



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:

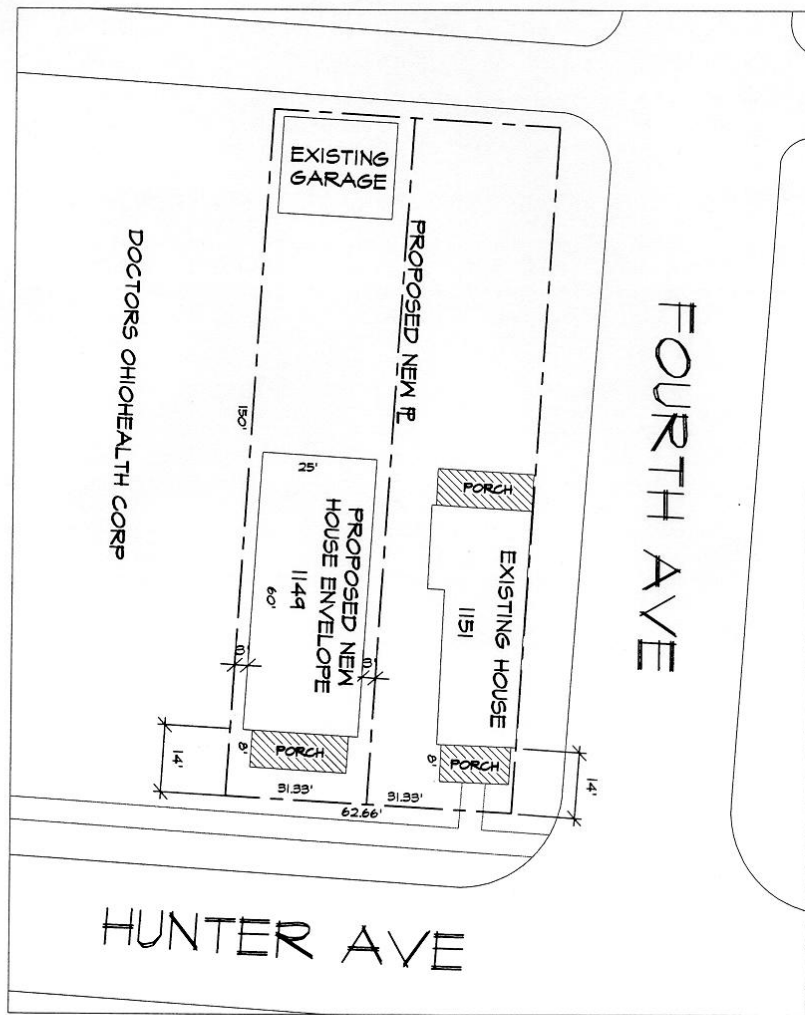
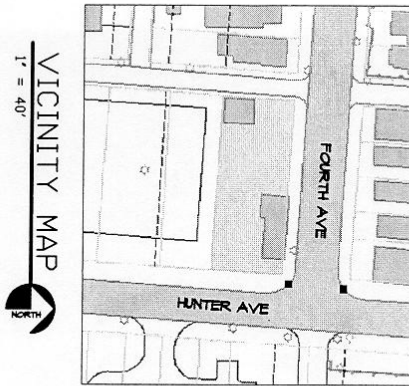
(see attached sheet)

Signature of Applicant *Jammehubak* Date *4/27/09*

**STATEMENT OF HARDSHIP
COUNCIL VARIANCE
1151 Hunter Avenue**

The subject lot of record located at 1151 Hunter Avenue is zoned ARLD. This Victorian neighborhood is made up predominantly of single-family homes so we thought it would be appropriate to change its delineation back to single-family zoning. Also, the majority of lots in the area are 30' wide x 130' to 150' deep. By splitting this lot we would create two lots 31.33' x 150' in dimension both zoned single family. This conforms to the neighborhood standard more closely. All lots to the south of our lot are now parking lot space for the hospital (Victorian Village Health Center). The front and side setback lines for the building envelope on the newly created lot would also conform to neighborhood norms.

