

Statement of hardship for Huckleberry House Inc. 12/05/05

Huckleberry House Inc., a non-profit organization, provides a variety of youth related support services including counseling, crisis intervention, outreach, and temporary shelter services for teens in difficult situations. It also provides family counseling and outreach services. It provides these services free for anyone who is struggling with the teens in their lives. Huckleberry House has been in operation in this facility (the house and the carriage house) since the seventies. It is an asset to the immediate and surrounding neighborhoods for its positive influence.

The variances as requested are for the purpose of serving the logical improvement of the facilities and functions of Huckleberry House Inc. The primary variance is for the purpose of correcting the facility's non-conforming use/zoning status. It is in an R-4 district but is not a listed approved use for R-4. A variance is requested to allow this use. This request is necessary for the ability of Huckleberry House to continue its services and improve the facilities in a thoughtful and proper manner.

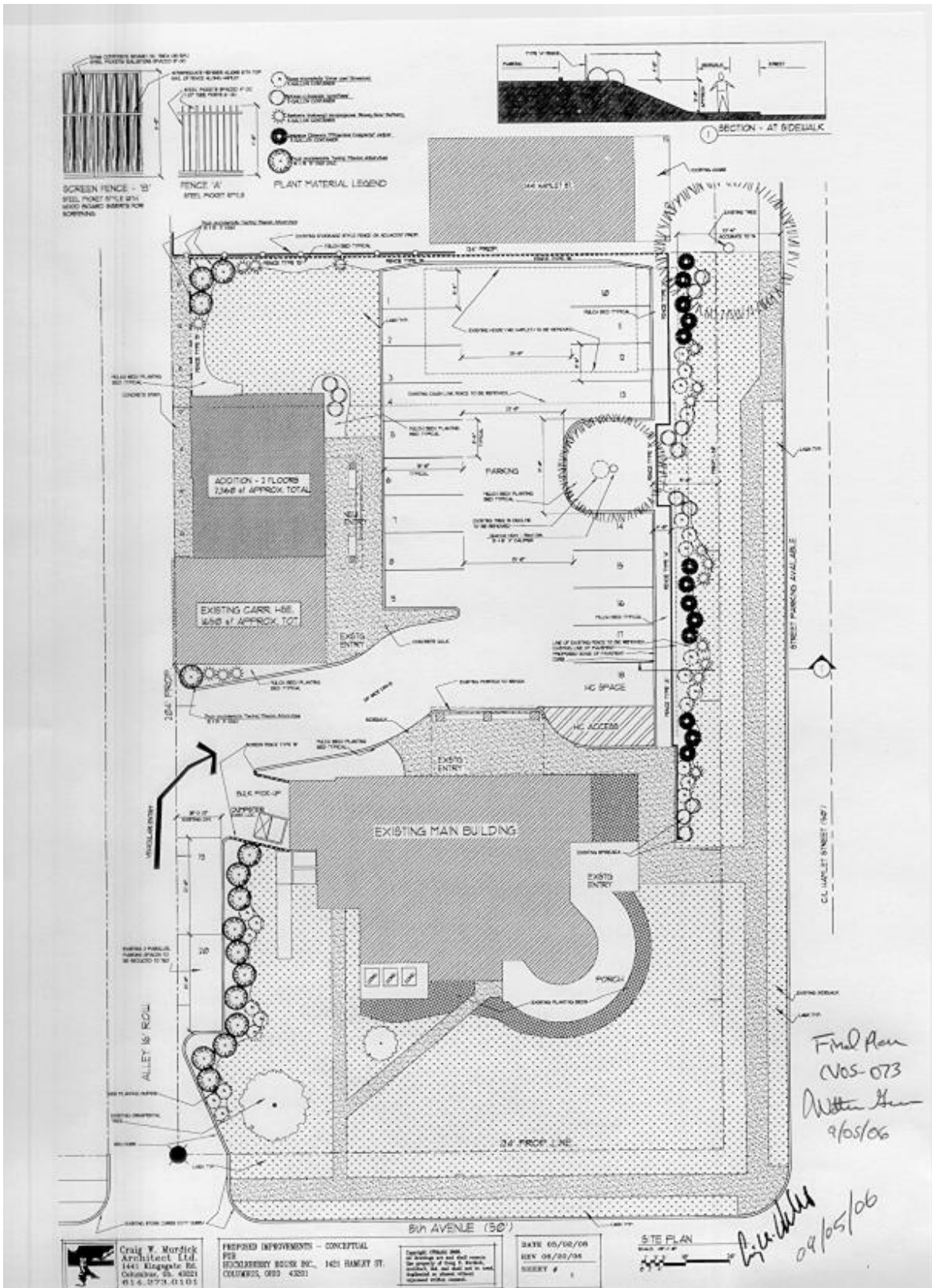
The additional variances requested are related to the proposed addition to the Huckleberry House facilities. The improvement, in the form of the proposed 2,400 sf addition to the existing carriage house, will have no negative impact on the neighborhood. The design and scale of the addition is intended to blend with the character of the existing carriage house while providing more appropriate space for counseling, improved access and security, and improved parking. The intent for the addition is to house the existing counseling program so that families don't have to go through the shelter portion to get to their counselor. The addition is primarily for the redistribution of staff and services rather than to provide for additional staff. It will allow a better working and counseling environment.

