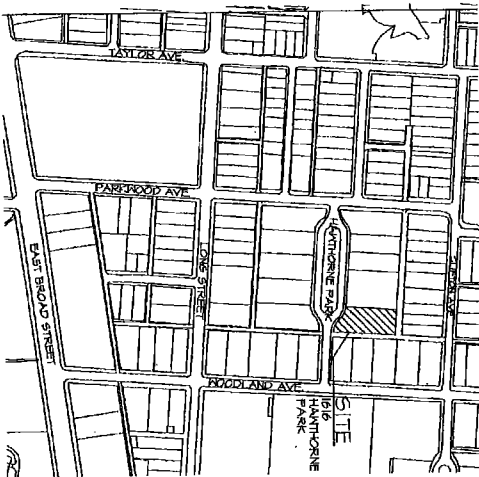


# ZONING VARIANCE

# 1616 HAWTHORNE PARK

## COLUMBUS, OHIO 43203

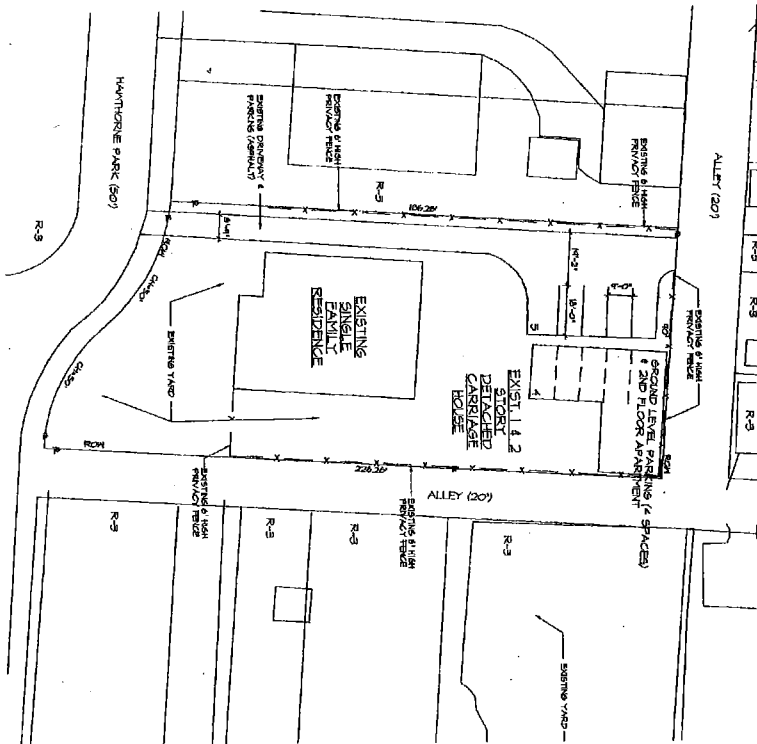


LOCATION MAP  
1" = 200'

**PROPERTY DATA**  
 PROJECT IDENTIFICATION NUMBER: 00-087030  
 PROJECT AREA: 0.774 SF / 0.02 ACRES  
 ZONING CLASSIFICATION: R-3  
 LIGHT DISTRICT: 483  
 FLOOR ZONE: 483  
 SIGNAGE USE: SINGLE FAMILY RESIDENCE IN DETACHED 2-STORY  
 APPROVED USE: NONE  
 PROPOSED USE: SINGLE FAMILY RESIDENCE IN DETACHED 2-STORY  
 AND SCHEDULED SIGNAGE IN APARTMENT

**PERMITTED SIGNAGE:**  
 2 SPACES  
 1 SPACE 6 SPACES PER 400 SF  
 0 SPACES  
 0 SPACES

**PERMITTED SIGNAGE:**  
 5 SPACES  
 1 SPACE 6 SPACES PER 400 SF  
 0 SPACES  
 0 SPACES



SITE PLAN  
1" = 20'

The Site Plan is not an exhibit, reference to other exhibits, specifications, or other data and drawings is not permitted. All dimensions and measurements are as shown. Any conflict shall be resolved in favor of the City of Columbus. The City of Columbus is not responsible for the accuracy of the information shown on this drawing. The City of Columbus is not responsible for the accuracy of the information shown on this drawing. The City of Columbus is not responsible for the accuracy of the information shown on this drawing.

