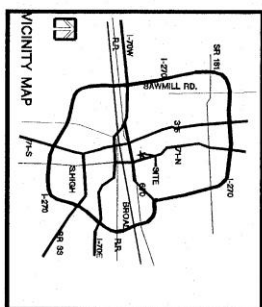
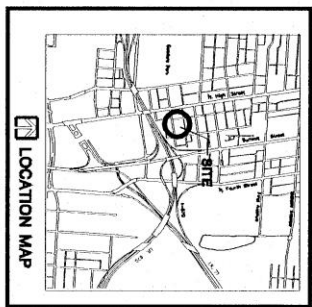


SITE LAYOUT PLAN



ITALIAN VILLAGE COMMISSION DISTRICT
 LOT AREA 1730 SF. / 1620 ACRES
 ZONING CASE NO. 215 - 025
 LOT / SUBDIVISION PART LOT 6 WILLIAM A. GILL ADDITION
 PID # 00-054386
 ZONE DISTRICT R-4
 FLOOD ZONE 'X'

*CV08-033
 Final Received 10/14/08
 by Shannon Fune*



SP 1

Project Status: Date:
 Planning
 Zoning
 Schematic Design
 Design Development
 Const. Doc. / Pricing
 Revisions:

Project Reference: **0036**
COACH HOUSE RESIDENCE
 38-40 EAST RUSSELL STREET
 Columbus, Ohio 43215

Consultants:
STRUCTURAL ENGINEER
SCOTT ENGINEERING, INC.
 130 North Riverside Street
 Granville, Ohio 43023
 614-578-2492
KRAMER ENGINEERS
 Mechanical/Electrical/Civil Engineering
 394 DAK STREET
 COLUMBUS, OHIO 43215
 614-233-5811
 614-233-5814 (FAX)



CV08-033

City of Columbus | Department of Development | Building Services Division | 757 Gardyn Avenue Columbus, Ohio 43224



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:

SEE ATTACHMENT "A" STATEMENT OF HARDSHIP.

Signature of Applicant Date 27 October 2008



781 northwest boulevard, columbus, ohio 43212.3858

614•291•7810

614•291•7812 fax

segnacc@iwaynet.net e•mail

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ATTACHMENT “A” STATEMENT OF HARDSHIP

The existing use of the subject property in the R-4 district is an existing two family dwelling which is less than the four dwelling units allowed by the current zoning district. The proposed additional living unit brings the total density on site to three living units, 25% below the allowable by zoning district and accommodates parking required by the proposed site density.

The site plan and building design has received positive recommendation for zoning variance and the building design has received approval and Certificate of Appropriateness from the Italian Village Commission.

The addition of the Coach House Residence to the existing site is in keeping with the historic character of the listed district and creates an additional housing opportunity in one of Columbus’ central urban neighborhoods.

The development of the proposed Coach House Residence has no negative effect on the surrounding properties and it’s design serves to reinforce the character of the district through the use of long lasting and high quality materials throughout.

The development cost of approximately \$230,000.00 will increase the tax revenue from the property and promote stable wage earners living in the city in lieu of perimeter suburbs.



