

22 November 2022

STATEMENT OF HARDSHIP pertaining to 615-617 South Ohio Avenue

The planned project is a renovation of a historic structure that has previously (under a prior owner) been converted from single family to two family residential. The City of Columbus Zoning Department has no record of this conversion, and the site is shown as R3 on the city zoning map. We request a council variance to allow the client to renovate this structure, badly in need of maintenance on the inside and out, and continue its operation as a two unit residential structure.

We have met with The Historic Resources Commission and have received their approval of renovation work that will be done. This includes a complete rebuild of the front porch and upper balcony, which is not original to the structure. We also will re clad the entire structure with wood lap siding (again, the existing shake siding is not original) and add a one car parking pad with a pervious paver surface.

As we understand the site constraints and zoning issues communicated to us by city zoning staff, the project requires variances as follows:

1. 3312.49 Parking

(2) off street parking spaces per dwelling are required; with our additional off-street parking space (3) spaces will be provided where (4) would be required.

2. 3332.05 Lot Width Variance

Modern City Code requires a minimum lot width of 50'. This existing and historic lot is 38' in width and cannot be altered.

3. 3332.13 Lot Size Variance

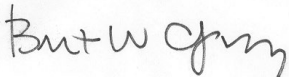
Site is 5,700 SF in total. R-3 area district requirements requires each single-unit dwelling or other principal building to have a lot of no less than 5,000 SF, and only 4332 SF counts toward the lot area requirement on this existing site.

4. 3332.035 Variance to R3 Permitted Uses

The existing structure, which is being renovated without new additions, existed as a two unit structure having a common entry vestibule. We wish to rebuild the porch, re clad the structure (already approved by the Historic Resources Commission) and maintain the structure as two unit residential.

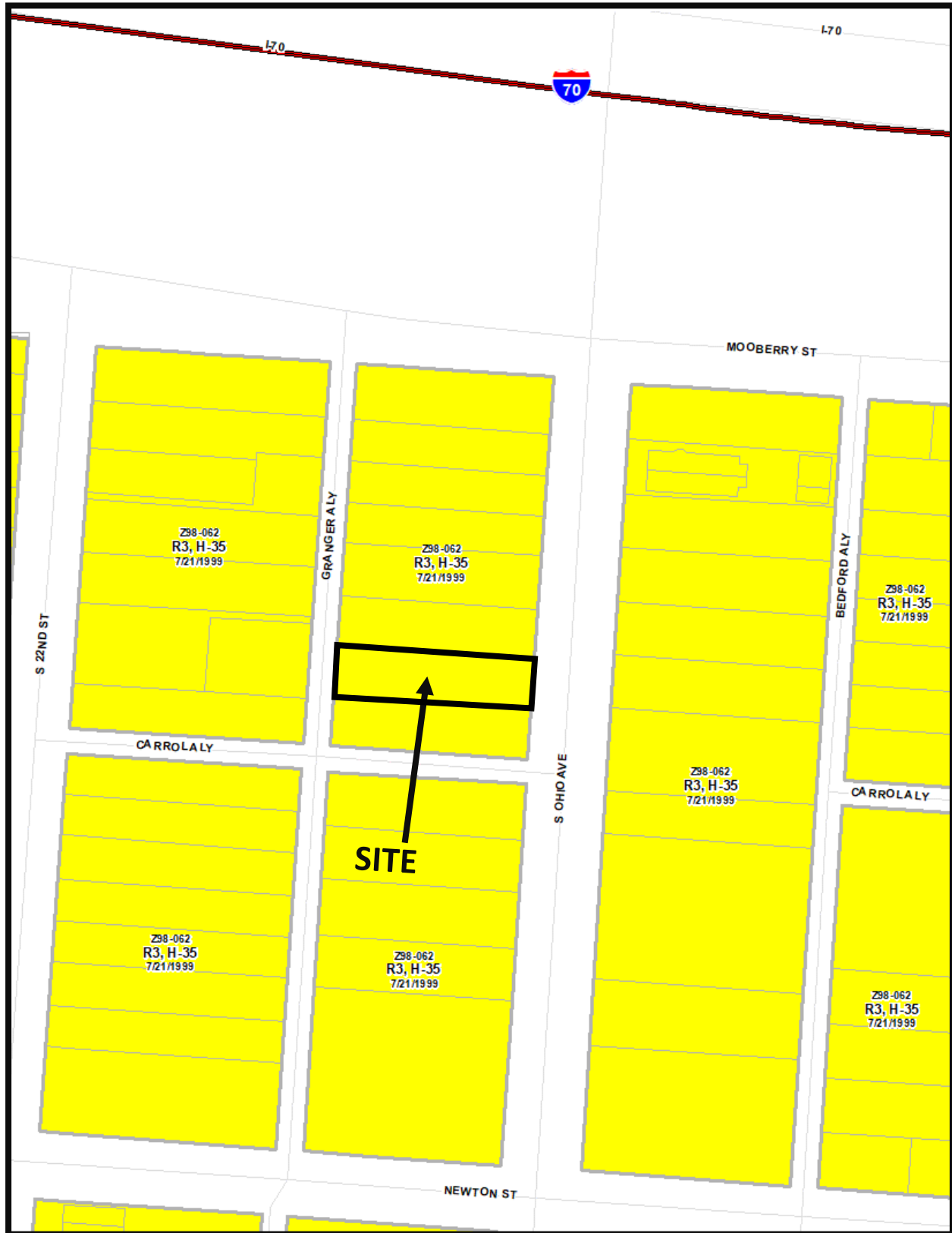
We feel these variance requests are both reasonable and necessary to allow renovation of this structure within one of the city's historic neighborhoods. Maintaining the structure's two unit use addresses critical needs in our neighborhood for inclusive housing options. If you have any questions regarding this Statement of Hardship you may feel free to contact me, (614) 602-2568.

