

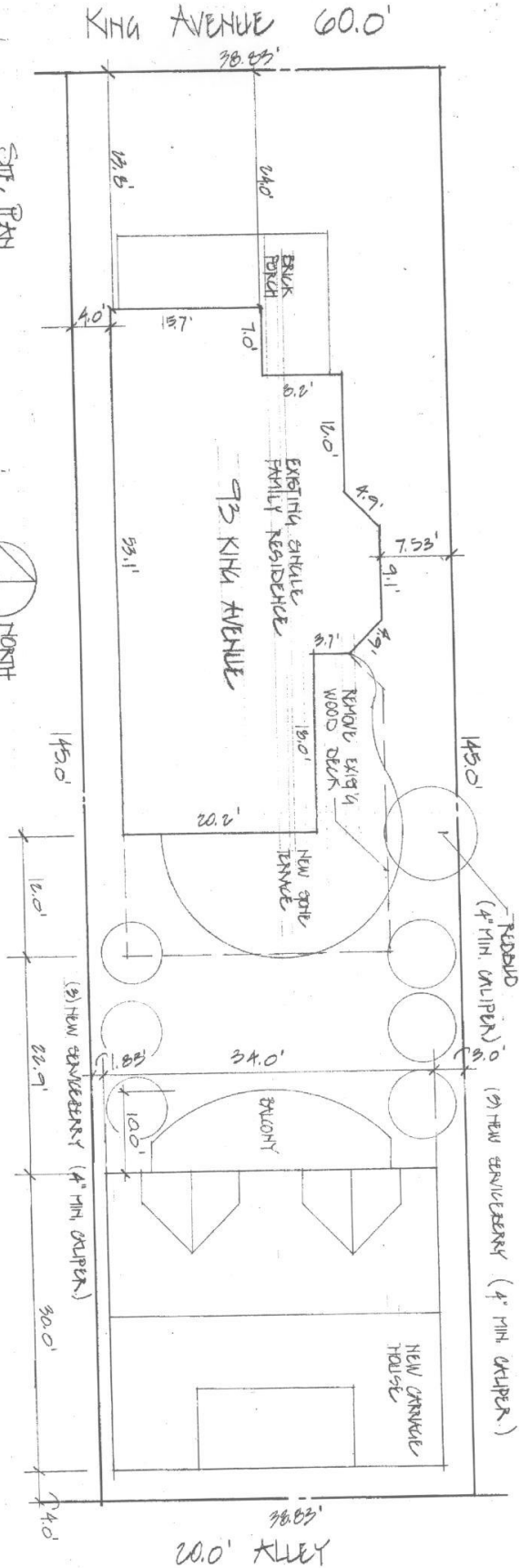
**STATEMENT OF HARDSHIP**

Property Address 93 King Ave., Columbus, OH 43201  
Property Owner: Chris Haehn, 93 King Ave., Columbus, OH 43201  
Applicant: Chris Shea, Christopher Shea, Attorney at Law, LLC, 54 W. 3<sup>rd</sup>  
Ave., Columbus, OH 43201

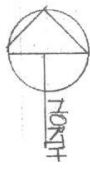
The property owner desires to replace an existing two-car garage on the property (picture attached) with a two-floor carriage house that contains three parking spaces on the first floor and a one-bedroom dwelling on the second floor. The proposed carriage house is in keeping with the style of the existing single-family dwelling on the property (picture attached), which was constructed in 1880, and with the architectural character of surrounding properties and the neighborhood, more so than the existing garage. Construction of the carriage house, however, requires relief from more recent zoning regulations that are contained in the City of Columbus Zoning Code, such as Sections 3332.039 (R-4 residential district); 3332.05 (area district lot width requirements); 3332.18(D) (basis of computing area); 3332.15 (R-4 area district requirements); 3332.19 (fronting); 3332.25 (maximum side yards required); 3332.26 (minimum side yard permitted); 3332.27 (rear yard); and 3342.28(A)(6) (minimum number of parking spaces required). The property owner therefore requests relief from such provisions.

In addition, the requested variances will not impair an adequate supply of light and air to adjacent properties, or unreasonably increase the congestion of public streets, or unreasonably diminish or impair established property values within the surrounding area, or increase the danger of fires, or endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

*Chris Haehn*  
4/2/2007  
CV07-019



SITE PLAN  
1" = 10'-0"



**Project Information**  
The scope of this project involves a new 1 1/2 story carriage house.

**Zoning Information**

Parcel Number  
Existing Zoning  
Flood Zone

010-056592

"X" as per Fema FIRM Panel LOMR

Use  
Lot Size (38.83 X 145)  
Lot Coverage  
Residence  
Carriage House

Existing  
Single Family Residence  
5,630.35 SQ. FT.  
1,388 SQ. FT. (24.6%)

Proposed  
Add Carriage House  
No Change  
No Change  
10,000 SQ. FT.  
2,400 SQ. FT. (43%)  
1,388 SQ. FT. (53%)  
Proposed

Rear Yard  
Carriage House Coverage of Rear Yard  
Building Setbacks

Existing  
23.8'  
4.0'  
3.0' (Carriage House)  
1.83' (Carriage House)  
3 Spaces (Carriage House)

