

CV06-005

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



**STATEMENT OF HARDSHIP**

Chapter 3307 of Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirement 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 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 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:

*These requested variances are to correct non-conforming aspects of the subject property. The subject property contains three (3) duplexes that are approximately 100 years old. The granting of these variances will not change the property or have an adverse affect on the adjoining properties. In addition, these variances will add an additional parking spot that will help alleviate some of the on-street parking problems*

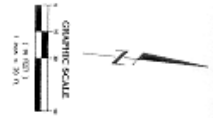
Signature of Applicant (Signed in BLUE INK)

Date 1/20/06

**EXHIBIT "B" to DECLARATION**  
**Jackson Lazelle Street Condominium**  
 504-512 Lazelle St. & 130-132 Jackson St.  
 Being Lots 201 of Jackson Parcel Addition  
 City of Columbus, Franklin County  
 Ohio



*CV06-005 Final Revised Plans  
 by Shannon F. King*



**LEGEND**

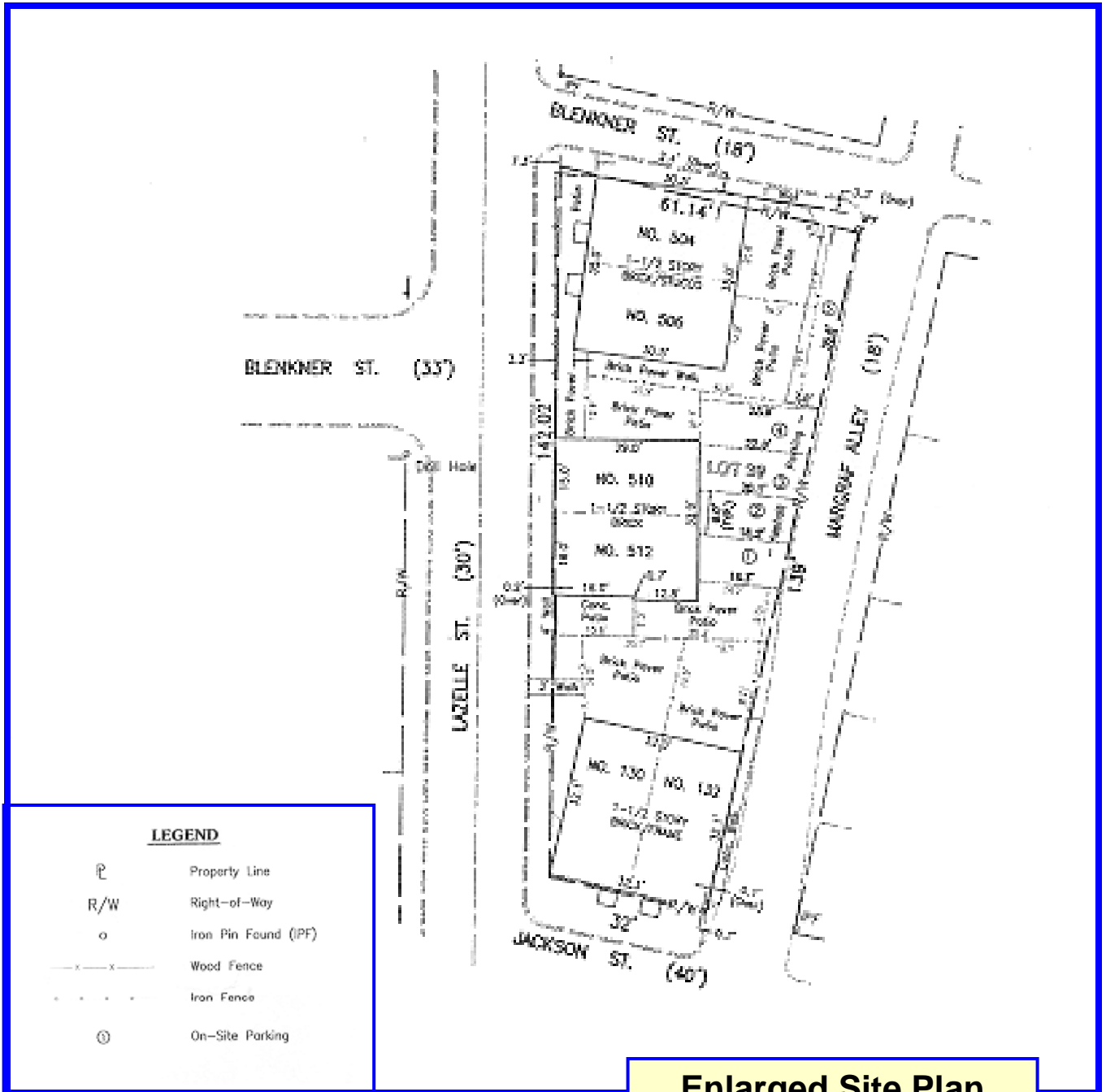
—	Property Line
—	Right-of-Way
—	Top of Road (SPT)
—	Road Face
—	Side Face
—	50'-204' Easement

