

C203-029

**STATEMENT OF HARDSHIP
929 N. FOURTH STREET
COLUMBUS, OHIO**

The subject lot is over seventy-eight hundred square feet and is located on the west side of N. Fourth Street. In 2003, a small, deteriorating single family structure that was on the lot was determined to be structurally unsound and therefore, razed. In order to preserve the architectural amenities of such structures in the historic Italian Village area, the owner committed to building a new home on the lot in the likeness of the prior structure. However, because the prior structure was small, the new structure, which is limited in square footage due to the prior dwellings' size, is on a lot that is more than twice the size of many of its neighboring lots which have doubles.

The owners request variances that will permit a carriage house to be located on the west side of the lot and accessed off the alley. The carriage house will provide the required on-site parking for the single family home and will provide living space above the garage either as additional space for the single family structure, or as a separate dwelling. At least five (5) lots located within 125' of the subject property have structures accommodating two (2) dwelling units, and most of these lots are less than one-half the size of the subject property ranging from only 2600 square feet to approximately 4,000 square feet (the subject property is 7,809 square feet). The variances will not impair an adequate supply of light and air to adjacent property, nor will they unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus. The improvements to the subject lot afford a correction of prior existing building code violations, and implement the spirit of the code by accommodating new structures for residential living in what had become, a deserted area.