

CV10-003

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



STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

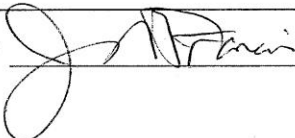
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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.

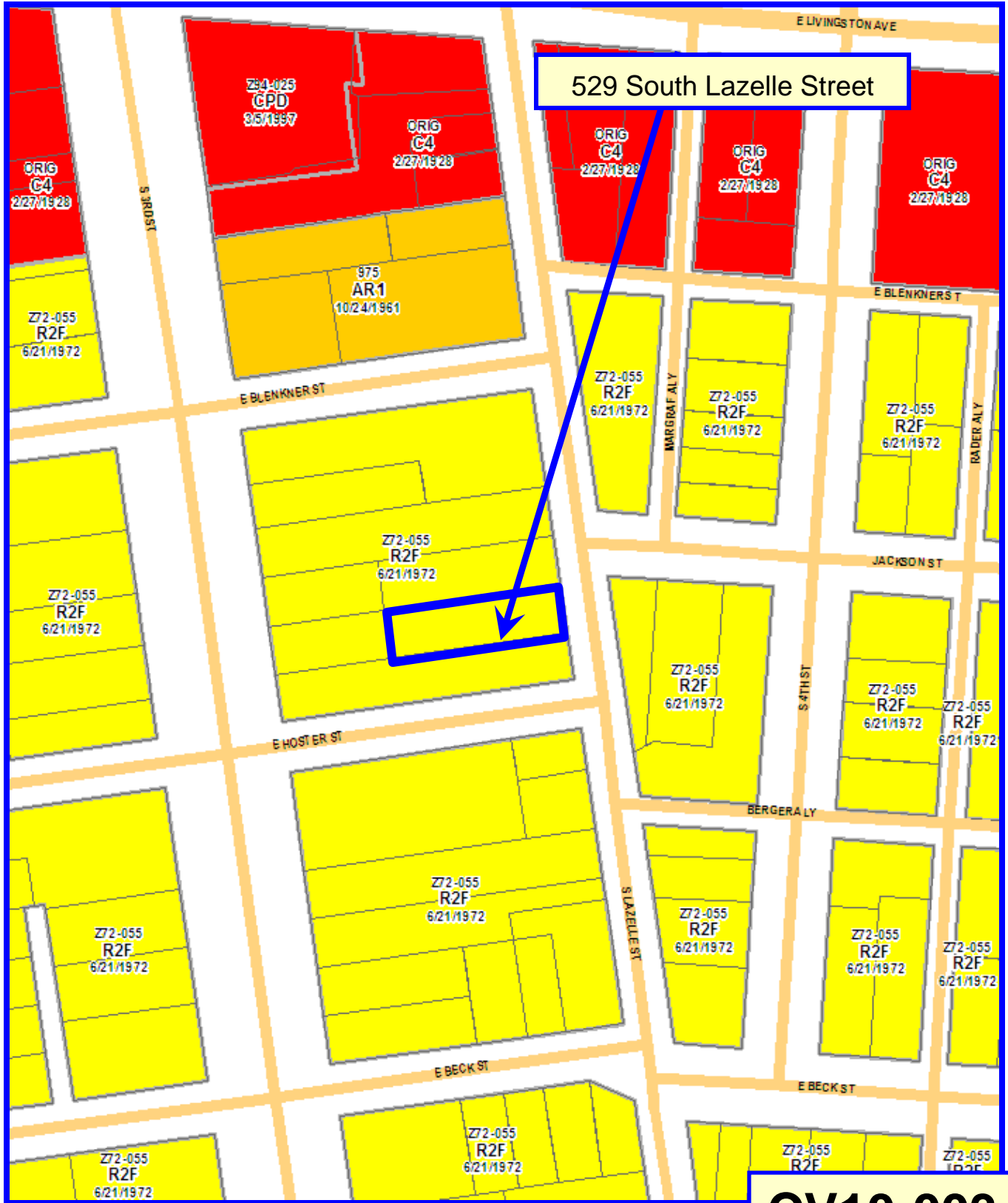
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Hardships relating to these properties include lending/financing problems and the ability to rebuild as is in the event of property damage. When the city changed the zoning code to R2F in 1976, these properties became non-conforming to the code. As an owner of one of these properties, and on behalf of the current owners, I am seeking a Council variance to bring these properties into conformance with the zoning code and to prevent future problems with financing and the ability to rebuild in the event of some destruction. On a recent attempt to sell unit E a lender identified the non-conformance of the property to city zoning code as a major issue. The sale subsequently did not occur. We appreciate the City Council's consideration and relief of these hardships.