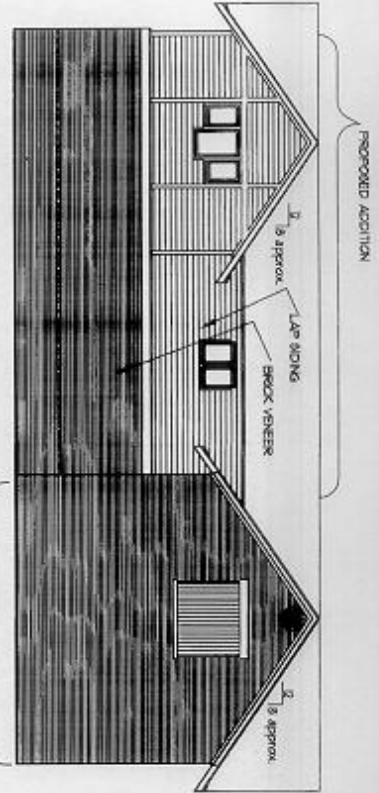
Requested variances:

- #1. 3332.039 Permitted use.
-To allow the continued use of the original 2 buildings as a non-profit youth shelter/ youth counseling, youth outreach, family counseling agency.
- #2. 3372.521 Supplemental Parking requirements.
-To permit parking in the required sideyards and between the front building line and the street.
- #3. 3372.522 Compatibility.
-To allow for an alternate placement of the pedestrian entrance to a location not facing the public street.
- #4. 3372.541 Landscaped area and treatment
-To eliminate the requirement for the grass and/ or live vegetation to be located behind the most rear portion of the structure.
- #5. 3342.18 Parking setback line.
-From the listed requirements to allow a parking setback line on 8th avenue and on Hamlet St. of 10 feet from the public right of way.
- #6. 3342.28 Minimum number of parking spaces required.
-To permit a reduction in the required number of parking spaces (with consideration of the proposed 2400 sf addition to the facility) to 25 total on site (vs. 28 required (estimated)).

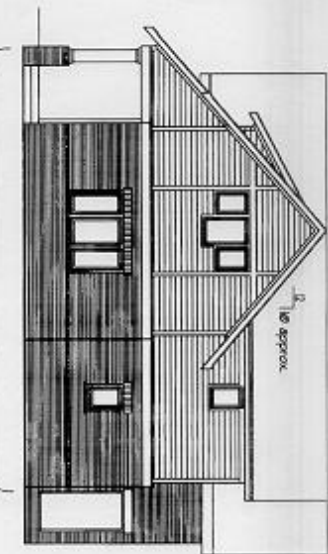
To reiterate, this request is necessary for the ability of Huckleberry House to continue its services and improve the facilities in a thoughtful and proper manner. The granting of these variances will have no negative impact on the neighborhood. Huckleberry House indeed has shown to be an asset to the immediate neighborhood and to Columbus and Franklin County. Note, the addition is predicated on the demolition of the existing dwelling at 1435 Hamlet St., a structure in serious disrepair.

