

CV08-037

STATEMENT OF HARDSHIP
Council Variance Application
1400 E. BROAD ST.
Columbus, OH 43205

William Eylar, Owner
Jeanne M. Cabral, Architect/Applicant
December 1, 2008

The Owner wants to use the existing historic house for events, specifically weddings and their receptions. No food is prepared on premises as the Applicant/Owner has an off-site kitchen where the food is prepared and brought over for the event. Only food serving will occur.

The house is the oldest house on East Broad Street, having been built in 1853. It is one of the oldest homes in Columbus. It remained in the Taylor Family for 140 years, was briefly sold to Directions for Youth who then sold it to the current Owner, William Eylar. Numerous dignitaries, politicians, and people of prominence have been entertained in this venerable home.

As almost all of the homes on East Broad Street are commercially used, an event facility – specifically for weddings – is an appropriate use in keeping with the neighborhood and the facility. The use for weddings does not demand continual daily use of the property, does not require much, if at all, use during the business workday hours from Monday through Friday, and is primarily used on evenings and weekends. This would not interfere with the use of the house owned by Directions for Youth on the east. The property on the west is virtually vacant except for an accessory structure on the north. A 20 foot wide alley borders the property on the north. The existing driveway does not meet the 20 ft. requirement where it enters from Broad Street but does widen as it goes towards the back and is marked “One-Way” only. The flow of traffic goes back to the alley.

The new parking on the east side of the property (7 spaces) will backup onto the parking for Directions for Youth. There is adequate room for maneuvering. There are two existing easements that now share the driveway. An agreement will be executed with DFY to allow both Eylar and DFY to use the new parking during agreed upon hours. This will ease DFY’s need for parking as they are also a place of assembly (classrooms) in an ARO district.

There is also abundant parking along Broad Street – on both the north and south sides of the street as well as adjacent side streets. The request for reduced number of parking spaces is not detrimental as spaces are available next door as well as on the street along with the new spaces on the property,

As this is so very close to Downtown, special consideration should be made to allow for the very unique use which is compatible with the nature of Broad Street (the conservatory

holds numerous weddings), the historic nature of the house (Kelton House is a similar facility), the communal gatherings in the Tifereth Israel Synagogue and Directions for Youth, and the goals of the City of Columbus which is to bring people and revenue into this area of Columbus.

The proposed use also does not change the exterior of the house or accessory structure which allows it to remain as an important example of pre-Civil War Architecture. The new use will bring long-life to a potentially endangered (though it is structurally sound) building. The Owner is planning to register the house on the Columbus Register of Historic Buildings as well as the National Register. All people who visit this house learn a little more of the history of Columbus along with attending a happy event.

The proposed use is compatible with the adjacent properties and would not impair an adequate supply of air and light to the adjacent properties, 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.

