

CV08-017

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



**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.

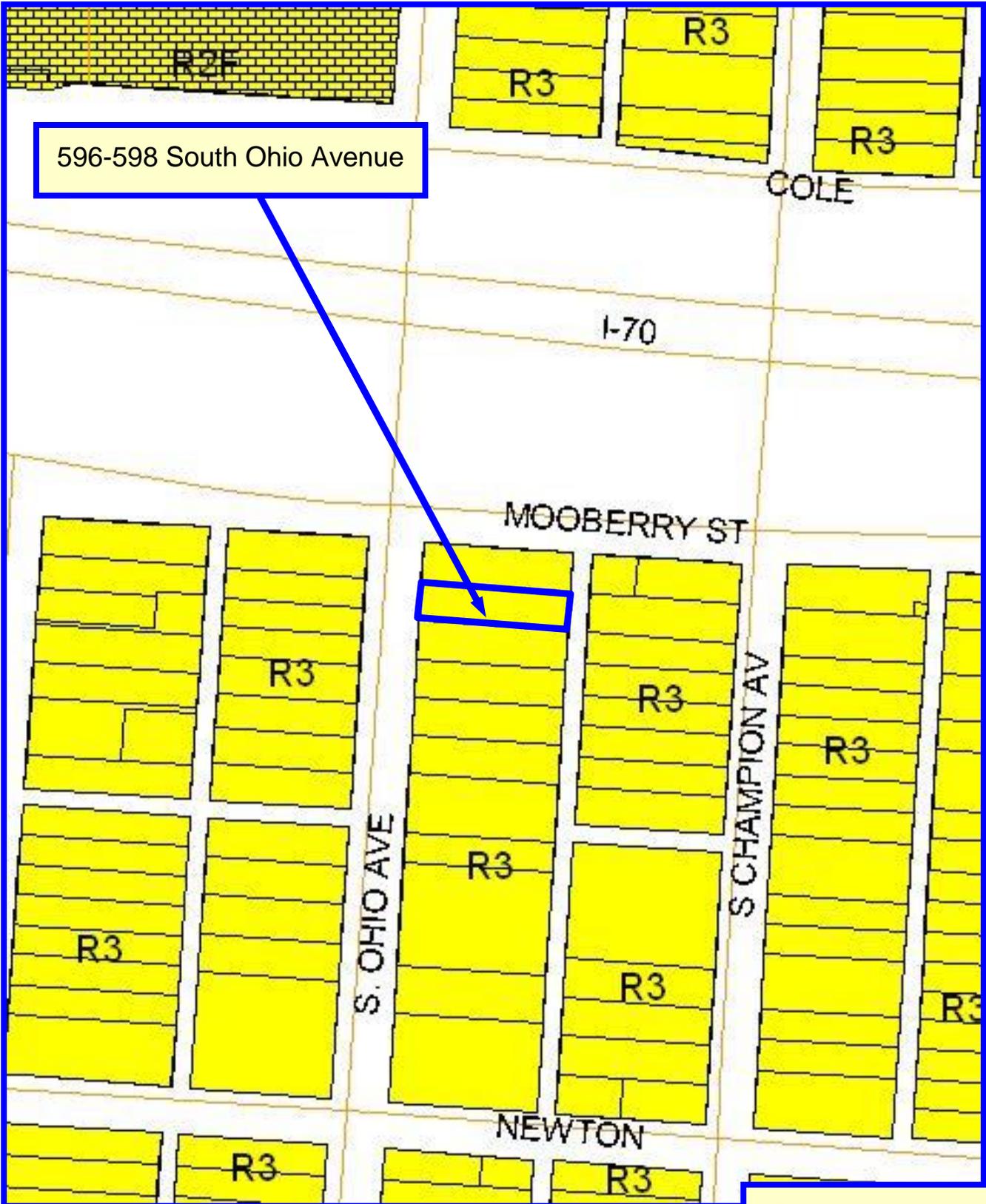
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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:

