

CV07-027



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 attached.

Signature of Applicant Keri A. McGuire Date 5/17/07

1564-68 Highland Street
OWNER: Kerri A. McTigue

Statement of Hardship

The property that is the subject of this council variance application is Parcel Number 010-214161. The home on this property was converted into a 2 family duplex in 1955. The current owner of the building would like to convert it to a single family home.

Right now it is an upper and lower duplex. When viewed from the outside (as can be seen in the photo), it could easily be mistaken as a single family home. By adding a spiral staircase to the interior, the downstairs would function as the kitchen, living room, dining room, bathroom, and office area. The upstairs would have the 2 existing bedrooms, bathroom, smaller living room and converting the small efficiency kitchen to a 3rd bedroom. This would make it a nice 3 bedroom house. This conversion would not alter the outer appearance at all and actually will make the inside better match what the building appears to be on the outside.

The owner would like to keep the outer wood staircase and landing on the north side of the house. This staircase currently leads to the entrance of the top apartment. In the future, the owner would like to expand the landing to a deck that would cover the 2 back parking spaces. As the house is right off the sidewalk and is completely surrounded by concrete, this would allow a place for an outdoor space a little removed from passersby. It would also allow the owner to have extra space while still keeping the 4 parking spaces that currently exist.

The granting of this variance will benefit this district by reducing the population density. This variance will not adversely affect surrounding property owners and not seriously affect any adjoining property.

OWNER: Kerri A. McTigue

List of Variances

3333.09 Area District Standards

To reduce the required lot width from 50' to 37.5'.

3333.18 Building lines

To reduce the required building line from 10' to 0'.

3333.23 Minimum side yard permitted

To reduce the required side yard from 5' to 0' along south lot line.

3333.24 Rear yard

To reduce the required rear yard from 25% of total lot area to approximately 0%.

3333.27 Vision Clearance

To permit a wall above 2.5' and with 0% opacity (house wall) within the required yard area adjacent to Highland St.

3342.18, Parking setback line

To reduce the required parking setback from 25' to 0'.

3372.562 Landscaping (A)(B)

To reduce the required amount of landscaping area to 0% of lot area and to reduce the requirement for a shade tree in the rear yard. The landscaped area and shade tree shall be provided in the side yard.

3372.563 Maximum Lot Coverage

To permit a lot coverage of greater than 30% for the existing dwelling, and to allow for future construction of a side deck or porch of no greater than 300 square feet.

3372.564 Parking

To devote more than the maximum area permitted for parking and maneuvering from 35% to 50% of the total lot area.

3372.567 Maximum floor area

To permit a maximum floor area for a building involving a change of use to a ratio greater than 0.60 to 0.66.



