

*Bernard Jay Seckler 4/21/09*

**SITE PLAN**  
SCALE 1" = 6'-0"

WOLF RESIDENCE 130 EAST FRANKFURT STREET, GERMAN VILLAGE, COLUMBUS, OHIO	
B J SCANLON - ARCHITECT ARCHITECTURAL CONSULTANT	1203 64.6TH AVENUE, GRANDVIEW HEIGHTS, OHIO 43212 •614• 400-0100 F-MAIL: 753222.2212@COMPUSERVE.COM
PROJECT: DATE: APRIL 21, 2009	A - 1



**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:

WE DESIRE A VARIANCE FROM CODE SECTION  
3332.037 R2F RESIDENTIAL USE.  
WE WISH TO HAVE THE PROPERTY LINE BETWEEN  
138 E FRANKFURT AND 720 LAZELLE REMOVED SO  
WE CAN BUILD A GARAGE WHICH WOULD SERVE BOTH  
SINGLE FAMILY DWELLINGS. THE PROPOSED GARAGE  
STRADDLES THE CURRENT PROPERTY LINE, WHICH WE  
WOULD LIKE TO REMOVE.

Signature of Applicant

Date

5-1-09



City of Columbus  
Mayor Michael B. Coleman

**Department of Development**  
Boyce Safford III, Director

COPY

**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:** 138 East Frankfort Street

**APPLICANT'S NAME:** B.J. Scanlon – Architect (Applicant)

Jim Wolf (Owner)

**APPLICATION NO.:** 09-7-18

**HEARING DATE:** 7-7-09

**EXPIRATION:** 7-7-10

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:**

Recommend approval of Application #09-7-18, 138 East Frankfort Street, as presented:

Variance Recommendation Request

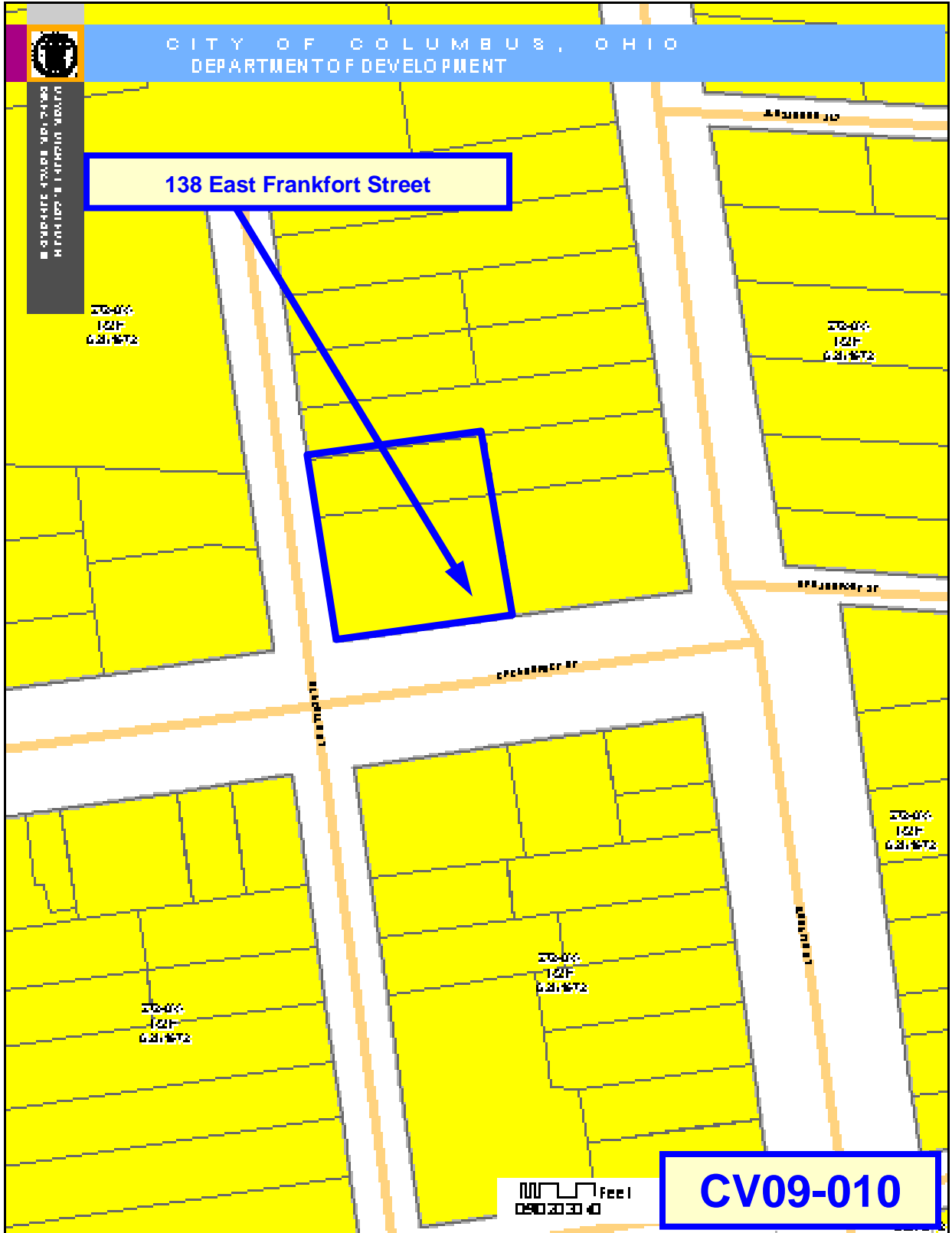
- CC3332.037: R2F Residential Use: To allow two (2) residences on one (1) parcel.
- Remove property line between 720 Lazelle Street and 138 East Frankfort Street to allow the construction of new garage that straddles the current property line.

