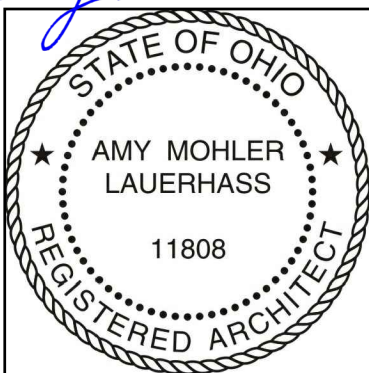


*Amy Lauerhass*



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ALL RIGHTS. INFORMATION CONTAINED HEREIN  
SHALL NOT BE USED WITHOUT THE EXPRESS  
WRITTEN AUTHORIZATION OF THE ARCHITECT.

<b>Date:</b> 17 Feb 2021	<b>Drawing Title:</b> <b>Site Plan</b>	<b>Scale:</b> 1" = 16'-0"
<b>Project Number:</b> 19-120	<b>Project Name:</b> 1662-1664 Bryden Road	<b>Sheet Number:</b> 1 of 1



**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 ▪ www.columbus.gov/bzs ▪ zoninginfo@columbus.gov

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**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 letter

Signature of Applicant

*Amy Lauerhass*

Date

*6-23-20*

CV20-056

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**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**

1662-1664 Bryden Road  
Columbus, Ohio 43205

The 0.138 Acre Site is located on the north side of Bryden Road between Kelton & Morrison Avenues. Current zoning is R-3 which allows for a single-family dwelling. The site was platted as a two-family dwelling, and is currently used as a three-family dwelling. The area is predominantly two-family dwellings, with some single-family homes.

The current owner bought the property in July 2019 as a three-family dwelling. At the time, her assumption was that an R-3 zoning designation meant a 3-family dwelling.

The current lot width is 38', whereas section 3332.05(A)(4) requires lots to be 50' wide.

The granting of the variances will not be injurious to neighboring properties and will not be contrary to the public interest nor the intent of the zoning code. Because we are not making any changes to the building, the supply of light and air to the adjacent properties remains unchanged.

**Variance List (4 Total)**

3332.035: R-3 Residential District (existing condition)

Legitimize a current 3-unit dwelling that is the subject of a code violation (#19470-07812)

3312.49: Minimum Numbers Of Parking Spaces Required (existing condition)

To reduce the number of parking spaces required from 6 to 3

3332.05(A)(4): Area District Lot Width Requirements (existing condition)

Lot is required to be 50.0' wide whereas the existing lot is 38.0'

3332.13: R-3 Area District Requirements (existing condition)

In an R-3 area district a principal building shall be situated on a lot of no less than 5,000 sf in area Using 3332.18(C) In an R-3 district, if the depth of a lot is more than three times the width of such lot, a depth of only three times such width shall be used in computing density.

3X lot width = 38.0' x 3 = 114' 114' x 38' = 4332 sf Lot Area

3332.26: Minimum Side Yard Permitted (existing condition)

To reduce the required side yard on the west side of the property from 5.0' to 3.5'



CV20-056  
1662-1664 Bryden Rd.  
Approximately 0.14 acres



CV20-056  
1662-1664 Bryden Rd.  
Approximately 0.14 acres

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### HISTORIC RESOURCES COMMISSION

*This is a recommendation to the appropriate regulatory body as identified per City Code. It 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:** 1662-1664 Bryden Road Bryden Road Historic District  
**APPLICANT'S NAME:** Amy Lauerhass/ (Applicant) Randee Estep (Owner)  
**APPLICATION NO.:** HR-20-09-009 **COMMISSION HEARING DATE:** 9-17-2020

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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.

**Variance or Zoning Change Request**

- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning<br><input checked="" type="checkbox"/> Parking Variance<br><input checked="" type="checkbox"/> Change of Use<br><input type="checkbox"/> Lot Split | <input type="checkbox"/> Special permit<br><input checked="" type="checkbox"/> Setbacks<br><input checked="" type="checkbox"/> Other |
|--|--|

**TYPE(S) OF ACTION(S) REQUESTED:**

Upon review of Application #HR-20-09-009, 1662-1664 Bryden Road, Bryden Road Historic District, the Historic Resources Commission recommends approval of the proposed variances, as submitted, with all clarifications noted, as follows:

Request for Variance Recommendation

1. 3332.035: R-3 Residential District  
Legitimize a current 3-unit dwelling that is the subject of a code violation (#19470-07812)
2. 3312.43: Required Surface for Parking  
To legitimize the existing gravel parking area **–NOT RECOMMENDED**
3. 3312.49: Minimum Numbers Of Parking Spaces Required  
To reduce the number of parking spaces required from 6 to 3
4. 3332.05(A)(4): Area District Lot Width Requirements (existing condition)  
Lot is required to be 50.0' wide whereas the existing lot is 38.0'
5. 3332.26: Minimum Side Yard Permitted (existing condition)  
To reduce the required side yard on the west side of the property from 5.0' to 3.5'.

