

STATEMENT OF HARDSHIP

Application Number: CV18-007

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

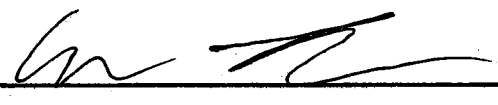
- A.** Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See attached

Signature of Applicant 

Date 2/20/18

Hardship Attachment

Below is the proposed variances needed to convert the existing two story garage into a livable carriage house.

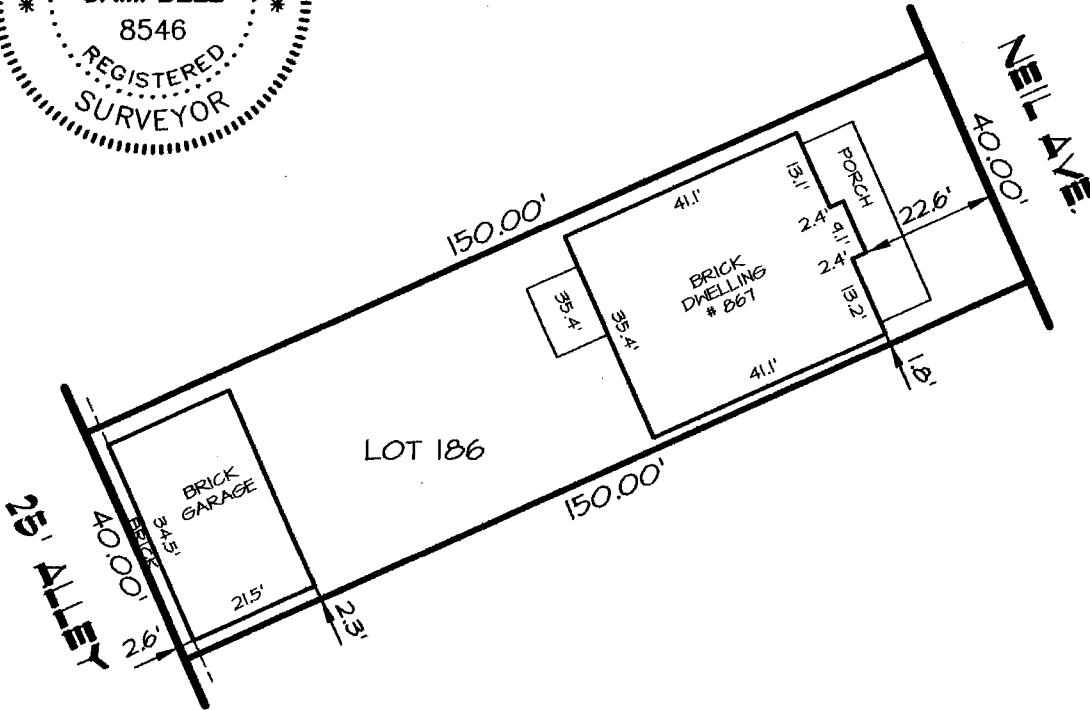
- 3312.49 Off-street parking spaces: 4 off-street spaces are needed, 3 are proposed.
- 3332.039 R-4 Permitted Uses: permit 2 single dwellings on 1 parcel
- 3332.15 R-4 Lot Area Requirements: Requires that a single dwelling be located on a lot of no less than 5,000sq', whereas the applicant proposes 2 single dwelling on a 6,270sq' lot
- 3332.19 Fronting: Permit a carriage house to front on an alley instead of a public street
- 3332.25 Total Side Yards: The 2 required side yards must add up to 8', whereas the applicant proposes a total side yard of 7.58'.
- 3332.26 Minimum Side Yards: Minimum allowable side yard is 3', whereas the applicant proposes to maintain existing side yards.
- 3332.27 Rear Yard: The rear yard needs to account for 25% of the lot, whereas the carriage house has 0% rear yard.

I believe that these variances should be granted to maintain the historic proportions that the original structure was built with. Finishing the space also allows my family the ability to take in and care for my widowed grandmother in her older age while allowing her space to feel "independent".

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

CV18-007

MORTGAGE LOCATION SURVEY



I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.



SCALE: 1"=30'

