



CV05-010

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.

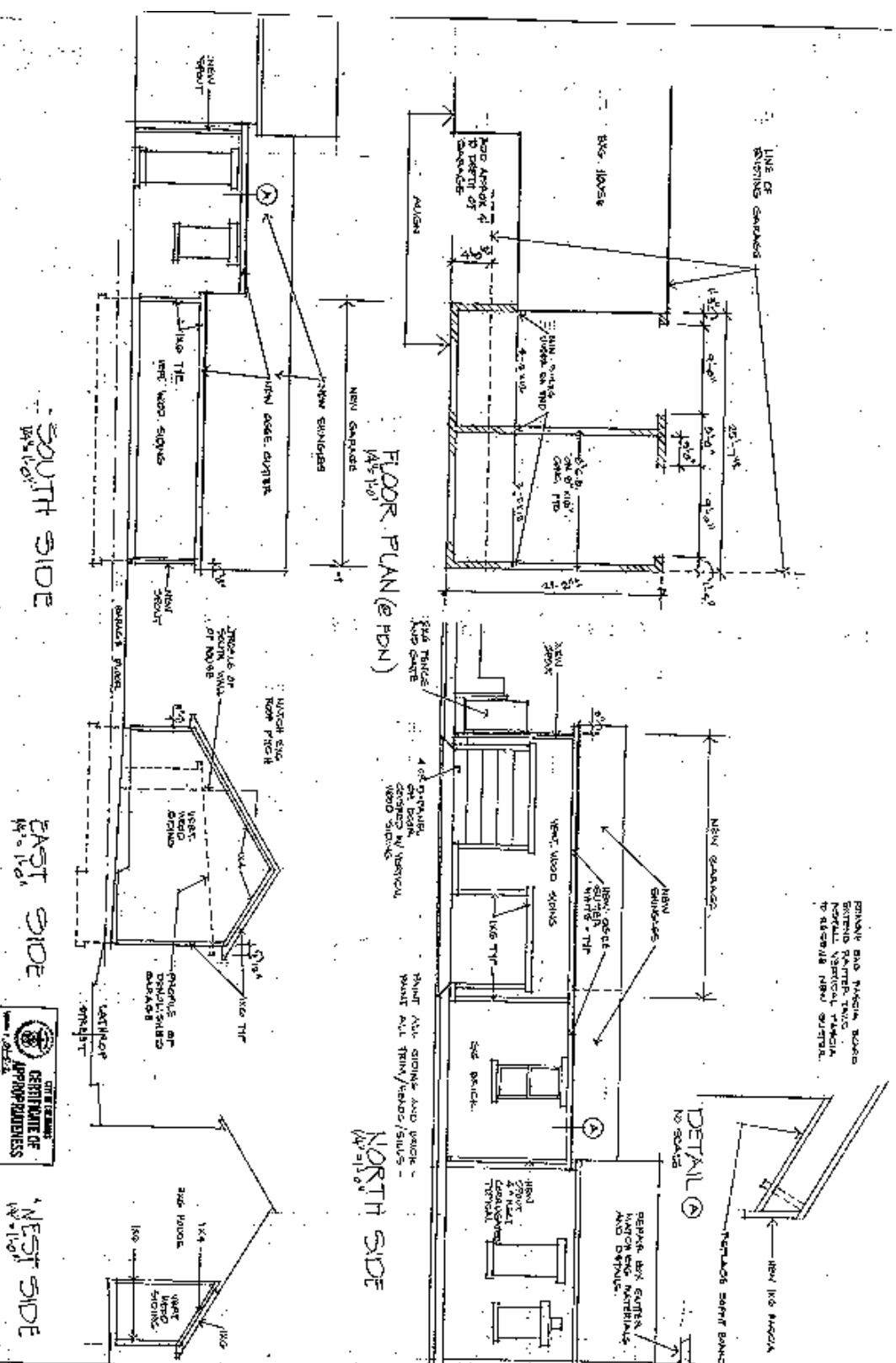
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

VARIANCE INVOLVING THE REBUILD OF AN EXISTING GARAGE -

THE ORIGINAL GARAGE WAS SEVERELY DAMAGED BY A TREE DURING
A HEAVY WIND STORM. HOPES ARE TO REBUILD THE GARAGE SIMILAR
TO THE ORIGINAL HISTORIC CONSTRUCTION. THE GARAGE IS FOR
A RESIDENTIAL USE THAT IS ZONED B-4. VARIANCE IS
BEING REQUESTED TO REBUILD THE GARAGE UTILIZING THE
SAME FOOTPRINT, WITH THE EXCEPTION OF MAKING ~~THE~~ IT SLIGHTLY
DEEPER TO ACCOMMODATE TODAY'S CARS, THIS PROVIDING (2) USEABLE OFF STREET
PARKING PLACES.

