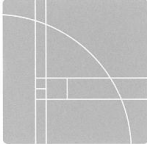


STATEMENT OF HARDSHIP

157 E. Deshler Ave.

City Council variances to the Columbus Zoning code are being requested for the construction of a garage with an apartment on the second floor at 157 E. Deshler Ave. in German Village. The project has been reviewed by the German Village Commission on three separate occasions where modifications were suggested by the Commission and incorporated in the design. On January 9, 2007, the Commission voted in favor of the requested variances, unanimously.



ALBERT UNETIC
ARCHITECT
910 Mohawk Street
Columbus, Ohio 43206

The property is zoned R2F, which allows the construction of a two family dwelling where the units are attached and the property is of sufficient area. This property exceeds the area requirement for a two family dwelling and the garage/apartment is attached to the primary residence by a covered walkway (portico), but the Zoning staff does not consider the portico to be a sufficient attachment to permit this use.

Carriage houses with apartments over garages are a common feature on larger properties in German Village with many built in recent years, approved by both City Council and the German Village Commission. This property is adjacent to many of the largest houses in the area and the the proposal is in scale with it's neighbors and the design does conform with the Zoning Code in terms of total structure (proposed and existing) coverage.

The primary variance requested is to use the property for two residential units and secondary variances include the area (footprint) of the garage/apartment and the reduction of off street parking required from four spaces to three. The applicant believes the hardship created by the denial of zoning clearance is in three parts:

1. The proposal is in scale with the neighboring properties and does not create a hazard nor diminish the quality of life in the community in any way.
2. The property owners do not intend to rent the apartment to the general public, but require additional space to house elderly parents.
3. Variances for similar proposals, but on much smaller properties, have been routinely approved in this and other areas in Columbus.

phone 614.443.1966
fax 614.443.1974
mobile 614.668.7573
e-mail aunetic@columbus.rr.com

CV07-016

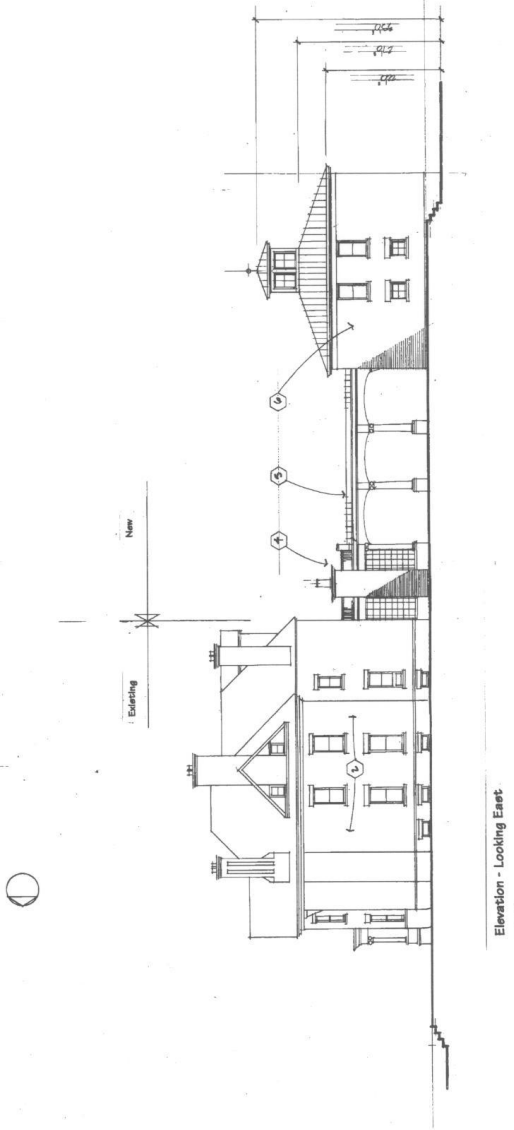
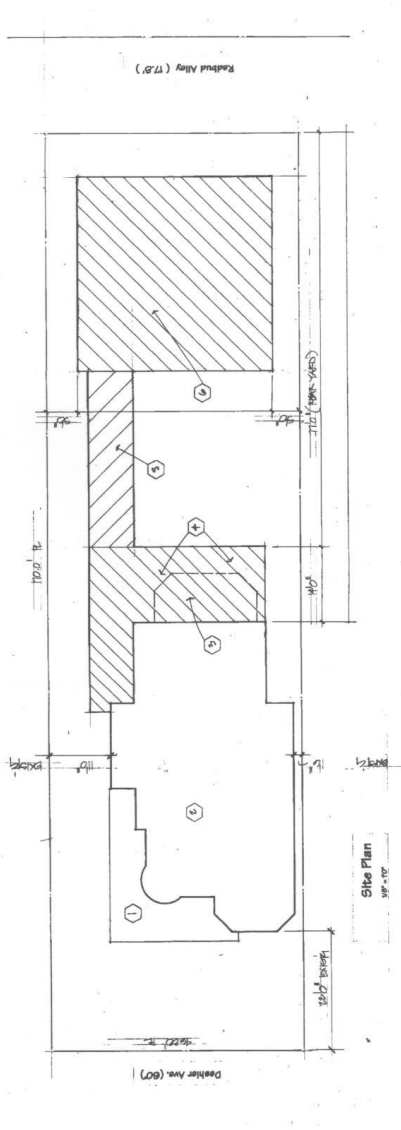
A.1

