

CV05-053

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:

SEE ATTACHED

Multiple horizontal lines for providing details of the variance request.

Signature of Applicant (Signed in BLUE INK)

Courtney Kleary, attorney

Date 10.3.05

STATEMENT OF HARDSHIP

**FOREST STREET
MIKE FERRIS**

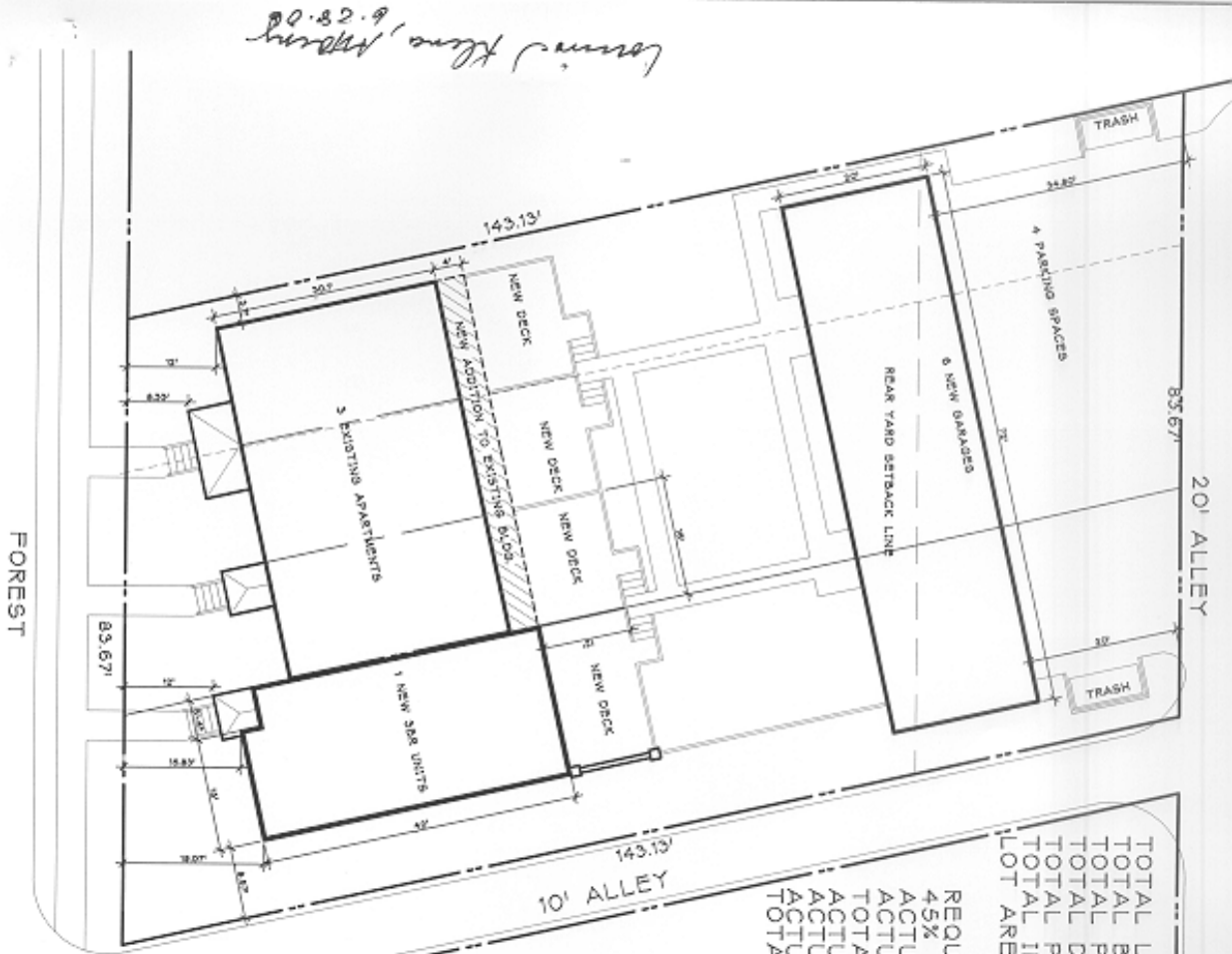
The subject property consists of two (2) contiguous parcels. One of the two parcels is composed of two (2) lots and is improved with a two-story, three (3) family dwelling. The second of the two parcels is composed of one lot and is not improved.

