

Statement of Hardship

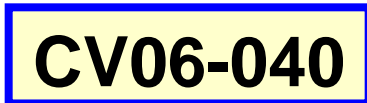
The applicants currently own and operate Caterina, Ltd., a retail store located on South 3rd Street in German Village. Caterina, Ltd., is planning to relocate within German Village to the property the subject of this Council Variance request. The property is currently zoned R2F, Residential District. Columbus City Code Section 3332.037, R2F, Residential District, prohibits retail use, while the applicant proposes use of approximately 2,816 square feet as retail, and approximately 1,166 as ancillary inventory storage space. Columbus City Code Section 3342.02(3)(b)(3), Administrative parking requirements, requires this change of use from an office use to a retail use of 3,982 square feet to provide two (2) additional parking spaces, the applicant is requesting a variance to provide a total of twenty-eight (28) parking spaces where under the change of use requirements thirty (30) parking spaces are required. The requested variances will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestions 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.

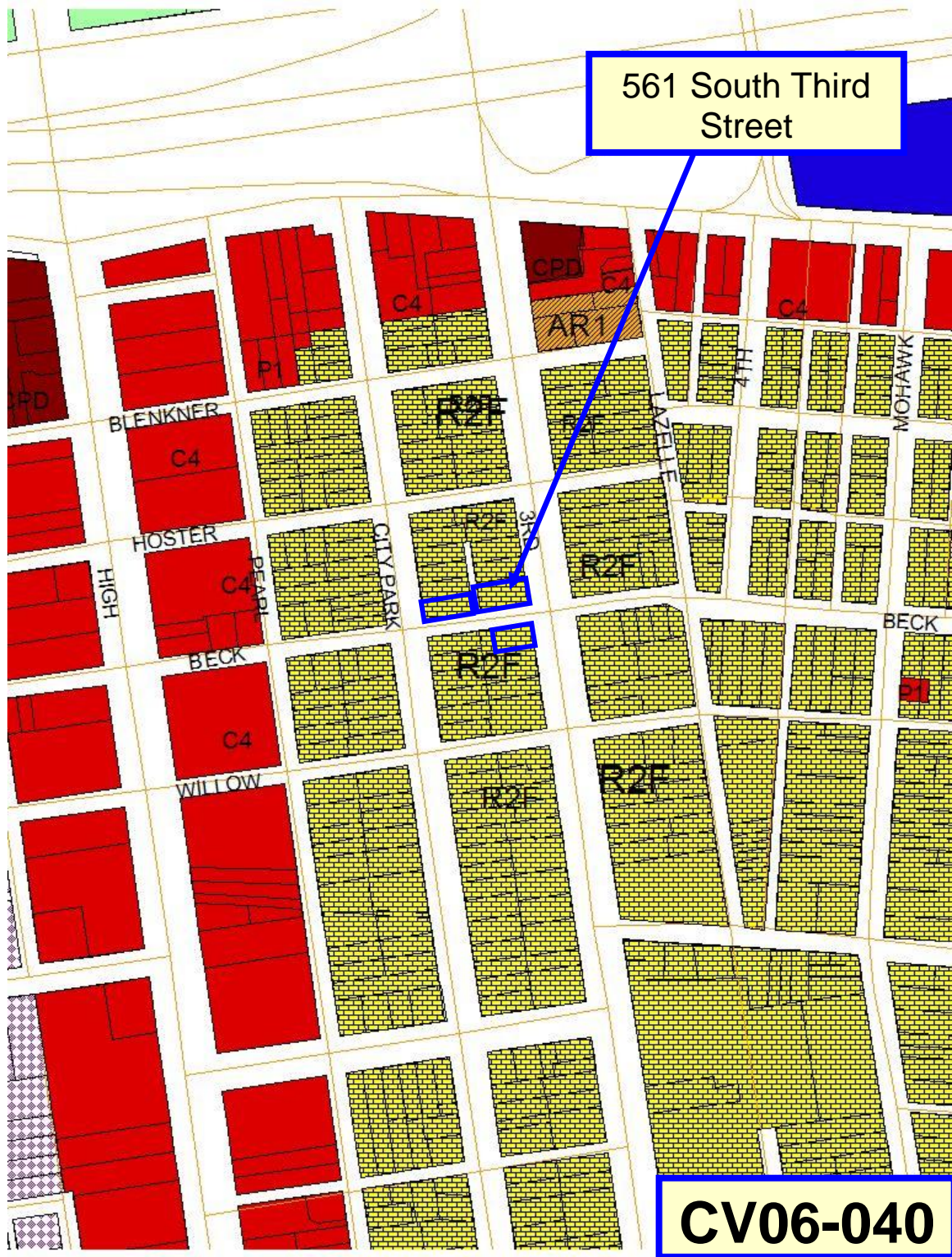
Signature of Applicant: By: _____
Catherine Adams and Gregory Lashutka