Parking

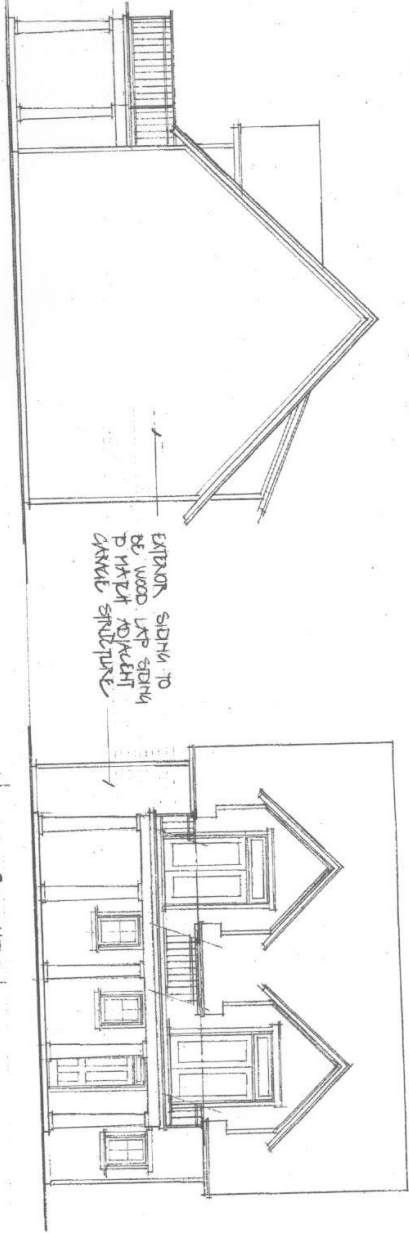
2 spaces (Garage)

CV07-019  
Site Plan  
A. J. [Signature]

PROPOSED DRIVEWAY HOUSE  
THE HETHN RESIDENCE  
93 KINK AVENUE  
UNBUNDLED ARCHITECTURE  
3-1-07 6-11-07  
4-6-07  
5-14-07

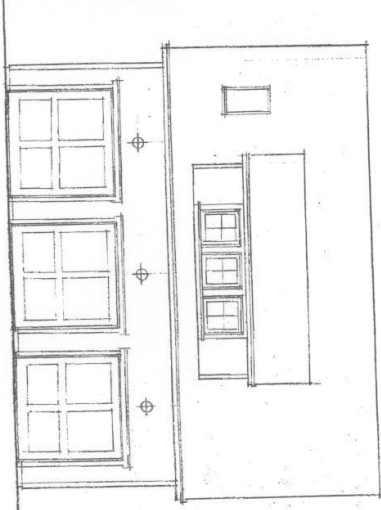
[Signature] 1/10/2008

# Elevations

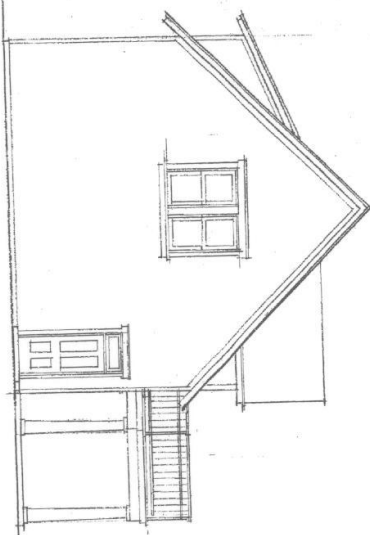


WEST ELEVATION  
1/8" = 1'-0"

NORTH ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

CV07-019  
Elevations  
Austen Stream

*Cliff Lee 1/10/08*  
PROPOSED DRIVEWAY HOUSE  
THE HETHM RESIDENCE  
95 KING AVENUE  
UNIONDALE ARCHITECTURE  
8.8.06 4.11.07  
3.2.07





93 King Avenue

KING AVENUE

HUNTER AVENUE

DENNISON AVENUE

CV07-019





93 King Avenue

KING AVENUE

HUNTER AVENUE

DENNISON AVENUE

CV07-019



93 King Avenue

**CV07-019**

**From:** Hupman, Ron [RHupman@OHLIQ.com]  
**Sent:** Thursday, December 20, 2007 11:19 AM  
**To:** Green, Walter A.  
**Cc:** cshea@shealawllc.com  
**Subject:** 93 King Ave.  
Walter,

At its regular meeting on 12/19/2007, the University Area Commission approved a resolution to recommend conditional approval of council variances to permit the construction of a carriage house with three garage bays and a one-bedroom apartment at 93 King Ave. Vote: 14 yes, 2 abstained. The conditions are:

One garage bay shall be provided with rental of the carriage house apartment.

Any tree removed during construction of the carriage house and landscaping of the rear yard shall be replaced with a tree of at least 4 in. caliper in a different location.

The project shall be constructed substantially in accordance with the site plan and elevation drawings dated and signed by the UAC on May 16, 2007 (attached).

As you will note, the earlier condition relating to residency by the owner has been deleted.

Please let me know if you have questions.

Ron

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Ronald L. Hupman  
Office of the Ohio Insurance Liquidator  
1366 Dublin Rd.  
Columbus, OH 43215  
(614) 485-6234  
rhupman@ohliq.com



### 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 # CV07-019

Being first duly cautioned and sworn (NAME) Chris Shea  
of (COMPLETE ADDRESS) C. Shea, Atty. at Law, LLC, 54 W.3rd Ave., Col. OH 43201

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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Chris Haehn 93 King Avenue Columbus, OH 43201 # of Columbus-based emps.: N/A 614.486.5100	Huntington Mortgage Corporation 13700 Alton Pkwy., Suite 156 Irvine, CA 92618 # of Columbus-based emps.: 120 (est.) 800.250.3111 (Nyron McLean)

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

SIGNATURE OF AFFIANT *Chris Shea*  
 Subscribed to me in my presence and before me this 5th day  
 of February, in the year 2008  
 SIGNATURE OF NOTARY PUBLIC *Jessica C. Manard*  
 My Commission Expires: 01-19-2009



This Project Disclosure Statement expires six months after date of notarization.  
JESSICA C. MANARD  
Notary Public, State of Ohio  
My Commission Expires 01-19-09