



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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:

See attached statement of hardship

Signature of Applicant

[Handwritten Signature]

Date March 22nd, 2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer

CV15-014

Jason Slagle  
1051 Hamlet St  
Columbus, OH 43201  
614.783.4663  
jason@mcsilage.com

**Applicant: Jason Slagle**

**Statement of Hardship March 22nd, 2015**

The subject property is currently zoned M-2 and is located at 1023 N. Sixth Street Columbus, Ohio 43201 (consisting of parcel numbers: 010-013621, 010-013884 and 010-063590) located in Franklin County.

The applicant desires to use the main existing structure and accessory building as an owner-occupied single family residence which is not allowed in an M-2 district. The applicant also wishes to construct an addition between the two buildings connecting them as one. Therefore, the applicant seeks the following variances from the City of Columbus Zoning Code (each has an individual statement of hardship):

1. §3367.01

The existing buildings are zoned M-2. The applicant seeks a variance from the requirement under 3367.01 that only manufacturing and storage type uses are allowed in M-2. The applicant desires to use the property as an owner-occupied single family home.

If unsuccessful in this variance request, the applicant will not be able to close on the real estate deal as the property owners will not allow a rezoning before closing. In effect no business would be utilizing this facility or, worst case, a noxious use allowed under M-2 including chemicals, storage, and adult entertainment could take its place.

2. §3321.05

The applicant seeks a hardship variance from the required vision clearance triangle of 10 ft. since the existing building encroaches into the vision clearance triangle on both corners. The building has been in place for over 50 years without issue.

3. §3332.18(d)

The applicant seeks a hardship variance from the prohibition against the dwelling occupying more than 50 percent of the lot area. The existing barn building is abnormally large and unnecessary to the applicants intended use. The applicant wishes to construct an addition to the main building connecting it to the barn. The proposed construction would bring the total lot use to 53 percent. It is the intention applicant to remove a significant portion of the existing barn bringing the total well below the 50 percent threshold.

The proposed addition is required to make the building habitable as a residence and therefore must be constructed first so that the applicant will have a place to live.

4. §3332.21

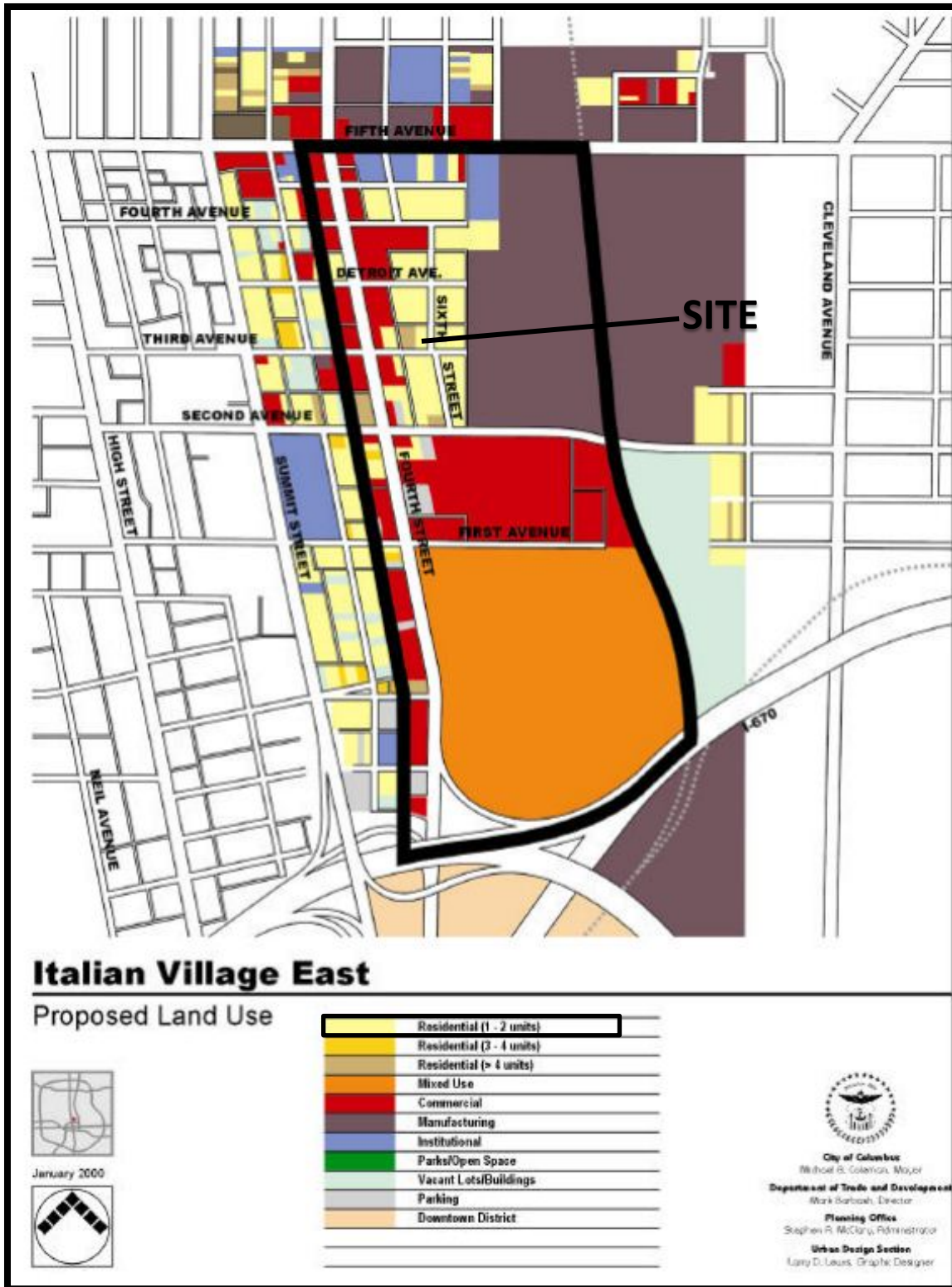
The existing building is located less than fifty feet from the street line. The applicant wishes to construct an addition along the alley in line with the existing building. The applicant seeks a variance from this requirement under (a) as to comply with this requirement would require the hardships of either moving the existing building or reducing the size of the existing building, resulting in significant additional construction costs and seriously affecting the applicant's ability to use the building for the applicant's intended uses.