**E. P. FERRIS**  
 AND  
 ASSOCIATES  
 ENGINEERS  
 1111 EAST BROADWAY  
 COLUMBUS, OHIO 43260  
 (614) 221-1111

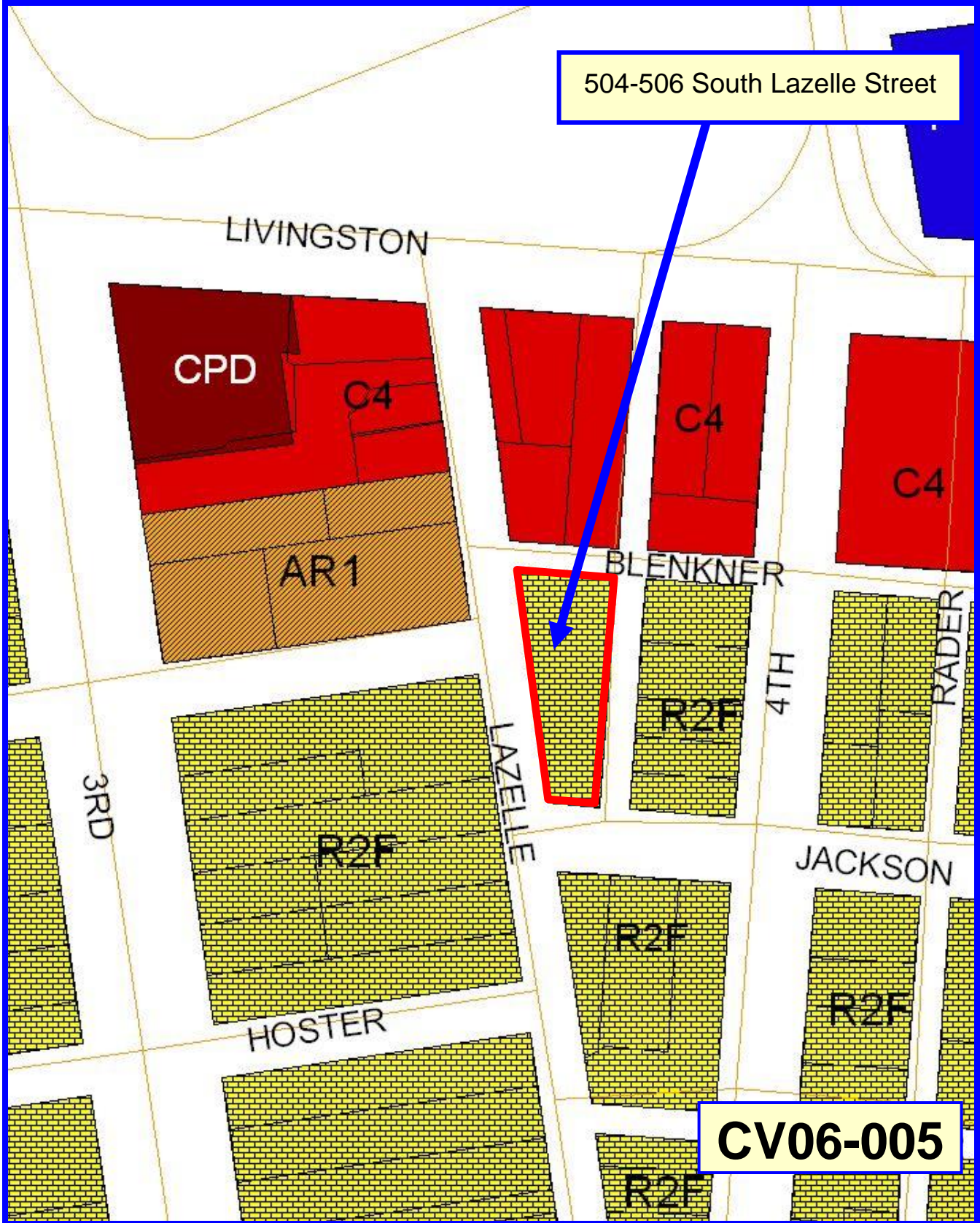


*Shannon F. King*  
 504-512 Lazelle St. & 130-132 Jackson St.  
 Columbus, Ohio 43206

**Site Plan**



Enlarged Site Plan







504-506 South Lazelle Street

**CV06-005**

CU06-005



City of Columbus  
Mayor Michael B. Coleman

Department of Development  
Mark Barbash, Director

**Certificate of Appropriateness**

**GERMAN 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:** 504-506 Lazelle Street/510-512 Lazelle Street/130-132 Jackson Street  
**APPLICANT'S NAME:** David Ward 510 Lazelle Ltd. (Owners)

**APPLICATION NO.:** 05-12-2    **HEARING DATE:** December 6, 2005    **EXPIRATION:** December 6, 2006

The German 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 & 3325 and the architectural guidelines:

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

**APPROVED SPECIFICATIONS:**

The German Village Commission recommends for approval of the below listed variance in Application #05-12-2, 504-506 Lazelle Street/510-512 Lazelle Street/130-132 Jackson Street with the conditions as noted.

Variances Requested

- 3332.037 R-2F Residential District
- 3332.21 Building Lines
- 3332.25 Maximum Side Yards Required
- 3332.26 Minimum Side Yard Permitted (C) (3)
- 3332.27 Rear Yard
- 3342.15 Maneuvering
- 3342.19 Parking Space
