

CV05-011



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 Exhibits A and B attached hereto.

Signature of Applicant Bill Tongman

Date 3/1/05

Statement of Hardship

The subject site, located at 69 North Miami Avenue, was two subdivision lots that were combined into one lot. Originally, there was a house and a detached garage on each lot. However, the house on the southern lot was demolished. Consequently, there is now a garage on the southern lot and a house and a carriage house on the northern lot.

The house, carriage house and garage have been in disrepair for some time and have numerous code violations. The applicant is proposing to rehabilitate this property for residential use.

Rather than attempting to split the lot to its original configuration and re-construct a house on the southern lot, which would require numerous variances, the applicant is requesting to leave the lot in its current configuration and divide the existing house into two condominium units. If this variance request is granted, the applicant will rehabilitate the carriage house and use it for one residential unit (which is already existing) and will rehabilitate the existing house and use it for two residential units. All three units will be condominium units and will be listed for sale as such.

The applicant will also make necessary repairs to the existing garage. With the garage, which has space for two cars, there are six parking spaces on the subject site, which is sufficient for the proposed three residential units. Two of the parking spaces are located in the garage under the carriage house.

There are a variety of housing types in the neighborhood, including a fourteen unit apartment building, several two, three and four-family units and some single family homes. Because the exterior of the existing building will not be altered and because there is sufficient parking on site, the requested variance will not have any effect on the neighboring property owners.

In addition to the variance to 3332.037, the applicant is also requesting a variance from the side yard setback on the north property line pursuant to 3332.26(C). The applicant is requesting a variance to reduce the side yard requirement from 5 feet to 2 feet. The existing house currently sits approximately two feet from the north property line.

Granting of these variances will enable the applicant to rehabilitate a deteriorating property and to provide new opportunities for home-ownership in this area. Without these variances, the applicant will not be able to economically restore the property and correct the numerous code violations. Because the subject site was originally two subdivision lots, the applicant should be entitled to have three residential units on this property. These variances will alleviate the hardship of attempting to split the lot and constructing a new house that would require numerous standards variances.

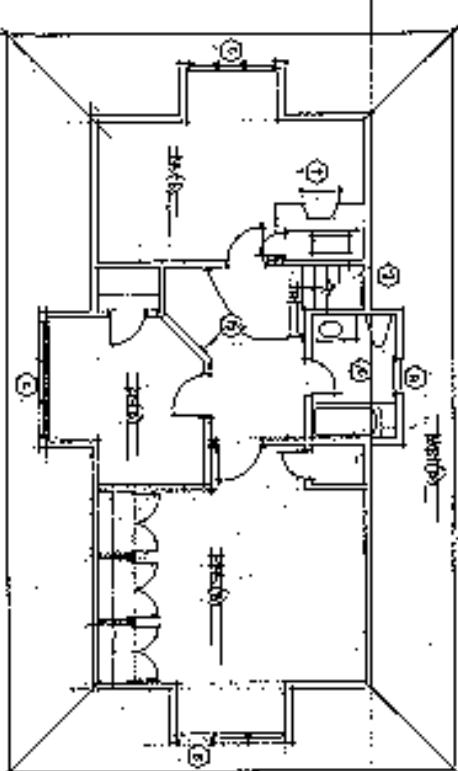


FIGURE 1 - FIRST FLOOR PLAN

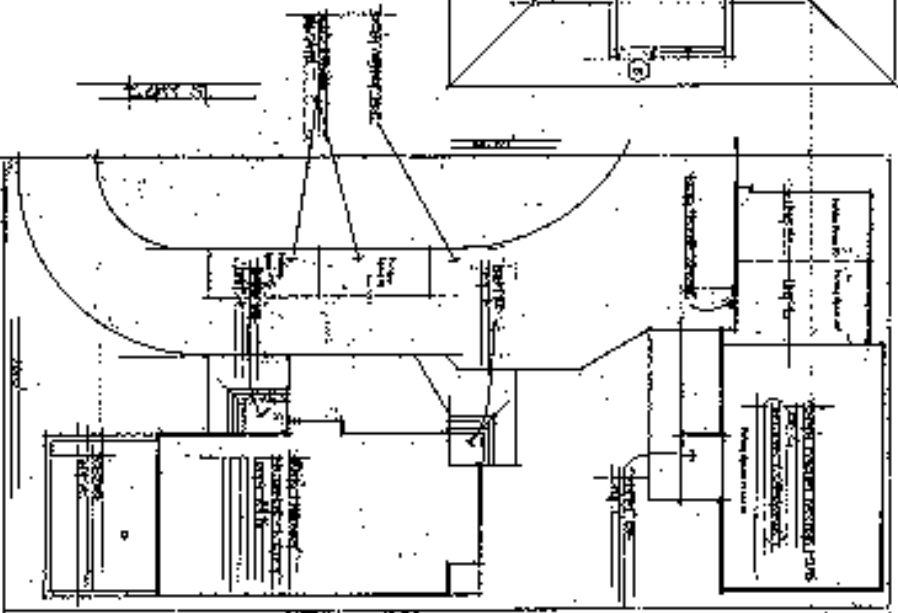


FIGURE 2 - SECOND FLOOR PLAN

Handwritten signature: J. Thompson
Handwritten text: some '02

Notes:
 1. See Note 1 on Page 1 of this set.
 2. See Note 2 on Page 1 of this set.
 3. See Note 3 on Page 1 of this set.
 4. See Note 4 on Page 1 of this set.
 5. See Note 5 on Page 1 of this set.
 6. See Note 6 on Page 1 of this set.