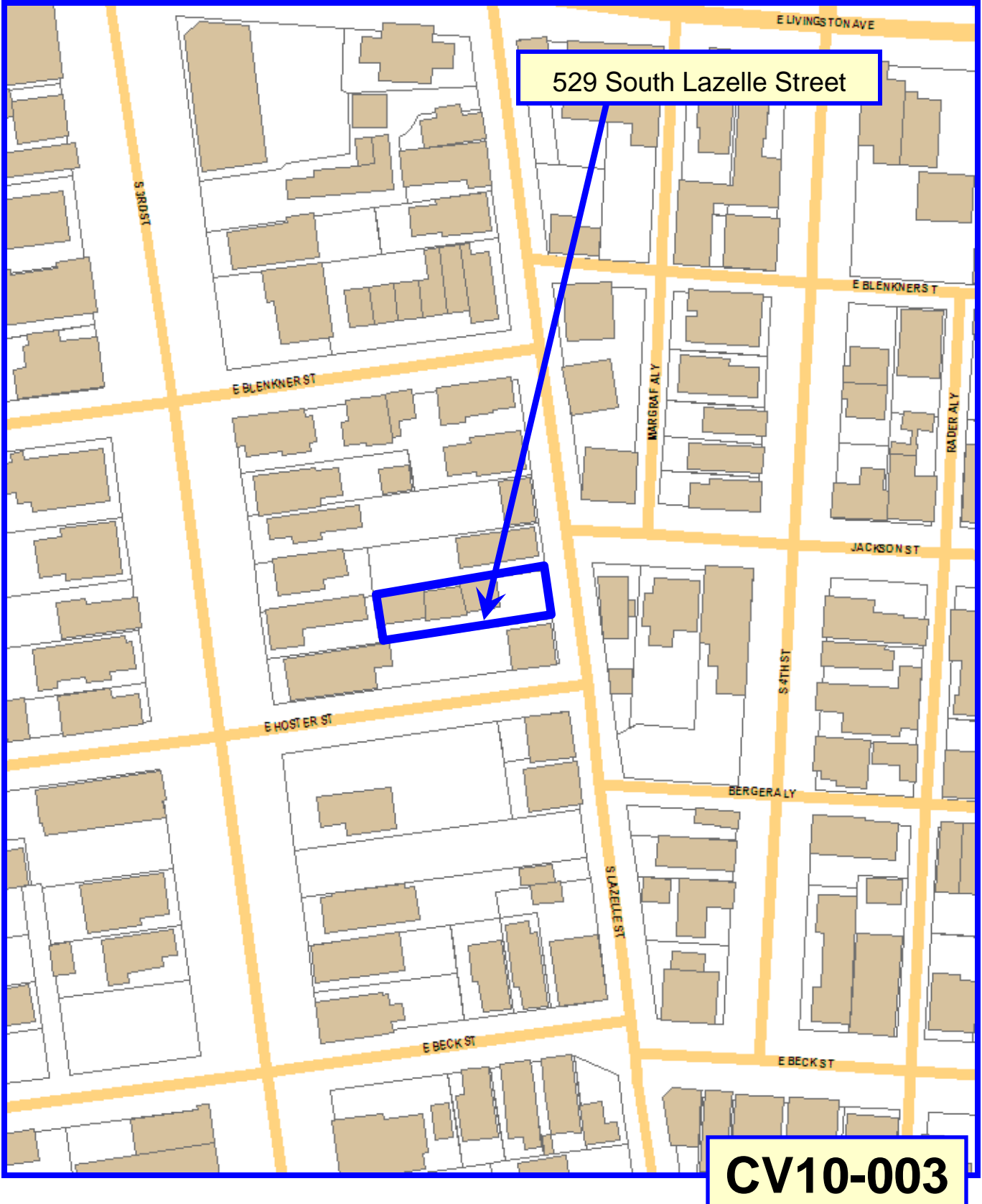
Signature of Applicant  Date 2/19/12

529 South Lazelle Street Requested Variances:

1. 3332.037 – R-2F residential district – The building is currently a 3 unit dwelling.
2. 3332.05 – Area district lot with requirements – The current lot is 31.42 feet wide.
3. 3332.14 – R-2F area district requirements – The current lot is .0802 acres.
4. 3332.25 – Maximum side yard required – Current maximum side yard is 2.77 feet.
5. 3332.26 – Minimum side yard permitted – Current side yard is 2.77 feet on north side and 0 feet on the south side.
6. 3332.27 – Rear yard – Current rear yard is 2%
7. 3342.18 – Parking setback line – Reduce parking set back to 0 feet.
8. 3342.28 – Minimum number of parking spaces required – Current parking area has 3 spaces.



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City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

COPY

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: 529 South Lazelle Street

APPLICANT'S NAME: Jimmy Francis (Applicant)/

Matt Sharp (Unit A), Liz Alig (Unit B), Jimmy Francis (Unit C) (Owners)

APPLICATION NO.: 10-4-15

MEETING DATE: 4-6-10

EXPIRATION: 4-6-11

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:

Recommend Variance Application #10-4-5, 529 South Lazelle Street, as submitted with the following clarifications:

- CC3332.037 – R-2F residential district – the building is currently a 3 unit dwelling.
- CC3332.05 – Area district lot width requirements – the current lot is 31.42 feet wide.
- CC3332.14 – R-2F area district requirements – the current lot is .0802 acres.
- CC3332.26 – Minimum side yard permitted – current side yard 2 feet on west side and 12 feet on east side.
- CC3332.27 – Rear yard – current rear yard ranges from 2 to 2.99 feet.
- CC3342.18 – Parking setback line – reduce parking setback to 0 feet.
- CC3342.28 – Minimum number of parking spaces required – current parking area has 3 spaces.
- The German Village Commission recommends the variances on the basis of existing conditions and does not authorize or acknowledge any future development changes.

MOTION: Colvin/Case (6-0-0) RECOMMENDS APPROVAL.

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
Historic Preservation Officer



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 # CV10-003

Being first duly cautioned and sworn (NAME) Jimmy Francis
of (COMPLETE ADDRESS) 529 S. Lazelle St. Unit C, 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 formats

- 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

Jimmy & Stacey Francis 529 S. Lazelle St. Unit C Columbus, OH 43206	Elizabeth P. Alig 529 S. Lazelle St. Unit B Columbus, OH 43206
Matthew Sharp 529 S. Lazelle Unit A Columbus, OH 43206	

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

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 25th day
of February, in the year 2010

SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: 2-16-2010

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



DEIDRE N. JACKSON
Notary Public, State of Ohio
My Commission Expires
February 16, 2014