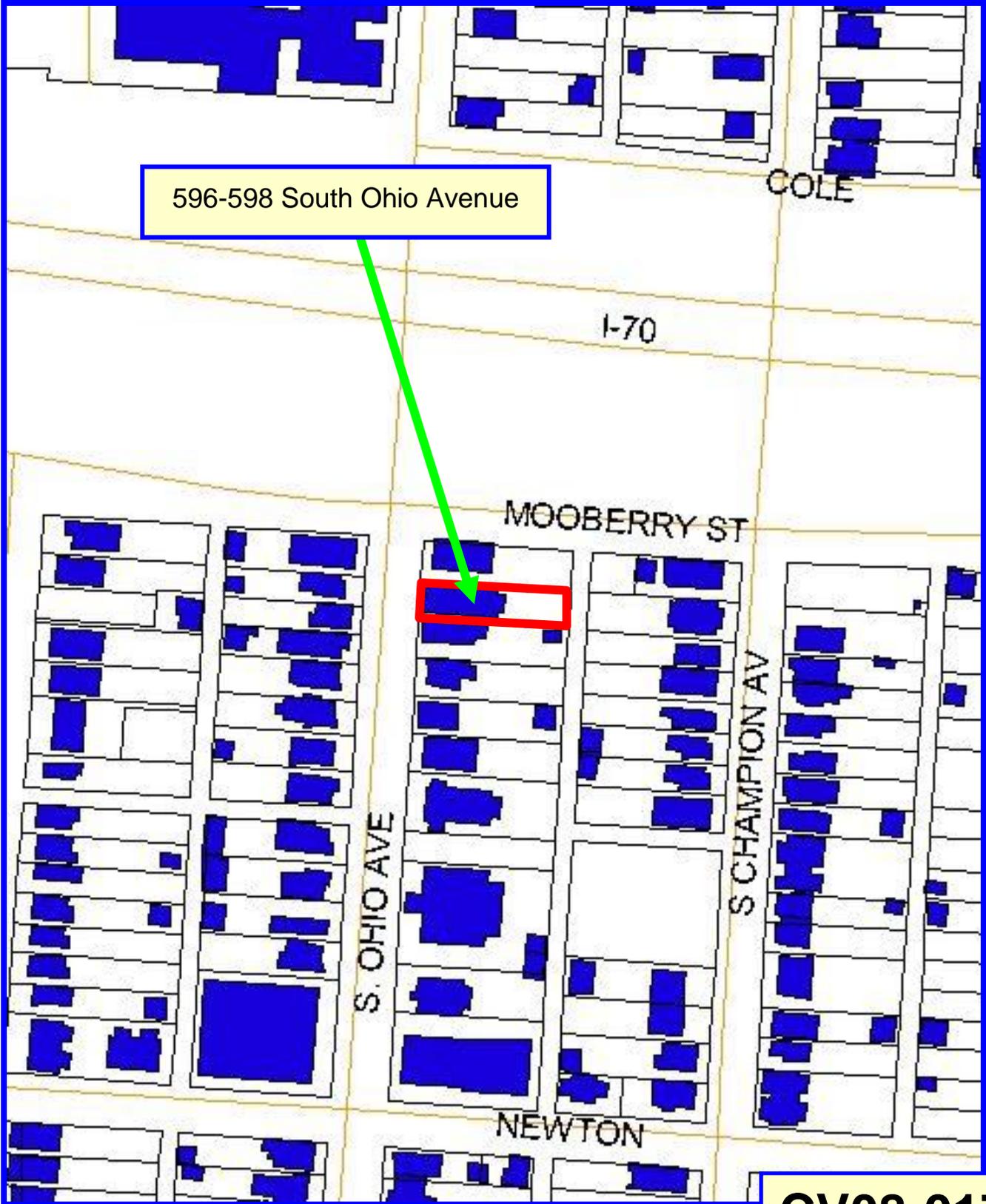
WE ARE requesting that the property be recognized as a 2 Family Dwelling. Applying for Funding through the City and the non-conforming use must be approved prior to Funding