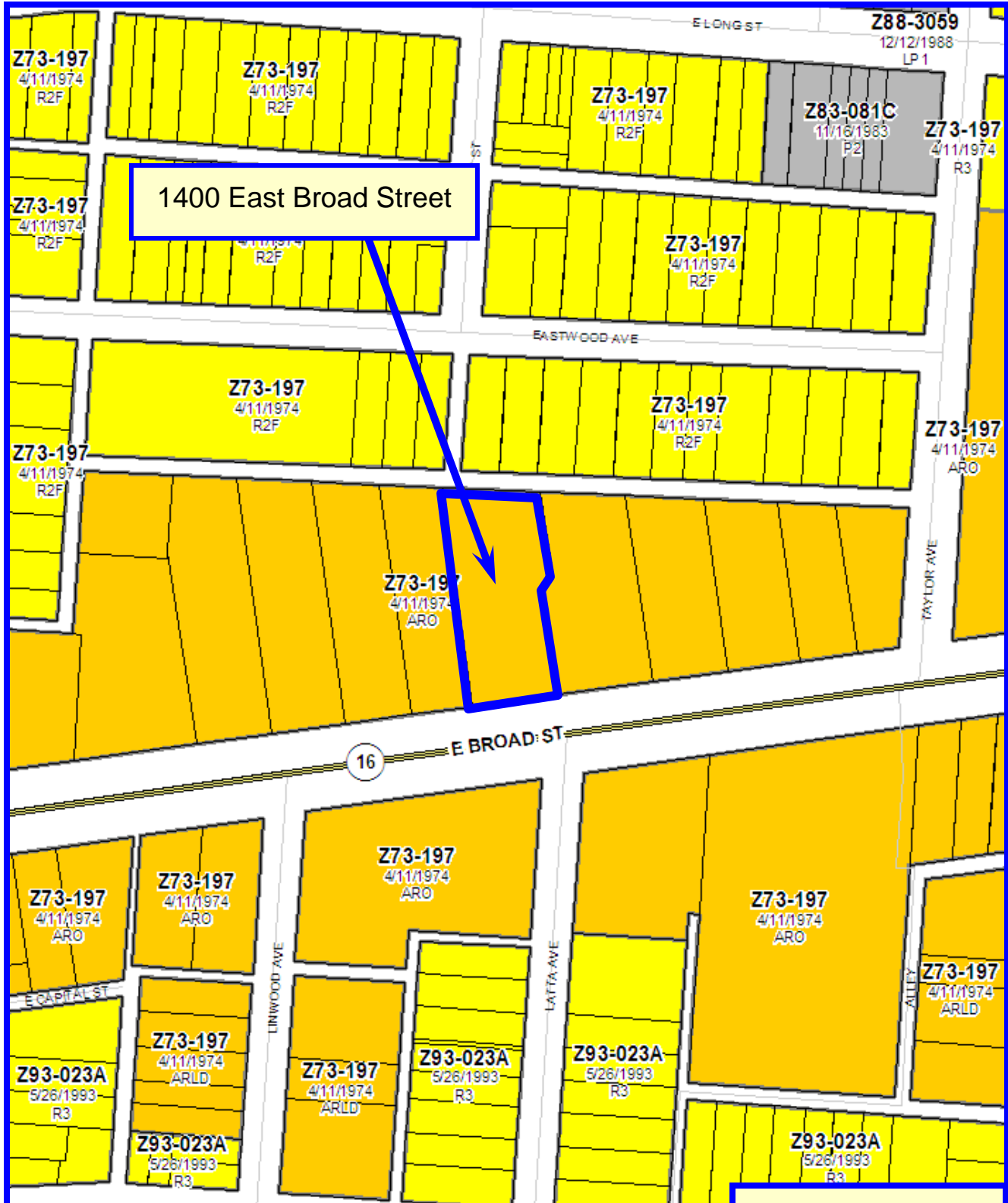
Signature of Applicant

Jeanne M. Cabral
Jeanne M. Cabral, Architect

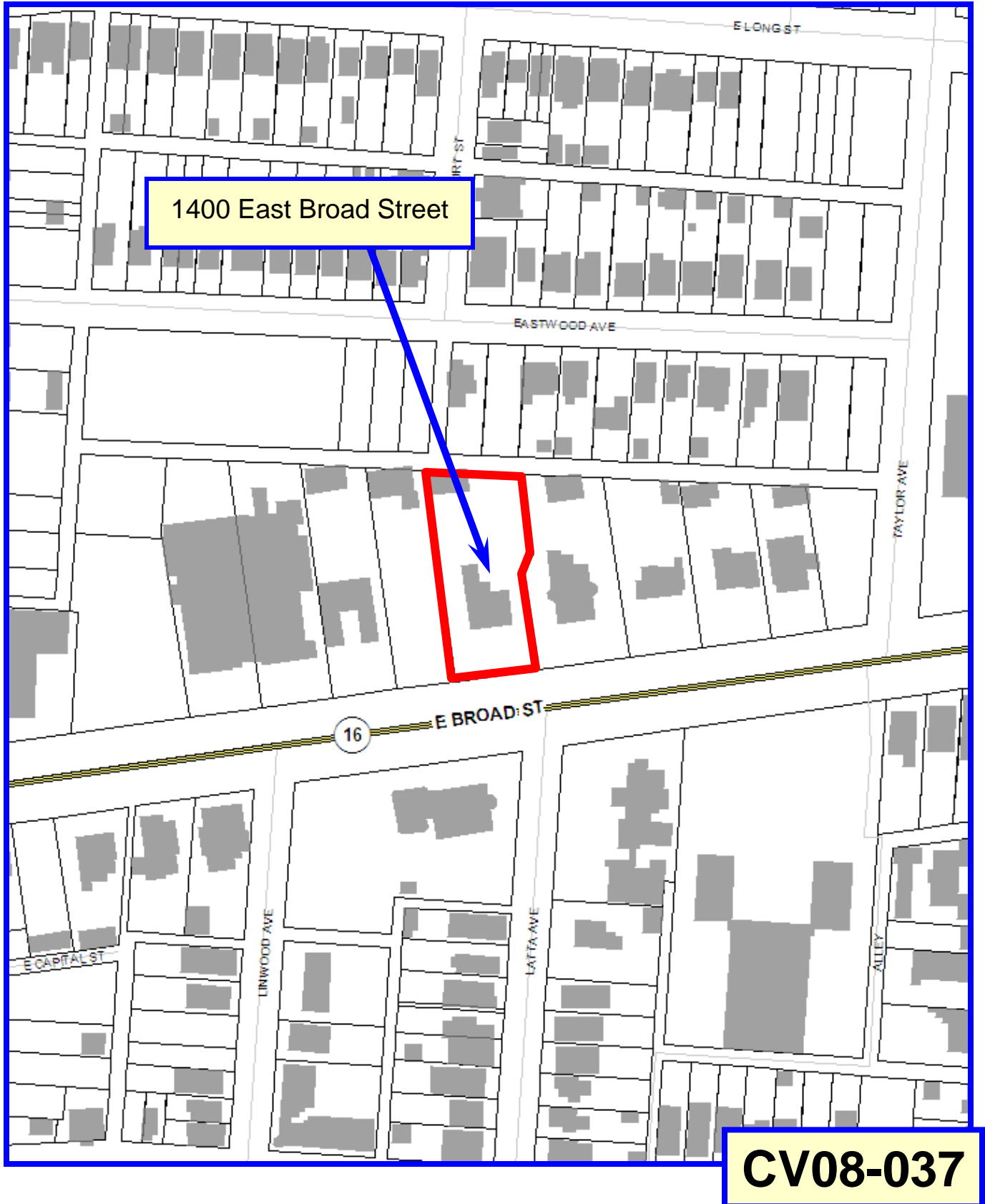
12/1/08

Date

3333.04 Use
3342.08 Driveway width
3342.15 Maneuvering
3342.28 Min # parking



CV08-037





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

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS



GROUP NAME NEAR EAST AREA COMM MEETING DATE 2/12/09
CASE NUMBER CV08-037 Case type ☒ Council Variance ☐ Rezoning
ZONING ADDRESS 1400 E. BROAD APPLICANT WILLIAM EYCAR
PERSON(S) REPRESENTING APPLICANT AT MEETING JEANNE CABRAL

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area commission see note at the bottom.

1. LETTERS INDICATING AGREEMENT
2. FOR SHARED PARKING ARRANGEMENTS
3. BETWEEN APPLICANT AND DIRECTIONS
4. FOR YOUTH + FAMILIES AND CONGREGATION
5. TIFERETH ISRAEL
6. APPLICANT PRESENTED LETTERS AT
7. 2/12/09 NEAC MEETING
8. _____

Applicant Response

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

☒ Approval ☐ Disapproval ☐ Conditional approval (list conditions and applicant response)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 12 Against 0

Signature / Title of Authorized Representative Kathleen B. NEAC CHAIR
Daytime phone number 614-252-3283

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval." Recommendations for "Conditional Approval" will be treated as a "Disapproval." If, at the time the ordinance is sent to Council, any condition that has checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

City of Columbus | Department of Development | Building Services Division | 757 Girdyn 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 # CV08-037

Being first duly cautioned and sworn (NAME) JEANNE M. CABRAL, ARCHITECT
of (COMPLETE ADDRESS) 2939 BEXLEY PARK ROAD COLUMBUS, OH 43209
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

WILLIAM EYLAR / UPPER CRUST 1400 E. BROAD ST. COLUMBUS, OH 43205 VARIES / 614-537-3683	

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

SIGNATURE OF AFFIANT

Jeanne M Cabral
Subscribed to me in my presence and before me this 25 day
of March, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Marion Simmers

MARION SIMMERS

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

Notary Seal Here

NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES 6/26/09