



STATEMENT OF HARDSHIP

Chapter 3307 of Columbus Zoning Code
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirement 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 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 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:

518-522-524 MORAWK STREET, COLUMBUS, OHIO 43206
~~Hardships relating to these properties include lending/financing problems and the ability to rebuild as is in the event of property damage. 518 and 522 Morhawk Street originally were built as single-family homes in the 1870's. 522 was a two-story brick single-family home until July 1941 when a permit was granted by the City of Columbus to convert it to a two-family building. When the City changed the zoning code to R2F in 1976, these properties became non-conforming to the code (parcel #010-011484). As a former owner of the properties, and on behalf of the current owners, I am seeking a Council variance to bring these properties into conformance with the zoning code and to prevent future problems with financing and the ability to rebuild in the event of some property destruction. On the recent sale of one of the properties, one bank refused to grant a mortgage because of the non-conformance of the property to the City zoning code. We would appreciate the City Council's consideration and relief of these hardships.~~

Signature of Applicant (Signed in BLUE INK) Patricia Guthrie Date Nov. 11, 2005



Submitted to the State of Ohio, County of Franklin, City of Columbus, for recording and registration. This instrument is a plan for the subdivision of land shown in Plat Book 7, Page 88, Recorder's Office, Franklin County, Ohio.

Mohawk Place Condominium



Locality Map

Fieser St. 18'

Jackson St. 40'

MOHAWK STREET 50'

I hereby certify that these drawings accurately show the location of improvements and easements as provided by this Title Insurance Company. Commitment No. 21200-2824X effective date September 8, 2004.

I hereby certify that these drawings accurately show the building of Mohawk Place Condominium as constructed.



Joseph P. Myers, Surveyor No. 7981





Mary E. de la Serna, Surveyor No. 840

CV05-064

Final
Received 11/11/04
Myers Surveying

1 of 2



-  Common Area
-  Limited Common Elements (Appurtenant to Numbered Unit)

I, Joseph P. Myers, Surveyor No. 7981, do hereby certify that these drawings accurately show the location of improvements and easements as provided by this Title Insurance Company. Commitment No. 21200-2824X effective date September 8, 2004.