Both parcels are zoned R2F, which permits a maximum density of up to one (1), two (2) family dwelling. The existing three (3) family building is permitted only as a non-conforming use.

Although the R2F zoning would permit a two (2) family dwelling on the vacant lot, the construction of a two family or single family dwelling would not be permitted because of the vacant lot's width and area. In an effort to bring the non-conforming three (3) family building into zoning conformity and to add one additional unit thereto that if constructed as a single family on the vacant lot would otherwise require area variances, and to provide all units with on-site parking, the owner proposes to combine both parcels (3 lots) and to construct one (1) residential unit to be attached to the existing three (3) family structure, resulting in a combination of three (3) lots with four (4) residential units, six (6) garage units and four (4) on-site parking spaces.

The use requested does not exceed the permitted R2F density (R2F permits up to 2 units per lot, and we propose only 4 units on three lots). By joining the 3 lots and receiving a use variance, construction on the vacant lot can occur without the area variances required otherwise, and the existing 3 unit building becomes a permitted use. In addition, on-site parking is accommodated for all units.

The variances will not impair adequate supply of light and air to the adjacent property. The vacant lot borders an alley and not a dwelling. The addition of one (1) unit and the accommodation of 10 on-site parking spaces serve to decrease congestion on the streets. Finally, the variances will not 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.



TOTAL LOT AREA = 11,859.14 SF
 TOTAL BUILDING COVERAGE = 3,918.65 SF = 33.04%
 TOTAL PORCH COVERAGE = 138.33 SF = 1.17%
 TOTAL DECK COVERAGE = 760.5 SF = 6.4%
 TOTAL PARKING COVERAGE = 1,838.6 SF = 15.5%
 TOTAL IMPROVEMENT COVERAGE = 6,656.08 SF = 56.13%
 LOT AREA PER UNIT = 2,964.79 SF/UNIT

REQUIRED REAR YARD AREA = 2,964.79 SF
 45% MAX GARAGE COVERAGE PERMITTED = 1,334 SF
 ACTUAL GARAGE COVERAGE = 648.6 SF = 21.88%
 ACTUAL PAVEMENT COVERAGE = 1,838.6 SF = 62.02%
 TOTAL ACTUAL COVERAGE = 2,487.2 SF = 83.89%
 ACTUAL REAR YARD AREA = 7409.95 SF
 ACTUAL GARAGE COVERAGE = 1440 SF = 19.4%
 ACTUAL PAVEMENT COVERAGE = 24107 SF = 32.53%
 TOTAL ACTUAL REAR YARD COVERAGE = 44072 SF = 59.5%

TOTAL NET LIVING AREA = 4,877.3 SF
 ALLOWABLE GARAGE AREA = 1,609.5 SF
 ACTUAL GARAGE AREA = 1,440 SF

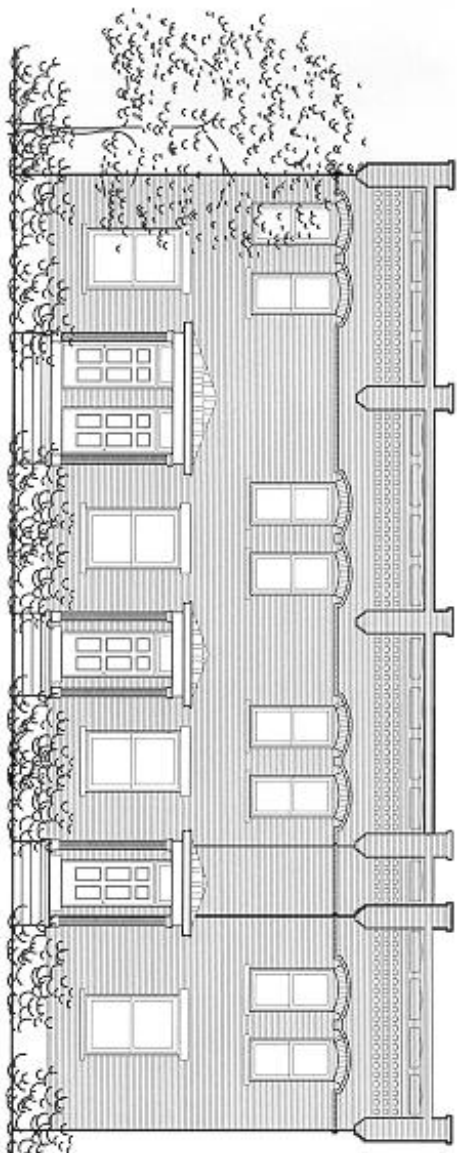


SCALE 1"=20'

