



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

ITALIAN VILLAGE 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 Service, Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 162-162 1/2 Detroit Avenue
APPLICANT'S NAME: Andrew Klein (Applicant/ Owner)

APPLICATION NO.: 04-1-6

HEARING DATE: 1/20/04

EXPIRATION: 1/20/05

The Italian 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 & 3327 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

Variances:

Recommend approval to City Council of the Variances requested for the rehabilitation of the property located at 162-162 1/2 Detroit Avenue as indicated:

- 3332.030 R-4 Residential District -- Commercial/General Office Use is not a permitted use. The change permitted to be limited to General Office Use and excluding Retail Use.
- 3332.15 -- R4 Area District Requirements -- To permit less than 6000 square lot (4398)
- 3332.22 (a) (1) and (c) Building Lines on Corner Lots -- Exceptions -- To permit less than the required setback for house and garage, from 8 feet and 10 feet, to zero feet and .5 feet
- 3332.26(C) AND (E) Minimum Side yard permitted -- To permit less than the required side yard of 5' to zero feet (on the south, west and east sides of the property)
- 3332.30 (c) Clear Vision at Vehicular Access Points -- To permit less than the required vision clearance, the existing garage is six feet from the alley at the rear and .5 feet from the property line adjoining Hamlet Street
- 3342.28 (A) 6 and (B) (11) Minimum Number of Parking Spaces Required -- To permit less than the required 6 on-site spaces, to 2 spaces (2-car garage). The Italian Village Commission supports the applicant's request as submitted and reviewed and opposes the City Department of Development Building Services Division request the applicant provide additional parking that would require a curb cut in direct conflict with the Italian Village Guidelines for Rehabilitation and New Construction.

MOTION: Goodman/Rosenberg (6-0-1) [Hunt] RECOMMEND APPROVAL OF VARIANCES

Rational for Italian Village Commission Support of Requested Variances:

The applicant's research regarding the history of the building and its previous uses indicates the appropriateness of the requested adaptive reuse of the existing footprint of the building located at 160-162 1/2 Detroit Avenue in the Italian Village Historic District.