

CV04-014



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 ATTACHED

Signature of Applicant

Cosmas J. Heme

Date

3/29/04

STATEMENT OF HARDSHIP

OWNER: Geoffrey & Lisa Morton, Trustees

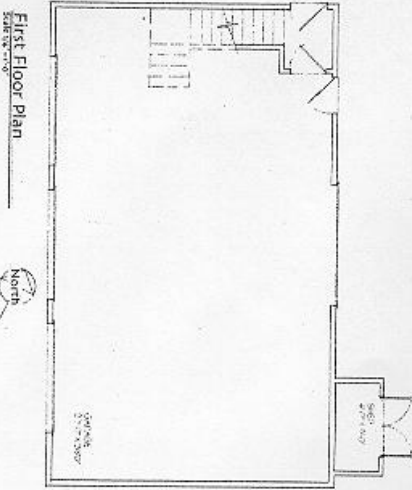
APPLICANT: Connie J. Klema

PROPERTY: 1149 Neil Avenue, Columbus, Ohio 43201

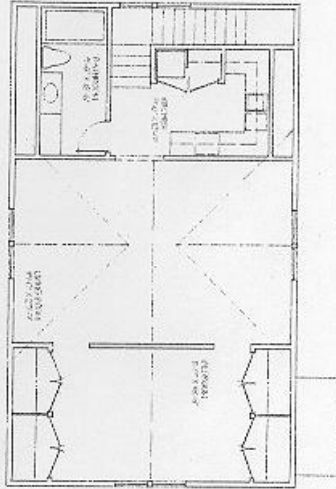
In keeping with the tradition of the Victorian Village area, the owners wish to continue the historical architectural style of their home (1149 Neil Avenue) and build a three car garage with living unit above at the rear of his lot (a carriage house) which will be accessed by the alley. Because the more modern zoning regulations are not in keeping with the traditional and architectural site and building designs of this historic area, relief from these regulations is required to build the carriage house. As was traditionally designed and built in this historic area before the existing zoning regulations became applicable, the owner requests the following variances be granted to allow the building of this architecturally compatible carriage house:

1. Parking: 4 required, 3 provided (City of Columbus Zoning Code 3342.28)
2. Use: single family allowed, two units requested
3. Height: (The Victorian Village area allows for height in excess of the height permitted in an R-4 district. However, if the City believes necessary, we request a variance for height) 15' permitted, 27' requested.

The variances requested will not impair an adequate supply of light and air to adjacent property, which also have parking and garage improvements at the rear of their lots adjacent to the proposed carriage house; and they will not unreasonably increase the congestion of public streets, which already accommodate two to three cars accessing and parking on the lot from the alley; and the variances will not increase the danger of fires, the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.



