

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

CV17-013

**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):**

*Please see separate page attached.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant 

Date 2-21-17

**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

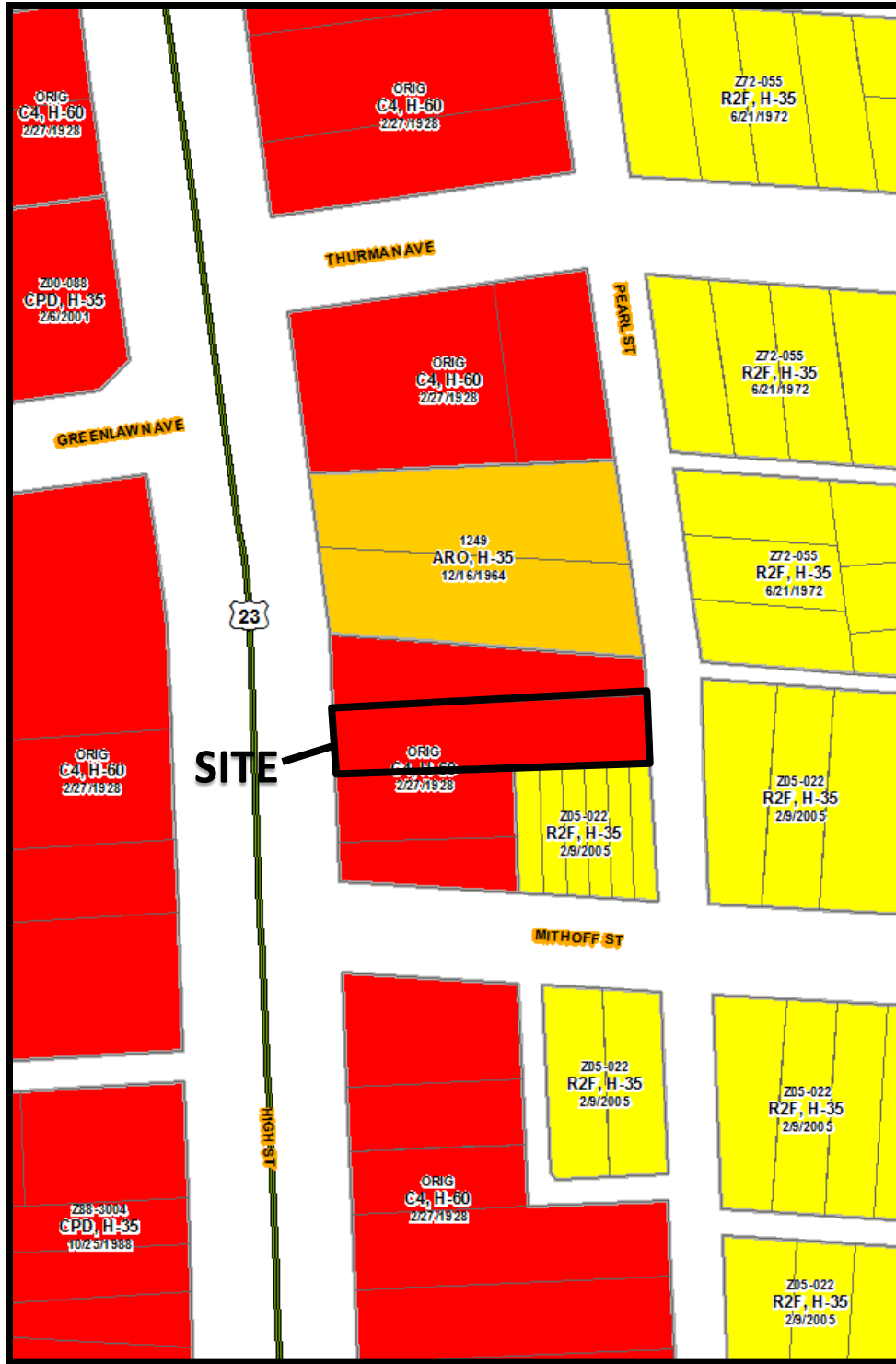
Applicant: Austin Caulk

Proposed Use: Single-unit dwellings

The use of the property at 1134 S High St. is a single-family home that was built before current zoning status was implemented. It is surrounded by both single-family and multi-family residential uses. Directly to the south at 1138 S High St. is a two-family dwelling. Adjacent to the southeast at 16 E Mithoff, there is a 6-unit town-home style apartment. Across Pearl St., which the property has access to, are approximately 5 single-family homes in the same block.

