

Site Plan
6/2/12
Barry Hardin



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

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:

Our Intention is to remodel an existing garage/studio into a one bedroom unit. The existing property was originally two R-2F Lots combined into one 3 unit property. 188/190/192 East Lane Ave we are asking for an existing 750 sq ft structure to be converted into a fourth unit. The new unit combined with the existing structure will meet the coverage area and parking requirements.

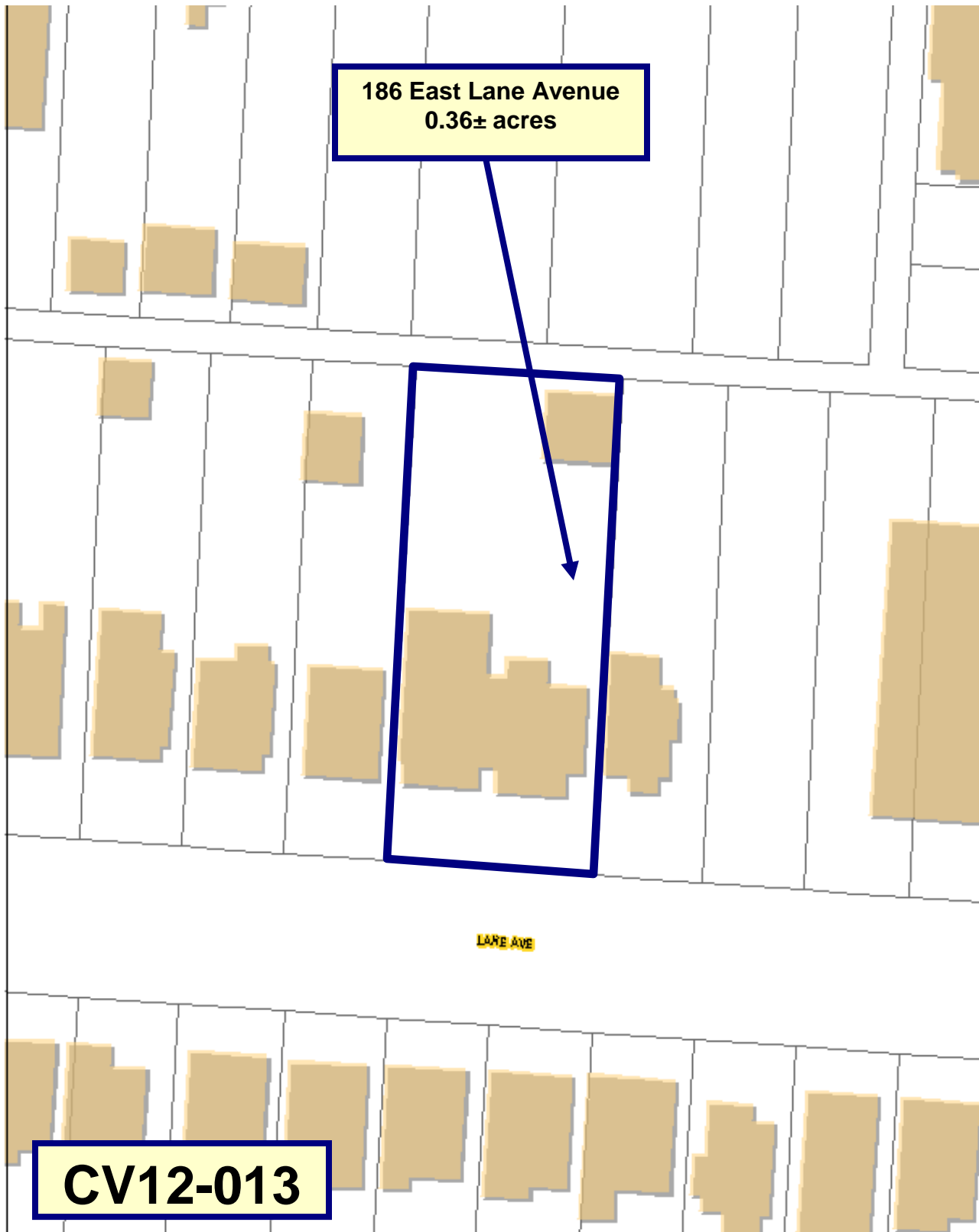
Signature of Applicant

Date 3/6/2012

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/14/11







City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

Certificate of Appropriateness
HISTORIC RESOURCES 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 and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 188, 190 & 192 East Lane Avenue
APPLICANT'S NAME: Barry Jardine (Applicant)