Signature of Applicant *R. Jeffers* Date 6/3/08



596-598 South Ohio Avenue

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- ✓ Encourage the conversion of the theater on Livingston Avenue into medical offices or other type of medical use. A portion of the theater is currently being leased by a podiatrist, psychologist, and dentist. (Development Regulation Division, Neighborhood Development Division, and Economic Development Division)
- ✓ Encourage commercial development such as a theater for the vacant building located at Parsons Avenue and Gates Street. (Development Regulation Division and Neighborhood Development Division)
- ✓ Encourage commercial development such as a convenience store on the northwest corner of Livingston and Fairwood avenues and at the northeast corner of Whittier Street and Lockbourne Road. (Development Regulation Division and Neighborhood Development Division)
- ✓ Encourage the following types of commercial development for vacant lots and structures along Parsons Avenue: off-price clothing stores, deep discount drug store, second run cinema, fast food chain, family restaurant, camping and fishing supplies, bowling alley/video arcade, hardware store, coffee shop, weight center, music/video store, children's apparel, or crafts store. (Development Regulation Division, Neighborhood Development Division, and Economic Development Division)

Source: Christopher D. Boring, Parsons Avenue Business Market Study, May 1994

- ✓ Rehabilitate vacant residential structures through out the planning area. (Neighborhood Development Division and Development Regulation Division)
- ✓ Acquire tax delinquent properties for possible residential and commercial development (Land Management and Relocation Division and Neighborhood Development Division)

Issue

A need to appropriately zone portions of the Near Southside Planning area.

Recommendations

- ✓ Rezone areas and parcels within the planning boundaries to reflect current land use as appropriate. The following areas have been identified for study:
  - 1) the area bounded by Mooberry Street on the north, Fairwood Avenue on the east, Gault Street on the south, and Bedford Avenue on the west; and 2) the area bounded by Mooberry Street on the north, the first alley east of Oakwood Avenue on the east, the first alley south of Newton Street on the south, and Carpenter Street on the west (Planning Division, Development Regulation Division, community groups and residents)

Issue

Lack of design guidelines for new construction and rehabilitation of existing buildings.

Recommendations

- ✓ Develop design guidelines that foster a sense of community and improve the level of safety for pedestrians. (Planning Division, Columbus Neighborhood Design Assistance Center, and community residents)

**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 (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:** 596-598 S. Ohio Avenue

Old Oaks Historic District

**APPLICANT'S NAME:** Perry K. Jeffries III (Applicant/Owner)

**APPLICATION NO.:** 08-9-10 **HEARING DATE:** September 18, 2008 **EXPIRATION:** September 18, 2009

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:**

VARIANCE RECOMMENDATION

Following review of the information submitted, recommend approval of the Variances as indicated to Columbus City Council for the property located at 596-598 South Ohio Avenue in the Old Oaks Historic District.

- Section 3332.035--Use Variance to allow a two-family dwelling in the R-3 District.
- Section 3332.05— Width Area Requirements Variance to allow the existing two-family dwelling on a lot that is less than fifty feet wide (50' W).

**MOTION:** Rowan/Foster (4-0-0) RECOMMEND APPROVAL

**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.

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Randy F. Black  
Historic Preservation Officer



**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 # CV08-017

Being first duly cautioned and sworn (NAME) PERRY K. JEFFRIES III  
of (COMPLETE ADDRESS) \_\_\_\_\_

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

<p><u>PERRY K. JEFFRIES III</u> <u>PO Box 09058</u> <u>Columbus, OH 43</u></p>	

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

SIGNATURE OF AFFIANT

P. Jeffries III

Subscribed to me in my presence and before me this 3 day of June, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Monique Jordan

My Commission Expires:

06-05-2012

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

Notary Seal Here  
**MONIQUE JORDAN**  
NOTARY PUBLIC • STATE OF OHIO  
Recorded in Franklin County  
My commission expires June 5, 2012