Best Regards,

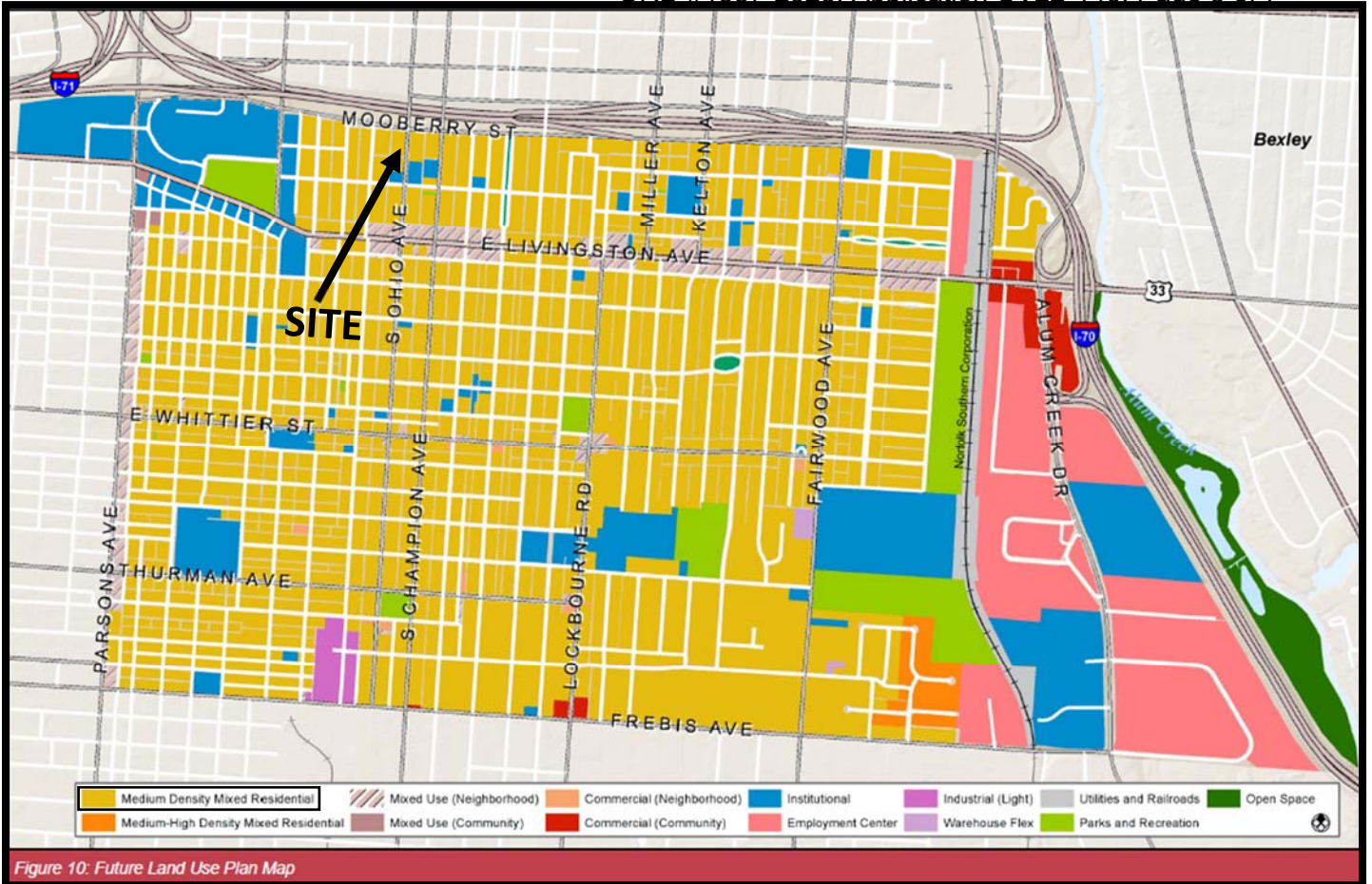


Bart W. Overly,
Partner, Blostein/Overly Architects
OH ARC 13223

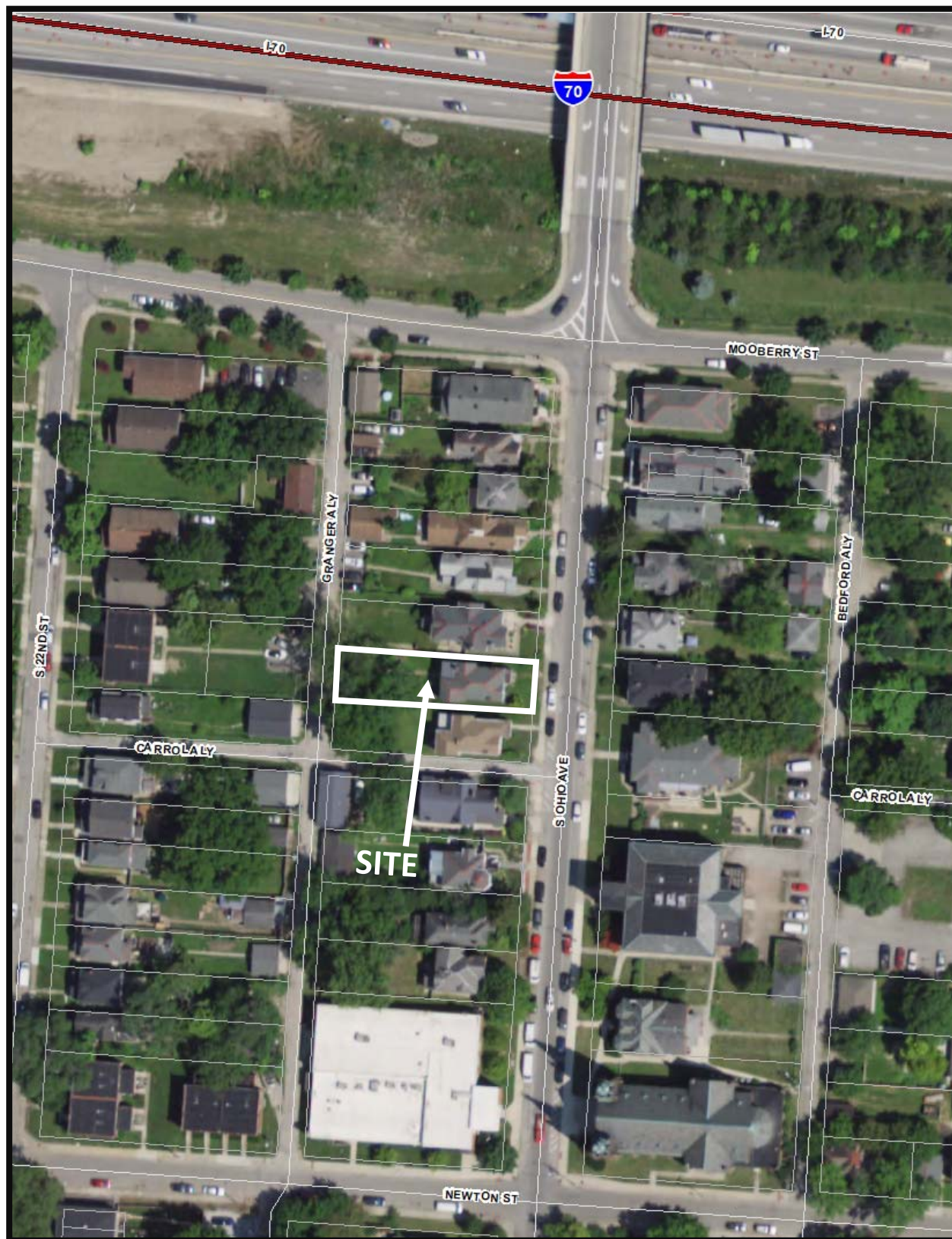




CV22-146
617 S. Ohio Ave.
0.13 Acres



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Standardized Recommendation Form

FEB 28 2023

111 N Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-146
Address 6017 S. Ohio Avenue
Group Name Old Oaks - Livingston Avenue Area Commission
Meeting Date 01/19/23
Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit
Recommendation (Check only one)
☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Approved - 9
Disapproved - 0

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

9 Approve; 0 disapprove

[Signature]

Vice President

614-477-2505

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Certificate of Appropriateness
HISTORIC RESOURCES 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 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: 617 South Ohio Avenue

Old Oaks Historic District

APPLICANT'S NAME: Bart Overly, Blostein/Overly Architects (Applicant)

First Space (Owner)

APPLICATION NO.: HR-23-04-013