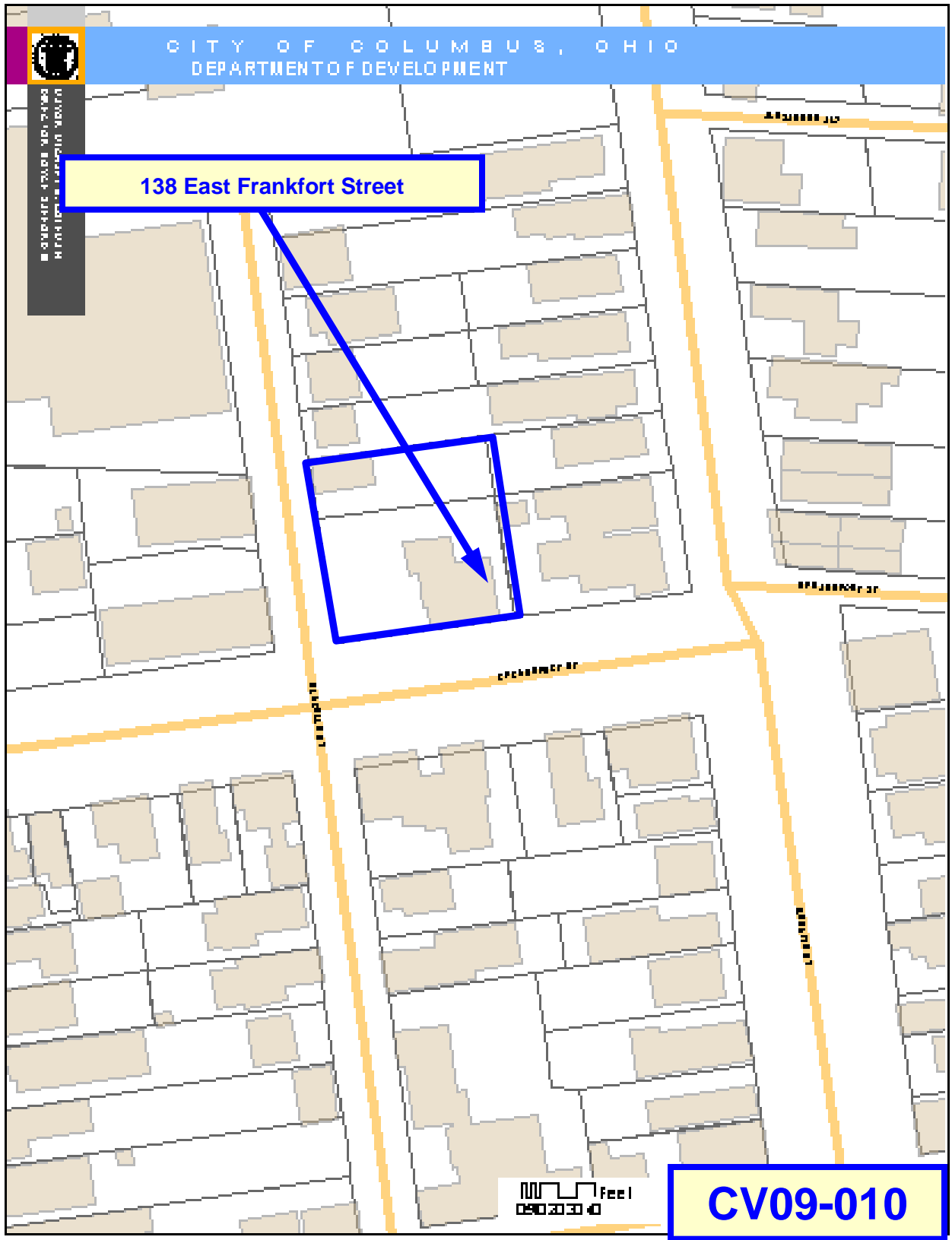
MOTION: Straker/Colvin (7-0-0)

**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 # CV09-010

Being first duly cautioned and sworn (NAME) JAMES J. WOLF  
of (COMPLETE ADDRESS) 1149 W. 1ST AVE COL. OHIO 43212  
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

<p><u>JAMES J. WOLF</u> <u>1149 W. 1ST AVE</u> <u>COL. OHIO 43212</u></p>	

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

SIGNATURE OF AFFIANT James J. Wolf  
 Subscribed to me in my presence and before me this 1st day  
 of May, in the year 2009  
 SIGNATURE OF NOTARY PUBLIC Catherine Adams  
 My Commission Expires: \_\_\_\_\_  
 CATHERINE ADAMS, Attorney At Law

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

Notary Seal Here

NOTARY PUBLIC STATE OF OHIO  
Commission has no expiration date.  
Section 147.03 R.C.