First Floor Plan



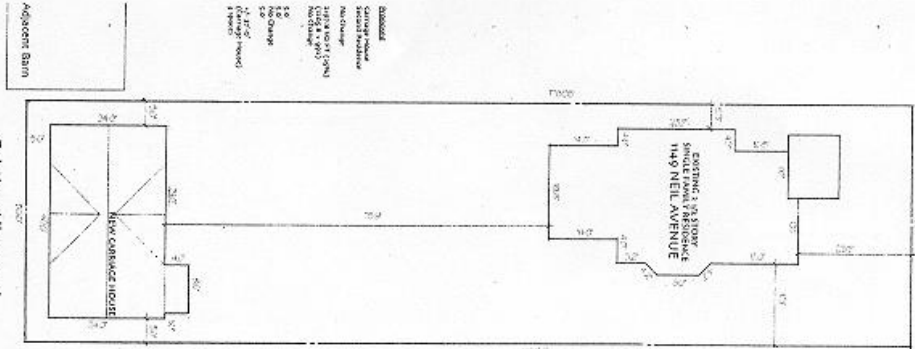
Second Floor Plan

CV04-014 Final Resubmittal
 Approved From 4/23/04

1149 NEIL AVENUE

Zoning Information

Actual Location	Actual Zoning	Permitted	Proposed
1149 Neil Avenue	09-000954	R-1	R-1
Adjacent Zoning		09-000954	09-000954
Use		Change	Change
Lot Area (sq. ft. +/-)	10,000	Single Family	Single Family
Lot Coverage	80%	80%	80%
Max. Height	35 FT. (10.7 M)	35 FT. (10.7 M)	35 FT. (10.7 M)
Building Footprint	4,000 sq. ft. (370 sq. m)	4,000 sq. ft. (370 sq. m)	4,000 sq. ft. (370 sq. m)
Number of Units	1	1	1
Number of Stories	1.5	1.5	1.5
Proposed Building Height	17 FT. (5.2 M)	17 FT. (5.2 M)	17 FT. (5.2 M)



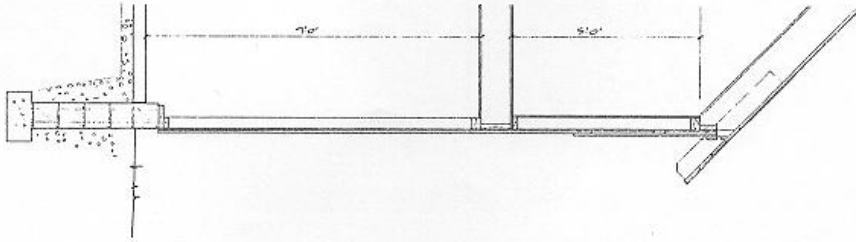
Site Plan

PRELIMINARY
 CONSTRUCTION
 Courne & Bane
 attorney
 4/23/04

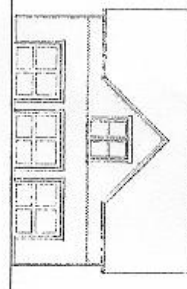
New Carriage House at:
 1149 Neil Avenue
 The Morton Residence
 Columbus, Ohio

Urbanorder
 ARCHITECTURE
 237 Columbus Street, Columbus, Ohio 43215
 Tel: 614.299.5024 Fax: 614.295.8209
 www.urbanorder.com

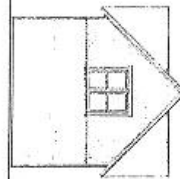
Wall Section
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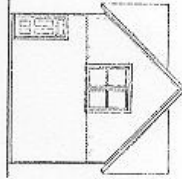
West Elevation
Scale: 1/8" = 1'-0"



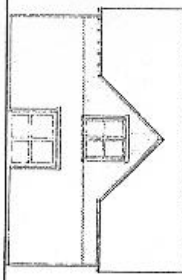
South Elevation
Scale: 1/8" = 1'-0"



North Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"

