

CV09-015

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:

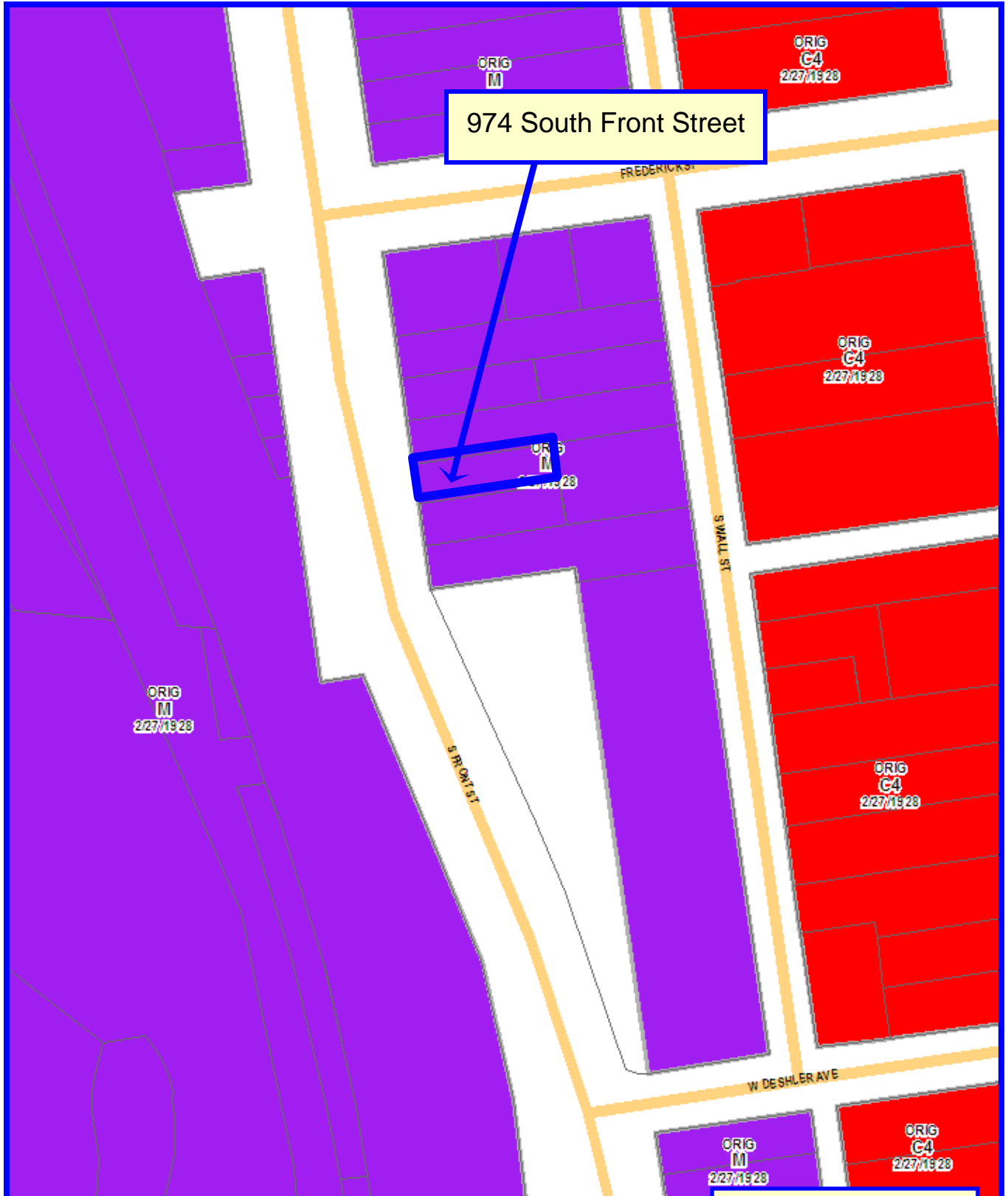
See Attached

Signature of Applicant Ruth Black Date 6/9/09

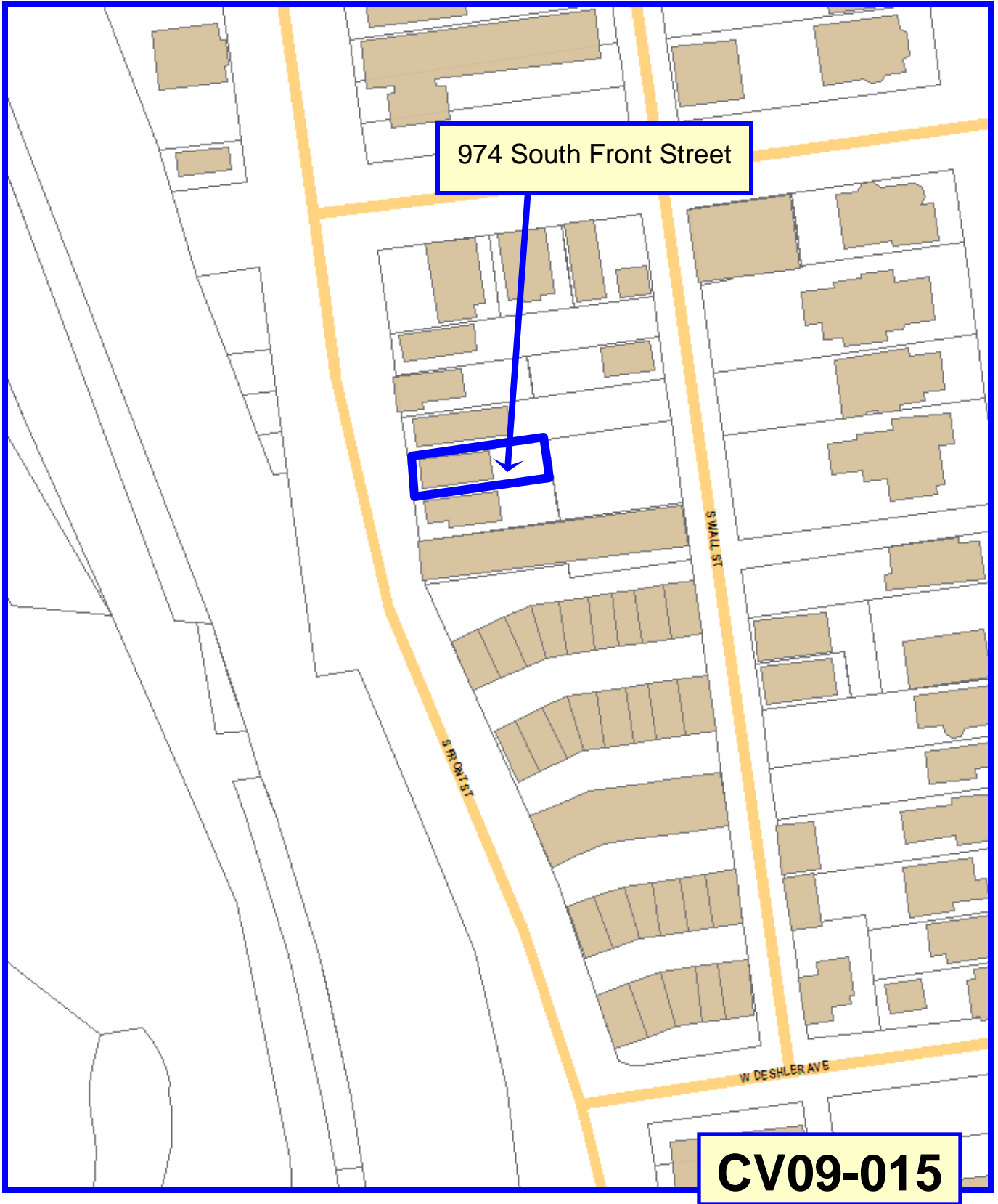
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HARDSHIP STATEMENT FOR 974 SOUTH FRONT STREET

1. The following variance is being requested for the code section 3363.01 (Manufacturing Districts, to allow a residential building).
2. Property was a residence prior to purchase in 2007.
3. Property was extensively rehabbed as a single family residence.
4. Property is now in contract to be sold as a single family residence.
5. Appraisal states best use of property as residential.
6. Property is one property north of condominium complex (Brewers Gate)
7. Variance is needed for buyer to secure financing of property. Lender will not loan since the residence could not be rebuilt as a residence under current zoning.
8. Granting variance will allow this property to be sold as a residence.
9. Without variance, property will lie vacant since no manufacturing usage is available.



CV09-015



THE SOUTHERN TIER

Current Conditions

Historic Character

A large percentage of the Southern Tier's historic structures have been preserved, exhibiting outstanding examples of predominantly late 19th century architecture. The tier reflects the history and character of nearby German Village.

Along High Street, the popular Italianate style prevails, along with examples of Second Empire and Gothic Revival. Slightly smaller homes line Front Street, examples of the Gabled Ell, and Italianate. The side streets contain a number of story-and-a-half cottages with gabled roof-lines. Architectural details exhibited throughout the district include carved stone lintels, hoodmoulds, decorative porches, bracketed cornices and arched window. Completing the picture of a late 19th century neighborhood are brick sidewalks and side streets, and numerous mature trees.

