS, OHIO 43204

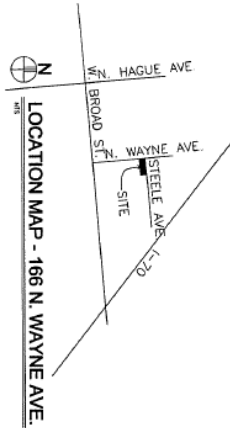
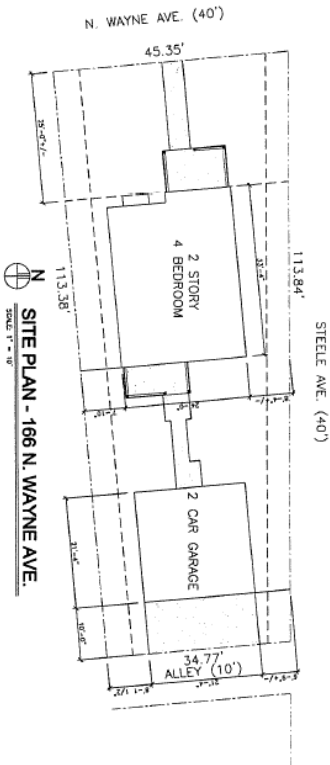
JOHN HAYTAS ARCHITECT
3021 E. DUBLIN-GRANVILLE RD., SUITE 108, COLUMBUS, OHIO 43231
614.942.2023 / 614.942.2000 / 614.905.6151 / jhaytas@buckeyehope.org

GENERAL NOTES

1. SCOPE OF WORK CONSISTS OF THE CONSTRUCTION OF A NEW TWO-STORY MODERN SINGLE FAMILY RESIDENCE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OHIO BUILDING CODES AND THE NATIONAL ELECTRICAL CODE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS ARE TO ROUGH SURFACE UNLESS OTHERWISE NOTED.
5. CONSTRUCTION SHALL BEHAVE AND/OR PATCH ALL AREAS IN THE BUILDING WHICH MAY BE DAMAGED AS A RESULT OF THE CONSTRUCTION TO MAINTAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE ALTERED OR MODIFIED WITHOUT THE ARCHITECT'S APPROVAL.
6. CONSTRUCTION SHALL REMOVE ALL DEMOLISHED MATERIAL AND DEBRIS FROM THE SITE AND THE WORK AREA SHALL BE LEFT CLEAN AND ACCESSORY BUILDING RESULTS AND INSURANCE.

