

Statement of Hardship

915-917 Oak Street

Council Variance: To conform an existing two-family dwelling in an R-3 zoning district; To allow the height of the detached garage to be raised to accommodate a new gable roof.

Property Address: 915-917 Oak Street, Columbus, OH 43205

Parcel Number: 010-010784-00

Applicant: Bernard Frankl

Date of Application: January 14, 2014

The property subject to this Council variance application is commonly known as 915-917 Oak Street and consists of parcel number 010-010784-00 (the Site). The Site is currently zoned R-3, Residential District. The Applicant requests the following variances for the Site:

1. C.C Section 3332.035, R3 Residential District - to permit a two-family dwelling in the R-3 Residential District.
2. C.C Section 3312.49, Minimum Numbers of Parking Spaces Required - to conform the existing conditions on the site by reducing the required number of parking spaces.
3. C.C Section 3332.18 Basis of Computing Area - to conform the existing conditions on the site by permitting greater lot coverage for the structures.
4. C.C Section 3332.21 Building lines - To conform the existing conditions on the site by reducing the required building line along the front set back.
5. C.C Section 3332.25 Maximum Side Yard Required - to conform the existing conditions on the site by reducing the required maximum side yard.
6. C.C Section 3332.26 Minimum Side Yard Permitted - to conform the existing conditions on the site by reducing the required side yard on the east and west sides of the lot.
7. C.C Section 3332.28 Garage Height - to allow the existing garage height to be increased to replace the existing pitched roof with a gable roof.

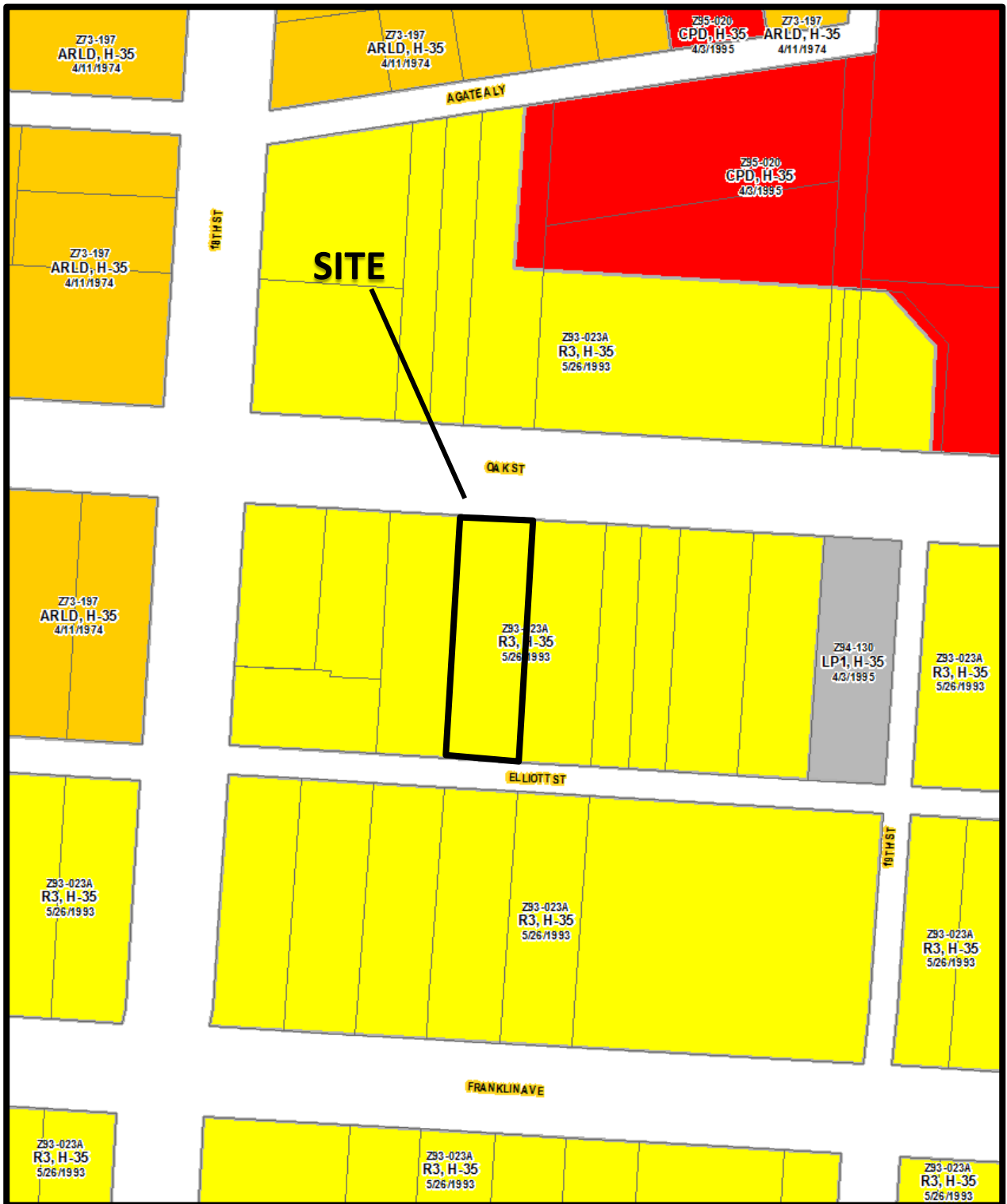
The Applicant has requested these variances in order to avoid an unnecessary hardship. The Applicant has rented the subject property for more than a year and was unable to secure financing for the property due to its "unconforming" status. The primary reason the Applicant is seeking a variance is to bring the property into conformance with the Zoning Code. This is in order to prevent problems with financing and to ensure the ability to rebuild the dwelling, as is, in the event of property damage or destruction.

