

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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

CV17-045

**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):

Requesting variances for a non-conforming structure in a C-4 district (3356.03). Requesting to conform a single-family dwelling. Requesting permission for maneuvering over a property line and reduction in driveway width to 8ft for a detached garage (3312.13 and 3325.25). See attached for explanation.

Signature of Applicant 

Date 5-30-17

CV17-045

Statement of Hardship

Applicant: Austin Caulk

Proposed Use: Single- Unit dwelling

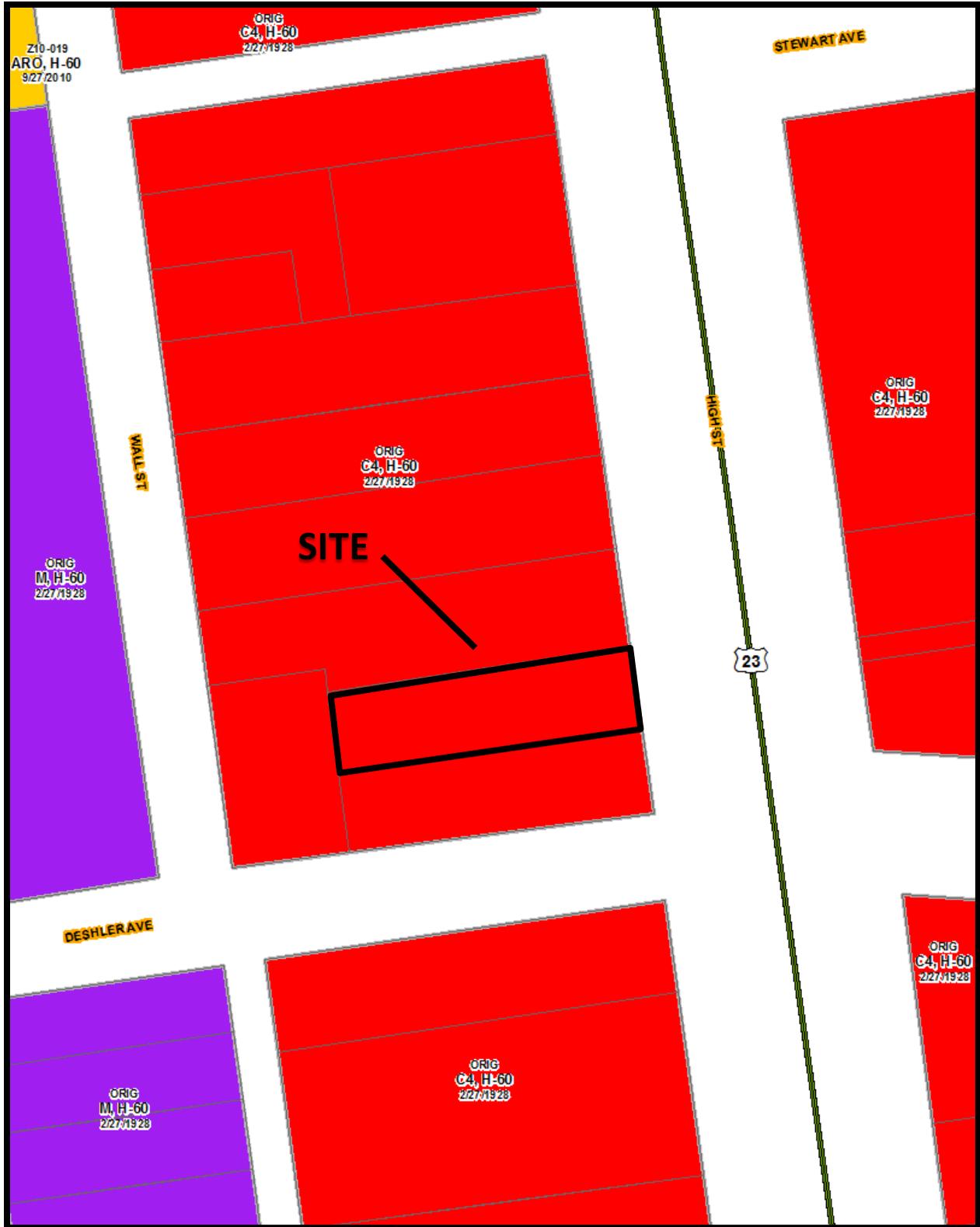
The original use of the property at 1021 S High St was a single family home and was built before current zoning status was implemented. It is surrounded by residential single family uses. Until recently, both properties to the north and south had been in the same single families for more than 40 years and continue to be used for only residential purposes.

Directly to the south at 1025 S High St the use of that property is a single family residential property.

Directly to the north at 1015 S High St the use of that property is a single family residential property.

Adjacent to the property at 24 W. Deshler, the use of that property is a single family residential property.

Approval of this request will not introduce a new or incompatible use to the neighborhood. The requested variance will not increase the congestion of public streets, increase the danger of fires, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city of Columbus.