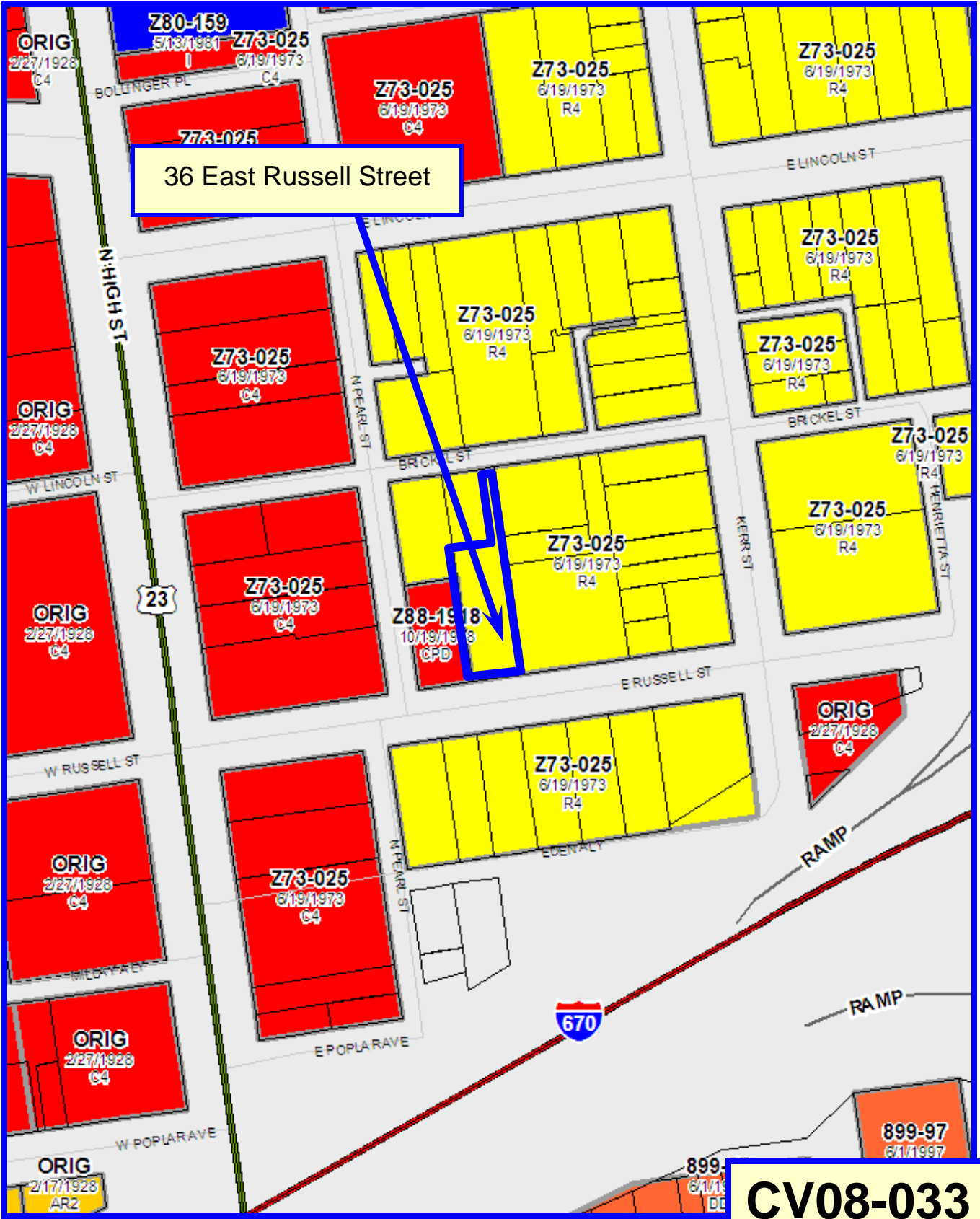
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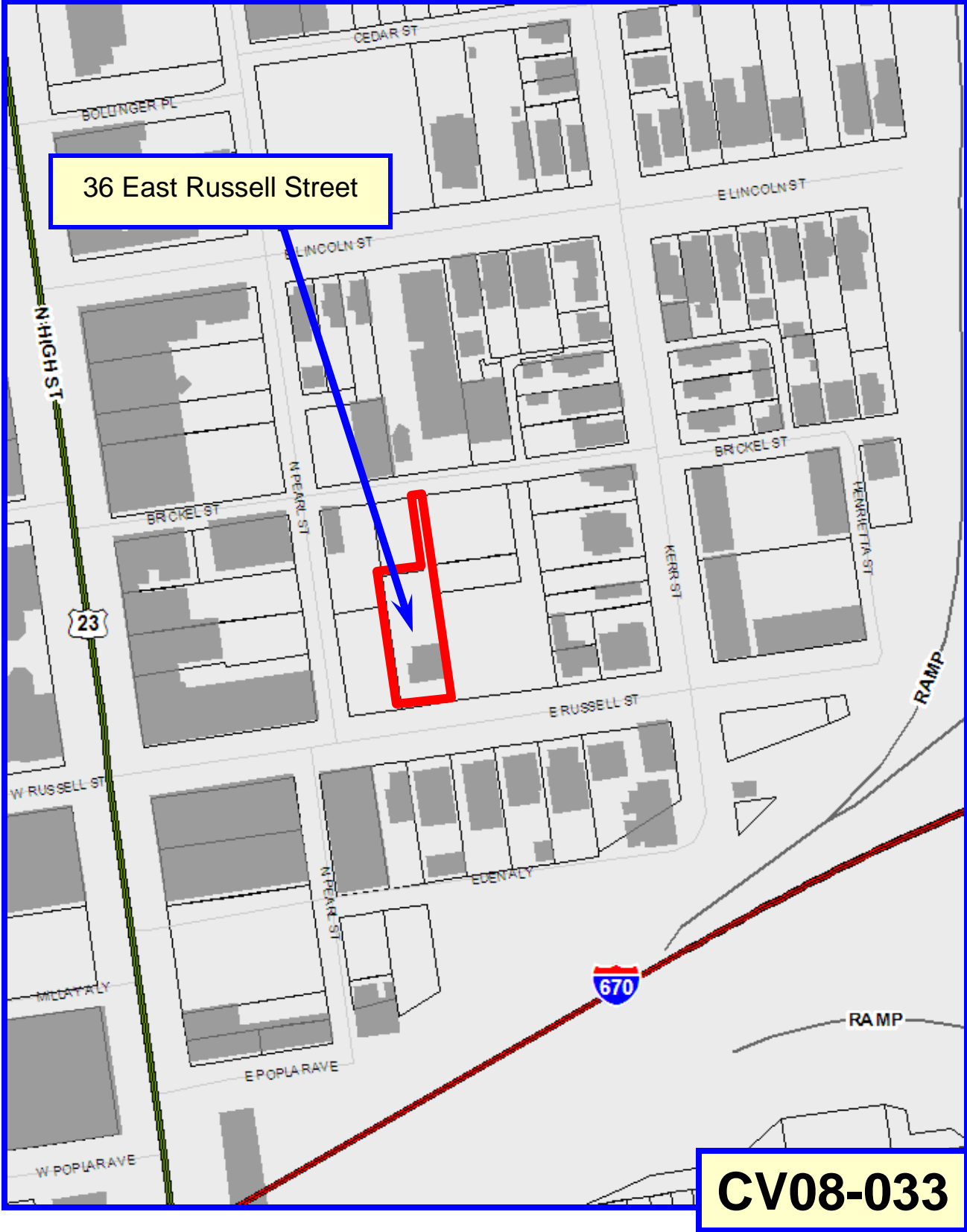
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Attachement “B” Zoning Variances Requested