In the process of seeking this variance, the applicant would also like to be granted a variance to raise the height of the garage to allow for the construction of a new gable roof. The garage roof is currently a low slope flat roof that is in a state of disrepair. In lieu of replacing the flat roof, the Applicant would like to build a gable roof that is constructed flush with the high side of the flat roof. Please see attached elevations. This configuration would allow for a more durable roof that conforms to the pitch and style of the roofs in the neighborhood while allowing greater headroom at the lower end of the existing flat roof. The intended use of the structure would continue to remain as storage. The variance seeks to raise the roof height of the garage from 21 feet to 28 feet.

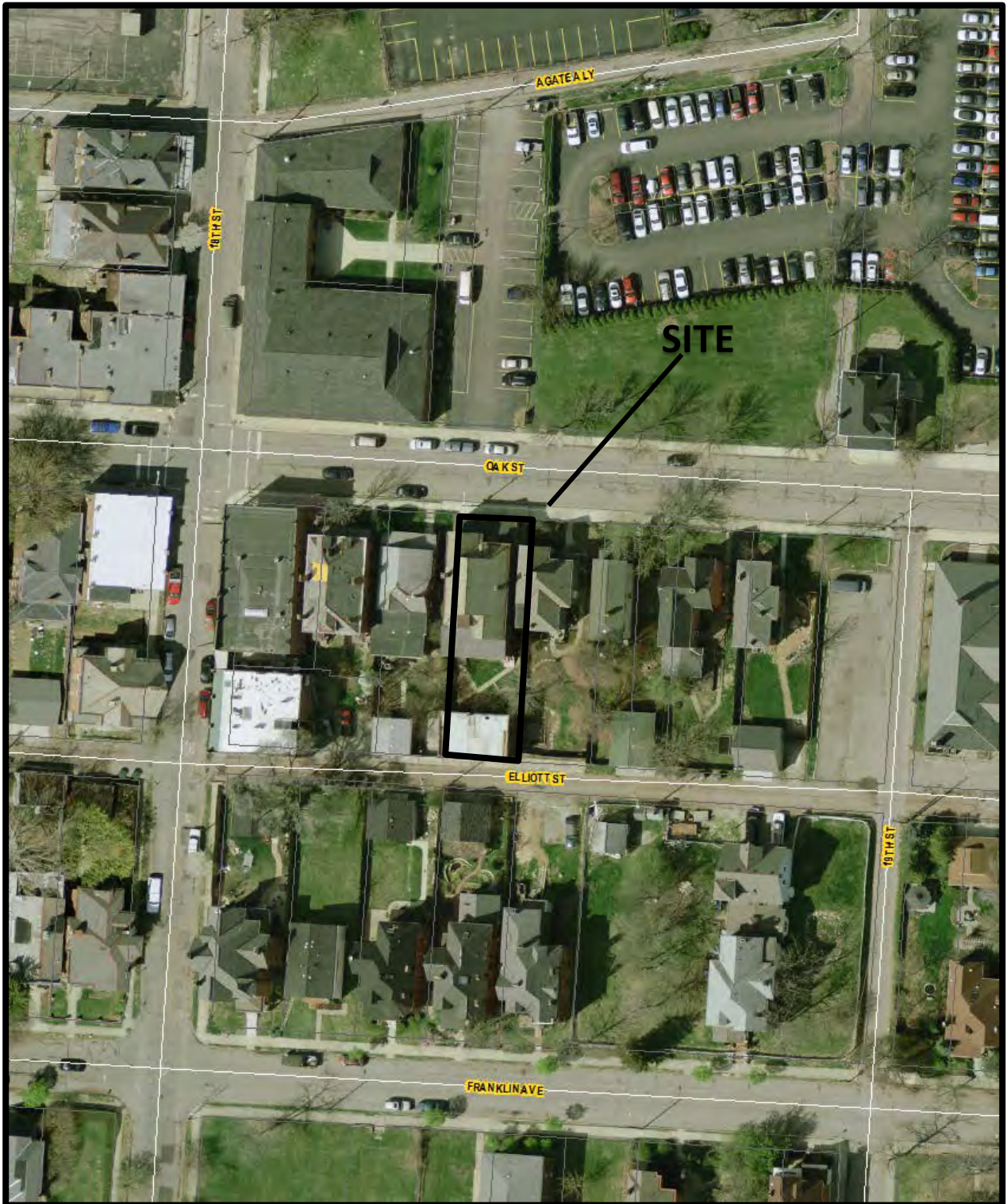
These variances would be in harmony with the general purpose and intent of the Zoning Ordinance. This area, near the corner of Oak and 18th Street, has a mixed use residential feel with a multiple family dwelling within 125 feet of the site as well as a three story garage/carriage house within the same distance. Therefore, granting these variances will not adversely affect the health or safety of persons residing or working in the neighborhood. Additionally, the variances will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.



Applicant: Bernard Frankl



CV14-002
915-917 Oak Street
Approximately 0.13 acres



CV14-002
915-917 Oak Street