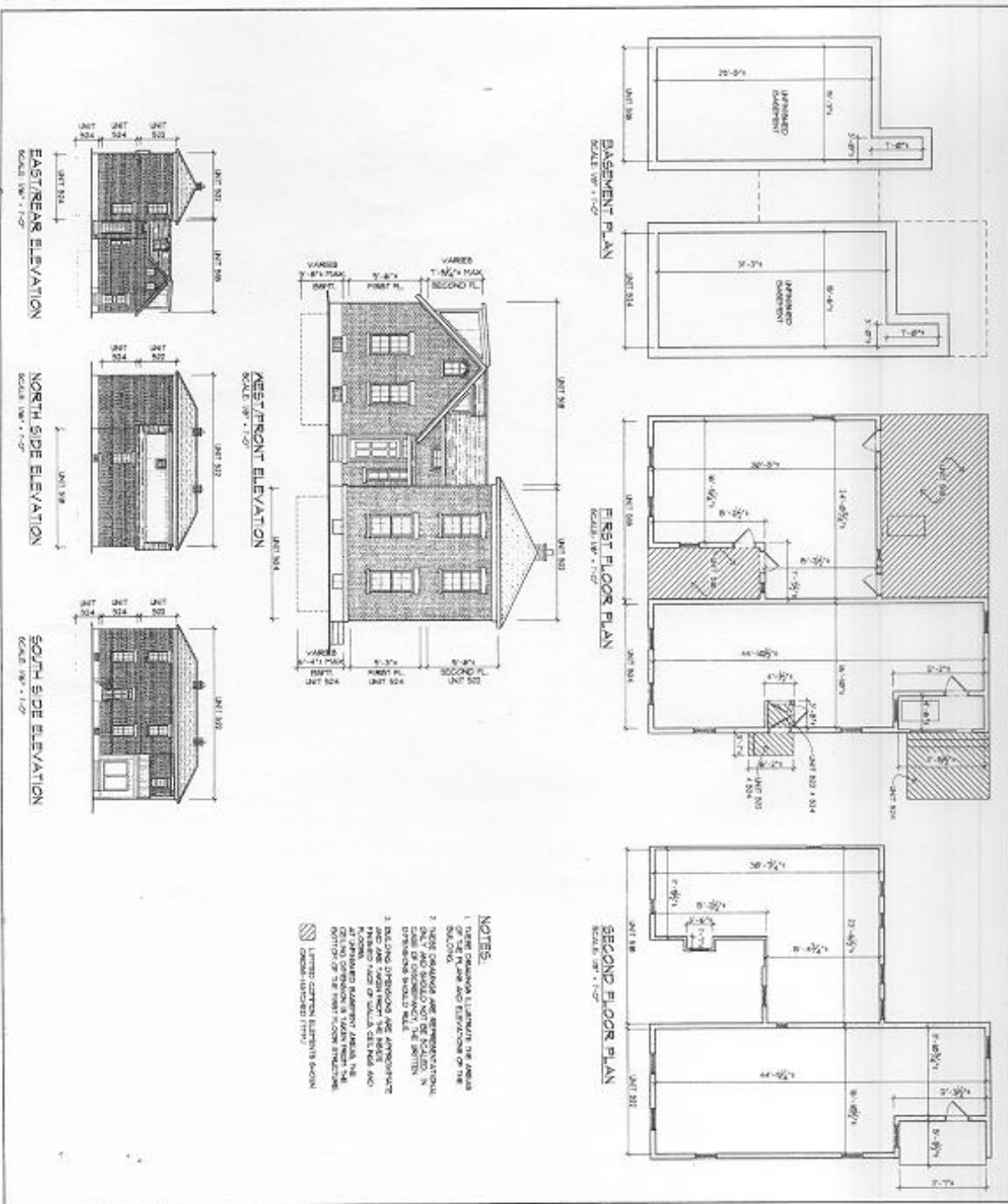
Myers Surveying

2743 East Main Street, 18141-205 - 6077
Columbus, Ohio 43230-2177, info@myerssurveying.com
www.myerssurveying.com

Maria Padilla
Jan 12, 2006

NO5-064
Final V11/10e
Approved by the Board

2 of 2



- NOTES:**
1. THESE DIMENSIONS ELIMINATE THE AREA OF THE PORCH.
 2. THESE DIMENSIONS ARE BASED ON THE EXISTING CONSTRUCTION OF THE BUILDING.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

	<p>Mohawk Place Condominium 518, 522, 524 Mohawk Street Columbus, Ohio 43206</p>	<p>Mary E. Gira, AIA 2022 Licensed Professional Architect 10000 North Central Expressway Suite 1100 Columbus, Ohio 43240 (614) 291-1111</p>	
<p>DATE: 11/10/05</p>	<p>PROJECT: Mohawk Place Condominium</p>	<p>SHEET NO. _____</p>	<p>OF _____</p>

Mary E. Gira, AIA



518, 522 & 524 Mohawk Street

CV05-064



518, 522 & 524 Mohawk Street

CV05-064



518, 522 & 524 Mohawk Street

CV05-064



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: 518-522-524 Mohawk Street
APPLICANT'S NAME: Patricia S. Guthrie Dr. & Mrs. R. Thompson, A. Fields, Mrs. M. Gorman (Owners)

APPLICATION NO.: 05-10-24 HEARING DATE: December 6, 2005 EXPIRATION: December 6, 2006

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 & 3325 and the architectural guidelines:

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

APPROVED SPECIFICATIONS:

The German Village Commission recommends for approval of the below listed variance in Application #05-10-24, 518-522-524 Mohawk Street with the conditions as noted.

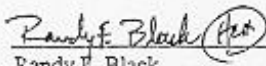
Variances Requested

- 3332.037: R2-F residential district
- 3332.14: R2-F area district requirements
- 3332.21 (E): Building lines
- 3332.25: Maximum side yard required
- 3332.26 Minimum side yard permitted
- 3342.16: Parking Lot
- 3342.23: Striping and marking
- 3342.06: Aisle and 3342.15: Maneuvering
- Recommend the variances based on the existing site plan, not to include future changes relating to new construction.

MOTION: Panzer/Rosen (7-0-0) 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.



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 # CV05-064

Being first duly cautioned and sworn (NAME) Patricia S. Guthrie
of (COMPLETE ADDRESS) 198 Jackson Street, Columbus, Ohio 43206
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)

<p>1. 518 Mohawk Street: Ashland Family Ltd. Richard/Pamela Thompson 1225 Shawnee Trail Ironton, Ohio 45638-1769</p>	<p>2. 522 Mohawk Street: Angelo P. Fields 522 Mohawk Street Columbus, Ohio 43206</p>
<p>3. 524 Mohawk Street: Melissa H. Gorman 319 Morgan Lane Columbus, Ohio 43230</p>	<p>4.</p>

SIGNATURE OF AFFIANT

Patricia S. Guthrie

Subscribed to me in my presence and before me this 14th day of November, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Melissa Niehaus
Jan 14, 2007

My Commission Expires:

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

Notary Seal Here



MELISSA NIEHAUS
Notary Public
In and for the State of Ohio
My Commission Expires
January 14, 2007