*Signature*  
 DATE: 6/28/13

NOT FOR CONSTRUCTION

DATE: 6/28/13  
 APRIL 24, 2013  
 MARK DUB

**DCH ARCHITECTS, LLC**  
 4311 BIRCHMOUNT DR  
 COLUMBUS, OHIO 43209  
 614.277.4100  
 WWW.DCHARCHITECTS.COM

**ZONING VARIANCE**  
 1616 HAWTHORNE PARK  
 COLUMBUS, OHIO 43203

DATE: 6/28/13  
 SHEET NUMBER: 1 OF 1

Final Received  
 CV13-024

6/28/13



### 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](http://www.columbus.gov)

*CV13-024*

### 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:**

Please see attached Statement

Signature of Applicant

*[Handwritten Signature]*  
*Applicant*

Date

*April 29, 2013*

**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 all checks payable to the Columbus City Treasurer

**EXHIBIT B****STATEMENT OF HARDSHIP FOR****1616 HAWTHORNE PARK**

This area within the Near East side of Columbus contains some of the city's finest, older urban housing. Many of the buildings in the district still appear to be large single-family structures, but many actually have multi-tenant occupancy. Conversion to a bed-and-breakfast is an excellent way to preserve these older, large homes by allowing owners to operate a business that affords them the resources to maintain the property. The bed and breakfast industry has developed and thrived in many cities. Often they are located in older, large homes like the subject in areas that have a mixture of office, commercial, recreational and service type facilities.

The Columbus City Zoning code does not have use classifications that permits a bed and breakfast but are treated as a boarding house. Therefore, in order to provide the applicant the ability to operate a bed and breakfast, a use variance is required. The applicant has a hardship if a variance is not granted because this property, which is well-located and suited for a bed and breakfast, is too large to be used as a single family house.

The subject property is located on a street with a boulevard with many large well-maintained homes which are a combination of single and multi-family occupancy. It is within two blocks of the Ohio State University Hospital East and the Franklin Park Conservatory. Several churches and a YMCA are located within a block. The property has a large lot which is able to accommodate parking for the four guest rooms, carriage house and the resident family.

Applicant requests the following Zoning Code variances from Council:

**3332.035, R-3, Residential District.** A variance to permit a bed and breakfast to be located in an R-3 district. There is no provision for a bed and breakfast use in the Columbus City Code and they are treated as a boarding house; therefore a use variance is required to operate a bed and breakfast. The bed and breakfast will be operated by resident owner/managers. There are four guest bedrooms; each with access to a bathroom.