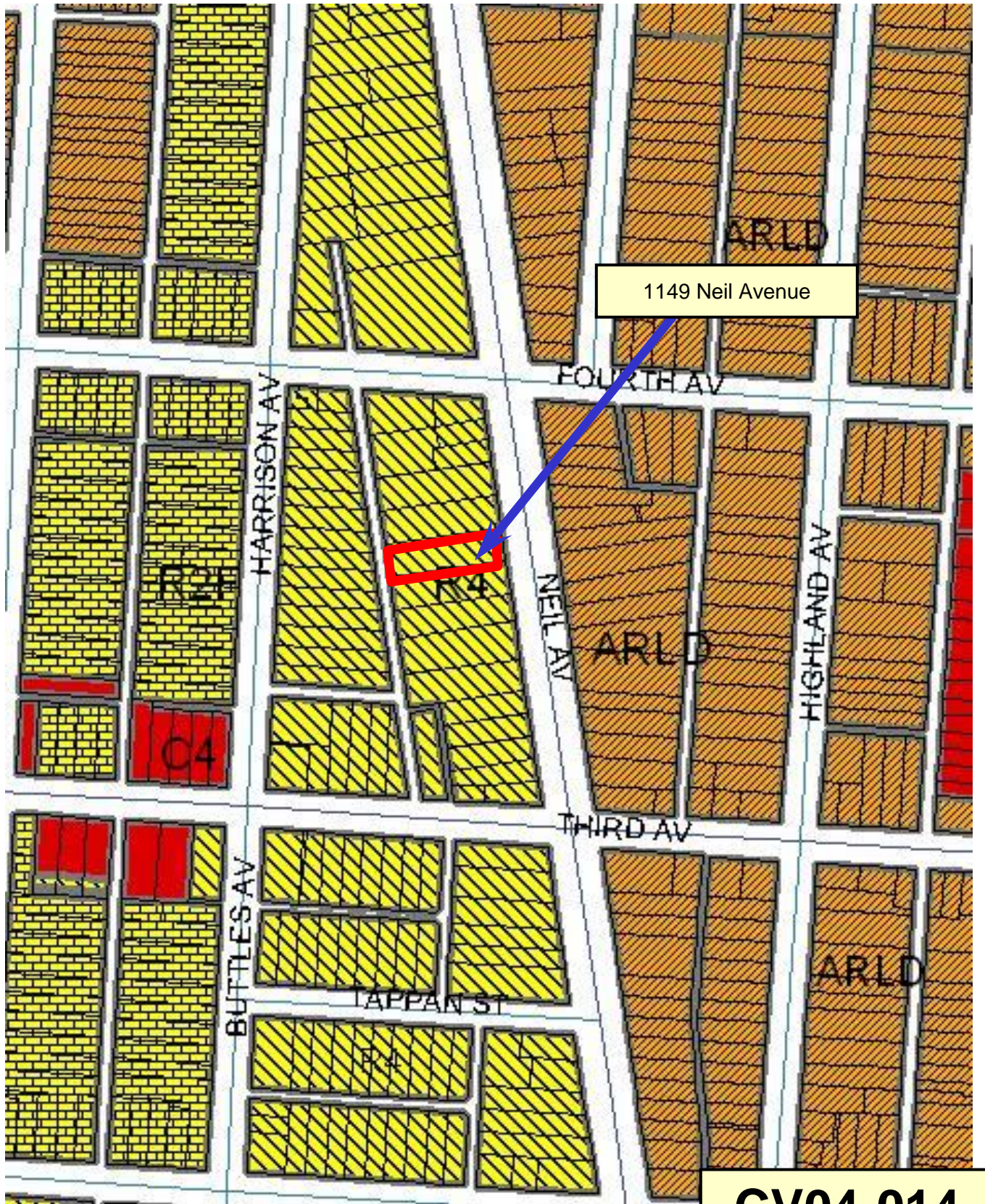


CV04-014 Final Received by:
Annmarie Kline 4/23/04

2	<input type="radio"/> PRELIMINARY
	<input checked="" type="radio"/> CONSTRUCTION
<i>Conne S. Klorer, attorney</i> 4/23/04	

