

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

I would like to request a variance to Section 3363.01, M, Manufacturing District- to add a live-work unit in the existing building which contains 46 units per CV03-039, for a total of 47 units. Minor aesthetic exterior revisions to an existing multi-family building. Live-Work condominium unit to occupy North 1st Floor (currently unoccupied) space. Proposed exterior aesthetic revisions include the placement of an egress window within the existing aluminum storefront window grid with an operable hooper window, removing exterior hardware from two existing exterior doors, replace one 5' opening with double doors, and providing a rear egress window on the rear where an existing man door exists. The rear egress infill will include brickwork to match existing below window and window style to match clad wood windows predominate on building rear elevation. New double doors to match existing aluminum storefront in color and style. Front terrace landscaping considerations will be provided under a separate permit.

Signature of Applicant



Date

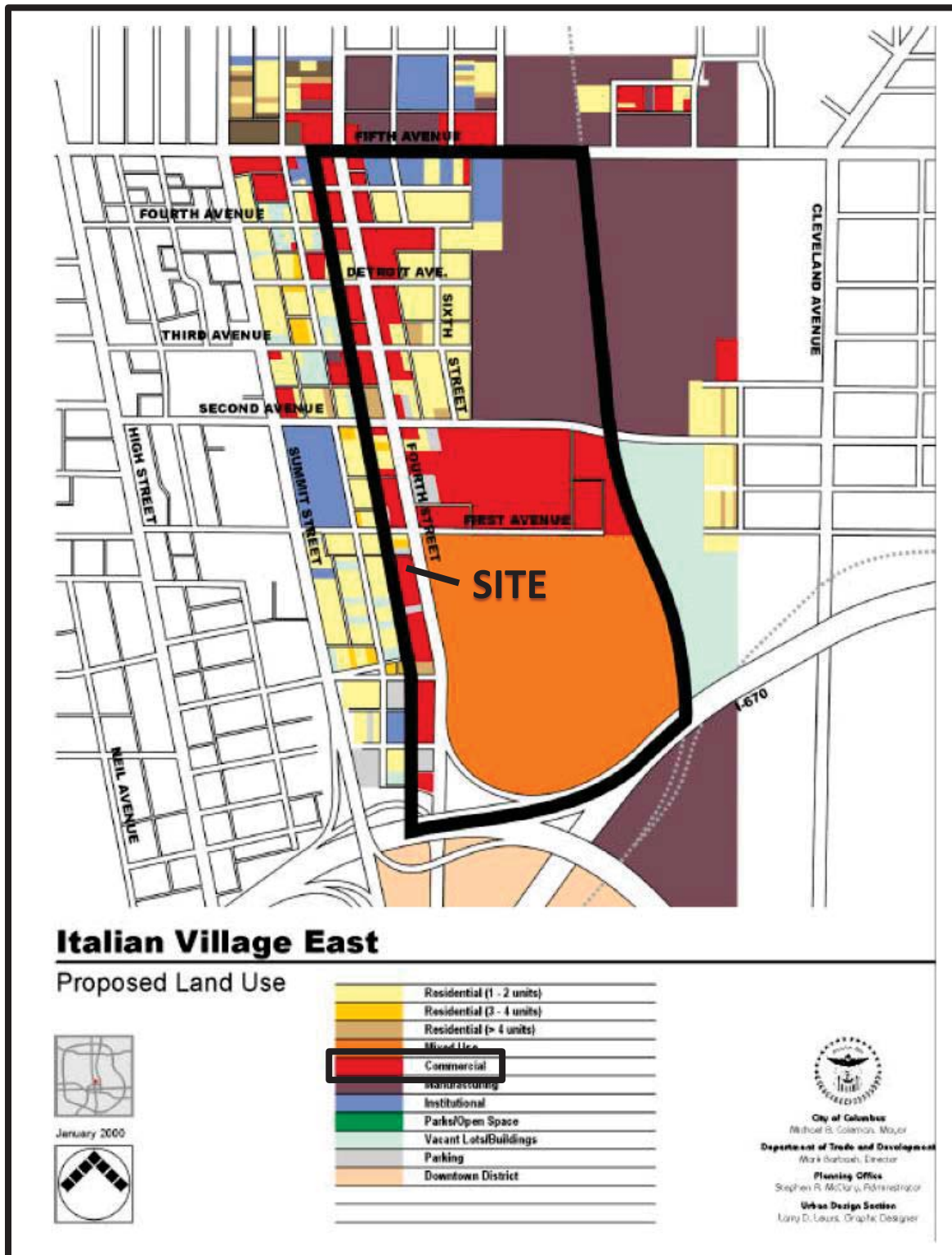
3/24/23

CV23-028

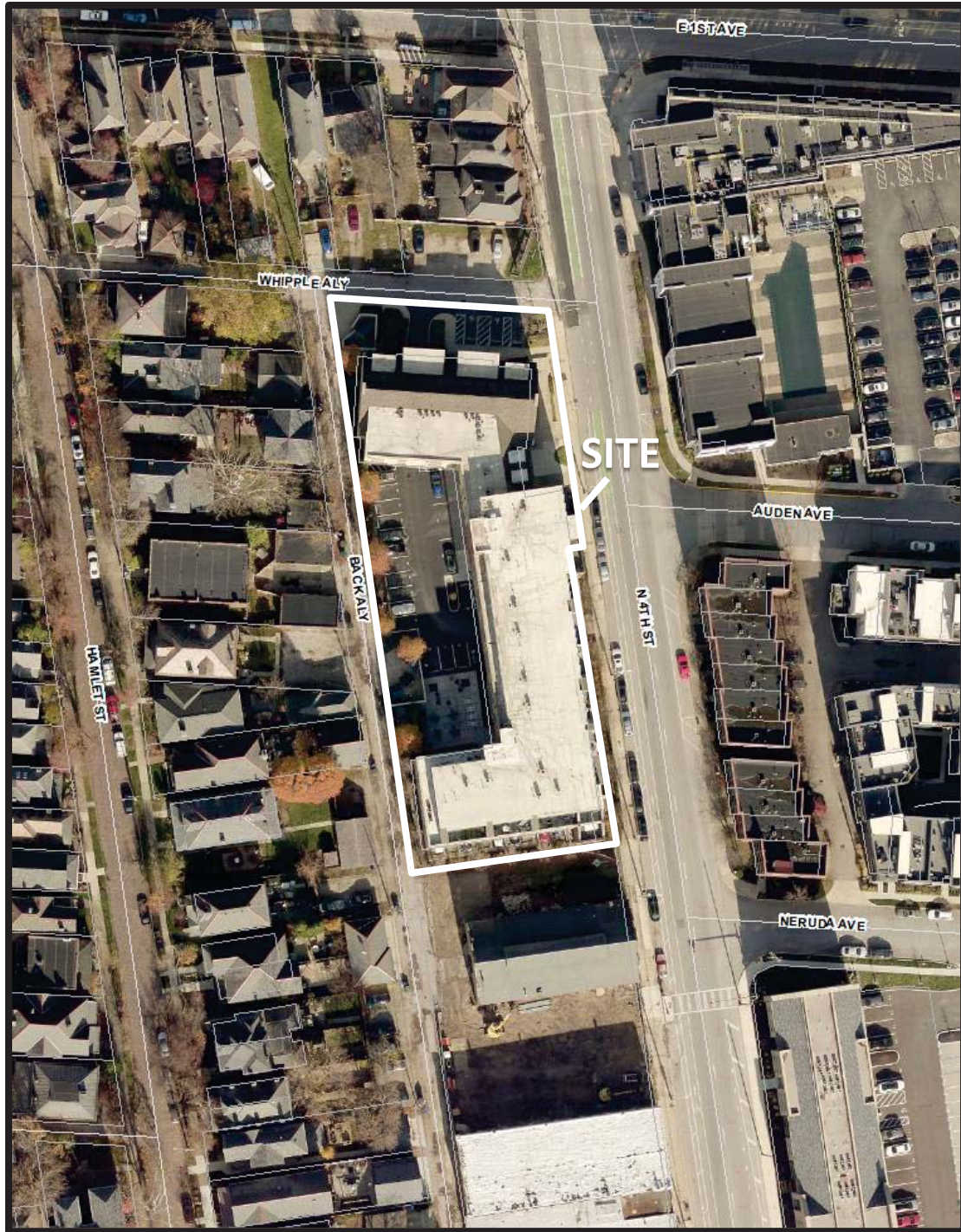


CV23-028
803 N. 4th St.
Approximately 1 acre

Italian Village East Redevelopment Plan (2000)



CV23-028
803 N. 4th St.
Approximately 1 acre



CV23-028
803 N. 4th St.
Approximately 1 acre

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 and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 825 N. Fourth St. (also referred to as 803 N. Fourth Street per CV03-029) (KP)

APPLICANT'S NAME: Thomas Shapaka (Applicant)/ Eugene Cobb (Owner)

APPLICATION NO.: IV-23-05-008b

STAFF APPROVED DATE: 04/25/2023 **EXPIRATION:** 04/25/2024