The development of the Residential Coach House at 30 E. Russell Street on the existing lot of a two-family residential unit seeks the following variances in the existing R-4 District.

- 3332.039 Provide for a second residential unit on the same lot being the new Coach House.
- 3332.15 Provide for three residential unit development on a site of 7350 s.f. reduced from the required 7,500 sf . (2,500 s.f. per dwelling unit)
- 3332.19 Provide for exemption of requirement for dwelling to front on Public Street.
- 3332.25 Reduce required Maximum Side yard (\geq 20% of lot width) from 10.15' to 8.2'.
- 3332.26 Reduce Minimum Side yard from 5 feet to 3 feet.
- 3332.27 Reduce required Rear Yard of existing building from 25% to 14.33 % and proposed new building from 25% to 0%.
- 3342.08 Reduce required drive width from 10' to 8'6".
- 3342.17 Eliminate parking screening requirement.







City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

COPY

Certificate of Appropriateness
ITALIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 38-40 East Russell Street
APPLICANT'S NAME: Lakota Investments, LLC (Owner)
APPLICATION NO.: 08-10-7
HEARING DATE: October 6, 2008 **EXPIRATION:** October 6, 2009

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 & 3327 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

- Renew COA #06-10-2 as previously approved for a period of one (1) year. Expired: 3-20-08.
- Recommend approval of variances for application #06-10-2a, 38-40 East Russell Street:
- CC 3332.15 – Permit a second structure with a living unit in R-4 district.
 - CC 3332.26 – Reduce the 5' side yard requirements to 3'.
- MOTION: Sudy/ Cooke (5-0-0) RECOMMEND APPROVAL.

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



City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

Certificate of Appropriateness ITALIAN VILLAGE COMMISSION

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PROPERTY ADDRESS: 38-40 East Russell Street

APPLICANT'S NAME: Segna Associates, Inc. (Applicant)/ Lakota Investment Corp. (Owner)

APPLICATION NO.: 08-12-3 **HEARING DATE:** December 16, 2008 **EXPIRATION:** December 16, 2009

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 & 3327 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 approval of the variances requested in Application #08-12-3, 38-40 East Russell Street, as submitted and with all clarifications as noted:

Variance Request

- Additional variances to for previously approved project as identified by Zoning Staff.
- CC3332.15 – provide for three (3) residential unit development on a site of 7350sqft, reduced from required 7500sqft. (2500sqft per dwelling unit).
- CC3332.19 – provide for exemption of requirement for dwelling to front on a public street.
- CC3332.25 – reduce required maximum side yard from 10.5' to 8.2'.
- CC3332.27 – reduce required rear yard of existing building from 25% to 14.33% and proposed new building from 25% to 0%.
- CC3342.08 – reduce required drive width from 10' to 8'-6".
- CC3342.17 – Eliminate parking screening requirement.
- Let the record reflect that the Italian Village Commission favors the variances, but recommends that the applicant consider keeping the drive width at ten foot (10'), particularly at the portion that abuts the alley, in consideration for ease of maneuverability due to the recently built structure immediately to the east of the drive entry point.

MOTION: Cooke/Sudy (7-0-0) RECOMMEND APPROVAL

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

City of Columbus | Department of Development | Building Services Division | 757 Gady Avenue Columbus, Ohio 43224



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV08-033

Being first duly cautioned and sworn (NAME) John W. Royer
of (COMPLETE ADDRESS) 1480 Dublin Road, 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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

| | |
|---|--|
| John W. Royer 1480 Dublin Road Columbus, Ohio 43215 (614) 554-6878 | |
| David A. Strause 1480 Dublin Road Columbus, Ohio 43215 | |

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of October, in the year 2008

SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

Valerie A. Bateman
1-28-2013

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

Notary Seal Here



VALERIE A. BATEMAN
Notary Public, State of Ohio
My Commission Expires 1-28-2013