1. The construction of the exterior walls shall be in accordance with the requirements of the International Building Code, 2003 Edition, Section 602.1. The exterior walls shall be finished with a minimum of 1/2 inch of stucco over a 1/2 inch of metal lath applied over a 1/2 inch of concrete block or masonry.
2. The construction of the interior walls shall be in accordance with the requirements of the International Building Code, 2003 Edition, Section 602.2. The interior walls shall be finished with a minimum of 1/2 inch of gypsum board over a 1/2 inch of metal lath applied over a 1/2 inch of concrete block or masonry.
3. The construction of the exterior roof shall be in accordance with the requirements of the International Building Code, 2003 Edition, Section 603. The exterior roof shall be finished with a minimum of 2 inches of asphalt/fluoropolymer waterproofing over a 1/2 inch of concrete block or masonry.
4. The construction of the interior roof shall be in accordance with the requirements of the International Building Code, 2003 Edition, Section 603. The interior roof shall be finished with a minimum of 1/2 inch of gypsum board over a 1/2 inch of metal lath applied over a 1/2 inch of concrete block or masonry.
5. The construction of the exterior foundation shall be in accordance with the requirements of the International Building Code, 2003 Edition, Section 604. The exterior foundation shall be finished with a minimum of 1/2 inch of concrete block or masonry.
6. The construction of the interior foundation shall be in accordance with the requirements of the International Building Code, 2003 Edition, Section 604. The interior foundation shall be finished with a minimum of 1/2 inch of concrete block or masonry.

Contractor: Building Solutions in Construction
 60 Miami Avenue
 Columbus, Ohio

Project: 123456789
 123456789
 123456789

Drawing Index

Sheet 1	Site Plan, Third Floor Plan, Unit B
Sheet 2	First and Second Floor Plans Unit A & B
Sheet 3	First and Second Floor Plans Unit C

General Notes

1. The project consists of the renovation of an existing 3 story masonry and wood residence and carriage house into a three unit condominium, two units in the main house and one in the carriage house. The buildings were built more than 75 years ago but are not certified historical structures. The project will require a change of use due to the increased density in the main building from one unit to two. All required parking will be furnished on site. Existing zoning is R2F and will require variance.
2. Renovation work includes demolition of existing deficient construction and substantial improvements to all finishes and systems. Layouts for mechanical, plumbing and electrical work will be prepared by the trade contractors for permitting purposes.
3. Units in the main building (A&B) are to be separated horizontally and vertically by approved one hour assemblies. The basement will be renovated for common use as mechanical and storage space.
4. Exterior improvements will include masonry restoration, roofing, window and door replacement and painting. Landscape and hardscape will be substantially improved.

Enlarged copy of drawing index notes from registered site plan.



Coded Notes

1. Existing 8" masonry construction, typical.
2. New window in existing opening
3. Glass block in existing opening
4. New doors in existing openings
5. Create new masonry opening for 2668 door

6. Treated wood deck and metal railing on steel support structure for balcony.
7. Restore existing fireplace for gas logs
8. New concrete and masonry entry stoop and steps with metal railing.
9. Restore existing stair and handrail
10. New wood entry stair for unit B
11. New kitchen, complete
12. New bathroom, complete
13. Existing wood and plaster interior partitions, typical.
14. Wood stud and drywall demising wall, one hour rated
15. New wood stud and drywall partitions/infill. Insulate where adjacent to existing exterior walls.
16. Divide existing single garage door opening into two separate openings, as shown
17. New garage doors in existing openings
18. Garage for unit C, separate from living spaces by one hour assemblies
19. Wood stud and plywood demising wall.
20. New 4" concrete stoop
21. 24"sq x 36" dp concrete footings for porch, see detail.
22. New three season porch, unheated. Enclose with new double hung wood windows.

23. Existing wall will be reduced to 2 1/2 feet around terrace.

Enlarged copy of coded notes from registered site plan.







69 North Miami Avenue

CV05-011



FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM

Group Name Near East Area Commission

Meeting Date 5/12/05

Specify Case Type
 BZA Variance (Begins with "V")
 BZA Special Permit (Begins with "SP")
 Council Variance (Begins with "CV")
 Rezoning (Begins with "Z")
 Graphics (Begins with "VG")
 Graphics Special Permit (Begins with "SPG")

Case Number CV05-11

Recommendation (Check only one)
 Approval
 Disapproval
 Conditional Approval (please list conditions below)
(Area Commissions, see note below*)

*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Note 9-FOR 0-OPPOSED 1-ABS

Signature of Authorized Representative [Signature]

SIGNATURE
 CHAIR
RECOMMENDING GROUP TITLE

 614-252-3283
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2465 within 48 hours of your meeting day;
OR MAIL to: Zoning, City of Columbus, Building and Development Services, 757 Carolyn Avenue, Columbus, Ohio 43226.



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 # CV05-011

Being first duly cautioned and sworn (NAME) Jill Tangeman
of (COMPLETE ADDRESS) 145 East Rich Street, Columbus, Ohio 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Concept One MAAT LLC	815 East Mound Street, Columbus, Ohio 43205

SIGNATURE OF AFFILIANT Jill Tangeman

Subscribed to me in my presence and before me this 12 day of March, in the year 2005

SIGNATURE OF NOTARY PUBLIC Kelly Ackley

My Commission Expires: _____

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

Notary Seal Here



KELLY L. ACKLEY
Notary Public, State of Ohio
My Commission Expires 06-08-08