New Carriage House at:
 1149 Neil Avenue
 The Morton Residence
 Columbus, Ohio

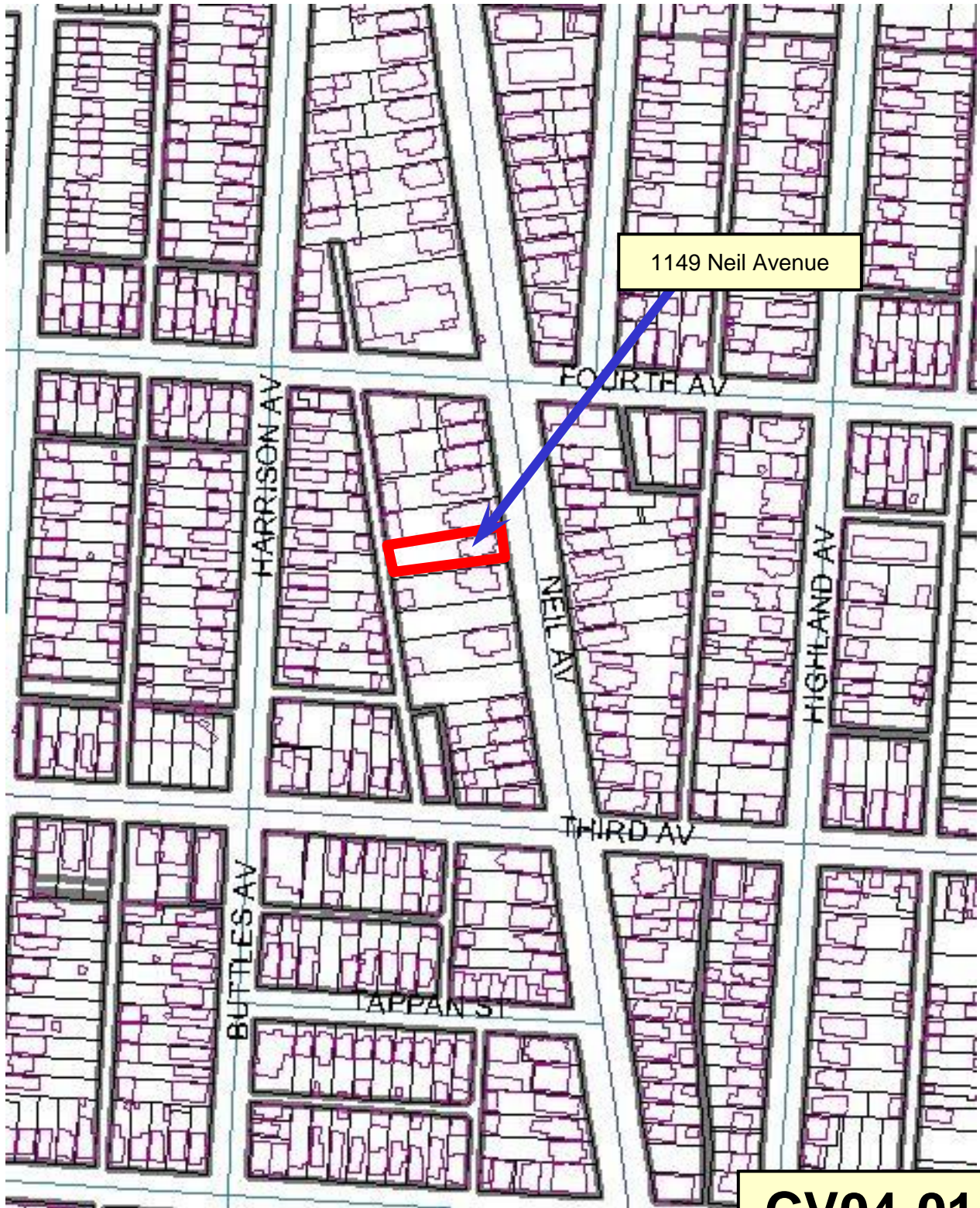
Urbanorder
 architecture
 757 Central Street, Columbus, Ohio 43215
 Phone 614.299.9529 Fax 614.299.8225
 www.urbanorder.com



1149 Neil Avenue

714

CV04-014



1149 Neil Avenue

CV04-014



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: 1149 Neil Avenue
APPLICANT'S NAME: Connie Klema

APPLICATION NO.: 04-4-11 a HEARING DATE: April 8, 2004

EXPIRATION: April 8, 2005

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:

04-4-11 a

- Requesting variances to permit a carriage house on a lot developed with a single family dwelling with reduced development standards in the R-4 residential district.

Variances requested

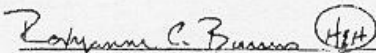
- 3342.28 Parking: 4 parking spaces required, 3 provided.
- 3332.039 Use: single family allowed, two units requested.
- 3332.38 Height: 15' permitted, 27' requested.
- 3332.19 Fronting on public street: to permit a residential structure not to front on a public street.
- 3332.27 Rear yard: to permit a residential structure to not have a rear yard.

The Victorian Village Commission recommends for approval of the above listed variances in Application #04-4-11 a, 1149 Neil Avenue.

MOTION: Conte/Hissem (6-0-0) RECOMMENDATION APPROVED.

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.


 Roxanne C. Burrus
 Administrator, Neighborhood Services Division