Notes:


- The Historic Resources Commission supports the change to a 3-unit dwelling because an existing, original rear entrance provides access to an existing, original staircase to the third floor. No exterior alterations are needed to provide private access to the third floor.
- The Historic Resources Commission does not support the use of gravel for the parking area. Recommend permeable, or partially permeable materials, such as pervious concrete or brick pavers laid with a drainage base and permeable joint material or permeable interlocking concrete pavers.

**MOTION:** Prosser/Barton (5-0-0) RECOMMEND APPROVAL

**RECOMMENDATION:**

RECOMMEND APPROVAL                       RECOMMEND DENIAL                       NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

  
James A. Goodman, M.S.  
Historic Preservation Officer

*cet*

**From:** [Kathleen Bailey](#)  
**To:** [amy@lauerhassarchitecture.com](mailto:amy@lauerhassarchitecture.com); [Feightner, Hayley E.](#); [Ovalle, Jesus D.](#); [Annie J randeestep@gmail.com](#)  
**Cc:** [randeestep@gmail.com](mailto:randeestep@gmail.com)  
**Subject:** [EXTERNAL] Re: CV20-056 & HR20-09-009; 1662-1664 Bryden Rd.  
**Date:** Tuesday, February 16, 2021 9:00:47 PM  
**Importance:** High

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The Near East Area Commission (NEAC) voted 10-0-0 at the December 2020 NEAC General Business meeting to support CV20-056 for 1662-1664 Bryden Rd.

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**From:** Annie J <[awd44@aol.com](mailto:awd44@aol.com)>  
**Sent:** Friday, February 12, 2021 1:39 PM  
**To:** [amy@lauerhassarchitecture.com](mailto:amy@lauerhassarchitecture.com) <[amy@lauerhassarchitecture.com](mailto:amy@lauerhassarchitecture.com)>; [HEFeightner@columbus.gov](mailto:HEFeightner@columbus.gov) <[HEFeightner@columbus.gov](mailto:HEFeightner@columbus.gov)>; [JDOvalle@columbus.gov](mailto:JDOvalle@columbus.gov) <[JDOvalle@columbus.gov](mailto:JDOvalle@columbus.gov)>; [kathleendbailey@hotmail.com](mailto:kathleendbailey@hotmail.com) <[kathleendbailey@hotmail.com](mailto:kathleendbailey@hotmail.com)>  
**Cc:** [randeestep@gmail.com](mailto:randeestep@gmail.com) <[randeestep@gmail.com](mailto:randeestep@gmail.com)>  
**Subject:** Re: CV20-056 & HR20-09-009; 1662-1664 Bryden Rd.

Greetings All.

All recommendation forms and e-mails verifications are completed and sent by Chair Bailey. Please make sure that you have not received mail from her. I have noticed that she is not on any of these correspondences.

**Annie J. Ross - Womack**

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***"The Lord bless you and keep you; the Lord make his face shine on you and be gracious to you; the LORD turn his face toward you and give you peace."*** Numbers 6:24-26

-----Original Message-----

From: Amy Lauerhass <[amy@lauerhassarchitecture.com](mailto:amy@lauerhassarchitecture.com)>  
To: Feightner, Hayley E. <[HEFeightner@columbus.gov](mailto:HEFeightner@columbus.gov)>; [JDOvalle@columbus.gov](mailto:JDOvalle@columbus.gov) <[JDOvalle@columbus.gov](mailto:JDOvalle@columbus.gov)>; Annie Ross-Womack <[awd44@aol.com](mailto:awd44@aol.com)>  
Cc: Rande Estep <[randeestep@gmail.com](mailto:randeestep@gmail.com)>  
Sent: Fri, Feb 12, 2021 1:35 pm  
Subject: RE: CV20-056 & HR20-09-009; 1662-1664 Bryden Rd.

[Just following up to the thread below, about the NEAC recommendation form.](#)

Thanks,

Amy

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## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-056

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) AMY LAUERHASS  
of (COMPLETE ADDRESS) 753 FRANCIS AVENUE BEXLEY, OHIO 43209  
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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

1. RAGZ ADVENTURES, LLC; RANDEE ESTEP 986 BRYDEN ROAD COLUMBUS, OHIO 43205	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Amy M Lauerhass

Subscribed to me in my presence and before me this 17th day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

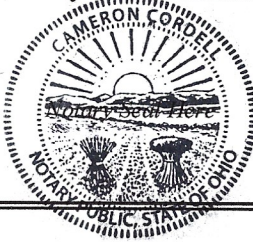
[Signature]

My Commission Expires:

11/08/2023

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

CAMERON CORDELL  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 11/8/2023



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