Primary
 Construction
 Revision

House Residence
 Additions and Alterations to The
 187 East Dealer Avenue
 Columbus, Ohio

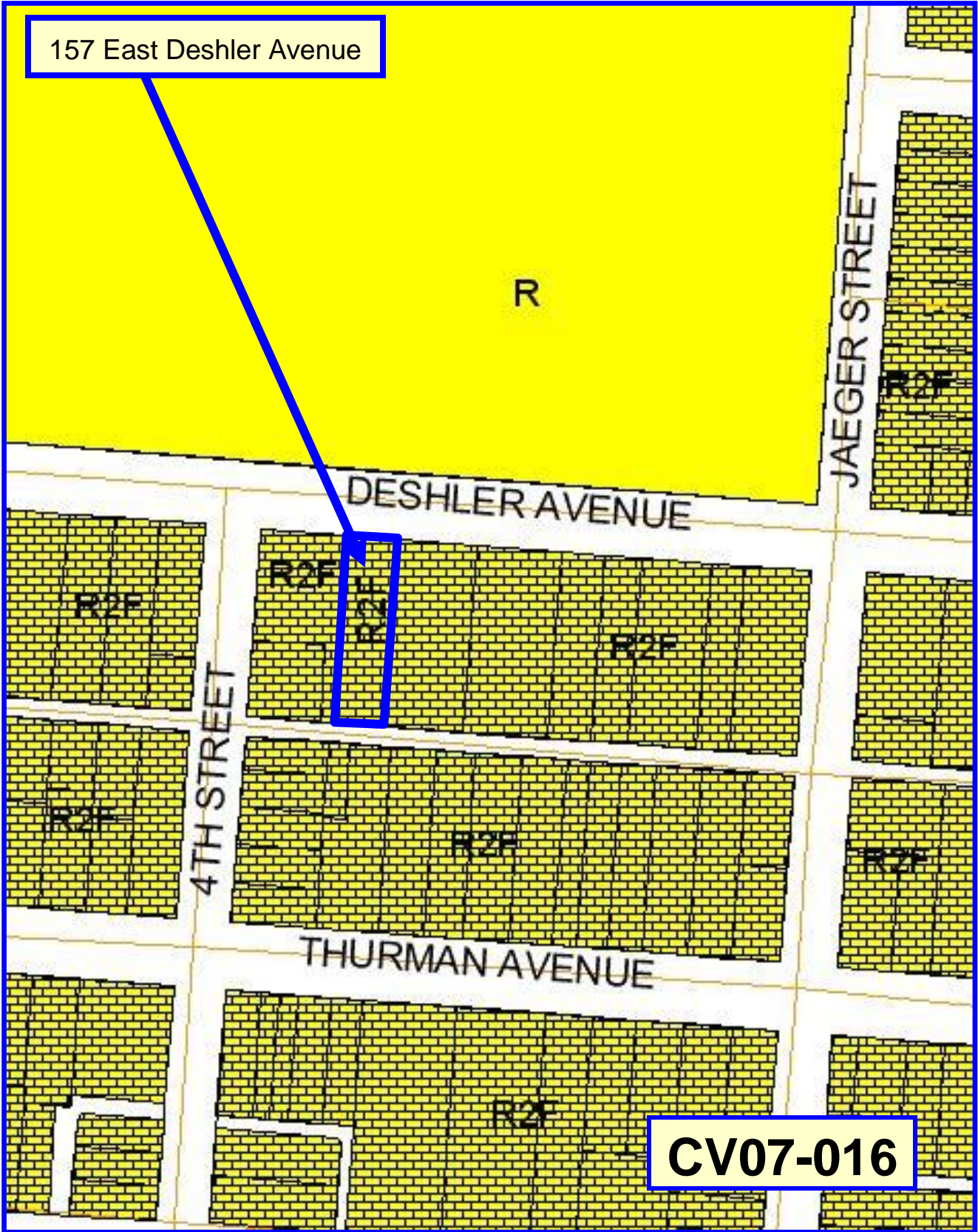
ALBERT URENTIC ARCHITECT
 210 KAYAK CIRCLE
 COLUMBUS, OHIO 43208
 614-442-9868

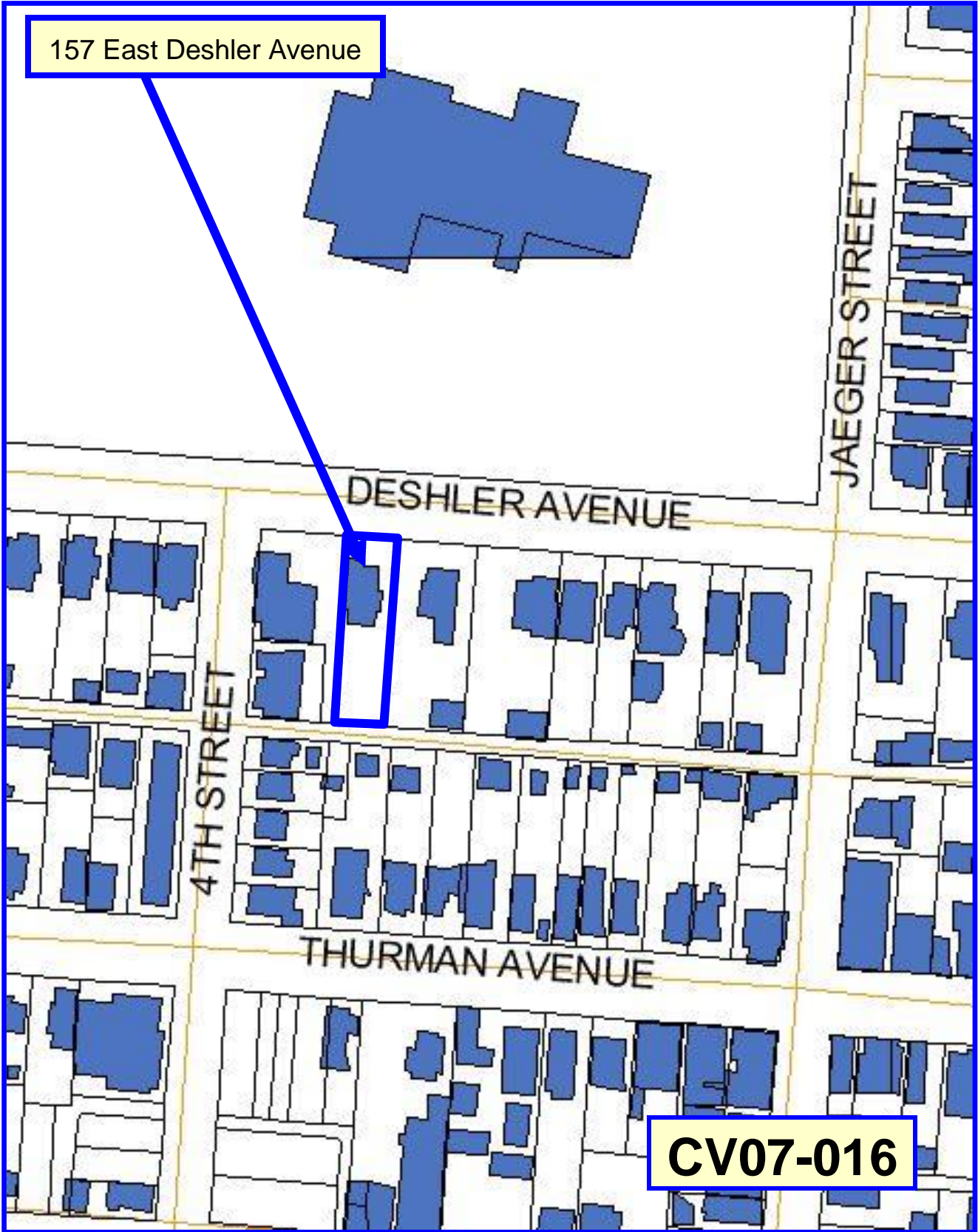
- Cooled Niches**
1. existing front porch
 2. adding 3 entry level niches
 3. existing porch to be removed
 4. new open porch with basement under
 5. new portion which will be below with three 5'x9' porches and second floor apartment
- DATA**
1. Off street parking
4 required - 3 provided
per 3303.27 Room Yard
total lot area - 7,970 sq ft
new porch area - 1,200 sq ft
3303.27(1) - 45%
 2. per 3303.27(1) Private Storage
new storage capacity - 1,200 sq ft
new porch height - 2000
new porch height - 1200 sq ft
 3. per 3303.27(1) Private Storage
new storage capacity - 1,200 sq ft
new porch height - 2000
new porch height - 1200 sq ft
- carriage house + portion / rear part area
1082.7560 / 43%
4. per 3303.250 (1.62) Private Storage
new storage house area - 1200 sq ft, 750 allowed
per 3303.250 Minimum Deck Yard
adjusted provided - 5 ft
per 3303.19 (4)
total lot area - 7,970 sq ft
total structure coverage (new and existing) - 3,400 sq ft
3068 / 7970 = 46.9 %