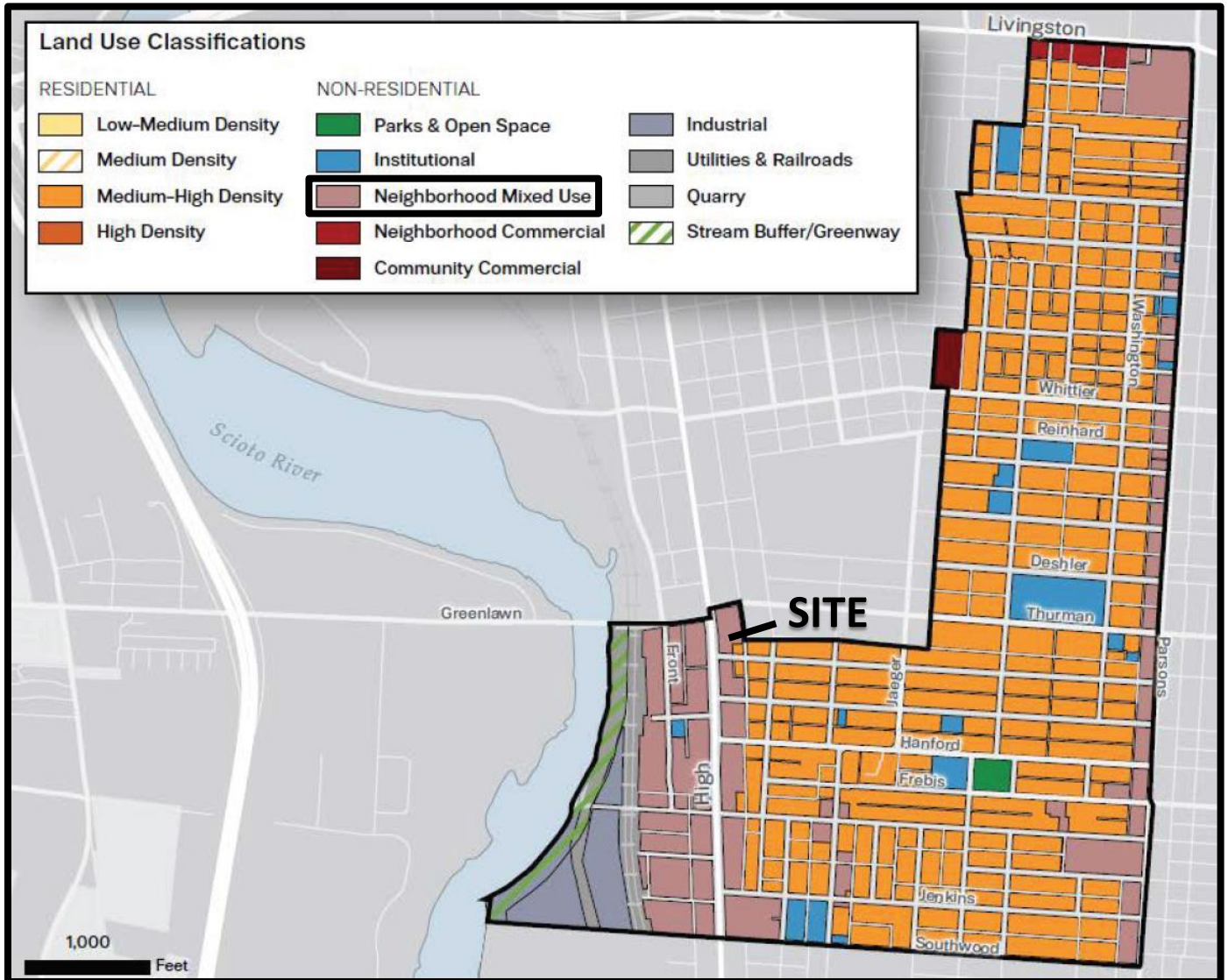
I am requesting a use variance to C-4 Code Section 3356.03 in order to conform the existing single-family home, and to split the lot and construct a second single-family home on the back half of the existing parcel to front on S Pearl Street. Each parcel will have its own access and required parking. The existing driveway for the 1134 S High St. property is currently divided by a parcel line, and is shared with the property to the south. This request includes variances to 3312.13(A) and 3312.25 to allow the existing driveway width of less than 10 feet on the subject site, and to permit maneuvering over a parcel line. The current driveway width is approximately 8.5 feet wide, with about 3.5 - 4 feet of the driveway on the subject site, and the balance on Parcel # 010-026695 (1138 S High St.).

Approval of this request will not introduce a new or incompatible use to the neighborhood. Splitting the lot into two parcels will create lot sizes that are consistent with the parcels fronting on S Pearl St. to the northeast and with the property to the immediate south. A Hardship exists because the underlying C-4 district only permits residences above certain commercial uses, and rezoning the property to a residential district would still require variances because this urban infill site could not comply with residential yard and area standards of today's code. The requested variance will not impair an adequate supply of light and air to the adjacent properties, 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.