SITE DATA

1. PARCEL NUMBER - 010-009100
2. ZONING CLASSIFICATION - C-4
3. SITE AREA - 4,579.4 SF (0.105 AC)



John Haytas

7-8-10

ZONING CLEARANCE PLAN
DATE: MAY 24, 2010

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

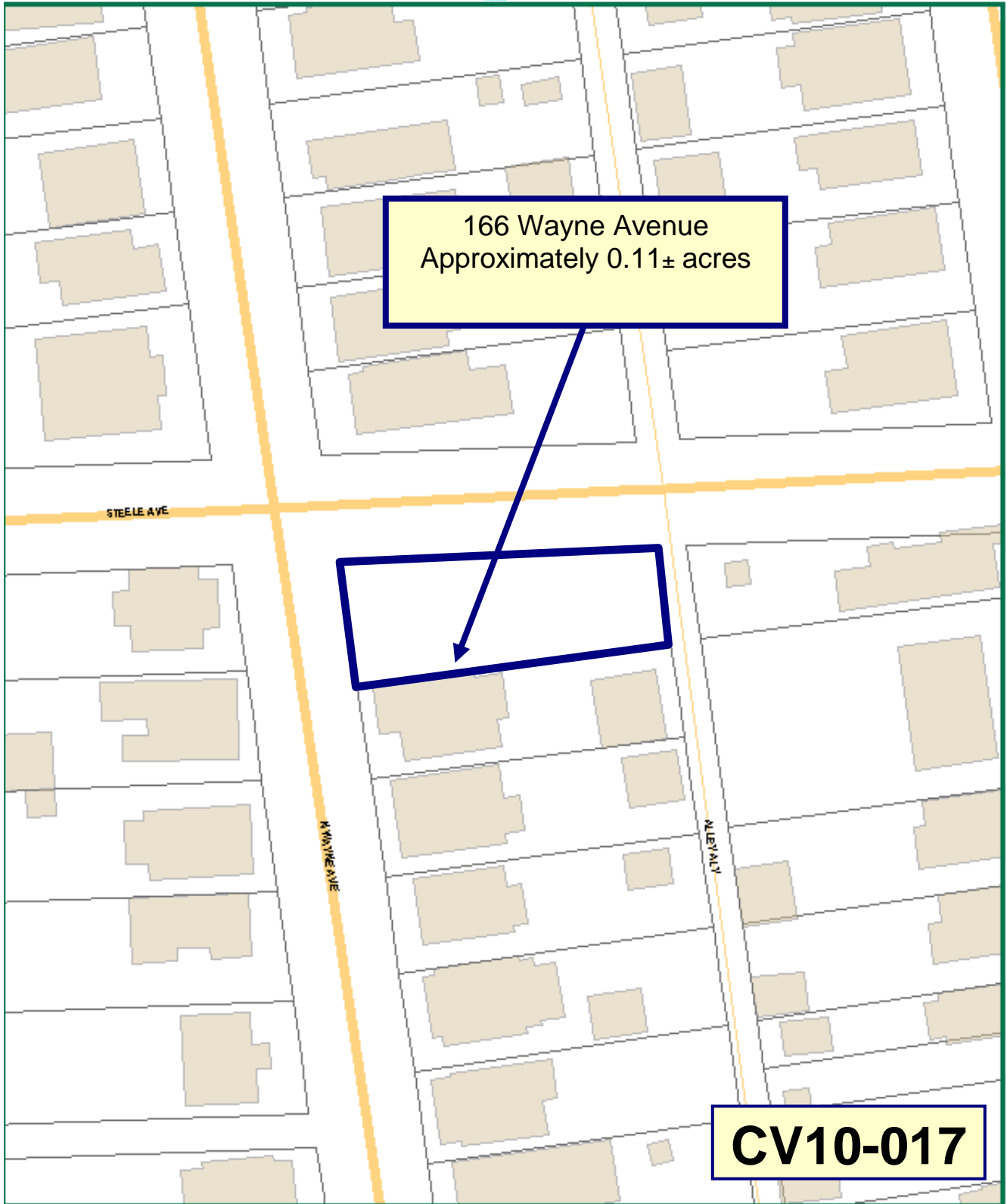
157 CAROLYN AVENUE, COLUMBUS, OH 43224



166 Wayne Avenue
Approximately 0.11± acres

CV10-017

CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES
157 CAROLYN AVENUE, COLUMBUS, OH 43224



166 Wayne Avenue
Approximately 0.11± acres

CV10-017



STATEMENT OF HARDSHIP

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

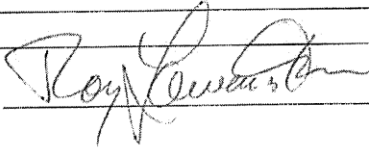
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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 which 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 inhabitants 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:

The hardship is that the existing C-4 zoning was designed for a use (neighborhood grocery or carryout) which is no longer considered desirable from a planning perspective. The former business at this location was demolished. Due to the small size of the lot, the only C-4 use which would fit is most likely another similar store which the neighborhood would strongly oppose as being incompatible with the single-family neighborhood surrounding it. Essentially C-4 is an obsolete zoning for what is otherwise a residential lot.

Signature of Applicant  Date 5/27/10

**GREATER HILLTOP AREA COMMISSION
POLICY MOTION – ZONING**

Date Presented: July 6, 2010
Sponsor: Dave Horn, GHAC Zoning Chair
Subject Matter: Request for Council Variance.
Final Vote: 6-3-1 Approval

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, the purpose of the City of Columbus’ policies, standards, and regulations on land use and development are designed to help insure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners, and

WHEREAS, the City’s land use and development review process requires a recommendation by the Greater Hilltop Area Commission for projects in the designated area;

WHEREAS, a proposal affecting the parcel(s) at 166 N. Wayne Ave. requests Council Variance from C-4 Commercial to Residential;

WHEREAS the applicant has agreed to amend its home design and floorplan to better reflect the historic character of the neighborhood by using “better” siding (not vinyl) and by including windows on all sides of the home;

WHEREAS, the Zoning Committee of the Greater Hilltop Area Commission recommended approval of the applicant’s request by a unanimous vote of 2-0 at its public meeting held on June 15, 2010;

NOW THEREFORE, be it resolved that the Greater Hilltop Area Commission supports the applicant’s request for this Variance request affecting the parcel(s) at 166 N. Wayne Ave.



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: Greater Hilltop A.C. Meeting Date: 7-6-10

Case Number: 010-008100 Case Type: Council Variance Rezoning

Zoning Address: 166 N. Wayne Ave Applicant: Hilltop Housing L.P.

Person(s) Representing Applicant at Meeting: Steve Torsell, Ray Lawstein

Conditions Requested by Group (Add continuation sheet if needed):

Area Commissions see note at bottom.

1. "Better" Siding - i.e. Hardie Plank or equivalent
2. Windows on all sides of home
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

Applicant
Response

Yes No

- | | |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 6 Against 3 1 Abstain

Signature / Title of Authorized Representative: by [Signature], Zoning Chair

Daytime Phone Number: 614-276-1997

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

City of Columbus | Department of Development | Building Services Division | 757 Cardyn 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 # CV10-017

Being first duly cautioned and sworn (NAME) Roy Lowenstein
of (COMPLETE ADDRESS) 3021 E. Dublin-Granville Rd. Columbus Ohio 43231

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 formats

Hilltop Housing L.P.
3021 E. Dublin-Granville Road
Columbus Ohio 43231

Hilltop Housing L.P. does not have any employees .
The two entities that are part of Hilltop Housing L.P.
Have 30 Columbus based employees.
Roy Lowenstein (614) 942-2010

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

SIGNATURE OF AFFIANT Roy Lowenstein
Subscribed to me in my presence and before me this 24th day
of May, in the year 2010
SIGNATURE OF NOTARY PUBLIC Michelle R. Speck



Commission Expires: May 11, 2014
This Project Disclosure Statement expires six months after date of notarization.
Notary Public
In and for the State of Ohio
My Commission Expires
May 11, 2014