BUYER/OWNER

Address 867 Neil Avenue

Allotment: Second Neil Place Addition

State of Ohio, County of Franklin

Plat Book: 4 Page 203

City of Columbus, Ohio

Client Order No. 10072

New Owner Megan L and Carson D Thrush

Date April 6, 2017

C & A Order No.
CO141975

Present Owner James M Herald

This is to certify to First Financial Bank NA and/or Pillar Title

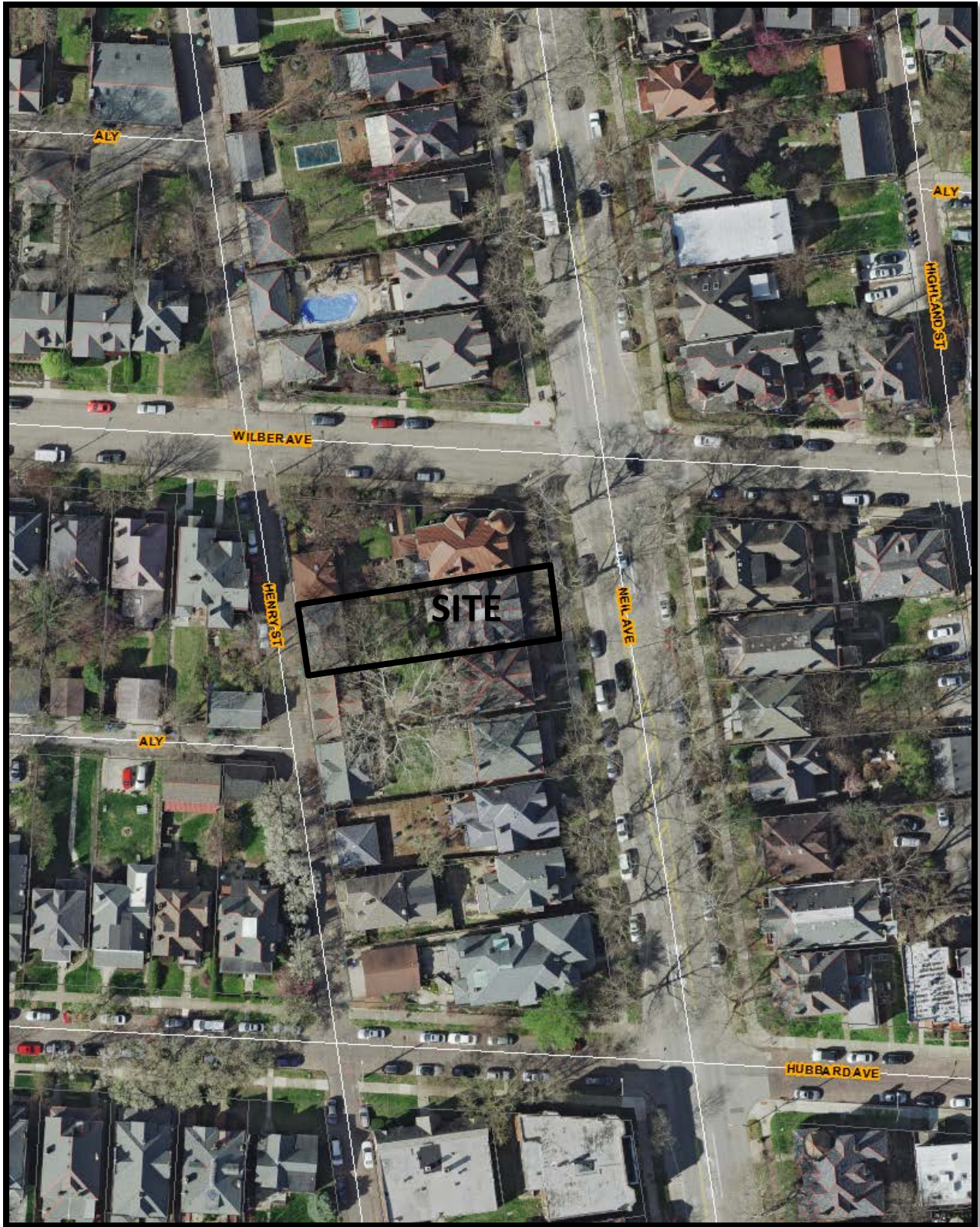
that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell - Reg. Surveyor No. 8546



CV18-007
867 Neil Avenue
Approximately 0.14 acres



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867 Neil Avenue
Approximately 0.14 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF
DEVELOPMENT

COPY

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

VICTORIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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: 867 Neil Avenue

APPLICANT'S NAME: Joe Huber (Applicant)

Carson Thrush (Owner)

APPLICATION NO.: 17-12-14b

COMMISSION HEARING DATE: 12-14-17

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119.

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Variance Request #17-12-14b, 867 Neil Avenue, as submitted.

Variance Request

- C.C. 3312.49 – To allow 3 off street parking spaces with or without 1 tandem space via car lift (4 spaces required).
- C.C. 3332.039 – To allow two separate single family dwellings on one parcel.
- C.C. 3332.15 – To allow two single family dwellings on a 6,570 sq. ft. lot (one SFD on 5,000 sq. ft. lot allowed).
- C.C. 3332.19 – To allow a dwelling with no frontage on a public street (in the carriage house).
- C.C. 3332.25 – To allow total side yards of 5.5' for the carriage house and 4.6' for the main house (10' required).
- C.C. 3332.26 – To allow 2.3' and 3.2' side yards for the carriage house and 1.8' and 2.8' side yards for the main house (5' side yards required).
- C.C. 3332.27 – To allow a rear yard of 0% for the carriage house dwelling (25% required).

MOTION: Conyers/Hissem (3-0-0) RECOMMENDED.

RECOMMENDATION:

- RECOMMEND APPROVAL
- RECOMMEND DENIAL
- NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Randy F. Black
Historic Preservation Officer





COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 Number: CV18-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Carson Thrush
of (COMPLETE ADDRESS) 867 Neil Ave Columbus OH 43215

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 format:

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

Table with 2 columns and 2 rows containing names and addresses of interested parties: 1. Carson Thrush, 867 Neil Ave, Columbus OH 43215; 2. Megan Thrush, 867 Neil Ave, Columbus OH 43215.

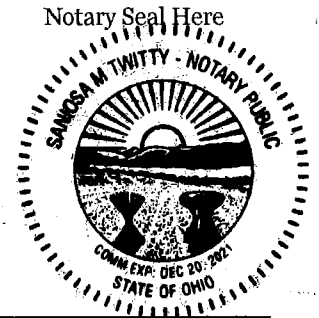
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 31st day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC [Signature]

December 20th 2021
My Commission Expires



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 checks payable to the Columbus City Treasurer