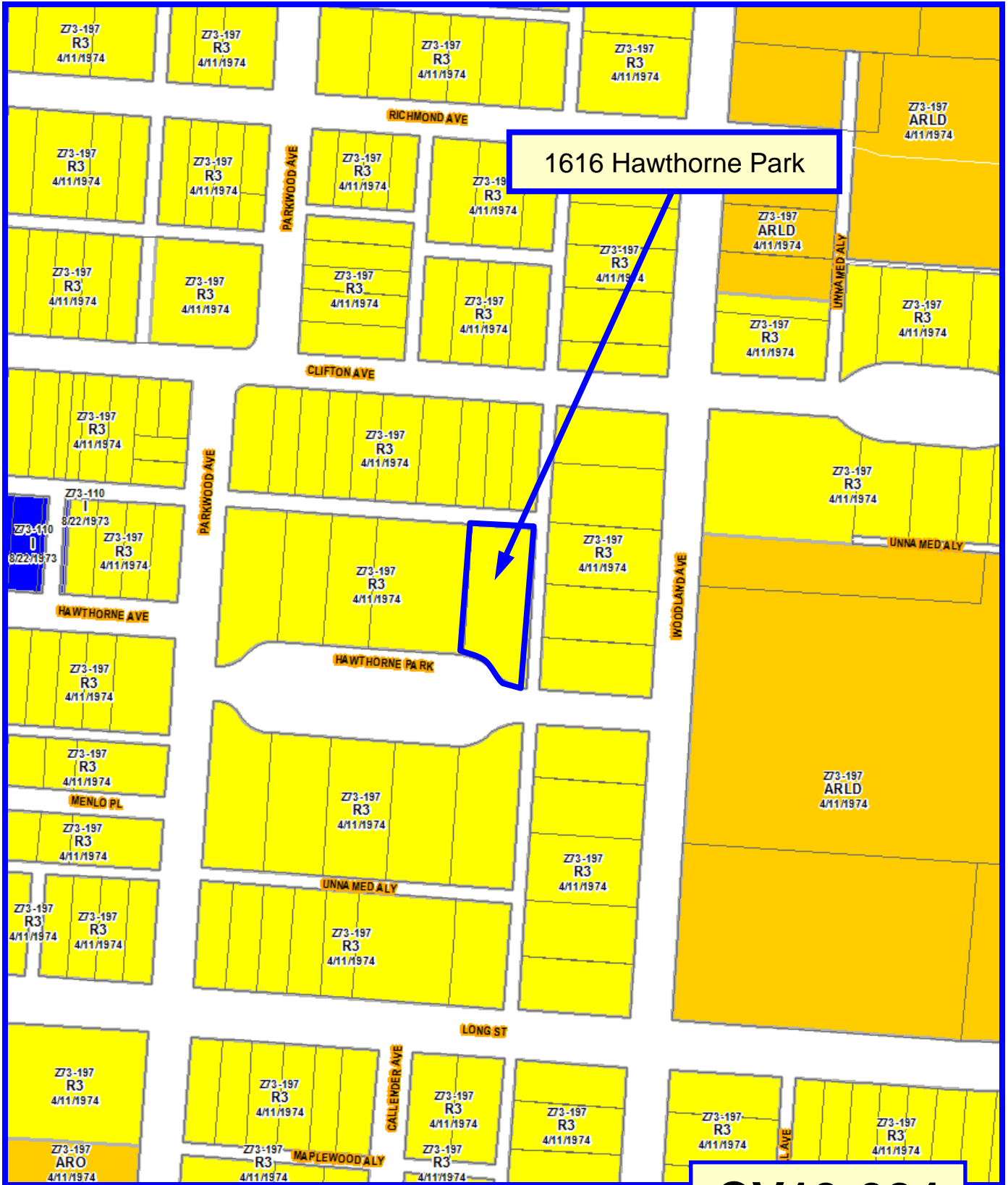
**3332.035, R-3, Residential District.** A variance to permit a carriage house with an apartment on the second floor. This is an existing structure that was built over fifty years ago. The subject area was originally developed with large homes that included such structures as part of the property. The current code does not permit two residential units on one R-3 zoned lot. This is an existing condition and this variance would allow the structure to remain and continue its use. A building permit was issued for the apartment in 1956.

**3312.25, Maneuvering & 3312.29 Parking Space.** A variance to permit five (5) standard parking spaces in front of the four (4) garage spaces. Stacking is permitted on a residential lot but it is limited to specific areas. The variance also includes a slight reduction in maneuvering area for the five (5) standard parking spaces. The property has sufficient space for guest parking.

**3312.39 (A), Striping and Marking.** A variance to permit parking without striping the five (5) standard spaces would enable the site to maintain its residential character without impairing the ability to park.

**3332.19 Fronting.** A variance to allow the carriage house to remain as built. It fronts the alley but not the street.

**3332.26, Minimum Side Yard Permitted, 3332.27, Rear Yard Permitted (Both applicable to rear carriage house) and 3312.13 Driveway.** Variances to allow the existing improvements to remain as built. The existing structures and driveway do not meet the side and rear yard requirements. The buildings and improvements are, however, situated on the lot in a manner that is consistent with neighborhood dwellings and carriage houses built at the beginning of the 20<sup>th</sup> century.