CV05-073

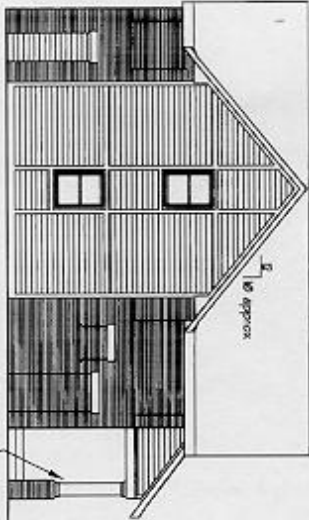




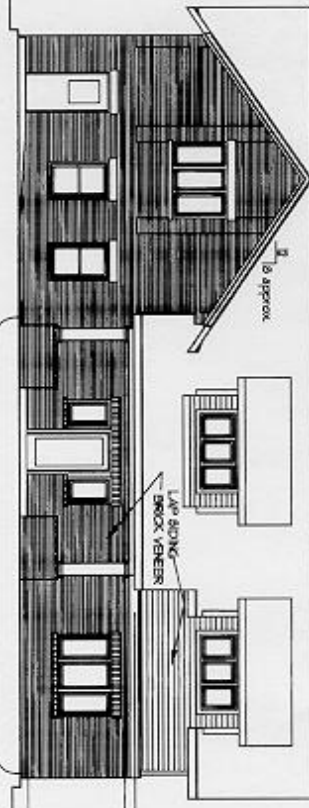
WEST ELEV.-ALLEY
1/8" = 1'-0"



NORTH ELEV.
1/8" = 1'-0"



SOUTH ELEV.
1/8" = 1'-0"



EAST ELEV.-HAMLET ST. ELEV.
1/8" = 1'-0"

