



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

CV12-009

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.

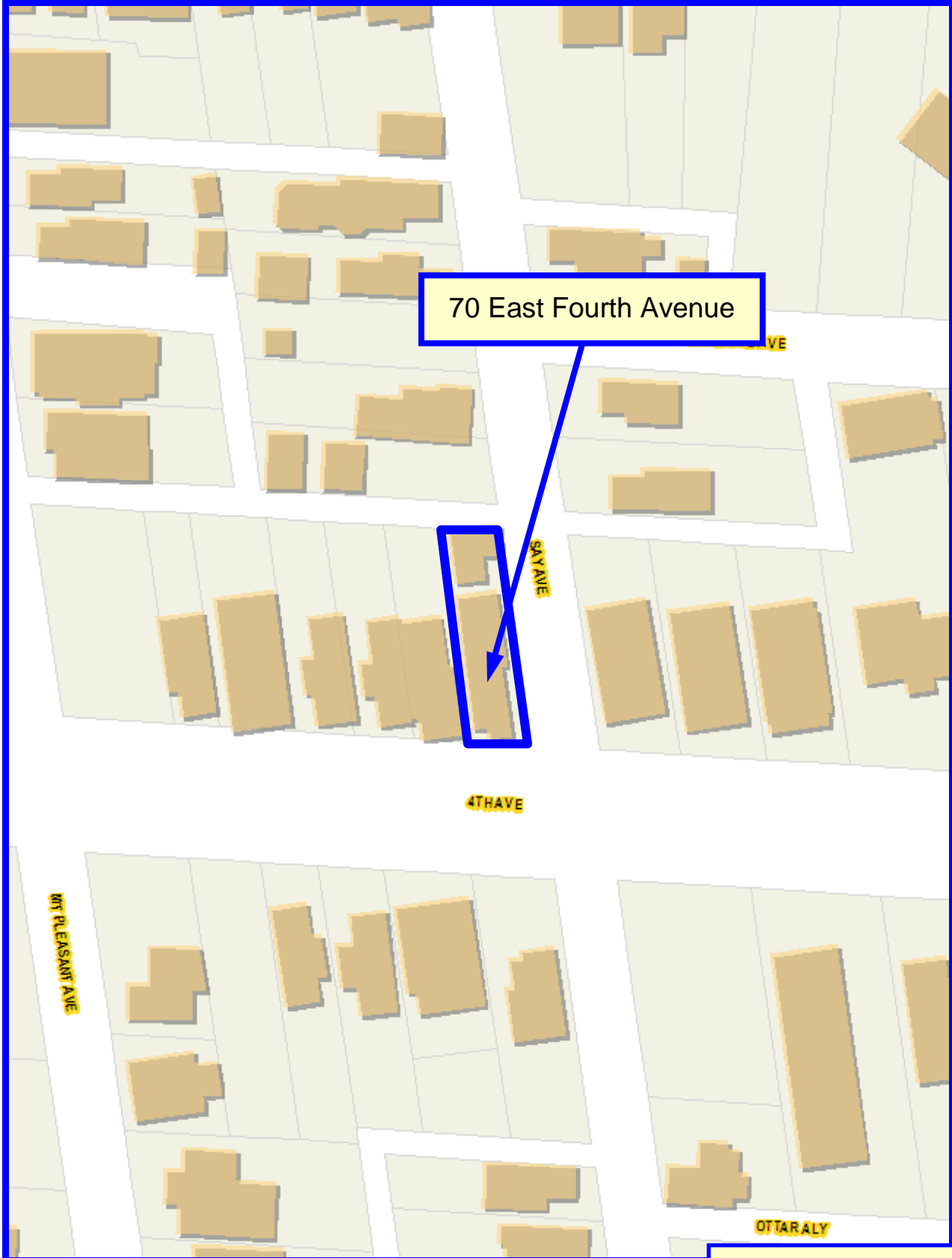
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

This request for variance is to recognize and permit the existing two homes on one lot. Zoned R4, the variance will not adversely affect any neighbor or property. No physical changes are planned to either home or this property. The variance is needed to complete the sale of this property with "two homes on one lot." No changes in any existing structure are planned. Street parking signs are in place, trash pickup will continue unaffected, no fencing changes are planned, no impact to traffic flow.

Signature of Applicant *Howard Bennett* Date *March 15th, 2012*
Howard Bennett

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer





70 East Fourth Avenue

4TH AVE

S4TH AVE

MT PLEASANT AVE

OTTARALY

CV12-009



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

Certificate of Appropriateness
ITALIAN VILLAGE COMMISSION

COPY

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 70 East Fourth Avenue & 1153 Say Avenue

APPLICANT'S NAME: Howard Bennett/Brokers & Associates, Inc. (Applicant) David Applegate (Owner)

APPLICATION NO.: 12-4-2

HEARING DATE: 4-17-2012

EXPIRATION: 4-17-2013

The Italian 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 & 3117 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 Application #12-4-2, 70 East Fourth Avenue & 1153 Say Avenue, as submitted, with all clarifications as indicated:

Council Variance Recommendation

- Recommendation to permit the existing two single family dwellings on a single lot, being lot #10 of the Hogan & Warden subdivision, parcel #010-36868.
- Property is currently zoned R-4.
- No physical changes will be made to either dwelling.
- No landscaping or fencing changes will be made to the lot.

MOTION: Sudy/Cooke (5-0-0) 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



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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 # CV12-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Howard Bennett

Of [COMPLETE ADDRESS] 90 Brickell St., Columbus, Ohio 43215
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

1. <u>David A. Applegate</u> <u>14401 Sterling Run</u> <u>Spring Hill, Florida</u> <u>34609</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of MARCH, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Genevi Schindehutte
Notary Public, State of Ohio
My Commission Expires Jan. 14, 2015
Recorded in Franklin County

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

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