1616 Hawthorne Park

CV13-024

DEVELOPMENT STRATEGY

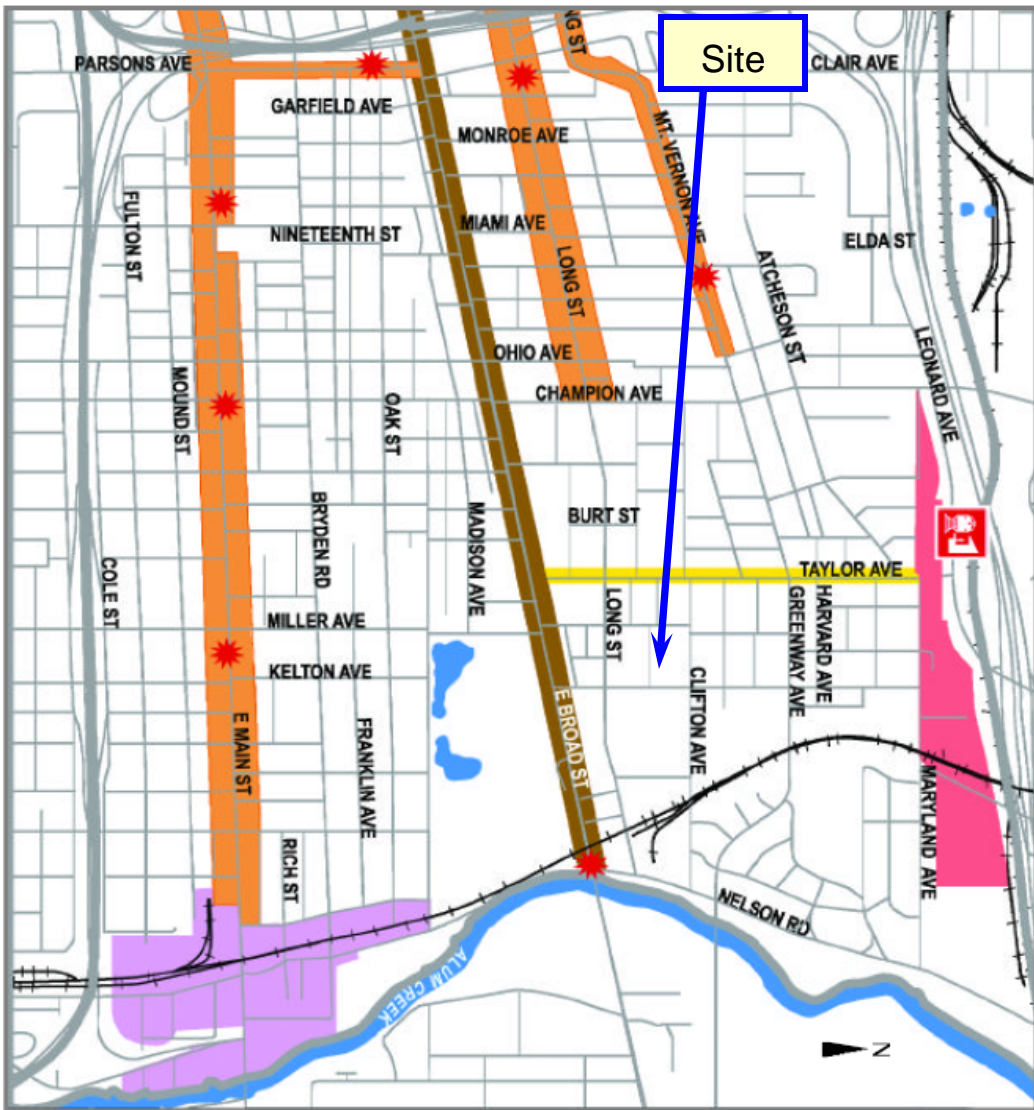


Figure 5

NEAR EAST AREA PLAN

►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

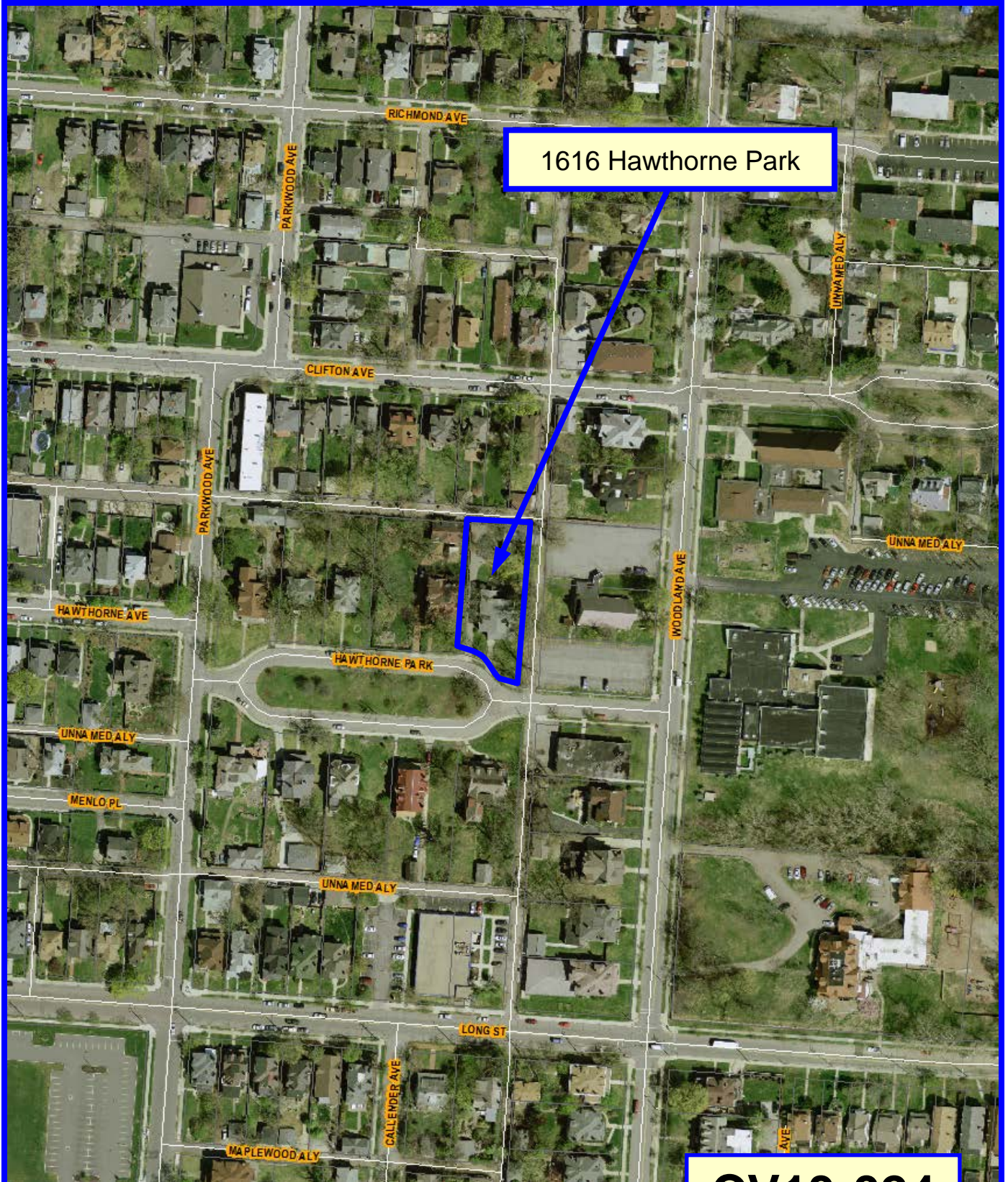
►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street
- Higher Density Residential/  
Mixed Use Development
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

LAND USE AND ZONING

**CV13-024**





1616 Hawthorne Park

CV13-024

**Pine, Shannon L.**

---

**From:** Kathleen Bailey <kathleendbailey@hotmail.com>  
**Sent:** Monday, June 17, 2013 11:50 PM  
**To:** Pine, Shannon L.  
**Subject:** 1616 Hawthorne

The Near East Area Commission (NEAC) unanimously approved the zoning variance application to conduct a Bed and Breakfast at 1616 Hawthorne Avenue in the Near East Side. The vote was taken at the June 2013 NEAC General Business meeting.





**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](http://www.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 # W13024

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] AMY K. KUHN

Of [COMPLETE ADDRESS] PLANK LAW FIRM, LPA, 145 E. RICH ST, FL 3, COLUMBUS, OH 43215-5240  
 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.<br>GENE R. MAY<br>PO BOX 358<br>ARTHURDALE, WV 26520<br>COLUMBUS-BASED EMPLOYEES: 0<br>CONTACT: GENE R. MAY (614) 439-2339                                    | 2. |
| 3.<br>RONALD J. & LINDA HENTSCH<br>1616 HAWTHORNE PARK<br>COLUMBUS, OH 43203<br>COLUMBUS-BASED EMPLOYEES: 0<br>CONTACT: RONALD J. & LINDA HENTSCH (330) 445-0007 | 4. |

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

*Amy K. Kuhn*

Subscribed to me in my presence and before me this 30th day of APRIL, in the year 2013

**SIGNATURE OF NOTARY PUBLIC**

*Barbara A. Painter*

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



**BARBARA A. PAINTER**  
 Notary Public, State of Ohio  
 My Commission Expires AUGUST 3, 2015

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

**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 all checks payable to the Columbus City Treasurer