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90 HUNTER
COLUMBUS OHIO

JULIET BILLOCK ARCHITECTS
1122 WINDSOR DRIVE
COLUMBUS OH 43212
614-553-5844

CV14-035 Final Received 5/20/14



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

CV14-035

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: **HARDSHIP**

The actual use of the property is a single family, although permitted use of the property is ARLD zoning permits apartment houses, apartment complexes, townhouses & dwellings containing no less than 3 dwelling units. The lot is very large for this area and supports an add'l dwelling unit. There is precedent in this neighborhood for similar size dwelling unit/carrriage houses and will be compatible for neighborhood. Variance. 3333.02 ARLD DISTRICT USE; 3333.055 single or two family exception. 3333.16 Fronting Public St. 3333.24 Rear yard.

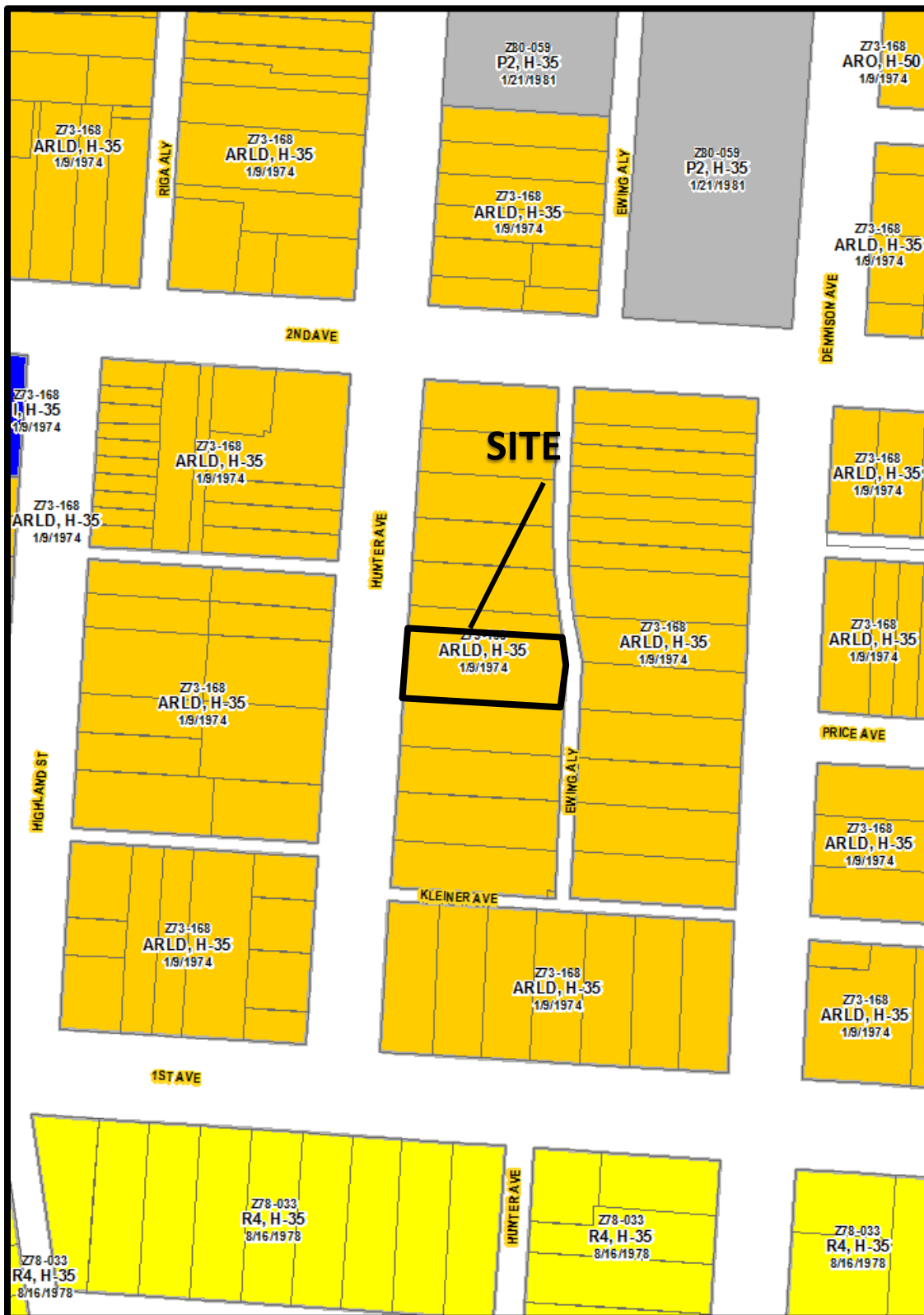
Signature of Applicant

[Handwritten Signature]