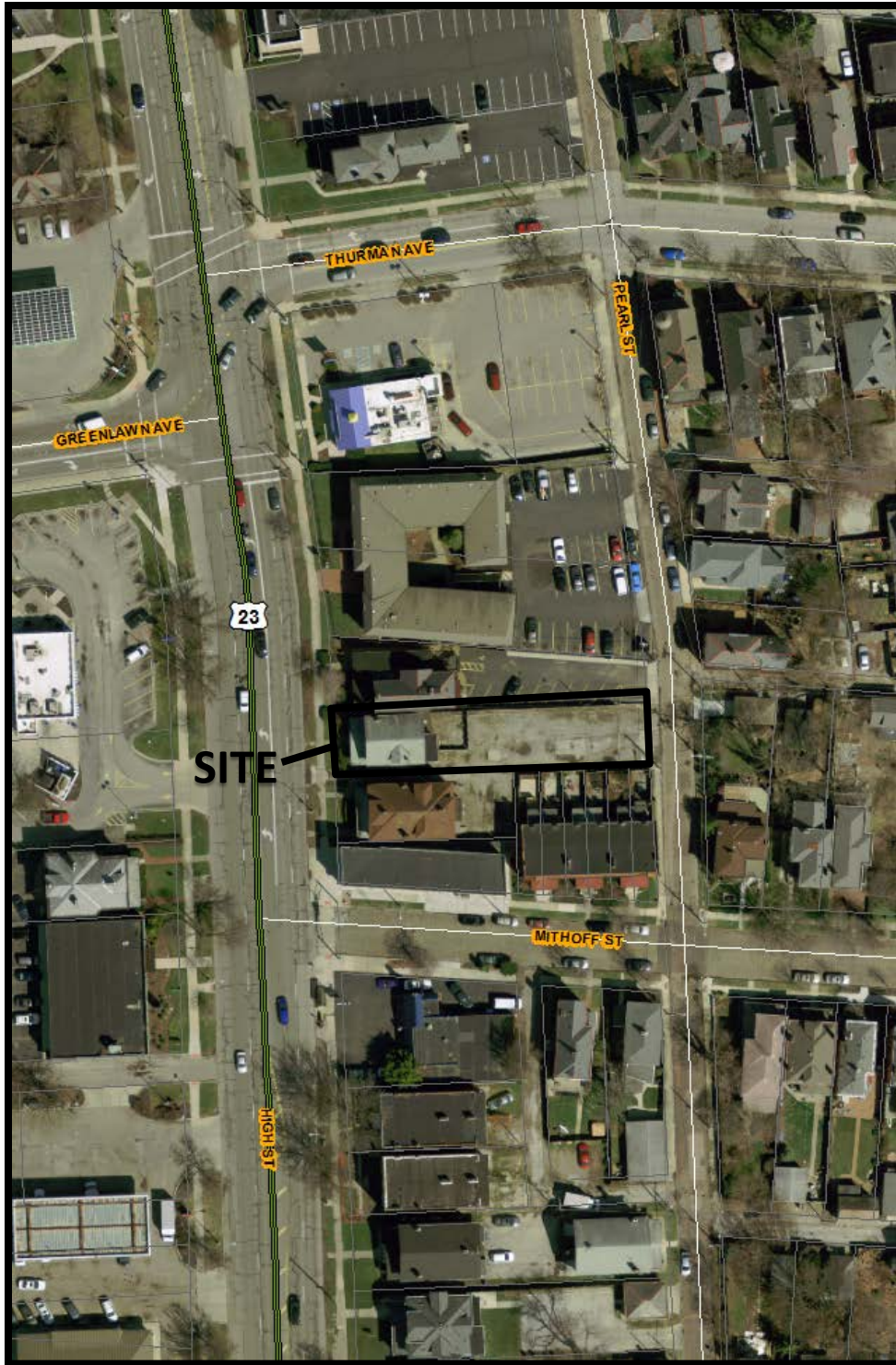
CV17-013  
1134 South High Street  
Approximately 0.18 acres

South Side Plan (2014)



CV17-013  
1134 South High Street  
Approximately 0.18 acres





CV17-013  
1134 South High Street  
Approximately 0.18 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV17-013

Address: 1134 S High Street (43206)

Group Name: Columbus South Side Area Commission

Meeting Date:

- Specify Case Type: [ ] BZA Variance / Special Permit, [X] Council Variance, [ ] Rezoning, [ ] Graphics Variance / Plan / Special Permit

- Recommendation: (Check only one) [X] Approval, [ ] Disapproval

NOTES:

Vote: 13 0 For

Signature of Authorized Representative: [Signature]

SIGNATURE

RECOMMENDING GROUP TITLE

SOUTHSIDE AREA Commission

DAYTIME PHONE NUMBER

614-285-4901 X1100

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



THE CITY OF  
**COLUMBUS**  
ANDREW J. GANTHER, MAYOR

**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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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 # CV17-013

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Austin Cault  
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

1. Chns Knoppe 634 Bear Run Ln Lewis Center, OH 43035	2. Austin Cault 1021 S. High St. Columbus, OH 43206
3. Amanda Gallo Cault 1021 S. High St. Columbus, OH 43206	4. Brian Knoppe 640 Bear Run Lane Lewis Center, OH 43035

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

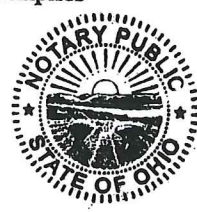
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 21 day of Feb, in the year 2017

[Signature]  
SIGNATURE OF NOTARY PUBLIC

09/10/2020  
My Commission Expires

Notary Seal Here



MARIA BEAM  
Notary Public, State of Ohio  
My Comm. Expires 09/10/2020  
Recorded in Geauga County

**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