A number of homes have been identified as outstanding examples of the area's architecture and history. Built in 1885, the Krumm House at 979 South High Street is already listed on the National Register of Historic Places. In 1990, a historic property survey was conducted within the 1950 corporate limits of the City of Columbus by the consulting firm of Benjamin D. Rickey & Company. The purpose was to begin to identify historic properties that are eligible for listing on the Columbus or National Register of historic properties. The following properties were identified by the study as outstanding examples of Italianate architecture: 715, 755, 895, 955, 961, 967, and 999 on High Street, and 903 and 907 on Front Street. In the course of the Brewery District planning process, existing building footprints were compared with the footprints on a 1920 Baist Atlas, producing a map identifying other potential historic resources--this map is located on page 17. Further study is necessary to develop a complete and accurate listing of the historic properties in the Southern Tier and the remainder of the Brewery District.

Zoning and Land Use

Reflecting the zoning found in the remainder of the Brewery District, the High Street corridor, with the exception of a small parcel of apartment residential/offices (ARO) at the southeast corner of High and Kossuth, is zoned for commercial use. The remainder of the subarea is within a manufacturing zone. These zoning classifications, because they do not permit single family residential, are not an accurate representation of the land uses within the tier and may have played a role in redevelopment activity.

The Southern Tier developed primarily as a residential neighborhood, providing housing in close proximity to the nearby breweries and other industries. This residential character prevails in the one- to two-and-a-half story, closely spaced structures, front yard setbacks, and rear yard parking. A few multi-family structures are interspersed throughout the predominantly single family homes. While a significant number of conversions have occurred on High Street, Front Street has experienced less pressure and remains approximately 50% residential. With a few exceptions, structures found on the tier's side streets have remained residential.

Many of the residential structures have been converted to office and retail uses. In most instances, the conversions have been compatible with the surrounding environment, both in architecture and in land use intensity. The low-intensity uses generate minimal traffic and require less parking, largely limiting the impacts to the site. High Street, however, has experienced more pressure to redevelop. Many buildings have been demolished to make room for higher intensity land uses, such as fast food restaurants and other automobile-oriented land uses, or for surface parking for existing land uses.

The southern tip of the district, near Greenlawn Avenue, has experienced the greatest

deterioration of character. In addition to the auto-oriented uses that have been established, the few remaining original structures are surrounded by large expanses of surface parking. The area, almost void of trees, portrays a sterile environment.

Historic land uses remaining in the Southern Tier include the Zion Evangelical Lutheran Church and the Columbus Maennerchor. Two large historic industrial complexes, located at the corner of Whittier and Front and at Deshler and Front, are currently occupied by Schell Scenic Studios and Columbus Jack Corporation, respectively. Other land uses include several motels and private clubs, and a three acre open space park at the corner of Front and Greenlawn.

Circulation

High Street and Front street, both major arterials, provide north-south access through the district and into downtown Columbus. On-street parking is available throughout most of the tier, with time restrictions in some areas. Parking for area land uses have, for the most part, been contained on site and a need for public or private for-pay lots has not yet developed.



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

CERTIFICATE OF APPROPRIATENESS

COPY

BREWERY DISTRICT 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: 974 South Front Street

APPLICANT'S NAME: Rusty Blades (Applicant)/ Blades Enterprises (Owner)

APPLICATION NO.: 09-7-2

HEARING DATE: 7-15-09

EXPIRATION DATE: 7-15-10

The Brewery District 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 & 3321 and the architectural guidelines:

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

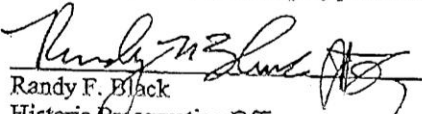
APPROVED SPECIFICATIONS:

Recommend approval of the proposed Variance for the property located at 974 South Front Street, as submitted:
▪ Zoning variance for Residential use within a Manufacturing District.

MOTION: Simmons/Gibson (5-0-0) RECOMMEND 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

City of Columbus | Department of Development | Building Services Division | 757 Gadya 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 # CV09-015

Being first duly cautioned and sworn (NAME) Rusty Blades on behalf of Blades Enterprises
of (COMPLETE ADDRESS) 1678 Rothmell Road Lockbourne Ohio 43137
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

<u>Blades Enterprises</u> <u>1678 Rothmell Road</u> <u>Lockbourne, Ohio 43137</u> <u>(1) Employee</u> <u>Rusty Blades 614-989-3259</u>	

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day
of June, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

4-22-2012

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

Notary Seal Here