6/6/07
 ALBERT URENTIC ARCHITECT (PLAINTIFF)

Kristen Jones CV07-016
 Site Plan





157 East Deshler Avenue

CV07-016



157 East Deshler Avenue

CV07-016



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

GERMAN 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: 157 E. Deshler Avenue
APPLICANT'S NAME: Al Unetic (Applicant)/ Brian & Lisa House (Owners)

APPLICATION NO.: 07-1-12a **HEARING DATE:** January 09, 2007 **EXPIRATION:** January 09, 2008

The German 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 & 3119 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Variations Requested

- **3332.037 (1) R-2F Residential District:** To permit the construction of a rear yard Carriage House and/or private office over garage.
- **3342.18 Minimum Number of Parking Spaces Required:** To reduce the required on-site parking from 4 spaces to 3 spaces.
- **3332.27 Rear Yard:** To reduce the rear yard area to less than 25% of the lot's total area.
- **3332. 38 (F1 & 2) Private Garage:** To allow the garage to exceed 720 square feet or 1/3 of the minimum net floor area for the living quarters of the principal residence. Currently plan shows 1,296 sf for Carriage House.
- **3332.26 Minimum Side Yard Permitted:** To allow less than the minimum side yard of 5 feet on both the carriage house and wrap-around porch. The setback is to the edge of the roof overhang. Setback should not be less than 3'.
- **3332.18 (d) Basis of Computing Area (Lot Coverage):** To allow lot coverage of greater than 50% of the lot area, open lot area reduced to 48.9%.

The German Village Commission recommends approval of the variances in Application #07-1-12a, 157 E. Deshler Avenue as presented, with conditions as noted.

MOTION: Panzer/Rosen (7-0-0) RECOMMENDATION 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 F Black (PA)
Randy F. Black
Historic Preservation Officer

CV07-016

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 # _____

Being first duly cautioned and sworn (NAME) [Signature] Lisara
of (COMPLETE ADDRESS) 157E. Deshler Ave., Columbus, OH 43206

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

- 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

Brian and Lisa Housel 157E. Deshler Ave Columbus, OH 43206	

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

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this 30th day
of May, in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after the date of execution

Notary Seal Here



MISTY WORNER
Notary Public, State of Ohio