CV17-045  
1021 South High Street  
Approximately 0.11 acres

## THE SOUTHERN TIER

### *Current Conditions*

#### *Historic Character*

A large percentage of the Southern Tier's historic structures have been preserved, exhibiting outstanding examples of predominantly late 19th century architecture. The tier reflects the history and character of nearby German Village.

Along High Street, the popular Italianate style prevails, along with examples of Second Empire and Gothic Revival. Slightly smaller homes line Front Street, examples of the Gabled Ell, and Italianate. The side streets contain a number of story-and-a-half cottages with gabled roof-lines. Architectural details exhibited throughout the district include carved stone lintels, hoodmoulds, decorative porches, bracketed cornices and arched window. Completing the picture of a late 19th century neighborhood are brick sidewalks and side streets, and numerous mature trees.

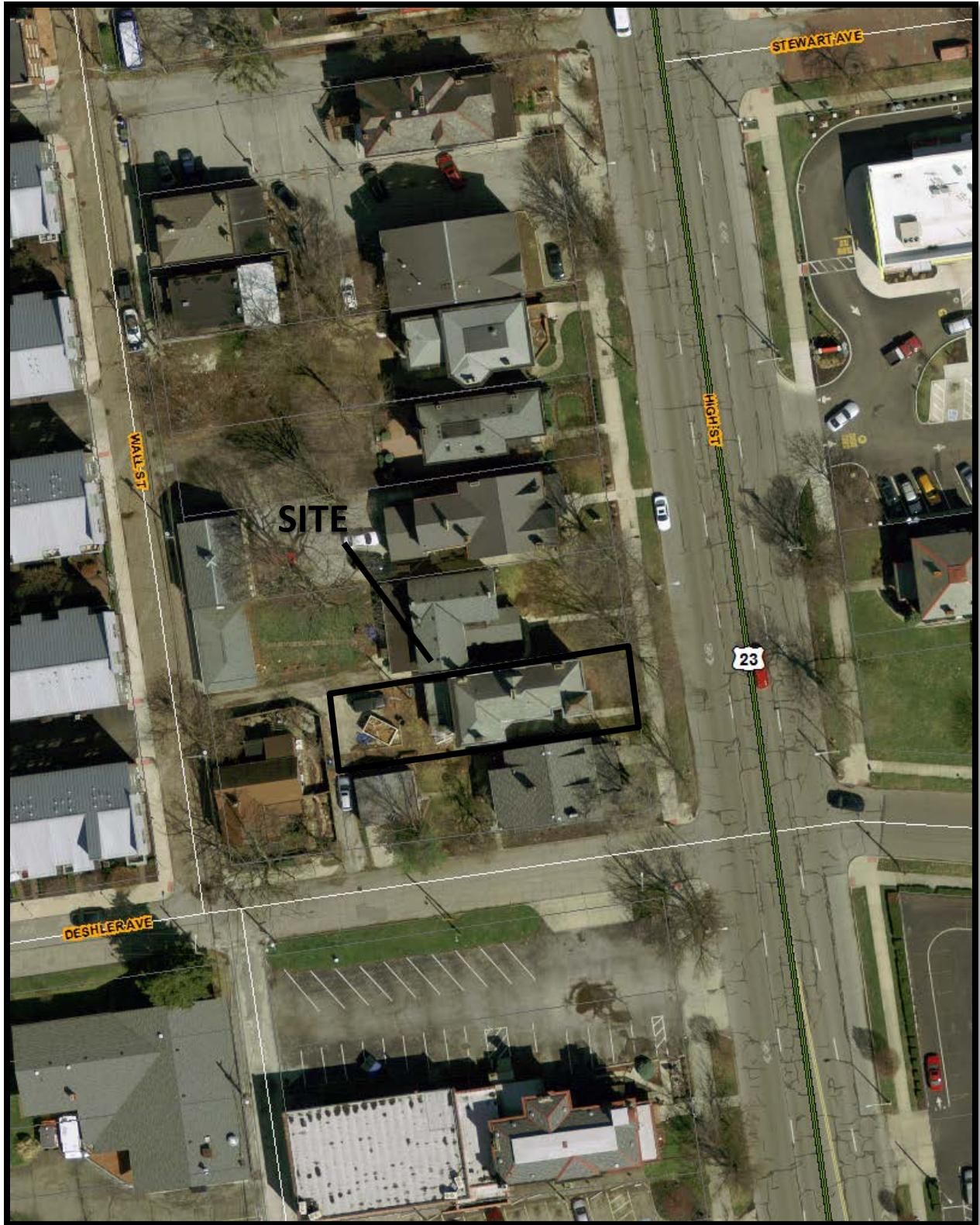
A number of homes have been identified as outstanding examples of the area's architecture and history. Built in 1885, the Krumm House at 979 South High Street is already listed on the National Register of Historic Places. In 1990, a historic property survey was conducted within the 1950 corporate limits of the City of Columbus by the consulting firm of Benjamin D. Rickey & Company. The purpose was to begin to identify historic properties that are eligible for listing on the Columbus or National Register of historic properties. The following properties were identified by the study as outstanding examples of Italianate architecture: 715, 755, 895, 955, 961, 967, and 999 on High Street, and 903 and 907 on Front Street. In the course of the Brewery District planning process, existing building footprints were compared with the footprints on a 1920 Baist Atlas, producing a map identifying other potential historic resources--this map is located on page 17. Further study is necessary to develop a complete and accurate listing of the historic properties in the Southern Tier and the remainder of the Brewery District.