- 3342.28 Minimum Number of Parking Spaces Required

- Recommend the variances based on the existing site plan, not to include future changes relating to new construction.
- To permit one 7' x 36' parking space, per revised site plan
- To reduce the minimum number of parking spaces required to five (5) cars.

MOTION: Rosen/Carleton (7-0-0) RECOMMENDATION APPROVED.

**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 (H&H)*

Randy F. Black  
Historic Preservation Officer

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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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CV06-005

Being first duly cautioned and sworn (NAME) DAVID M. WARD  
of (COMPLETE ADDRESS) 784 City PARK Avenue, Cols, Ohio 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

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

1. <u>Douglas J. Ward</u> <u>870 S. Fifth St</u> <u>Columbus, Ohio 43206</u> <u>(614-595-8873)</u>	2. <u>DAVID M. WARD</u> <u>784 City PARK Avenue</u> <u>Columbus, Ohio 43206</u> <u>(614-562-5141)</u>
3. <u>No employees</u>	4.

SIGNATURE OF AFFIANT

DAW

Subscribed to me in my presence and before me this 30 day of JANUARY, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Kristina V. Bezak

My Commission Expires:

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

Notary Seal Here



KRISTINA V. BEZAK  
Notary Public, State of Ohio  
My Commission Expires 03-28-10