1564-1568 Highland Avenue

LUCRPD

HIGHLAND ST

LUCRPD

W 10TH AVE

AR4

AR4

AR4

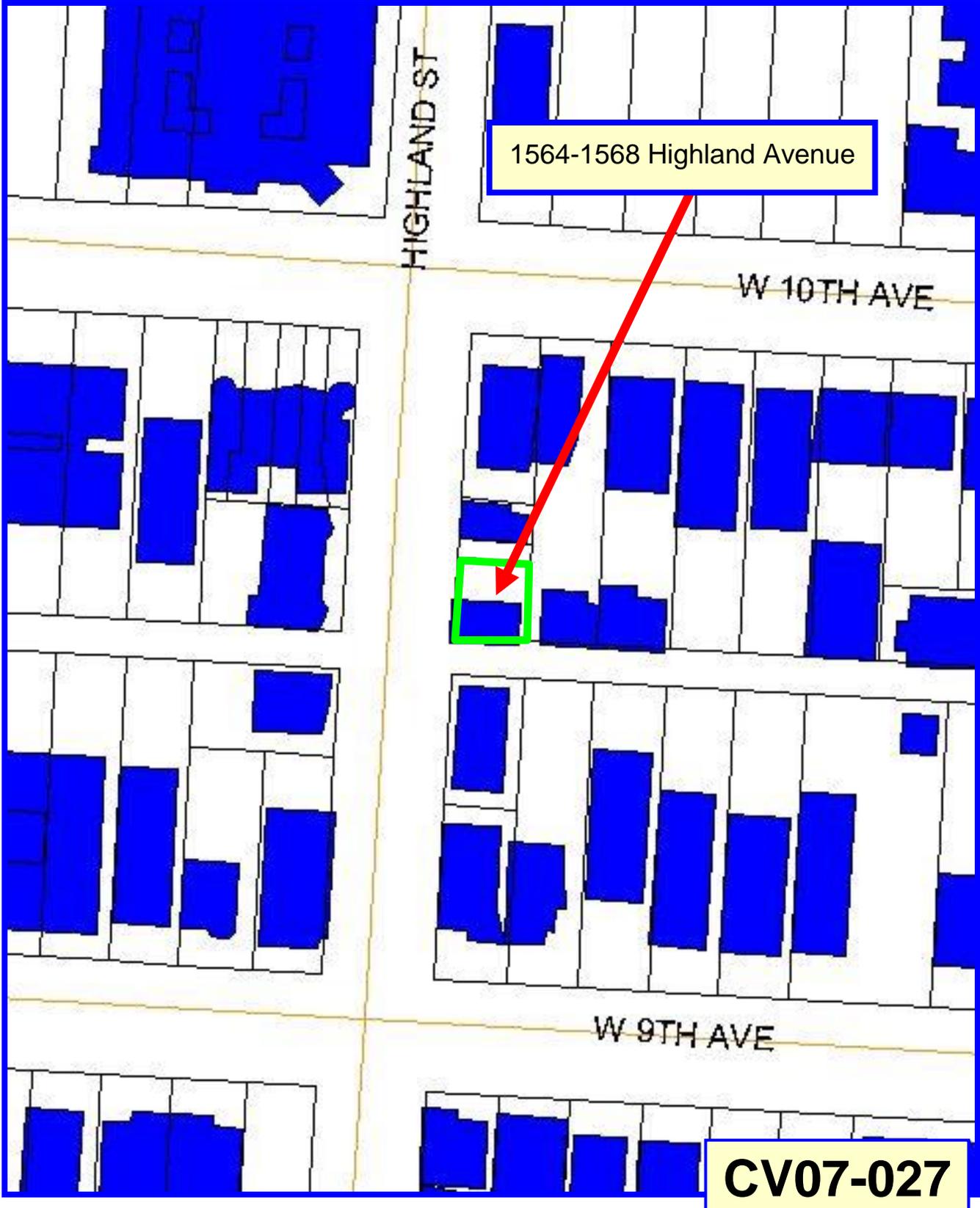
AR4

W 9TH AVE

AR4

AR4

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SURVEYFIRST 

SFI # **1339689**

Title First Agency, Inc. 1339689

Date **3/8/2007**

Grantee: **MCTIGUE, KERRI A**

Grantor: **HELLWEGE, JOHN D**

Premises: **1564-1568 HIGHLAND STREET, COLUMBUS, OHIO**

Sublot / Orig Lot: **PART 51**

Subdivision / Allotment: **WILLIAM N KINGS SECOND ADDITION**

As recorded in **FRANKLIN COUNTY RECORDS, Volume 4, Page 137**

INSPECTOR'S REPORT: Said premises were inspected at **March 5, 2007.**

1. Description of dwellings on said subject premises:

TWO STORY DWELLING

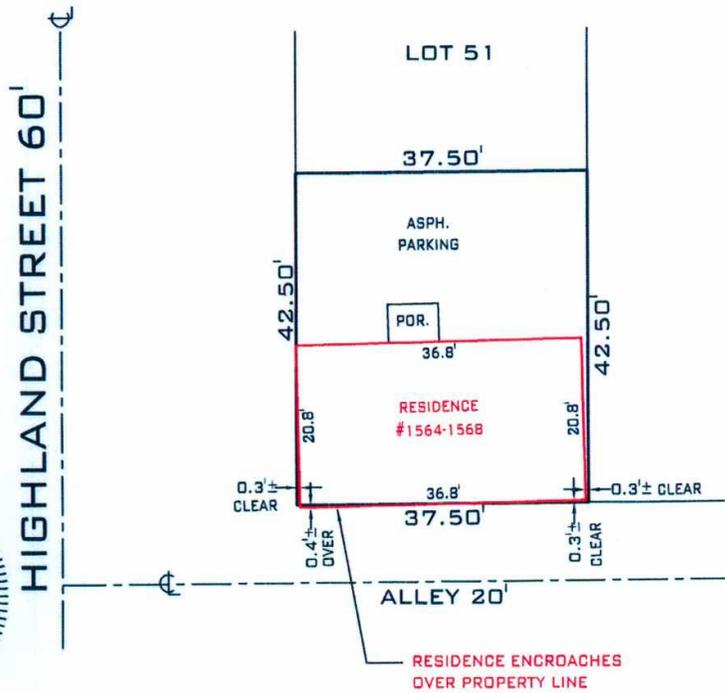
2. Description of encroachments or other violations:

PROPERTY ENCROACHES 0.4' +/- OVER PROPERTY LINE.



Made Exclusively For: **Title First Agency, Inc. and KEY BANK NATIONAL ASSOCIATION**

CV07-027



Scott D. Grundei

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT



COPYRIGHT ©

DRAWN BY: HM	LSGI #: 94332	DATE: 03-05-2007	SCALE: 1" = 20'
CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(S), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.			

At its regular meeting on June 20, 2007, the University Area commission took the following actions:

2040 N. High Street, Larry's Bar

Motion: To recommend approval of a patio at the rear of 2040 N. High St. that will displace 4 existing parking spaces with the conditions that the High St. façade will be restored to a traditional storefront appearance, there shall be no outdoor amplification and the patio shall never be enclosed. **Motion passed.** Vote: 11 yes 5 No

1283 Summit St.

Motion: To recommend approval of the variances required to permit a lot split at 1283 Summit St. **Motion Passed.** Vote: Unanimous

1564 Highland St.

Motion: To recommend approval of the variances required to permit a change of use from duplex to single-family in AR-4 zoning district at 1564 Highland St. **Motion passed.** Vote: Unanimous.

Please let me know if you have questions.

Ron Hupman
Zoning Chair, UAC

City of Columbus | Department of Development | Building Services Division | 757 Cardyn 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 # CV07-027

Being first duly cautioned and sworn (NAME) Kerri A. McTigue
of (COMPLETE ADDRESS) 1564 Highland Street, Columbus, OH 43201
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

<u>Kerri McTigue</u> <u>1564 Highland Street</u> <u>Columbus, OH 43201</u> <u>(614) 393-4959 (work), (614) 308-9932 (cell)</u>	

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

SIGNATURE OF AFFIANT Kerri A. McTigue
Subscribed to me in my presence and before me this 17th day
of May, in the year 2007
SIGNATURE OF NOTARY PUBLIC Paul E. Tolak
My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notarization.
Notary Seal Here PAUL E. TOLAK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 03-25-10