

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

CV06-028

STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code
Section 3307.10 Variances by City Council



A. Permit a variance in the yard, height, or parking requirement 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 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 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 (Signed in BLUE INK) *Louise J. Klema* Date *3.29.06*

STATEMENT OF HARDSHIP

68 E. PRESCOTT STREET

PARCEL NO. 010-022878-00

The subject property is zoned R-4 but is developed with an industrial structure that encompasses the majority of the lot. The masonry warehouse structure was used for industrial purposes and was then vacated. The structure fronts on Prescott Street.

The property is located in Italian Village. The industrial structure has historical value in that it was an integral part of a neighborhood that was commonly mixed with residential and business uses.

The owner wishes to maintain the existing massive structure but to convert its use to residential. However, the number of units and the size and dimensions of the structure are not accommodated in the applicable R-4 district and therefore, variances are needed.

The existing structure is over 10,000 sq. ft. The owner requests variances to permit six (6) dwelling units, six (6) on site parking spaces, and area variances to accommodate the structure.

The proposed use is in accordance with the surrounding residentially used properties and will not therefore adversely affect them or the neighborhood. Because the structure already exists, the variances will not cause the impairment of an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets. Given the fact that the industrial use of the property involved chemicals that now require complete removal under the authority of the EPA, using it for residential purposes will be less likely to endanger the public safety, unreasonably diminish or impair the public health safety, comfort, morals, or welfare of the City of Columbus.

CV06-028 Final Received 6/19/06
 by *Thompson Firm*

Site Plan
 Scale = 1" = 10'-0"



Zoning Information

Proposed Use: *Residential*

Zoning District: *R-10*

Permitted Use: *Residential*

Lot Size: *10,000 sq ft*

Existing Building: *None*

Existing Structure: *None*

Proposed Building: *10 Units*

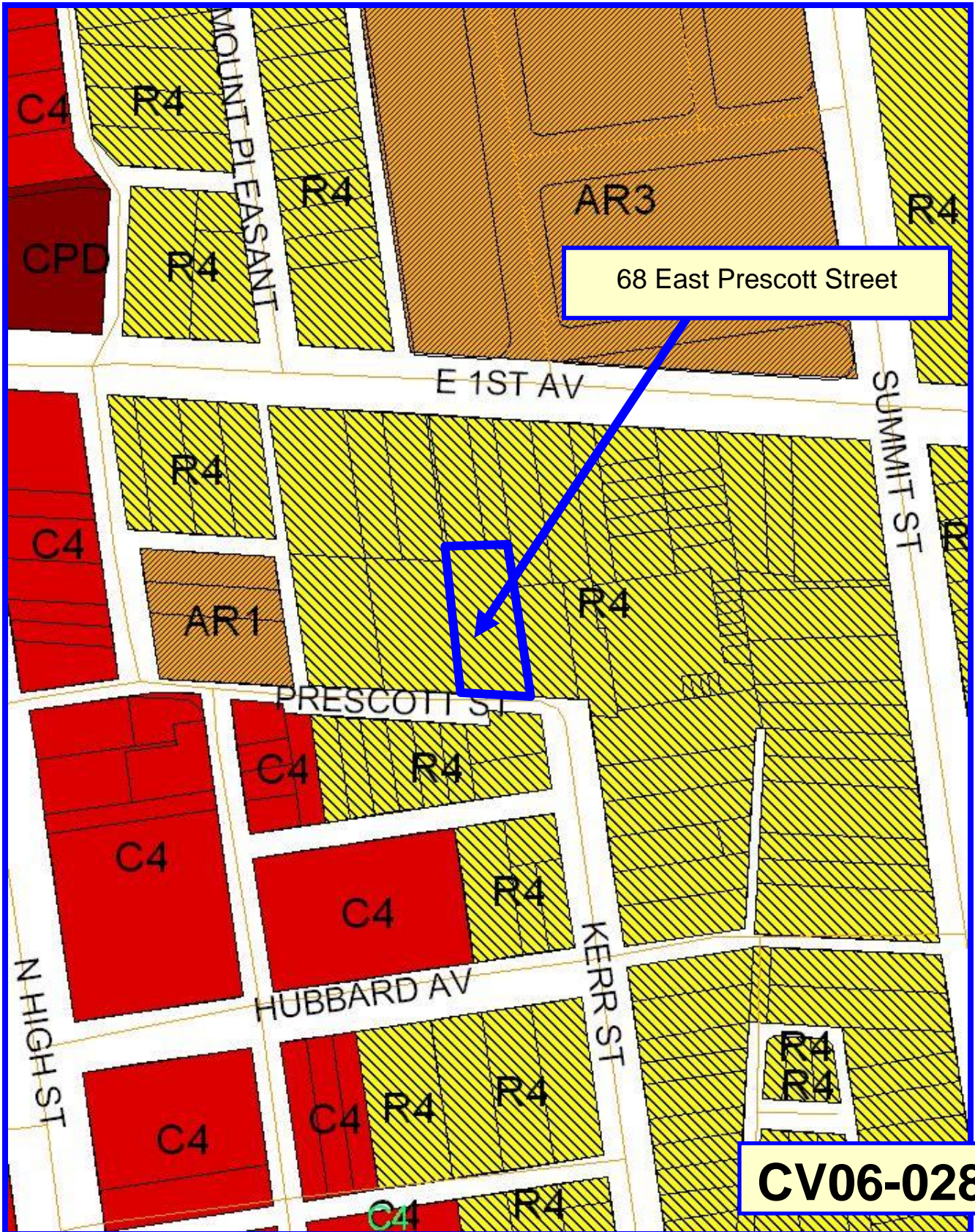
Proposed Parking: *5 Spaces (inside building)*