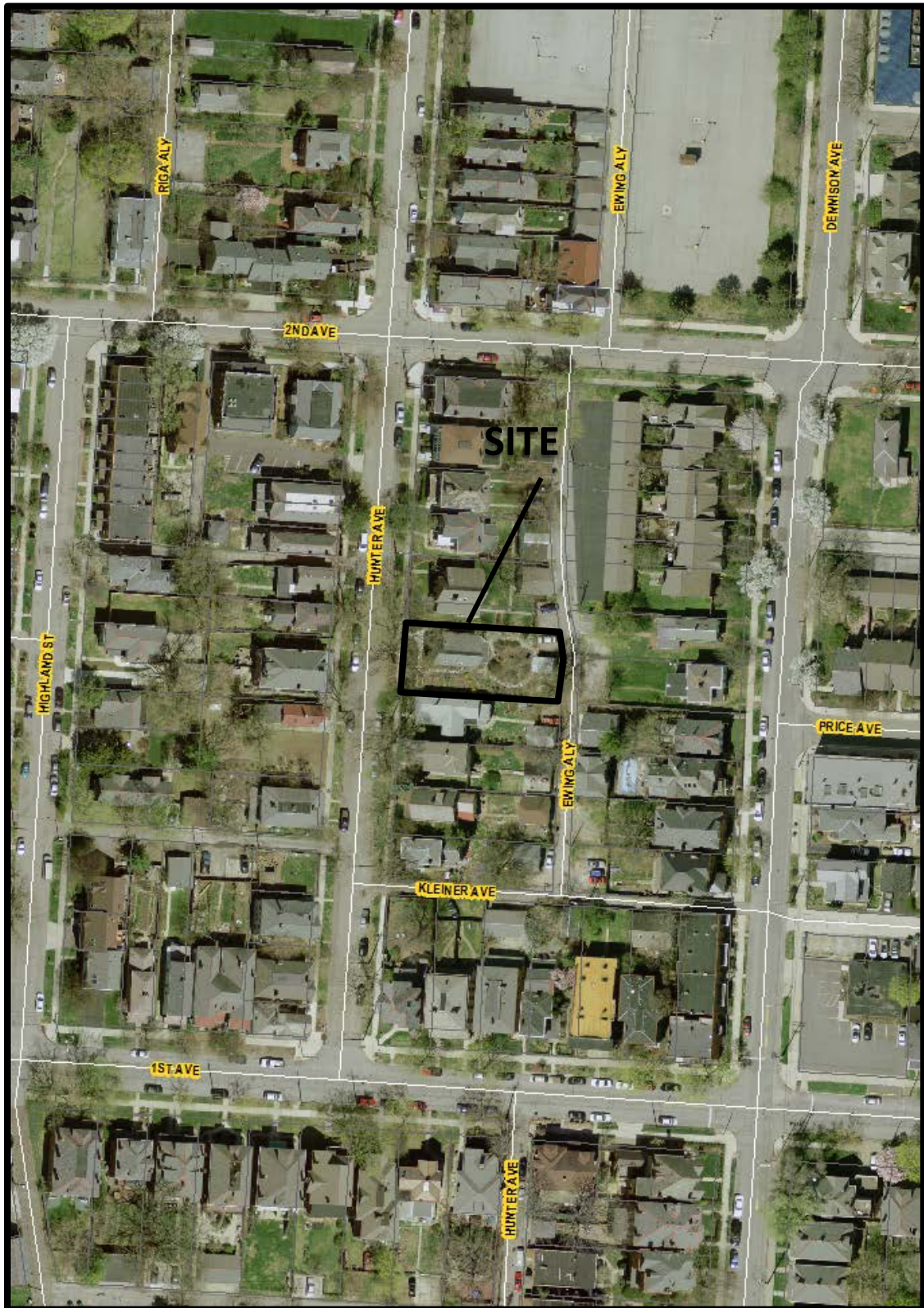
Date

6/28/14.

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



CV14-035
960 Hunter Avenue
Approximately 0.16 acres



CV14-035
960 Hunter Avenue
Approximately 0.16 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

COPY

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION
VICTORIAN 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: 960 Hunter Avenue

APPLICANT'S NAME: Juliet Bullock Architects (Applicant)

Chad Seiber (Owner)

APPLICATION NO.: 14-8-20a

COMMISSION HEARING DATE: 8-14-14

The Victorian 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 & 3319 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split
- Special permit
- Setbacks
- Other

ACTION:

Recommend Approval of application #14-8-20a, 960 Hunter Avenue, as submitted:

Variance Recommendation Request

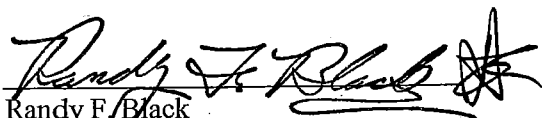
- CC3333.02: ARLD District use.
- CC3333.055: single or two-family exception.
- CC3333.16: fronting public Street.
- CC3333.24: rear yard.

MOTION: Decker/Borchers (4-0-0) RECOMMEND APPROVAL.

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





COUNCIL VARIANCE APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # CV14-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Chad Seiber

Of [COMPLETE ADDRESS] 960 Hunter Ave Columbus, Ohio 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

1. <u>Chad Seiber</u> <u>960 Hunter Ave</u> <u>Columbus, Ohio 43201</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Stephen Birmingham
Notary Public, State of Ohio
My Commission Expires
July 29, 2017

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

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