

City of St. Louis recommends rezoning all four lots to R3. **Variances:**  
1. 3312.25 MANEUVERING: To permit the access and maneuvering area for the parking spaces located on lots "C" and "D" to occur on and be shared by both lots "C" and "D". **ADA DISTRICT LOT WIDTH REQUIREMENTS:**

ZONE  
A portion of the lot is R-4 and the re-

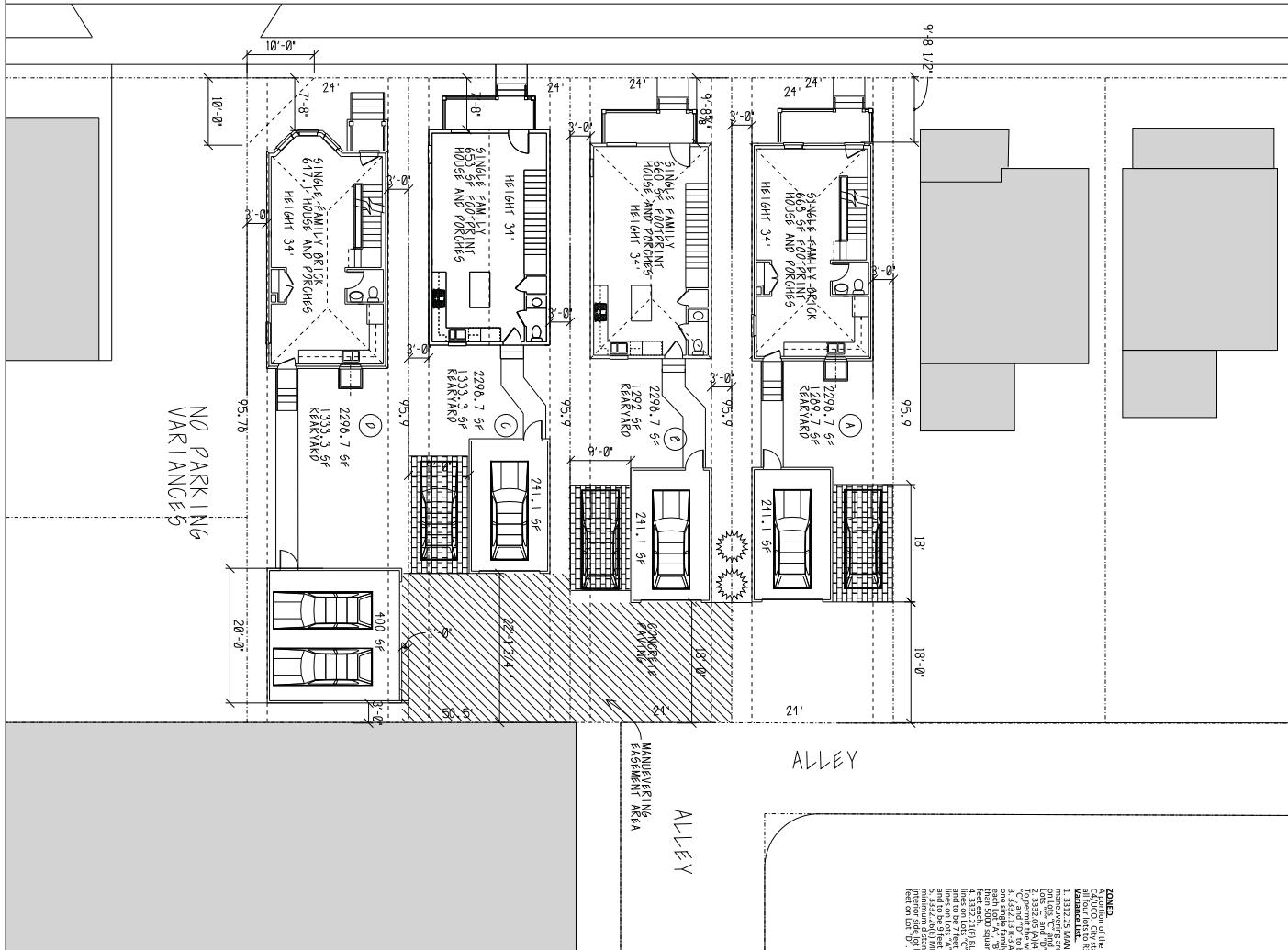
152

lines on Lots "A" and "B" to be less than 10 feet and to be 9 feet 8 inches.  
5.332.561 (M) MINIMUM SIDE YARD: To permit the minimum distance of a detached garage from the interior side of line to be less than three feet and to be one foot on Lot "B".