Approximately 0.13 acres

Pine, Shannon L.

From: Kathleen <kathleendbailey@hotmail.com>
Sent: Thursday, February 13, 2014 11:42 PM
To: Pine, Shannon L.; Hitt, Dana
Subject: 915-917 Oak Street

The Near East Area Commission (NEAC) voted unanimously to support CV14-002 -To confirm an existing 2-family dwelling in a R-3 zoning district;To allow the height of the detached garage to be raised to accommodate a new gable roof.

Please feel free to contact me with any questions or concerns. The vote took place at the Feb. 2014 NEAC General Business meeting.

614-582-3053



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

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 # CV14-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] BERNARD FRANKL

Of [COMPLETE ADDRESS] 915-917 OAK ST. COL. OH 43205
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>BERNARD FRANKL</u> <u>917 OAK STREET</u> <u>COLUMBUS, OH 43205</u> <u>(614) 499-5620</u>	2. <u>SLOANE IRWIN</u> <u>1666 N. RICHMOND ST.</u> <u>CHICAGO, IL 60646</u> <u>(614) 499-5620 859-6784</u>
3. <u>PAMELA SCOTT</u> <u>5747 EBRIGHT RD.</u> <u>GROVEPORT, OH 43125</u> <u>(614) 836-2867</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

Subscribed to me in my presence and before me this 14th day of January, in the year 2014
Pamela J. Dawley
4-25-14



My Comm. Expires April 25, 2014

Notary Seal Here

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

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