NOTE: NEW ROOF FRICHERS OR ADDITION GABLES TO CORRELATE WITH PITCHES OF GABLES BEYOND SANCTIONMENT ON THE CARriage HOUSE

Lin W. Allen

09/05/06

CV05-073
Final Plan
Andrew Green

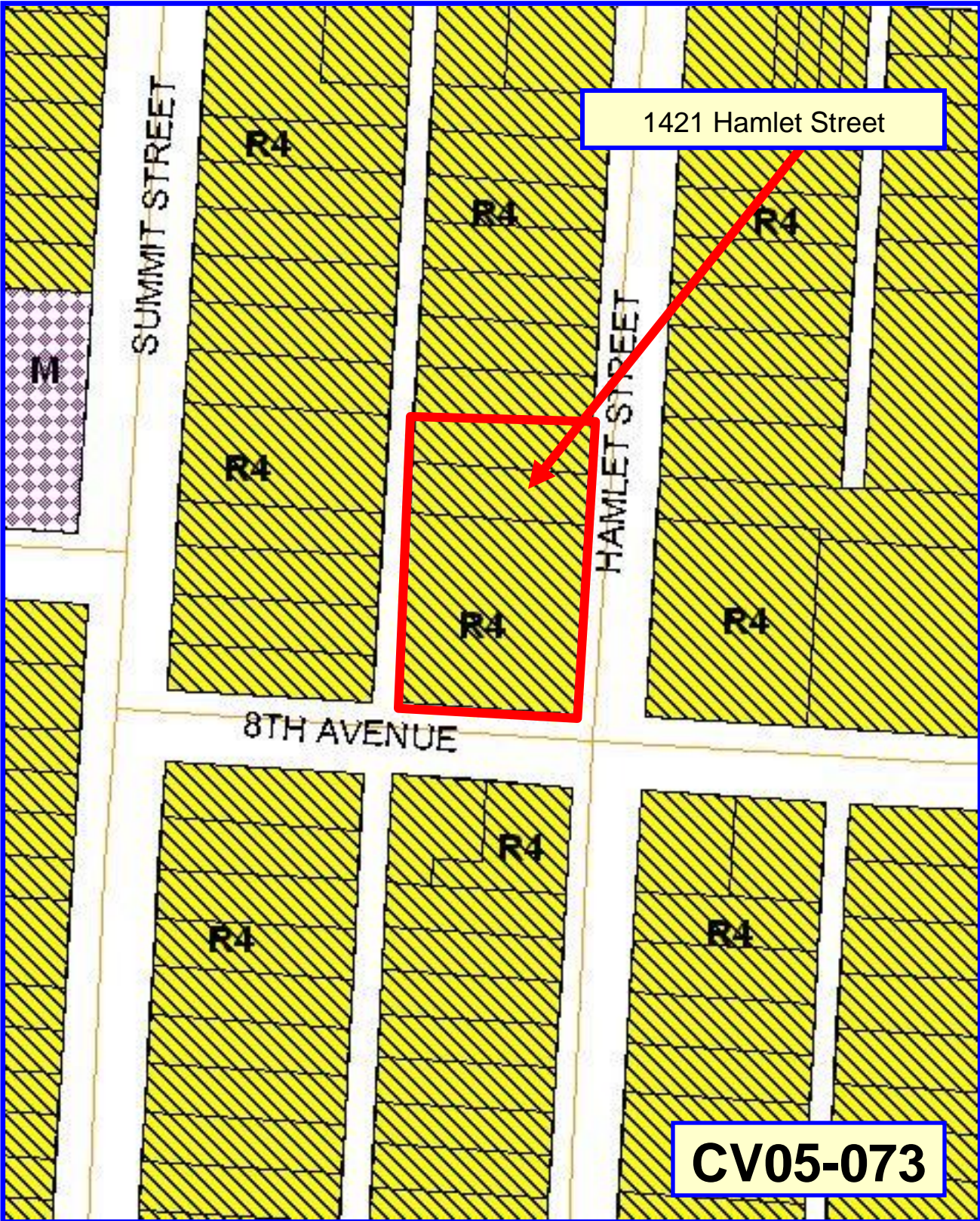
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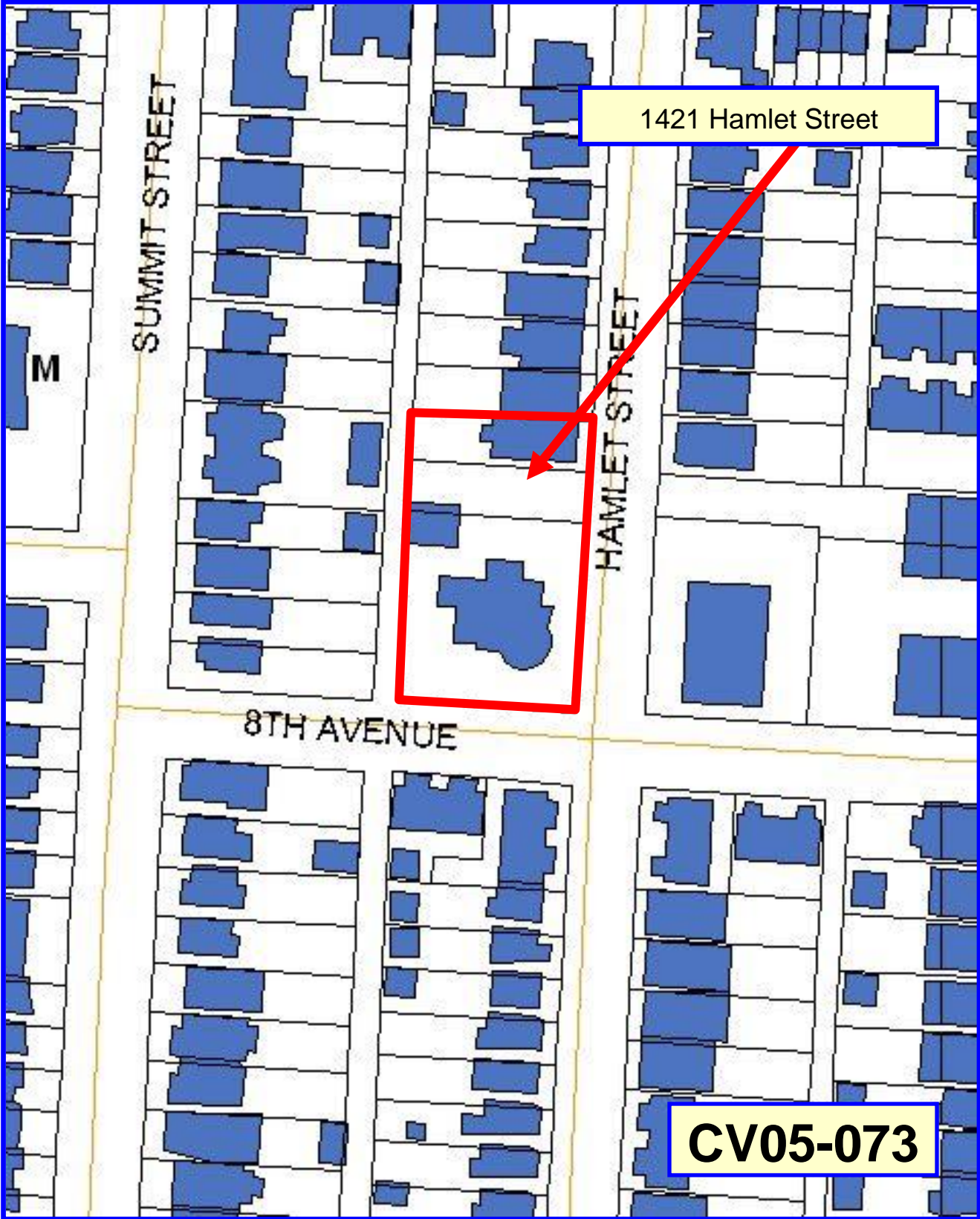


