





**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:

*OCUPANCY OF PROPERTY IS CONSIDERED AN APARTMENT ABOVE A COMMERCIAL SPACE THAT REQUIRES 2 HOUR FIRE DOOR SEPARATION, THE PROPERTY WAS BUILT AS A RESIDENCE IN 1906, AND THE INTERIOR IS UNCHANGED. TO PUT IN SUCH A BARRIER WOULD REQUIRE STRUCTURAL CHANGES THAT WOULD BE UNREASONABLY COSTLY AND WOULD DAMAGE THE FIRST AND SECOND FLOOR, AS A RESIDENCE APPLICANTS COULD ALSO REDUCE CURRENT INSURANCE COST AND QUALIFY FOR 2.5% PROPERTY TAX REDUCTION, USED AS SOLO LAW OFFICE*

Signature of Applicant

*Michael J. Swartz*  
*Joe B. Swartz*

Date 4/25/08

**PHILIP H. SHERIDAN, JR.**  
ATTORNEY AT LAW  
915 SOUTH HIGH STREET  
COLUMBUS, OHIO 43206-2523

PHILIP H. SHERIDAN, JR.  
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April 3, 2008

John Rosenberry  
City of Columbus Zoning Dept.  
727 Carolyn Ave.  
Columbus, Ohio 43224

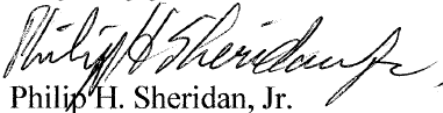
Re: 915 S. High St.

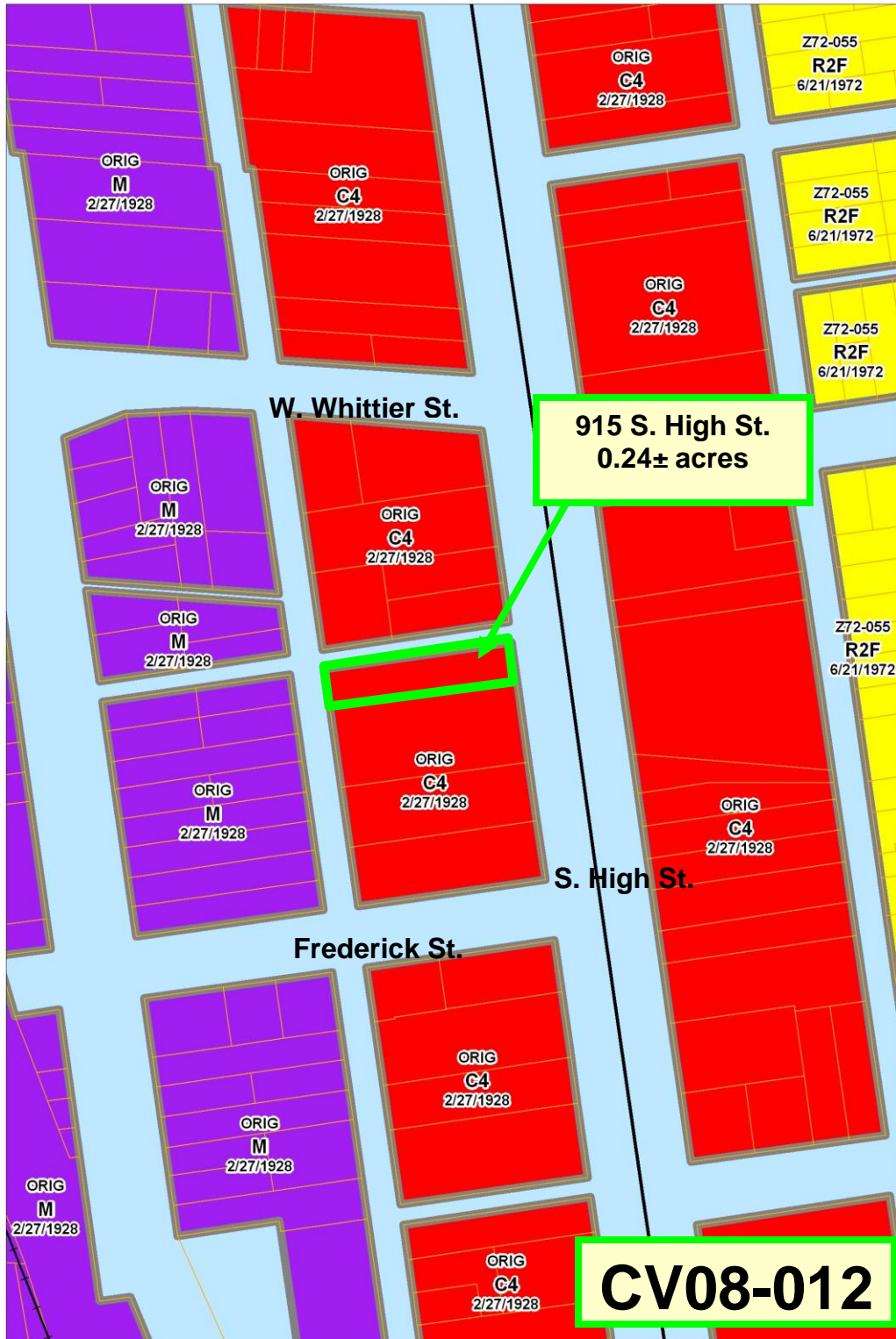
Dear Mr. Rosenberry:

