

STATEMENT OF HARDSHIP

OWNER: Kevin & Nicole Lykens

APPLICANT: Kevin Lykens

PROPERTY: 216 W. Hubbard Ave, Columbus, Ohio 43215

In keeping with the tradition of the Victorian Village area, the owners wish to continue the historical architectural style of the home located at 216 Hubbard Ave and build a three car garage with a living unit above at the rear of the lot (carriage house) which will be accessed by the alley. Because the modern zoning regulations are not in keeping with the traditional and architectural site and building designs of this historic area, relief from these regulations is required to build the carriage house. As was traditionally designed and built in this historic area before the existing zoning regulations became applicable, the owners request the following variances be granted to allow the building of this architecturally compatible carriage house:

1. Use: single family allowed, two units requested (City of Columbus Zoning Code 3332.039)
2. Fronting on a public street, proposed building to front on an Alley way (City of Columbus Zoning Code 3332.19)
3. Rear yard: to permit a residential structure to not have a rear yard (City of Columbus Zoning Code 3332.27)
4. Height: 15' permitted, 24' 1 $\frac{3}{4}$ " requested. (City of Columbus Zoning Code 3332.28)
5. Side yard: Proposed side yard to the West of Carriage House is 3 feet while City of Columbus Zoning Code 3332.26 requests 5 feet.
6. Current lot width is 43' while City of Columbus Zoning Code section 3332.05 requires a minimum lot width of 50' in a R-4 zoning district. Requesting a variance for existing building and proposed Carriage House.

The variances requested will not unreasonably increase the congestion of public streets, which already accommodate three to four cars accessing and parking on the lot from the alley; and the variance will not increase the danger from fires, the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

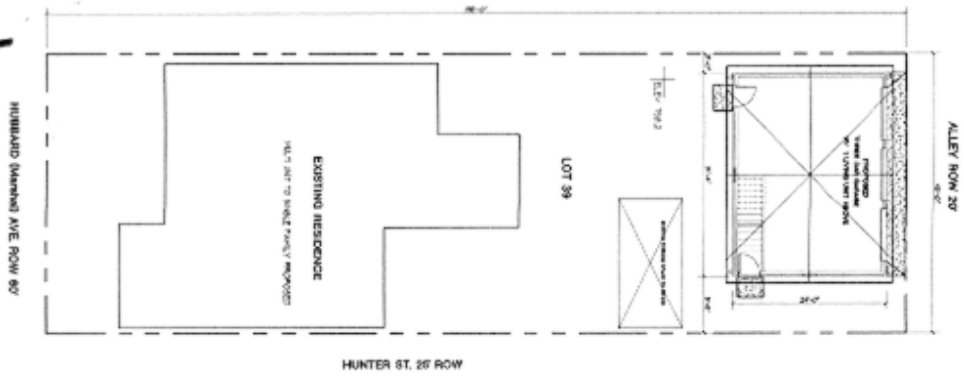
ZONING ACTION: CV XX-XXX

SITE INFORMATION	
ZONING CATEGORIES:	R4
BUILDING LINE:	25 FT BUILDING SETBACK
BUILDING AREA:	753 SQ. FT. MIN. COACH HOUSE
LOT COVERAGE:	40% BUILDING LOT COVERAGE (TYPICAL BUILDINGS)

ITEM	R4 ZONE	PROPOSED
USE	4-FAM RESID	SINGLE-FAMILY
LOT AREA	5000 SF	4800 SF
MINIMUM	2 SPACES/UNT	4 SPACES FOR 2 UNITS
MINIMUM	9 FT.	0 FT. 1" TO EAST
MINIMUM	8 FT.	24 FT.

(CONVICTION PER EXCEPTION)

Handwritten signature: **W. J. Jones**



CITY OF COLUMBUS
CERTIFICATE OF APPROPRIATENESS
 THIS IS NOT A BUILDING PERMIT
 PROJECT # 2005-045
 DATE: AUGUST 2005

Project Status
 Planning
 Schematic Design
 Design Development
 Construction Documents