Signature of Applicant Date 2-28-2005



FLOOR PLAN (at PDN)

SOUTH SIDE

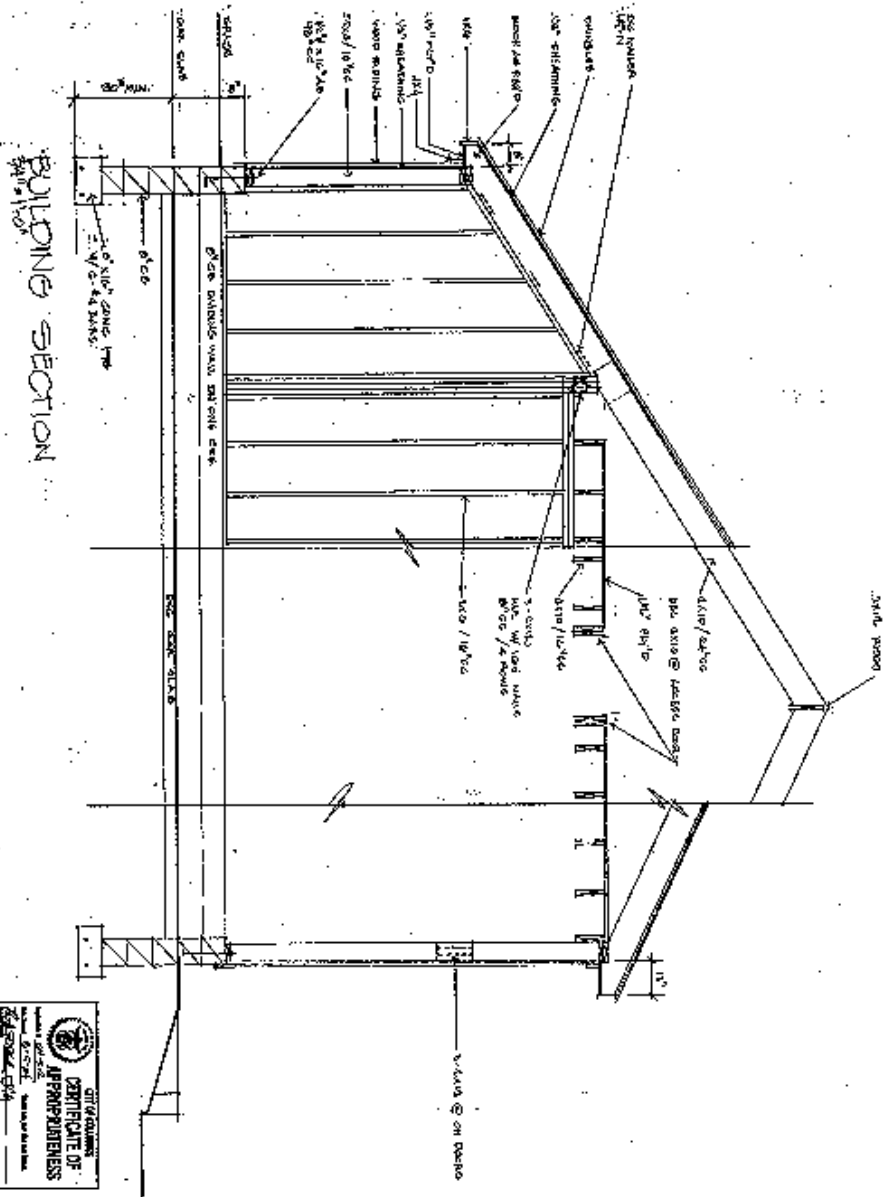
EAST SIDE

NORTH SIDE



858 SOUTH HIGH ST. COLUMBUS, OH 43010
 GARAGE REPLACEMENT & OTHER WORK
 JULY 15, 2004

PLANS - FIN

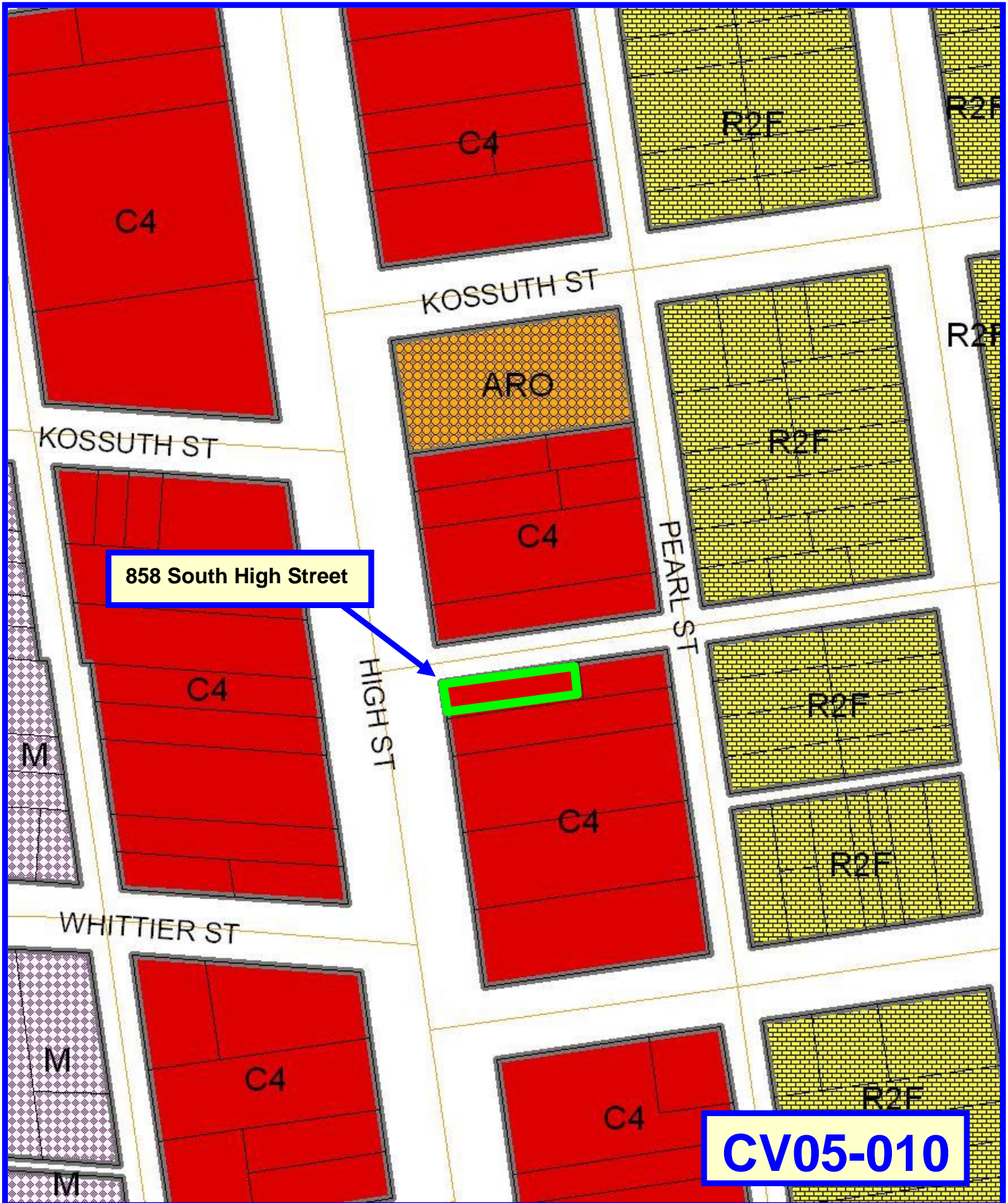


BUILDING SECTION



858 SOUTH HIGH ST., COLUMBUS, OHIO
 GARAGE REPLACEMENT & OTHER WORK
 July 15, 2004

CV05-010





858 South High Street

CV05-010

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City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

BREWERY DISTRICT 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: 858 South High Street

APPLICANT'S NAME: John Jentgen (Owner)

APPLICATION NO.: 04-5-2

HEARING DATE: August 5, 2004

EXPIRATION DATE: August 5, 2004

The Brewery District 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 & 3321 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

- Rebuild the garage similar to the original construction.
The roof however would change to a hip.
The front of the garage would be changed from (3) 7' carriage doors to (2) 9' carriage style doors in order to make the garage useful.

Approve Application #04-5-2, 858 South High Street, as submitted:

- All changes are to be as shown on drawings stamped and dated (August 5, 2004) by city Historic Preservation Office staff.

MOTION: Shottenstein/Simmons (6-0) APPROVED.

Recommend the approval of proposed variance as submitted:

- CC3307.06

MOTION: Mitchell/Hugus (6-0) RECOMMENDED.

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 E. Black
Historic Preservation Officer