



08.14.06

Statement of Hardship

We are requesting variances from the requirements of the City of Columbus Zoning Code. The German Village Commission has recommended approval (hearing on Aug. 1st, 2006) of the requested variances to the following zoning code sections:

Section 3332.037 does not list a dental office as a permitted use in the R-2F district. The dental office was established in 1970 per the approval of Council Variance (CV70-013) (Ord. 1020-70, passed July 20, 1970). The dental office use was again re-permitted per 1995 Council Variance (CV95-016). The dental office has existed in the German Village community and should continue to exist per the approval of this request. German Village is a unique urban district with its mix of residential and business uses. The presence of the dental office contributes to this mix.

Section 3332.18 (D) limits the amount by which a lot can be covered to 50% of the total lot coverage. We are requesting a 3% increase to the allowable coverage to permit a small 89 net sq. ft. addition that would allow the business to function more efficiently. The dense nature of German Village would support this addition without any detrimental effects to the surrounding properties. The proposed addition cannot be seen from S. Third St. or Willow Alley and was approved by the German Village Commission as being architecturally appropriate for the surrounding community.

Section 3342.28 requires one (1) parking space for every 250 sq. ft. of building square footage. The current dental office including the 89 net sq. ft. addition would be 2120 sq. ft. which would require nine (9) parking spaces per the current code. The current five (5) parking spaces were re-permitted by Council Variance (CV95-016) which were required by a 1970 ordinance (CV70-013) which used 1970 code calculations to determine the current parking lot count of five (5) spaces. The current five (5) off street spaces have been sufficient for the existing business and will be sufficient for the business in the future because the proposed addition will only minimally change the way that the business currently functions. The current five (5) spaces have been adequate in the German Village community, because the dental office only functions during weekday business hours while

264 South Third Street
Columbus, Ohio 43215

telephone (614) 461.0243

facsimile (614) 461.6243
www.rogerskrajnak.com



Statement of Hardship, continued

most German Village residents are working. The business is not functioning during weekday evening and weekend hours when the residents would require the on street parking. The proposed addition will only minimally effect the parking needs of the dental office and will not effect the way the parking situation currently exists in this area of German Village.

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Final Plan
11/17/06
2006-054

MD
Strom

Approved By:
 The Director of Public Safety, Ohio Department of Public Safety, is hereby certifying that the information contained herein is true and correct to the best of his knowledge and belief.

 DATE: _____

 DATE: _____

 DATE: _____

 DATE: _____

 DATE: _____

SITE PLAN

NORTH

Wilson Alley (20')

EXISTING
OFFICE
BUILDING

South Third Street (50')

PROJECT DESCRIPTION:
 Provide 1000 sq ft of office space, including 500 sq ft of new construction and 500 sq ft of existing space to be renovated.

PROJECT LOCATION:
 601 South Third Street, Columbus, Ohio 43206

PROJECT OWNER:
 DDS

PROJECT ARCHITECT:
 ROGERS KRAJCIK ARCHITECTS, INC.

PROJECT ENGINEER:
 Paul J. Krajkik, P.E.

PROJECT DATE:
 11/17/06

PROJECT NUMBER:
 2006-054

PROJECT SHEET:
 1 of 2

Site Plan

PROPOSED EAST ELEVATION
NO NEW WORK TO EXIST FROM THIS ELEVATION

PROPOSED WEST ELEVATION
NO NEW WORK TO EXIST FROM THIS ELEVATION

EXISTING WEST ELEVATION

PROPOSED NORTH ELEVATION
NO NEW WORK TO EXIST FROM THIS ELEVATION

PROPOSED SOUTH ELEVATION

EXISTING SOUTH ELEVATION

FIRST FLOOR PLAN

SECOND FLOOR PLAN

Approved By: *[Signature]* 08.31.06

DESIGN SERVICES PROVIDED: _____ DATE: _____
 CITY ENGINEER: _____ DATE: _____
 DIRECTOR OF PUBLIC SERVICES: _____ DATE: _____