**NEW  
SITE PLAN**  
\_\_\_\_\_  
**SCALE: 1/8"**

## ALLEY

HAMLET STREET



NO PARKING

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CV17-031

## 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.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.**

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(s) requested as detailed below (use separate page if needed or desired):

SEE ATTACHED

**Signature of Applicant:**

Connie J. Klemmer

Date

4/5/17

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make checks payable to the Columbus City Treasurer**

#### **STATEMENT OF HARDSHIP**

**The subject property is three adjacent parcels that border the east side of Hamlet Street north of E. Fifth Avenue and has 90 feet of frontage.**

**The subject property is located in the University Area where lots surrounding the subject property have either been improved with new and restored homes, or planned for the same. Two story homes line Hamlet north of the Property, and multi- family dwellings span south of the property to and along E. Fifth Avenue. The subject property is vacant.**

**The applicant proposes to combine the three parcels and divide them into four uniform lots, all of which will be improved with one (1) two-story home. Each lot will accommodate 2 on-lot parking spaces. Each lot will accommodate a yard and porch. The lots and houses will be in character with the neighborhood's linear rows of homes lining the street.**

**The subject property has been zoned C-4 and R-4. The commercial uses are not consistent with the residential qualities of this neighborhood. The applicant is requesting all the property be zoned R-3 with the granting of variances to permit the development of 4 single family lots. The lots and homes in this neighborhood were platted and built long before the current R-3 zoning restrictions were applied. The area accounts for its improvements by permitting the R-3 restrictions to be varied to allow the restoration and construction of new homes. The proposed lots and homes will serve to restore an empty block with the style and quality of homes that once lined the street. Granting these variances will not be injurious to neighboring properties or contrary to the public interest.**

