



City of Columbus
Mayor Michael B. Coleman

Department of Development

Mark Barbash, Director

Certificate of Appropriateness VICTORIAN VILLAGE COMMISSION

This Certificate of Appropriateness 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 (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: 1002 & 994 Dennison Avenue

APPLICANT'S NAME: Connie J. Klema (Applicant) Kevin & Nicole Lykens (Owners)

APPLICATION NO.: 03-8-1 **HEARING DATE:** August 14, 2003 **EXPIRATION:** August 14, 2004

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 & 3331 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Variance request- City Council

1002 Dennison Avenue

3333.02	Single Family Use
3333.09	Width of Lot: 50' to 46'
3333.11	Lot area requirements: 2500 sq. ft. to 2115 sq. ft.
3333.23	Minimum side yard: 5' to 3' on north side
3333.24	Rear yard: 25 % to 13.3%
3333.18	Building line: 25' to 16'

994 Dennison Avenue

3333.02	Single Family Use
3333.11	Lot area requirements: 2500 sq. ft. to 2497.50 sq. ft.
3333.24	Rear yard: 25% to 19.7%
3333.18	Building line: 25' to 0' or less
3342.28	Parking from 2 per dwelling to 0 per dwelling

Hardship Statement

Prior to 1960, the subject lot was part of a larger, platted lot that fronted on Second Ave. and was improved with a single family home. Sometime in 1960, the platted lot was split, creating, among others, three lots known as 998 Dennison, 994 Dennison, and 986 Dennison (see attached Exhibit "A"). The single family home was and still is on the center lot known as 994 Dennison Ave.

In 1993, the owner of the subject lots, who also owned a medical office building contiguous to the subject lots, entered into a parking lease/agreement with the owner of contiguous lots to the east to provide commercial parking for his medical offices on both the subject lots and the contiguous lots during business hours, and otherwise for private residential parking. To provide the legal means to do so, Columbus City Council approved variances that allowed the commercial parking on the residential lots.

According to the parking lease/agreement, two parking places were located on what was known as 998 Dennison Ave. (now known as 1002 Dennison Ave.) to ultimately serve what is known as 994 Dennison Ave. (the lot with the house). However, because the lot with the parking (998), was not on the lot with the house (994), a condition of the variance was that the owner combine the lots, thereby providing two on-site parking spaces to the house.

The owner who committed to combine the lots did not do so. Since his ownership, the separate lots have continued to be sold as three separate parcels. For this reason, neither the parking lease/agreement nor the Council variance have ever served to provide parking to 994 Dennison Avenue (since the owner in 1993 never satisfied the condition to combine the lots). At no time since 1960 has 994 Dennison Avenue (the lot with the house) had on-site parking. Therefore, because of the flawed agreement, the two parking spaces located on 998 Dennison (n/k/a 1002 Dennison), do little to legally serve 998 or 994 Dennison.

994 Dennison Avenue has been and continues to be a separate, fee simple lot that is owned separate and apart from 998 Dennison Ave. (n/k/a 1002 Dennison Ave.) In 1960, when the original platted lot was split to create three lots, 994 Dennison was approved as a separate lot with the existing house and with no on-site parking. Because the Council Variance condition to provide on-site parking to 994 Dennison was never satisfied and on-site parking was never established for 994 Dennison, the variances should be granted to allow 994 Dennison to be in conformity without the use of two parking places that were never legally provided.

MOTION: Hissem/Conte (4-0) RECOMMENDED FOR 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.

Monica L. Kuhn (FCH)
Monica L. Kuhn
Historic Preservation Officer