COORDINATOR: _____
 PROJECT MANAGER: _____
 ARCHITECT: _____

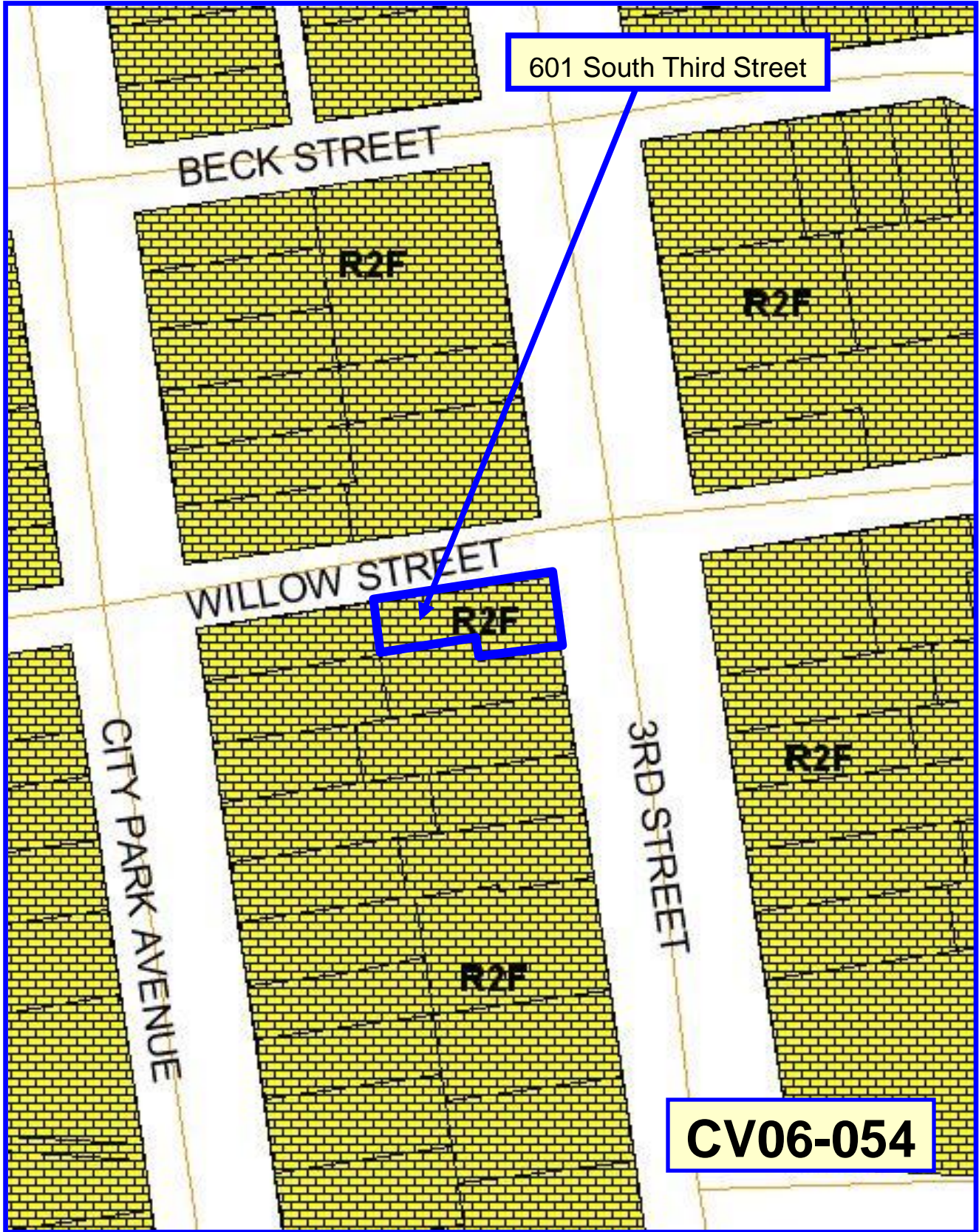
601 South Third Street, Columbus, Ohio 43206
 RAKA 06006
 Andrea Mulholland, DDS