Joel Gaertner, our architect, met with you concerning the zoning status of 915 S. High St. In applying to do some outside changes, going through the Brewery District Commission process, and initial steps toward obtaining building permits, my wife and I had Joel investigate the zoning and occupancy status of the building.

As you can see from the stationery, I am an attorney in private practice, and I operate my business as a sole practitioner whose practice is limited to arbitrations and fact findings, traffic and criminal defense, wills and probate, and victims of crime representation. I have one part-time employee. Much of my business is conducted at other locations, but I do meet with clients and keep my files and equipment here. In addition, my wife and I live here. We would like the appropriate records to reflect the actual use of the home. By this application we request that the records reflect the actual residential use of 915 S. High St. If you need additional information please let me know. Thank you for your consideration.

Very truly yours,

  
Philip H. Sheridan, Jr.





**915 S. High St.  
0.24± acres**

**CV08-012**



City of Columbus  
Mayor Michael B. Coleman

**Department of Development**

Boyce Safford III, 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:** 915 South High Street  
**APPLICANT'S NAME:** Joel Gaertner (Applicant)/ Philip Sheridan (Owner)  
**APPLICATION NO.:** 08-3-4  
**MEETING DATE:** 3-6-08 **EXPIRATION DATE:** 3-6-09

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

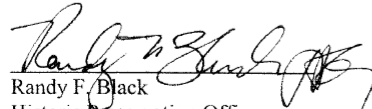
**APPROVED SPECIFICATIONS:**

- Approve Application #08-3-4, 915 South High Street, as submitted with the following clarifications:
- Re-design of front porch as per submitted drawings.
  - Construction of rear enclosed-porch with second-story deck and spiral staircase as per submitted drawings.
  - The front porch handrail is to be constructed of wood, with profile to match submitted drawings.
  - New sections of fence are to be model F20 by Fortin ironworks as per submitted cutsheet.
  - All details are to be as shown on drawings stamped and dated March 6, 2008 by City of Columbus Historic Preservation Office staff.

**MOTION:** Hugus/Pongonis (4-0-0) 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



### 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 # 08315-00000-00189

Being first duly cautioned and sworn (NAME) PHILIP H. SHERIDAN, JR.  
of (COMPLETE ADDRESS) 915 SOUTH HIGH ST. COLUMBUS OH 43206-2523  
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

<u>PHILIP H. SHERIDAN, JR.</u> <u>915 SOUTH HIGH ST.</u> <u>COLUMBUS OH 43206</u>	<u>JULIANN M. SHERIDAN</u> <u>915 SOUTH HIGH ST.</u> <u>COLUMBUS OH 43206</u>

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

SIGNATURE OF AFFIANT Philip H. Sheridan Jr.  
Subscribed to me in my presence and before me this 28<sup>th</sup> day  
of April, in the year 2008  
SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: September 16 2012  
This Project Disclosure Statement expires six months after date of notarization.



Seal Here  
**ANDREW J. BENDER**  
Notary Public, State of Ohio  
My Commission Expires  
September 16, 2012