CV05-053 Final

Revised to be by [Signature]

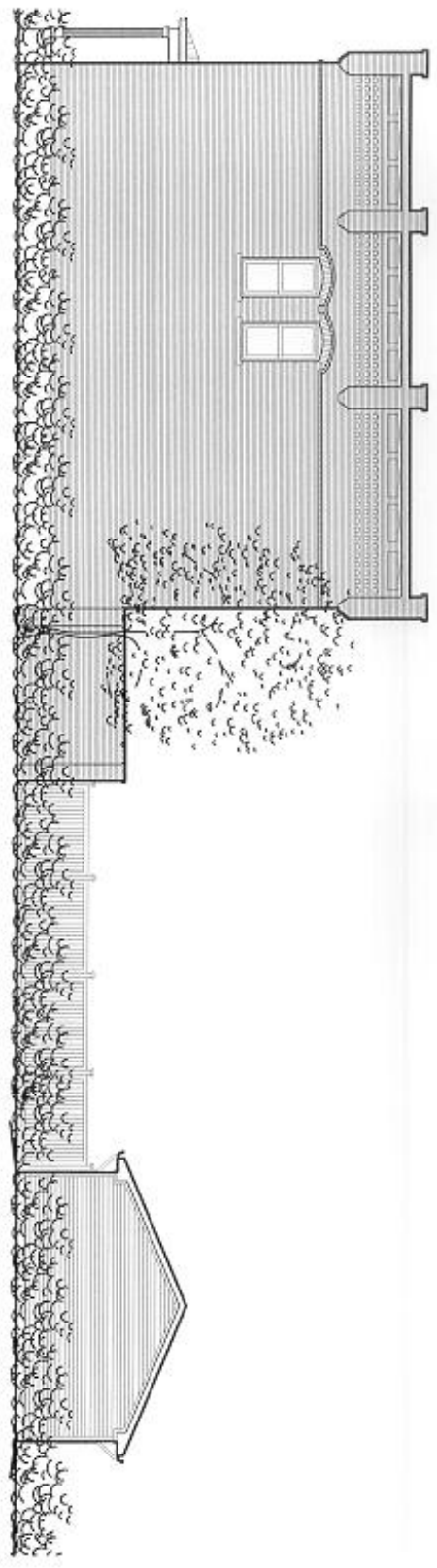
*Lowell - 1/22/06
Klein - 1/22/06*

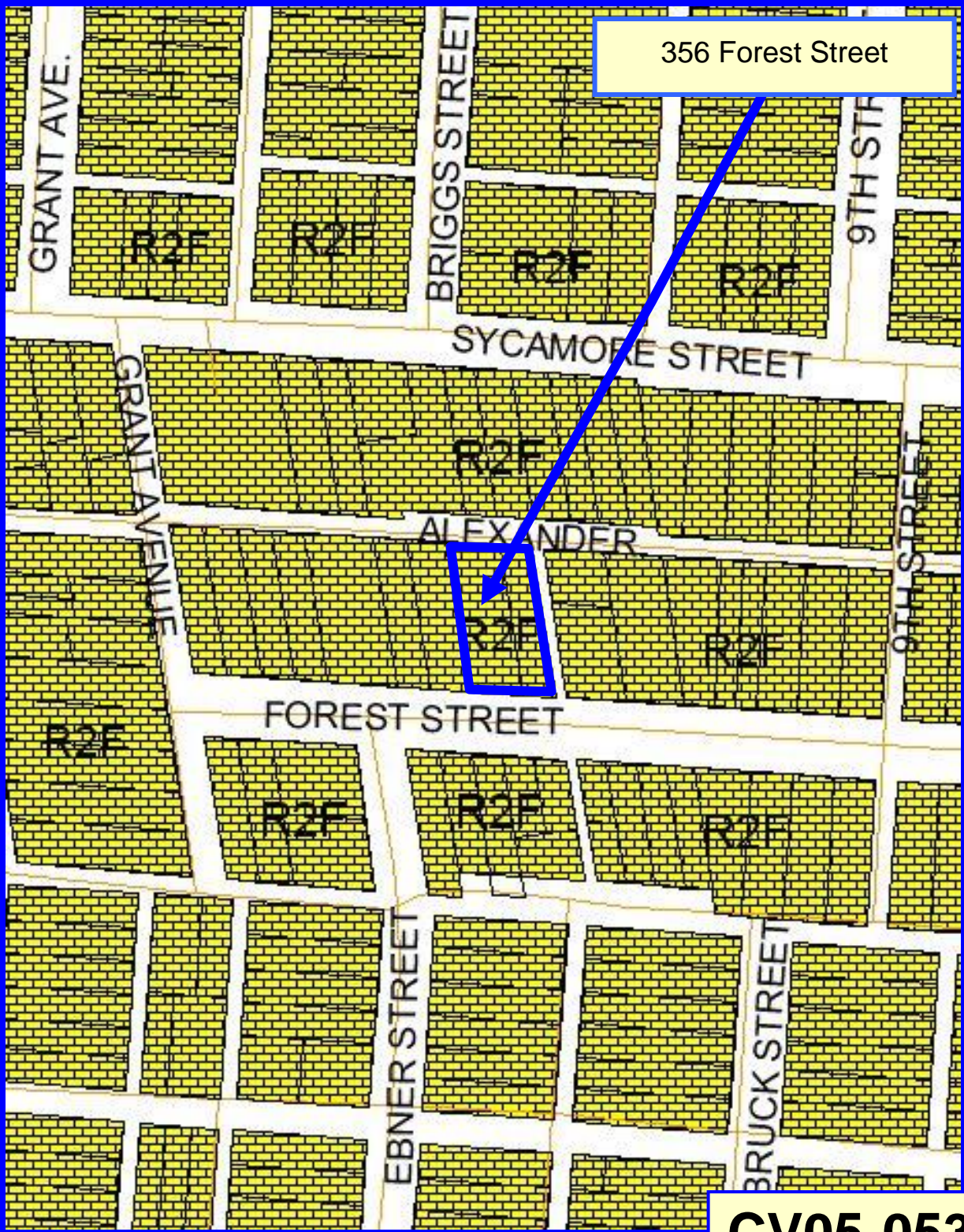


FRONT ELEVATION

*CV05-053
Final Revised 6/20/06
by Sherry J. Jones*

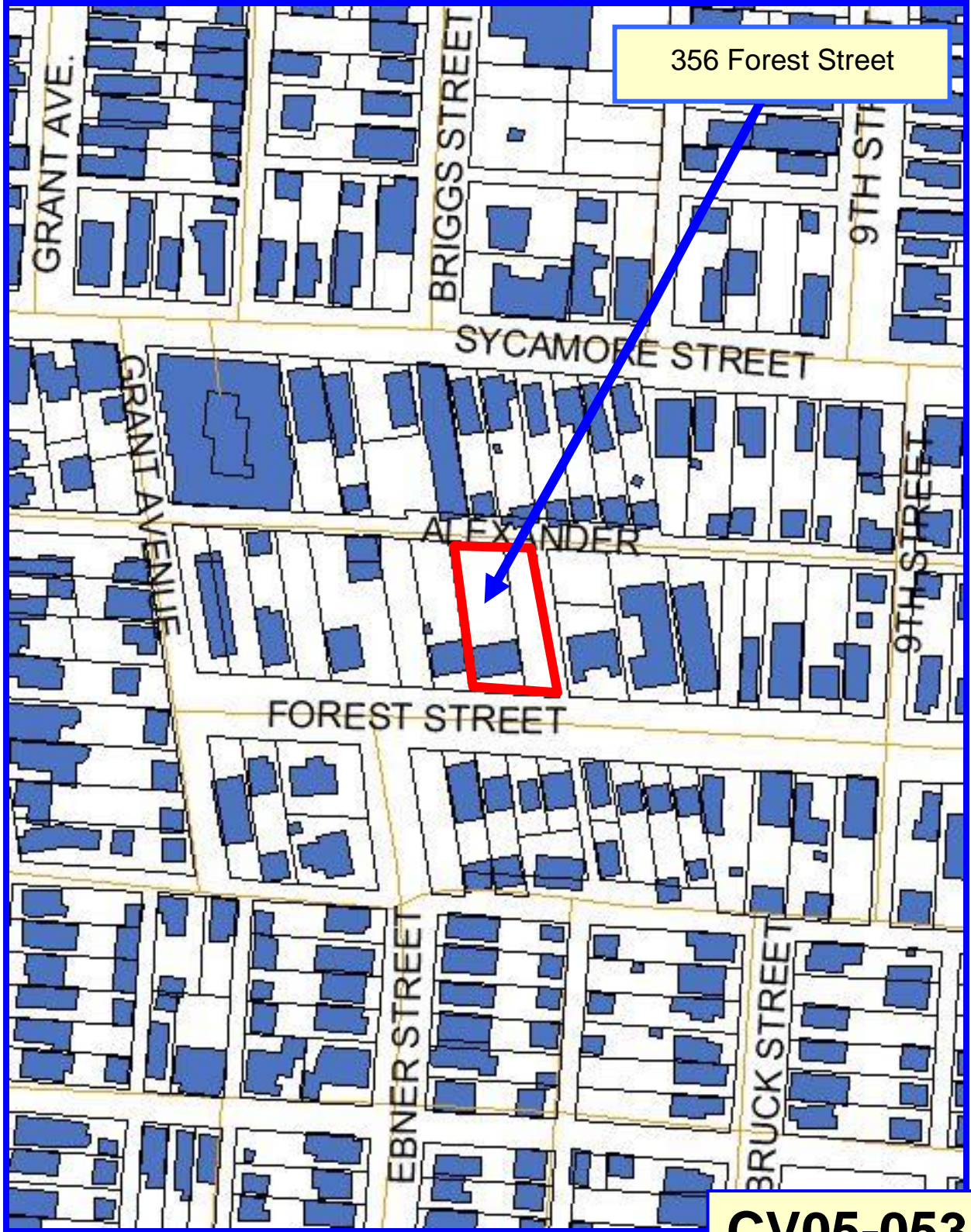
SIDE ELEVATION





356 Forest Street

CV05-053



CV05-053

Dear Ms. Pine,

Schumacher Place Civic Association met with Connie Klema (representing Mike Ferris Properties) on June 17, 2006 to review (variance request) CV05-053. At that time Ms. Klema did not have the necessary variances that would be required to go forward with the site plan. The membership at this meeting elected not to vote on the site plan until the appropriate variances could be presented and reviewed. The vote was tabled for the July meeting.

Due to City Council's summer schedule, a request was made by Connie Klema to present the site plan and the variances before July 10, 2006. The Civic Association arranged for an emergency meeting of the membership on June 28, 2006.

The new site plan calls for an additional residential unit attached to the existing 3 family dwelling, construction of a six space garage at the rear of the property with stack parking behind the garages. The stack parking allows the site plan to exceed the minimum parking requirement. A variance is required for lot coverage as it falls over the 50% allowance. Other variances are needed for maximum and minimum side yard coverage.