Indianola Forest Historic District
Buckeye Real Estate (Owner)

APPLICATION NO.: 12-3-4b

HEARING DATE: 3/15/12

EXPIRATION: 3/15/13

The Historic Resources 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 & 3117 and the architectural guidelines:

- ☒ **Approved:** Exterior alterations per APPROVED SPECIFICATIONS
☐ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve Application #12-3-4b, 188, 190 & 192 East Lane Avenue, Indianola Forest Historic District, for the exterior work proposed to the existing brick garage/studio building as indicated.

Convert Garage to One Bedroom Unit

Exterior alterations including new doors, windows, and roofing, per the submitted drawings and all noted clarifications.

Wood Trim Repairs

- Repair and or replace any/all missing, damaged, and deteriorated exterior wooden trim elements (i.e. eaves, fascia, exposed rafter tails, door and window face trim, etc.) in accordance with preservation industry standards.
- Any/all new wood to match the original wood profiles and dimensions exactly; like-for-like.
- All work to be as per the submitted elevations dated March 15, 2012.

Windows

- Install new, 9-lite, operable, all-wood, casement window units to fit the existing openings exactly.

North Wall Opening

- Replace the sided opening in the former location of the garage doors (north elevation) with a new wood framed and sided treatment with windows to match the submitted drawings dated March 15, 2012.

Masonry Cleaning & Tuck Pointing

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place. Use hand tools to remove any/all loose mortar to a depth of 3/4", moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings")
- Clean all unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i., utilizing a broad fan tip.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- All finish colors to remain the same as currently existing.
- Prepare all exterior wooden surfaces for painting using the appropriate hand tools.
- Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards.

Any/all replacement wood to be of same profile and dimension as the original; like-for-like.

- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exposed wood surfaces on the building with exterior paint in accordance with manufacturer's specifications and industry standards.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:**Style:****Color:**☐ CertainTeed

Carriage House (dimensional)

☐ Stonegate Gray☐ GAF

Slateline (dimensional)

☐ English Gray Slate☐ Weathered Slate☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray☐ GAF

Royal Sovereign (standard 3-tab)

☐ Nickel Gray☐ Owens Corning

(standard 3-tab)

☐ Estate Gray☐ Tamko

(standard 3-tab)

☐ Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Gray" to match the new shingles as closely as possible.

- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

MOTION: Clark/Rowan (5-0-0) 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.



Randy F. Black
Historic Preservation Officer



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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Tom Wildman

May 16, 2012

TO: Dana Hitt
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2395
dahitt@columbus.gov

RE: Council Variance for 186 E. Lane Ave.
Application No.CV12-013

Dear Ms. Pine:

This letter is to inform you that the University Area Commission voted to *approve* the request for a Council Variance to convert the existing garage/storage building to a 1-bedroom apartment on the property located at 186 E. Lane Avenue.

The final vote was 8 yes, 2 no and 2 abstentions. The request for variance was approved.

Respectfully Submitted,

Susan Keeny
UAC Zoning Committee
C: (937) 479-0201

*Correction from previously sent letter.



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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.

APPLICATION # CV12-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Barret Jardine

Of [COMPLETE ADDRESS] 2561 Woodstock Rd. Columbus, OH 43221

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. Connected Properties Ltd 48 E 15th ave Columbus, OH 43201	2. Breco Construction & Development 48 E 15th Ave Columbus, OH 43201
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8 day of MARCH, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Dorothy Jasseff
11.30.13

Notary Seal Here

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

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