Date
 02/02/05
 08/12/05
 09/11/05

Sheet Number
S1

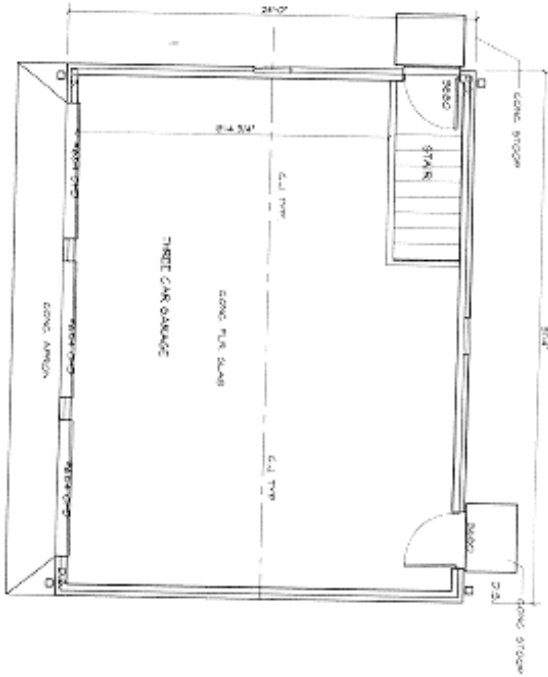
Project Reference #0000
216 W. HUBBARD AVENUE
NEW COACH HOUSE
 Victorian Village
 Columbus, OH 43215

Comments

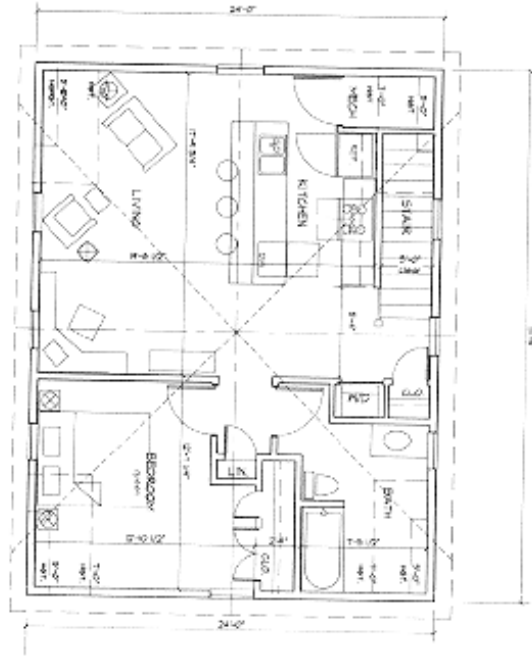


Sign Access
 1000 N. High Street, Columbus, OH 43215
 614.291.1111
 www.signaccess.com

CV05-045



GRADE FLOOR



SECOND FLOOR LEVEL

Handwritten signature and date: 11/17/05



CV05-045

A1

Project: 22164
 Planning: []
 Design: []
 Char/Arch Design: []
 Design Development: []
 Construction Documents: []
 Construction Administration: []
 Date: 09/16/2005

Project Reference #2000
216 W. HUBBARD AVENUE
 NEW COACH HOUSE
 VILLAGE VILLAGES
 COLUMBUS, OHIO 43228