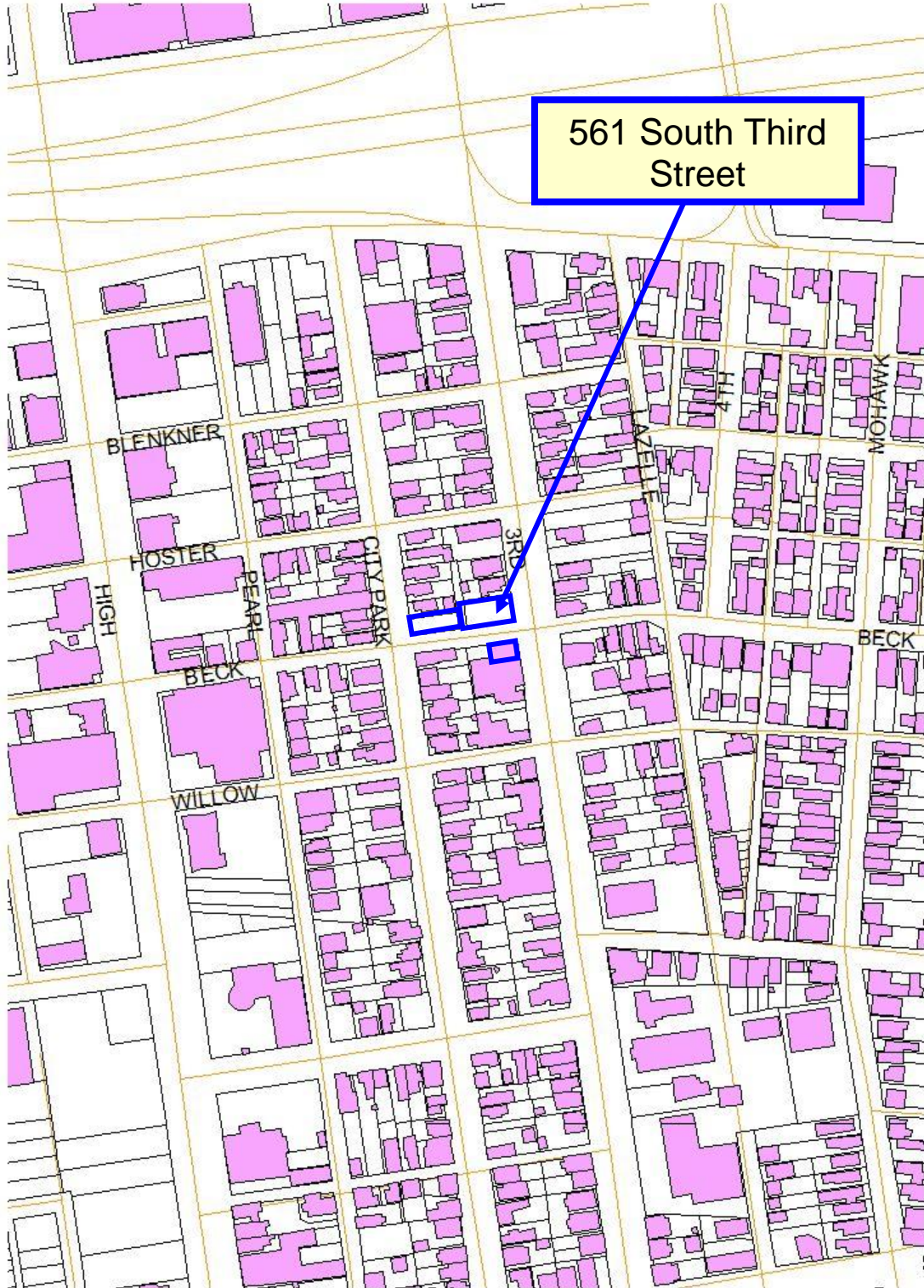
Date: _____

City Code Sections varied:

- 3332.037 R2F, Residential District
- 3342.02 Administrative parking requirements









City of Columbus
Mayor Michael B. Coleman

Department of Development

Mark Barbesh, Director

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: 561 S. Third Street
APPLICANT'S NAME: Catherine Adams & Gregory Lashutka

APPLICATION NO.: 06-7-21a **HEARING DATE:** July 25, 2006 **EXPIRATION:** July 25, 2007

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 & 3119 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

06-7-21a

Variances Requested

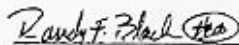
- 3332.037 R2-F Residential District: to allow retail sales as a permitted use.
- 3342.28 Parking: Reduce the total number of required spaces from 30 spaces to 28 spaces, requesting a variance for two (2) spaces.

The German Village Commission recommends approval of the variances in Application #06-7-21a, 561 S. Third Street, as presented.

MOTION: Panzer/Colvin (5-0-1) [Rosen] RECOMMENDED.

- 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 # CV06-04D

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, Columbus, OH 43215
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. Catherine Adams and Gregory Lashutka 729 Mohawk St. Columbus, OH 43206 two employees	2. SFS&H 575 S. 3rd St. Columbus, OH 43215
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13th day of July, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

no expiration

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



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.