Dean D. Berlon architect 6/19/06

Prescott Street
 Cosma J. Kona Attorney 6/12/06

68 E. Prescott Street
 Columbus, Ohio 43215

Urbanorder
 architecture
 701 Summit Street Columbus Ohio 43215
 tele: 614.290.9228 fac: 614.299.6205
 www.urbanorder.com







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 Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 68 East Prescott

APPLICANT'S NAME: Connie Klema (Applicant)/ Shumard and Hambrick (Owner)

APPLICATION NO.: 06-5-12

HEARING DATE: 5/16/06

EXPIRATION: 5/16/07

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:

Variance Required

Recommend approval for application #06-5-12, 68 East Prescott as presented:

- 3332.039 R4, Residential Districts: To permit a dwelling containing six (6) residential dwelling units.
- 3332.15 R4, Area District Requirements: Permit six (6) residential dwellings on a lot with 11,602 square units.
- 3332.18 (D) Basis of Computing Area: Permit a dwelling to occupy greater than fifty (50%) of the lot area.
- 3332.19 Fronting: Permit one (1) principal building with six (6) residential dwellings to front upon an alley.
- 3332.21 Building Lines: Permit a building line to be at a minimum of fifteen feet from the street property line.
- 3332.25 Maximum Side Yard Required: Fourteen (14) feet to 0 feet.
- 3332.26 Minimum Side Yard: Permit minimum side yard to be 0 feet.
- 3332.27 Rear Yard: Permit a rear yard to total less than 25 percent of the total lot area and to total 0 percent.
- 3342.15 Maneuvering: Permit the maneuvering area to include the improved alley.
- 3342.28 Minimum Number of Parking Spaces Required: Reduce the number of 2 required parking spaces per dwelling unit to permit one (1) parking space per unit.

Motion: Ruckel/ Hayes (3-0-1) [Wood] RECCOMENDED 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.

Randy F. Black (PA)

Randy F. Black
Historic Preservation Officer

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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 # CV06-028

Being first duly cautioned and sworn (NAME) CANNIE J. KLEMA, ATTORNEY
of (COMPLETE ADDRESS) P.O. Box 791 PATASKALA OH 43062
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 format:

- 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

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

1. <u>BRUCE SHUMARD</u> <u>62 E. PRESCOTT ST.</u> <u>LOIS OH 43215</u>	2. <u>WILLIAM E. HAMBRICK, JR</u> <u>62 E PRESCOTT St.</u> <u>LOIS OH 43215</u>
3.	4.

SIGNATURE OF AFFIANT

Cannie J. Kema, Attorney

Subscribed to me in my presence and before me this 3rd day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Holly A. Doyle

My Commission Expires:

11-27-10



Holly A. Doyle
Notary Public
State of Ohio
Commission Expires
November 27, 2010

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

Notary Seal Here