NORTH (ALLEY) ELEVATION

SOUTH (REAR YARD) ELEVATION

EAST (HUNTER ALLEY) ELEVATION

WEST (SIDEYARD) ELEVATION

BUILDING ELEVATIONS

CERTIFICATE OF APPROPRIATENESS

THIS IS NOT A BUILDING PERMIT

216 W. HUBBARD AVENUE
NEW COACH HOUSE
Victorian Village
Columbus, Ohio 43220

Project Reference #2000

Project Status

DATE

APPROVED

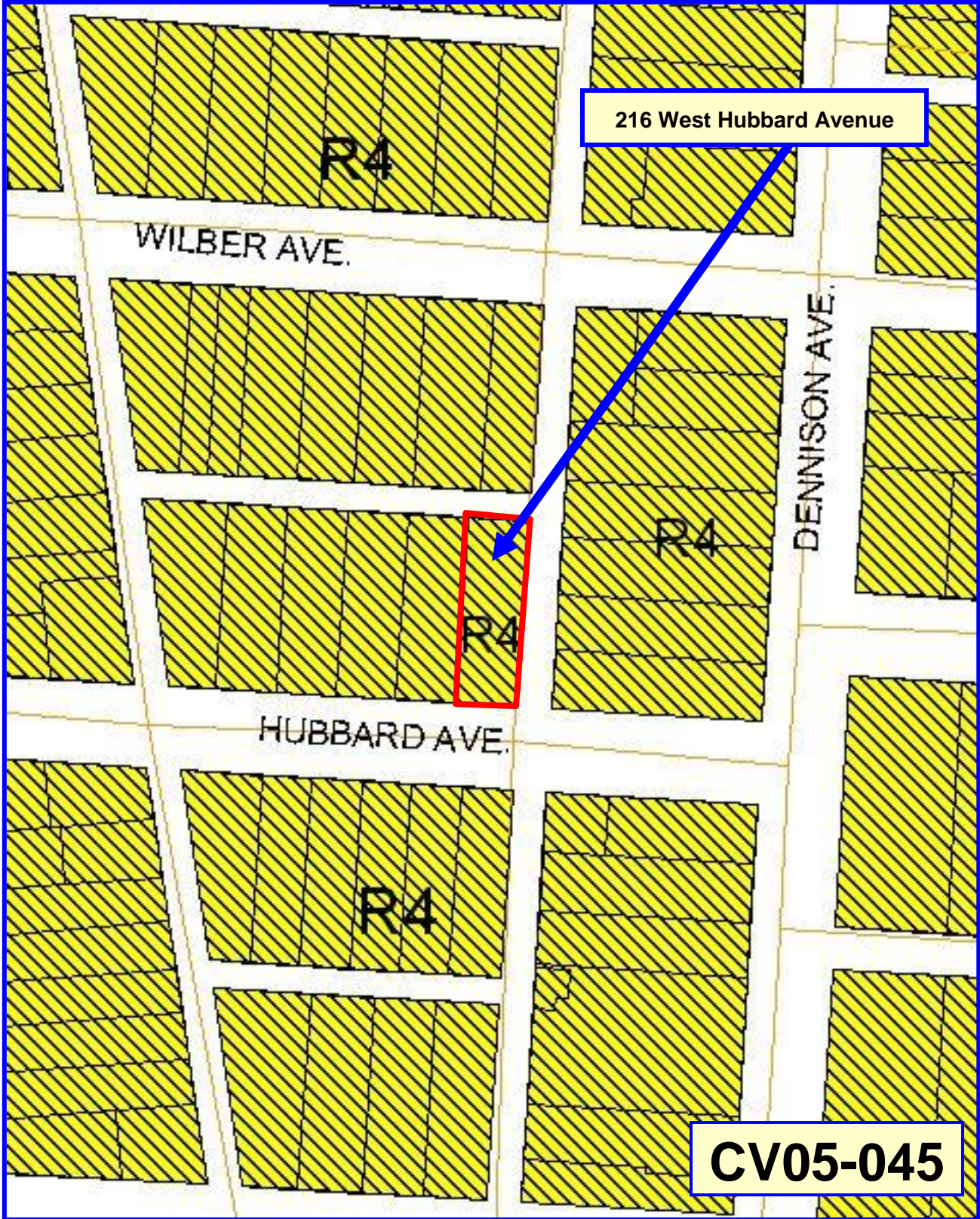
CHAPLES & KIRKMAN

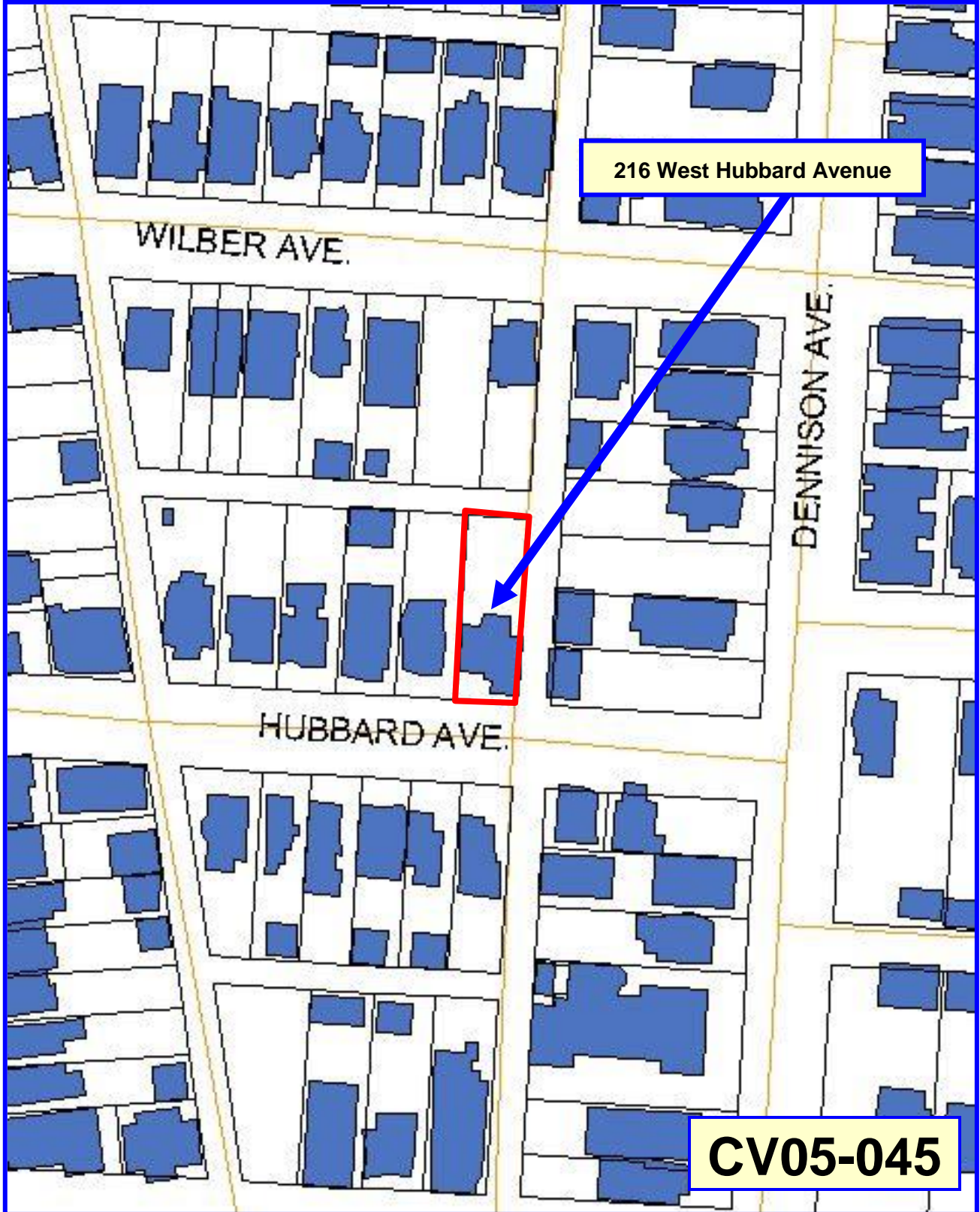
Signa Architects

A2

NO5-OH5

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216 West Hubbard Avenue

WILBER AVE.

DENNISON AVE.

HUBBARD AVE.

CV05-045



City of Columbus
 Mayor Michael B. Coleman

Department of Development
 Mark Barbash, Director

Certificate of Appropriateness

VICTORIAN VILLAGE 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: 216 Hubbard Avenue
APPLICANT'S NAME: Kevin Lykens (Owner)
APPLICATION NO.: 05-7-24b
HEARING DATE: September 8, 2005

EXPIRATION: September 8, 2006

The Victorian Village 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 & 3325 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Variance Request

Recommend the approval of proposed variance application #05-7-24b, 216 Hubbard Avenue, as submitted:

- 3332.039 Use: Single-Family allowed, two units requested.
- 3332.19 Fronting on a public street: to permit a residential structure not to front on a public street.
- 3332.27 Rear Yard: to permit a residential structure to not have a rear yard.

[NOTE: These variances are due to the requirements of the construction of a carriage house].