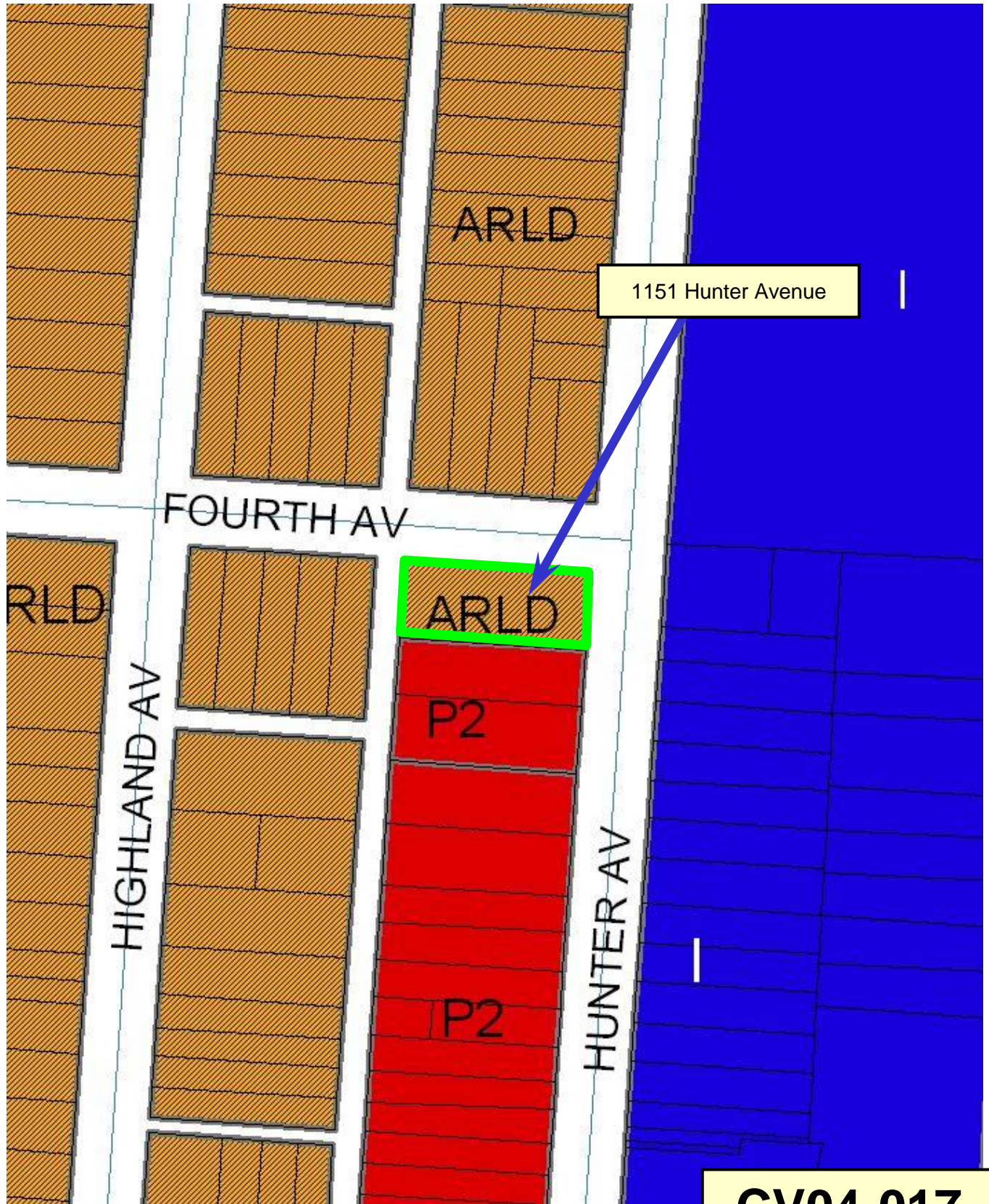
The other hardship that would be remedied by changing the zoning and allowing the lot split would be the garage situation. The existing garage is not very user friendly due to its proximity to the alley and the fact that cars park in the alley. Ingress and egress is very difficult at best with this garage. Columbus code won't allow 2 garages on 1 lot so by splitting the lot a new garage could be built behind the existing house. On street parking hasn't been a problem in this area (in part due to the large parking lots built by the hospital) but a new garage behind the existing house would help circumvent any future congestion concerns. Thank you.