The applicant respectfully requests all of the hardship variances above for the aforementioned reasons. In summary, these variance requests:

- Affect significant project costs;
- Affect the ability of the applicant to effectively transform the property into fully functioning and habitable residence;
- Are necessary for the applicant to have the ability to close on the real estate in order to move forward with the project;
- Provide reasonable alternatives to use an existing site rather than move or demolish an existing building and not to increase impervious surface in the area.

For all the reasoning mentioned, the applicant seeks a hardship variance from each of the sections mentioned, allowing the applicant to have full use of the subject property as an owner-occupied single family residence, a reduced vision clearance triangle, an addition slightly over 50 percent of the lot to make the property habitable, and reduced building setbacks.





CV15-014  
1023 North Sixth Street  
Approximately 0.02 acres  
*Italian Village East Redevelopment Plan (2000)*





CV15-014  
1023 North Sixth Street  
Approximately 0.02 acres

STEVEN R. SCHOENY  
Director

COPY

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF  
DEVELOPMENT

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### ITALIAN VILLAGE COMMISSION

*This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 1023 North Sixth Street  
**APPLICANT'S NAME:** Jason Slagle (Applicant)

Karen & Michael Goodburn (Owners)

**APPLICATION NO.:** 15-4-25

**COMMISSION HEARING DATE:** 4-21-2015

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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:

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

### **TYPE(S) OF ACTION(S) REQUESTED:**

Upon review of Application #15-4-25, 1023 North Sixth Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

#### Request for Variance Recommendation

The subject property is currently zoned M-2 and is located at 1023 N. Sixth Street Columbus, Ohio 43201 (consisting of parcel numbers: 010-013621, 010-013884 and 010-063590) located in Franklin County.

The applicant desires to use the main existing structure and accessory building as an owner-occupied single family residence which is not allowed in an M-2 district. The applicant also wishes to construct an addition between the two buildings connecting them as one. T

1. §3367.01 - The existing buildings are zoned M-2. The applicant seeks a variance from the requirement under 3367.01 that only manufacturing and storage type uses are allowed in M-2. The applicant desires to use the property as an owner-occupied single family home.
2. §3321.05 - The applicant seeks a variance from the required vision clearance triangle of 10 ft. since the existing building encroaches into the vision clearance triangle on both corners. The building has been in place for over 50 years without issue.
3. §3332.18(d) - The applicant seeks a variance from the prohibition against the dwelling occupying more than 50 percent of the lot area. The existing barn building is abnormally large and unnecessary to the applicants intended use. The applicant wishes to construct an addition to the main building connecting it to the barn. The proposed construction would bring the total lot use to 53 percent. It is the intention applicant to remove a significant portion of the existing barn bringing the total well below the 50 percent threshold. The



proposed addition is required to make the building habitable as a residence and therefore must be constructed first so that the applicant will have a place to live.

4. §3332.21 - The existing building is located less than fifty feet from the street line. The applicant wishes to construct an addition along the alley in line with the existing building. The applicant seeks a variance from this requirement under (a) as to comply with this requirement would require the hardships of either moving the existing building or reducing the size of the existing building, resulting in significant additional construction costs and seriously affecting the applicant's ability to use the building for the applicant's intended uses.

Reasons for an affirmative recommendation:

- *The proposed use is appropriate and consistent with the Italian Village East Redevelopment Plan.*

MOTION: Lapp/Goodman (4-0-0) APPROVAL RECOMMENDED

**RECOMMENDATION:**

RECOMMEND APPROVAL

RECOMMEND DENIAL

NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Randy F. Black  
Historic Preservation Officer





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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.

APPLICATION # CV14-015

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jason Slagle

Of [COMPLETE ADDRESS] 1051 Hamlet St., Columbus, OH 43201

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

Table with 2 columns and 2 rows listing parties with names, addresses, and phone numbers.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before this 22nd day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: never
Notary Seal Here



Tamara L. Maynard, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement expires six months after the date of this application.

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