

994 DENNISON AVENUE  
OWNER: Kevin & Nicole Lykens

#### HARDSHIP STATEMENT

Prior to 1960, the subject lot was part of a larger, platted lot that fronted on Second Ave. and was improved with a single family home. Sometime in 1960, the platted lot was split, creating, among others, three lots known as 998 Dennison, 994 Dennison, and 986 Dennison (see attached Exhibit "A"). The single family home was and still is on the center lot known as 994 Dennison Ave.

In 1993, the owner of the subject lots, who also owned a medical office building contiguous to the subject lots, entered into a parking lease/agreement with the owner of contiguous lots to the east to provide commercial parking for his medical offices on both the subject lots and the contiguous lots during business hours, and otherwise for private residential parking. To provide the legal means to do so, Columbus City Council approved variances that allowed the commercial parking on the residential lots.

According to the parking lease/agreement, two parking places were located on what was known as 998 Dennison Ave. (now known as 1002 Dennison Ave.) to ultimately serve what is known as 994 Dennison Ave. (the lot with the house). However, because the lot with the parking (998), was not on the lot with the house (994), a condition of the variance was that the owner combine the lots, thereby providing two on-site parking spaces to the house.

The owner who committed to combine the lots did not do so. Since his ownership, the separate lots have continued to be sold as three separate parcels. For this reason, neither the parking lease/agreement nor the Council variance have ever served to provide parking to 994 Dennison Avenue (since the owner in 1993 never satisfied the condition to combine the lots). At no time since 1960 has 994 Dennison Avenue (the lot with the house) had on-site parking. Therefore, because of the flawed agreement, the two parking spaces located on 998 Dennison (n/k/a 1002 Dennison), do little to legally serve 998 or 994 Dennison.

994 Dennison Avenue has been and continues to be a separate, fee simple lot that is owned separate and apart from 998 Dennison Ave. (n/k/a 1002 Dennison Ave.) In 1960, when the original platted lot was split to create three lots, 994 Dennison was approved as a separate lot with the existing house and with no on-site parking. Because the Council Variance condition to provide on-site parking to 994 Dennison was never satisfied and on-site parking was never established for 994 Dennison, the variances should be granted to allow 994 Dennison to be in conformity without the use of two parking places that were never legally provided.



Joseph W. Testa  
Auditor, Franklin County, Ohio

GEOGRAPHIC INFORMATION SYSTEM

EXHIBIT "A"

**PID: 010-132378**  
**Lykens Nicole K**  
**994 Dennison Ave**  
**Columbus, OH 43201-3417**

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CV03-022

**STATEMENT OF HARDSHIP  
COUNCIL VARIANCE  
1002 Dennison Ave.**

The subject lot is approximately 2115 sq. ft. If this lot had been of record in January 1959, it could be developed with a single family dwelling. However, this lot became of record in 1960 and therefore cannot be developed with a single family dwelling under the existing ARLD district regulations. In addition, according to the ARLD regulations, this lot must be developed, if at all, with a multi-family building or buildings. But since it has less than the required area of the ARLD district, it cannot be developed with a multi-family building or buildings.

With the existing ARLD zoning, the subject lot cannot be developed. To prevent this hardship, the applicant requests a use variance to permit the development of a single family dwelling on this lot, and the required area variances to permit the same. The proposed single family carriage house that incorporates a garage on the first floor will not adversely affect the surrounding property or neighborhood, but will architecturally be in accordance with the surrounding homes and developments. Because it will incorporate on-site parking, it will not increase street congestion. Finally, it will not diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

*Cosmo J. Riley*  
6/4/03