PROPOSED IMPROVEMENTS - CONCEPTUAL
FOR
HOCKLEBERRY HOUSE
1421 HAMLET ST.
COLUMBUS, OH



DATE: 09/02/06
BY: 09/21/06
PROJECT #







March 17, 2006

City of Columbus, Dept. of Development
Building Services Division
757 Carolyn Ave.
Columbus OH 43224

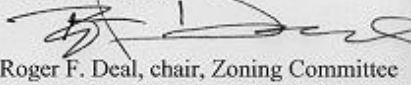
Re: Application # 0-5315-00000-00073, 1421 Hamlet St.

To Whom It May Concern:

This is to confirm that, at its regularly scheduled meeting, the University Area Commission voted to recommend approval of the above referenced Council Variance Application Based on the site plan and elevation drawing dated 2/28/06. A copy of the elevation is attached.

Thank you for your attention to this matter. If further information is required, please feel free to contact me at 291-6096 or rdeal@columbus.rr.com.

Very truly yours,



Roger F. Deal, chair, Zoning Committee

Attachment
Cc: C. Murdick, file

City of Columbus | Department of Development | Building Services Division | 757 Carolyn 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 # CV05-073

Being first duly cautioned and sworn (NAME) CRAIG W. MUDDICK
of (COMPLETE ADDRESS) 1441 KINGSGATE RD. COLUMBUS, OH 43221
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. HUCKLEBERRY HOUSE INC. 1421 HAMLET ST. COLUMBUS, OH 43201 EMPLOYEES: 62 BECKY WESTERFELT 294-8097	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 6th day of Sept, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of

Notary Seal Here

[Handwritten Signature]
[Handwritten Signature]



PATRICIA R. MASON
Notary Public, State of Ohio
My Commission Expires June 18, 2011