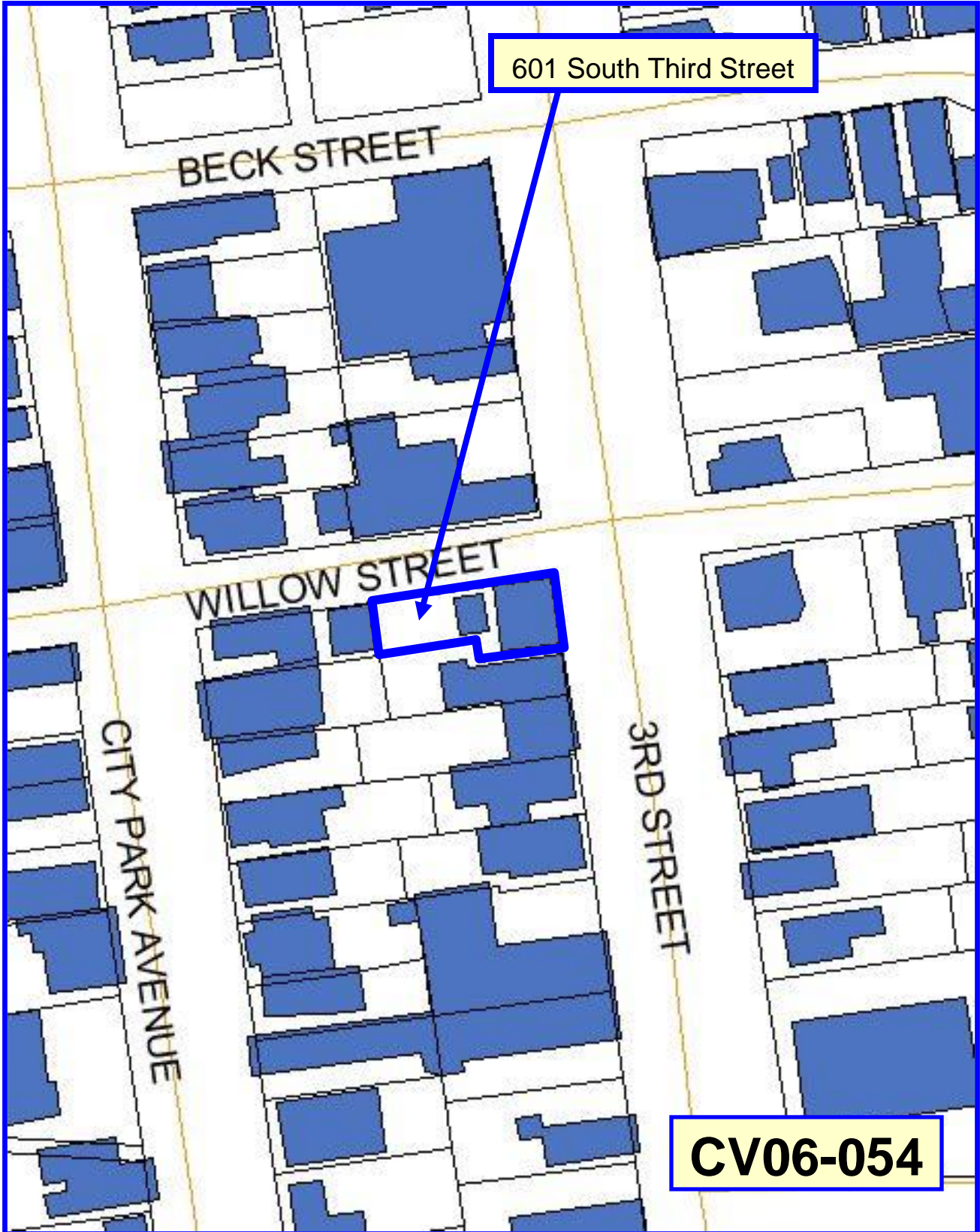
ROGERS
 KRAINAK
 ARCHITECTS, INC.
 2440 York Road
 Columbus, Ohio 43215
 Telephone: 614.464.4433
 Fax: 614.464.4434
 Website: www.rka.com

Final Review
 RAKA-054
 Received 11/17/06
 Andrea Mulholland

Professional Engineer
 City of Columbus
 08.31.06
 2 of 2

Elevations





601 South Third Street

CV06-054





City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

GERMAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor 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: 601 S. Third Street
APPLICANT'S NAME: Rogers Krajnak Architects Andrea Mulholland (Owner)

APPLICATION NO.: 06-8-3a **HEARING DATE:** August 1, 2006 **EXPIRATION:** August 1, 2007

The German Village 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 & 3119 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

06-8-3a

The German Village Commission recommends approval of Application #06-8-3a, 601 S. Third Street, as presented.

Variations Requested

3332.037 R-2F Residential District Use: To permit a dental office use in a residential district.

3332.18 (D) Basis of Computing Area: Increase amount of lot coverage allowed from 50% to 52.95%.

3342.28 Parking: To reduce the required parking spaces from nine (9) to five (5) spaces.

MOTION: Panzer/ Rosen (6-0-0) RECOMMENDED.

[Note: Approval of these variances does not imply that any exterior alterations demanded by ADA requirements shall be 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 | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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 # CV06-054

Being first duly cautioned and sworn (NAME) Darryl G. Rogers, AIA - Rogers Krajnak Architects, Inc.
of (COMPLETE ADDRESS) 264 S. Third St. 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

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

1. Andrea Mulholland 601 S. Third St. Columbus, OH 43215 (7) Columbus based employees Andrea Mulholland (614) 228-4850	2.
3.	4.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 31st day of August, in the year 2006

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

28 July 2007

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