The Italian 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 & 3319 and the architectural guidelines:

- ☐ **Approved: Commission** ☐ **or Staff** ☒ **Exterior alterations per APPROVED SPECIFICATIONS**
☒ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

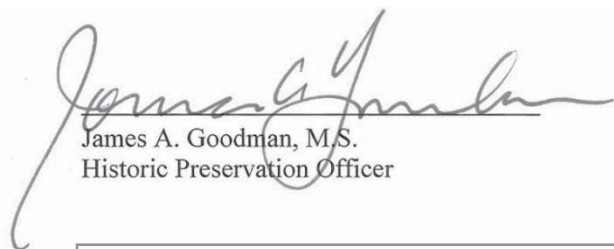
Approve application IV-23-05-008, IV-23-05-008b, as submitted with any/all clarifications noted.

Variance Recommendation

- **Section 3363.01 M Manufacturing District:** Add an additional dwelling unit for a total of 47 units and limited commercial uses with reduced development standards per CV03-039.
- **Note:** Recommend by Commission at the May business meeting (4-25-2023).

☒ **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.


James A. Goodman, M.S.
Historic Preservation Officer

mg

Staff Notes: Moved to Staff Approval at the May 2023 Business Meeting (4-25-2023).

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-028

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 Licking

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS)

Eugene Cobb Jacqueline Cobb
3923 Milner Rd. Newark OH 43055

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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. Realej LLC 3923 Milner Rd Northeast Newark, OH 43055 619 954 1504	2. Eugene Cobb 3923 Milner Rd Northeast Newark, OH 43055 619 954 1504
3. Jacqueline Cobb 3923 Milner Rd Northeast Newark, OH 43055 619 954 1507	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

[Signature]

Sworn to before me and signed in my presence this 23rd day of March, in the year 2023

[Signature]

SIGNATURE OF NOTARY PUBLIC

03.15.2027

My Commission Expires

Notary Seal Here



CHERYL A LOHRMAN
NOTARY PUBLIC-OHIO
MY COMMISSION EXPIRES
03-15-2027

This Project Disclosure Statement expires six (6) months after date of notarization.