MOTION: Brownstein/Decker (7-0-0) 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 F. Black
 Historic Preservation Officer



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

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PROPERTY ADDRESS: 216 Hubbard Avenue

APPLICANT'S NAME: Kevin Lykens (Owner)

APPLICATION NO.: 05-7-24a

HEARING DATE: September 8, 2005

EXPIRATION: September 8, 2006

The Victorian Village 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 & 3325 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Approve Application #05-7-24a, 216 Hubbard Avenue, as submitted with the following clarifications:

- Construct a new 3-car garage at rear of property.
- All changes are to be as indicated on the submitted drawings stamped and dated (September 8, 2005) by the city Historic Preservation Office staff.

MOTION: Brownstein/Decker (7-0-0) APPROVED.

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 L. Black
 Historic Preservation Officer



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 # _____

Being first duly cautioned and sworn (NAME) KEVIN LYKENS
of (COMPLETE ADDRESS) 994 DENNISON AVE, COL, OH 43201
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. KEVIN + NICOLE LYKENS 994 DENNISON AVE COL, OHIO 43201 614-565-4209 1 EMPLOYEE	2.
3.	4.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 18 day of August, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Sheila McFarland

My Commission Expires:

09-06-06

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

Notary Seal Here



SHEILA McFARLAND
Notary Public, State of Ohio
My Commission Expires 09-06-06