The membership voted unanimously to support this project. **Their support is based on the following points:**

- 1 Architectural style and guidelines: Assurance that the new addition will remain consistent with the current brick construction and elevations.
- 2 The properties will be marketed as owner-occupied condominiums.
- 3 The waste receptacles will be properly screened at the rear of the properties.
- 4 A multi-family extension is more desirable than an additional detached single-family unit given the character and dimensions of this specific lot.

The membership expressed explicitly that support for this variance request is in no way an endorsement of changes to the R-2F zoning standard. The proposed alteration of this property was negotiated in specific regard to the unique character of this lot in context with surrounding property. This action should in no way be construed as an endorsement of non-conforming use within Schumacher Place. The Schumacher Place Civic Association is pleased with the effort and flexibility demonstrated by Mike Ferris Properties in reaching this compromise, that represents the best plan for this site.

In closing, the legislation report that was sent out 6-30-2006 does not reflect the proposal that Schumacher Place Civic Association accepted at our 6-28-2006 meeting. This report reflects the previous variance that was not supported at our January 17, 2006 meeting. If you should have any questions, please contact me by cell phone, 570-2732 or email, lindawelch@columbus.rr.com.

Sincerely,
Linda Welch
President
Schumacher Place Civic Association

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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 # CV05-053

Being first duly cautioned and sworn (NAME) CONNIE J. KIBEM, ATTORNEY
 of COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062
 declares 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>MIMI FERRIS PROPERTIES, INC.</u> <u>492 S. THIRD ST.</u> <u>COLUMBUS OH 43206</u> <u>614-221-7368</u> <u>*OF EMPLOYEES (7)</u>	2.
3.	4.

SIGNATURE OF AFFIANT

Connie Kibem, Attorney

Subscribed to me in my presence and before me this 7th day of July in the year 2006

SIGNATURE OF NOTARY PUBLIC

Debra Murphy
 Notary Public
 State of Ohio
 Commission Expires May 1, 2011

My Commission Expires:

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

Go any Seal Here