STAFF APPROVED DATE: 04-07-2023

EXPIRATION: 04-07-2024

The Historic Resources 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:


Recommend Application # HR-23-04-013, 617 South Ohio Avenue, Old Oaks Historic District, as submitted, with all clarifications, as noted.

Variance Recommendation Request

- Section 3312.49 Parking; (2) off street parking spaces per dwelling are required; with our additional off-street parking space (3) spaces will be provided where (4) would be required.
- Section 3332.05 Lot Width Variance; Modern City Code requires a minimum lot width of 50'. This existing and historic lot is 38' in width and cannot be altered.
- Section 3332.13 Lot Size Variance; Site is 5,700 SF in total. R-3 area district requirements requires each single-unit dwelling or other principal building to have a lot of no less than 5,000 SF, and only 4332 SF counts toward the lot area requirement on this existing site. The area of the lot counting towards lot size, per 3332.18 (c) is only three times the lot width if the lot length is more than three times the width of the lot, which is the case of this existing lot.
- Section 3332.035 Variance to R3 Permitted Uses; The existing structure, which is being renovated without new additions, existed as a two unit structure having a common entry vestibule. We wish to rebuild the porch, re-clad the structure (already approved by the Historic Resources Commission) and maintain the structure as two unit residential.

☐ **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

Recommendation
moved to staff.

Council Variance Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-146

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

Being first duly cautioned and sworn (NAME) BART O'NEILY
 of (COMPLETE ADDRESS) 922 West Broad St. Columbus OH 43222
 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. FIRST SPACE 955 SOUTH HIGH STREET COLUMBUS OH 43206	2.
3.	4.

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

SIGNATURE OF AFFIANT

Bart O'Neily

Sworn to before me and signed in my presence this 17 day of May, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Kevin Coles
 Notary Public
 State of Ohio
 Certificate # 2020-RE-816048
 My Commission Expires
 June 22, 2025

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