CVO4-017 Final Received by *Monica Fine Haly*

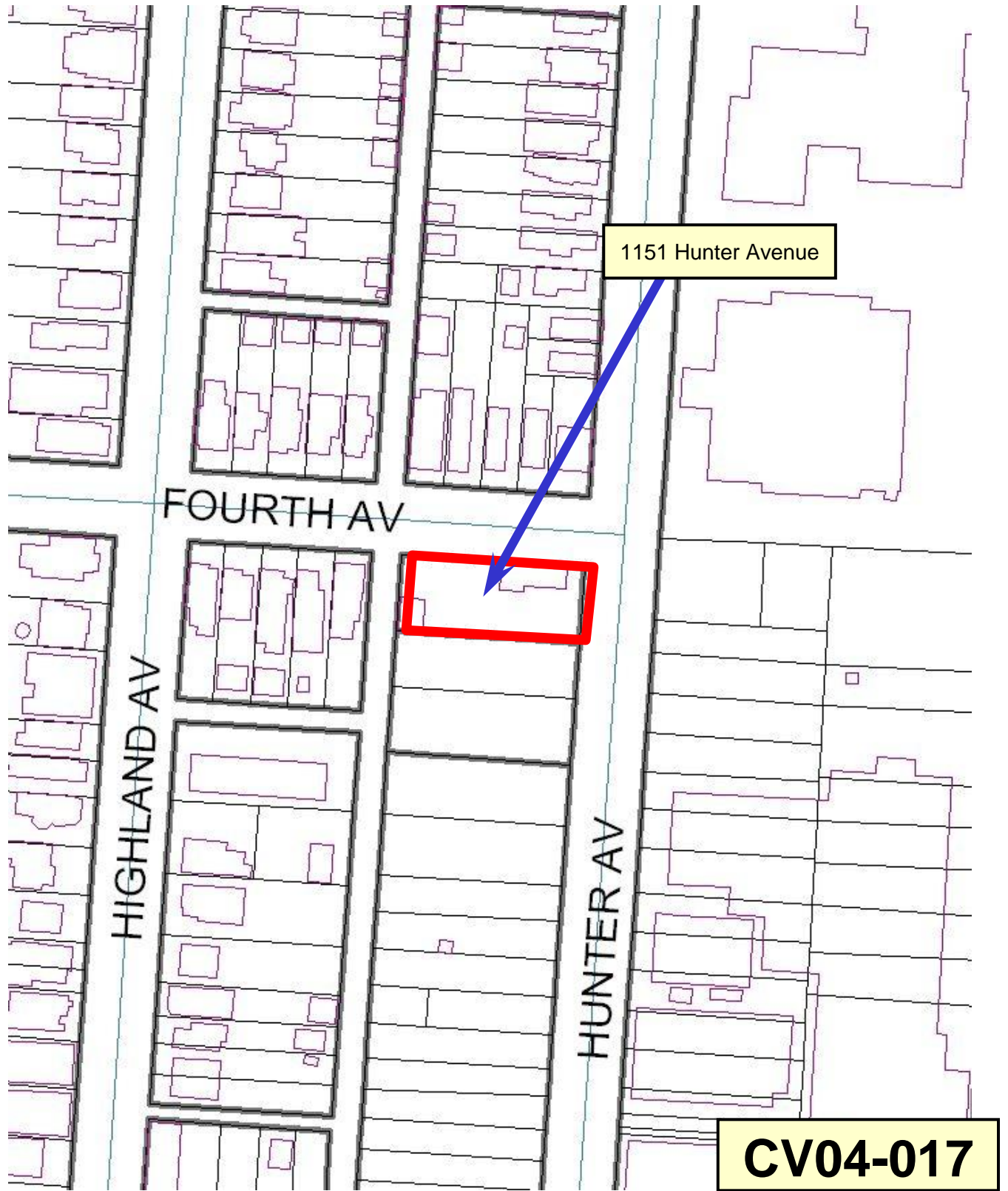
SITE LAYOUT
1" = 10'

<p>SINGLE FAMILY LOT SPLIT</p> <p>TOM & GAYLE MCMAHON</p> <p>114 103 HUNTER AVE COLUMBUS, OH 43206</p>		<p>1. All notes, conditions, and specifications shall govern over any drawings.</p> <p>2. The contractor shall be responsible for obtaining all necessary permits.</p> <p>3. The contractor shall maintain access to all adjacent properties at all times.</p> <p>4. The contractor shall be responsible for protecting all existing utilities.</p> <p>5. The contractor shall be responsible for the safety of all workers and the public.</p> <p>6. The contractor shall be responsible for the cleanup of all construction debris.</p> <p>7. The contractor shall be responsible for the removal of all construction materials.</p> <p>8. The contractor shall be responsible for the restoration of all disturbed areas.</p> <p>9. The contractor shall be responsible for the final inspection and approval of the project.</p> <p>10. The contractor shall be responsible for the final payment of the project.</p>	<p>BROWN CALABRETTA ARCHITECTS INC.</p> <p>1145 W. Third Ave. Columbus, Ohio 43212-5043 (614) 298-1232 FAX: (614) 298-2121</p>
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1151 Hunter Avenue

CV04-017





City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness
VICTORIAN VILLAGE 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: 151 Hunter Avenue
APPLICANT'S NAME: Thomas McMahon

APPLICATION NO.: 04-4-10 **HEARING DATE:** April 8, 2004 **EXPIRATION:** April 8, 2005

The Victorian 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 & 3331 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

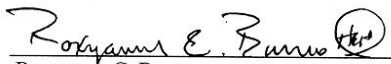
- Divide existing lot, 62.66' x 150' , into two parcels measuring 31.33 x 150'. Majority of surrounding lots are 30' wide. This property is adjacent to hospital parking lot on south side.

The Victorian Village Commission recommends for approval of the lot split in Application #04-4-10, 1151 Hunter Avenue.

MOTION: Conte/Hissem (6-0-0) RECOMMENDATION 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.



Roxanne C. Burrus
Administrator, Neighborhood Services Division



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 # C 004-017

Being first duly cautioned and sworn (NAME) Thomas A. McMahon
of (COMPLETE ADDRESS) 1288 Highland St. Cols, Ohio 43201
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Thomas A. McMahon</u>	<u>1288 Highland St. Cols, O. 43201</u>
<u>Gale L. McMahon</u>	<u>1288 Highland St. Cols, O. 43201</u>

SIGNATURE OF AFFIANT Thomas A. McMahon

Subscribed to me in my presence and before me this 21st day of April, in the year 2004

SIGNATURE OF NOTARY PUBLIC Robert L. Zappell

My Commission Expires: NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES 06-30-06

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

Notary Seal Here