#### *Zoning and Land Use*

Reflecting the zoning found in the remainder of the Brewery District, the High Street corridor, with the exception of a small parcel of apartment residential/offices (ARO) at the southeast corner of High and Kossuth, is zoned for commercial use. The remainder of the subarea is within a manufacturing zone. These zoning classifications, because they do not permit single family residential, are not an accurate representation of the land uses within the tier and may have played a role in redevelopment activity.

The Southern Tier developed primarily as a residential neighborhood, providing housing in close proximity to the nearby breweries and other industries. This residential character prevails in the one- to two-and-a-half story, closely spaced structures, front yard setbacks, and rear yard parking. A few multi-family structures are interspersed throughout the predominantly single family homes. While a significant number of conversions have occurred on High Street, Front Street has experienced less pressure and remains approximately 50% residential. With a few exceptions, structures found on the tier's side streets have remained residential.

Many of the residential structures have been converted to office and retail uses. In most instances, the conversions have been compatible with the surrounding environment, both in architecture and in land use intensity. The low-intensity uses generate minimal traffic and require less parking, largely limiting the impacts to the site. High Street, however, has experienced more pressure to redevelop. Many buildings have been demolished to make room for higher intensity land uses, such as fast food restaurants and other automobile-oriented land uses, or for surface parking for existing land uses.



CV17-045  
1021 South High Street  
Approximately 0.11 acres

**Pine, Shannon L.**

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**From:** Black, Randy F.  
**Sent:** Tuesday, July 25, 2017 1:34 PM  
**To:** Pine, Shannon L.  
**Cc:** Moody, Cristin A.  
**Subject:** RE: 1021 S High St. variances

Shannon,

Although no formal recommendation can be made outside of their scheduled meeting, we have polled the Brewery District Commission in order to help facilitate the necessary pending action by Council. Given the upcoming August recess, there is no opportunity for the commission to make a formal recommendation in time before the break. Since the BDC has indicated unanimous support of the identified variances, and all of the other City Departments will also be able to make their recommendations, I would ask that you go forward with the staff review and note that the commission is in favor of the approval of the necessary variances as confirmed by the Historic Preservation Officer.

Let me know your thoughts and if you need additional information from Cristin or me. Thanks,

**Randy F. Black**

Historic Preservation Officer  
Planning Division

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50 West Gay Street, Fourth Floor  
Columbus, OH 43215

**Direct:** 614.645.6821  
[www.columbus.gov](http://www.columbus.gov)



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**From:** Moody, Cristin A.  
**Sent:** Tuesday, July 25, 2017 12:18 PM  
**To:** Pine, Shannon L.  
**Cc:** Black, Randy F.  
**Subject:** 1021 S High St. variances

Hi Shannon,

I've tried, but unfortunately don't think I'll be able to get a quorum for my Brewery District Commission meeting this Thursday (we only have 5 Commissioners appointed right now, leaving 2 vacant seats, so that makes it a little more difficult). It looks like we won't be able to do a formal vote on the variance recommendation.

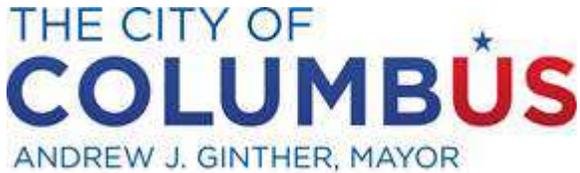
I'm wondering if there is any chance Council will hear it without the recommendation? Would it make any difference if I (or Randy) made a statement of support on the Commission's behalf, or maybe if we send you the Commissioner's comments in writing (by email). I've sent the list of variances and asked the members to respond as to whether or not they support them. **Since the variances are consistent with the existing/historic use and layout on the property, there is**

really no issue for the BDC, and they wouldn't affect the surrounding properties. It's too bad we don't have an easier process established for these types of cases!

Let me know what you think, if there is any possible way to get it through without the typical meeting/vote from the Commission.

Thanks,

Cristin A. Moody  
Assistant Historic Preservation Officer



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DEPARTMENT OF  
DEVELOPMENT

Planning Division  
50 W. Gay Street  
Fourth Floor  
Columbus, OH 43215  
Direct: 614-645-8040  
[www.columbus.gov/historicpreservation](http://www.columbus.gov/historicpreservation)



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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 # CV17-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Amanda Caulk
of (COMPLETE ADDRESS) 1021 S. High St 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 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

Table with 2 columns and 2 rows for listing property owners. Row 1, Column 1 contains handwritten entry for Amanda Caulk.

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

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 30 day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires 01/24/2022



JORDAN M. BRADY
Notary Public, State of Ohio
My Comm. Expires 01/24/2022
Recorded in Franklin County