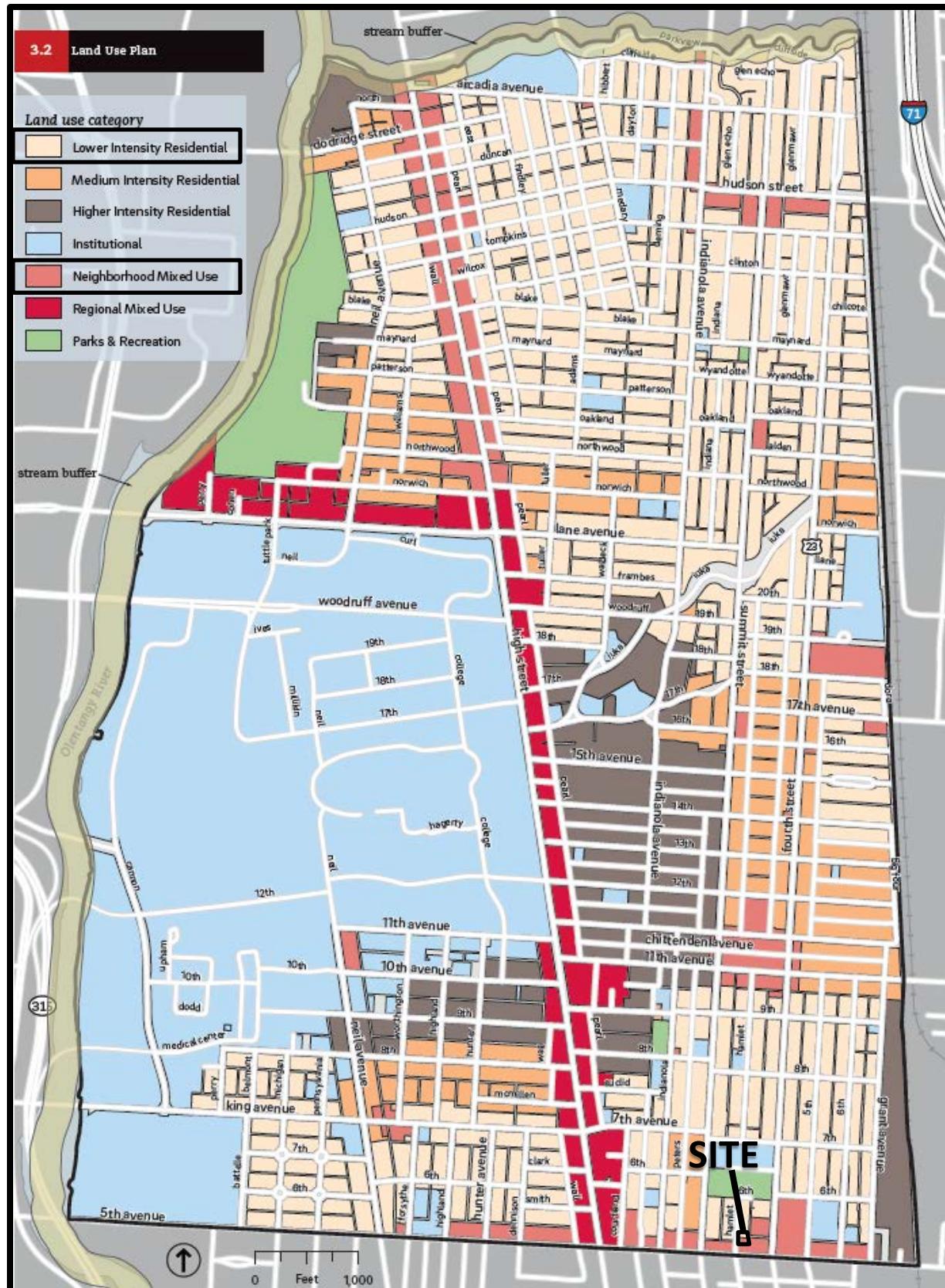
**1200 HAMLET STREET**

**LIST OF VARIANCES**

- 1. 3312.25 MANEUVERING:** To permit the access and maneuvering area for the parking spaces located on Lots "C" and "D" to occur on and be shared by both Lots "C" and "D".
- 2. 3332.05 (A)(4) AREA DISTRICT LOT WIDTH REQUIREMENTS:** To permit the widths of Lots "A", "B", "C", and "D" to be less than 50 feet and to be 24 feet.
- 3. 3332.13 R-3 AREA DISTRICT REQUIREMENTS:** To permit one single family dwelling to be situated on each Lot "A", "B", "C", and "D" and to have less than 5000 square feet each and to be 2298.70 square feet each.
- 4. 3332.21(F) BUILDING LINES:** To permit the building lines on Lots "C" and "D" to be less than 10 feet and to be 7 feet 8 inches and to permit the building lines on Lots "A" and "B" to be less than 10 feet and to be 9 feet 8 inches.
- 5. 3332.26(E) MINIMUM SIDE YARD:** To permit the minimum distance of a detached garage from the interior side lot line to be less than three feet and to be one feet on Lot "D".



CV17-031  
1200 Hamlet Street  
Approximately 0.21 acres



CV17-031  
1200 Hamlet Street  
Approximately 0.21 acres



CV17-031  
1200 Hamlet Street  
Approximately 0.21 acres



City of Columbus  
Mayor Andrew J. Ginther

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**University Area Commission**

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
www.universityareacommission.org

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David Hegley  
2<sup>nd</sup> Vice President

Aaron Marshall\*  
Corr. Secretary

Brian Williams\*  
Recording Secretary

Seth Golding\*  
Treasurer

TO: Michael Maret  
757 Carolyn Ave.  
Columbus, OH 43224  
Ph: 614-645-2749  
[mjmare@columbus.gov](mailto:mjmare@columbus.gov)  
RE: 1200 Hamlet Street  
CV17-031  
Z17-013

July 19, 2016

Dear Shannon:

Craig Bouska\*

Mario Cespedes

Omar Elhagmusa

Pasquale Grado\*

Abby Kravitz

Rory Krupp\*

Michael Sharvin

Lauren Squires

Deb Supelak

Steve Volkmann

Alex Wesaw

Tom Wildman\*

This letter is to inform you that on July 19, 2017 the University Area Commission voted to approve the request for council variance and a rezoning for the property located at 1200 Hamlet Street. The variances requested are as follows:

1. Sect. 3312.13 – Driveway: to permit a driveway to extend to 6 parking spaces that have no direct access to a street right-of-way located on Lots "B", "C" & "D" & to be recorded as shared access easement.
2. Sect. 3312.25 – Maneuvering: to permit the access & maneuvering area for the parking spaces located on Lots "C" & "D" to occur on & be shared by both Lots "C" & "D".
3. Sect. 3332.05(A)(4): Area District Lot Width Requirements: to permit the widths of Lots "A", "B", "C" & "D" to be less than 50 ft. wide and to be 24 ft.
4. Sect. 3332.15 – R4 Area District Requirements: to permit one single family dwelling to be situated on each Lot "A", "B", "C", & "D" & to have less than 5000 sf each & to be 2298.70 sf. for each.
5. Sect. 3332.21(F) Building Lines: To permit the building lines on Lots "C" & "D" to be less than 10 ft. & to be 7 ft. 8 in. & to permit the building lines on Lots "A" & "B" to be less than 10 ft. and to be 9 ft. 8 in.
6. Sect. 3332.26€ - Min. Side Yard: to permit the min. distance of a detached garage from the interior side of the lot line to be less than 3 ft. and to be 1 ft. on Lot "D".

\*Denotes Zoning  
Committee member

The Commission approved of the rezoning from an R4/C4 to and R3 as more appropriate for this new residential development. Promoting more single family owner-occupied housing is in keeping with the University District Plan. And, the 4 housing units being proposed reflect the 'porch character' of the residential neighborhoods in Weinland Park. Overall, the University Area Commission was very supportive of these variance requests and encouraged the applicant to keep in touch with the Weinland Park Housing Committee as the project progresses.

The vote to approve the above variance request was unanimous: **For – 12; Against – 0;**  
**Abstentions – 0.**

Respectfully Submitted,  
*Susan LM Keeny*  
Susan Keeny  
UAC Zoning Committee Chair  
C: 937-479-0201

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

**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.

APPLICATION # CV17-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Klem, Attorney  
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062

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

1. <u>URBAN RESTORATIONS LLC</u> <u>815 N. HIGH ST. STE R</u> <u>Columbus, OH 43215</u> <u># 3 Columbus Based Employees</u> <u>Julio Valenzuela 614-586-5272</u>	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Connie J. Klem

Sworn to before me and signed in my presence this 24th day of April, in the year 2017

Nicole L. Mayabb

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



NICOLE L. MAYABB  
Notary Public, State of Ohio  
My Commission Expires  
September 28, 2020

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