

CV08-006

**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:

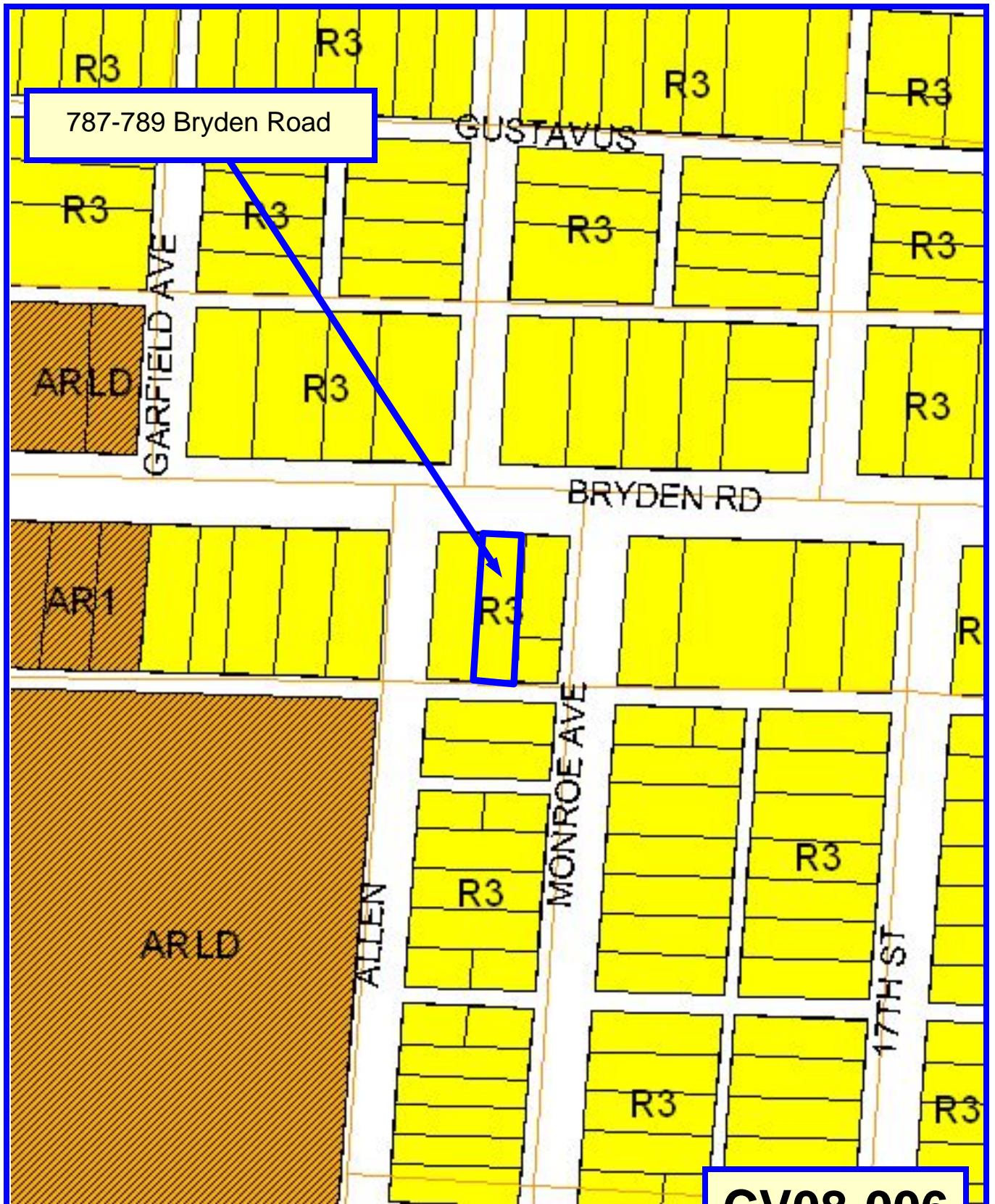
WE ARE REQUESTING THAT THIS PROPERTY BE RECOGNIZED
AS A 2 FAMILY DWELLING NONCONFORMING IN A
R-3 ZONING DISTRICT. THIS IS THE HISTORICAL USE
OF THE BUILDING.

WE ARE REQUESTING VARIANCE FOR 3 PARKING SPACES INSTEAD OF 4
WE ARE ADDITIONALLY REQUESTING A VARIANCE FOR
THE DWELLINGS EXISTING CONDITIONS.
SITE

→ 2 EXISTING

Signature of Applicant

Date 03/12/2008



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City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: NEAR EAST AREA COMM Meeting Date: 4/14/08
Case Number: CV08-006 Case Type: ☒ Council Variance ☐ Rezoning
Zoning Address: 787 BRYDEN RD Applicant: JACK DeBaar
Person(s) Representing Applicant at Meeting: SAME

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

	Applicant Response	
	Yes	No
1. <u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

☒ Approval ☐ Disapproval ☐ Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 10 Against 0

Signature / Title of Authorized Representative: [Signature]

Daytime Phone Number: 614-252-3283

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

**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 (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: 787-789 Bryden Road

Bryden Road Historic District

APPLICANT'S NAME: Joseph Seifert and Jack Debaar (Applicants/Owners)

APPLICATION NO.: 08-5-3a

HEARING DATE: May 15, 2008

EXPIRATION: May 15, 2009

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 & 3117 and the architectural guidelines:



Approved: Exterior alterations per APPROVED SPECIFICATIONS



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

APPROVED SPECIFICATIONS:

Council Variance Recommendation

After presentation of the application and ensuing discussion with all members present, a motion was made, vote taken and results recorded as indicated:

Recommend approval of Application #08-5-3a, 787-789 Bryden Road, located in the Bryden Road Historic District, for the necessary variances as listed and indicated in Council Variance Application #CV08-006 to:

- (1) Allow 3 parking spaces instead of 4
- (2) Allow 2-family residential in R-3
- (3) Allow existing building set-backs

MOTION: Clark/Gibboney (6-0-0) RECOMMEND APPROVAL



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

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224

**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 # CV08-006

Being first duly cautioned and sworn (NAME) JOSEPH SEIFERT
of (COMPLETE ADDRESS) 189 BRIDEN RD COLUMBUS OH 43205
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

JACIE DEBAAR 189 BRIDEN RD COLUMBUS OH 43205 614 258-7125	

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11th day
of March, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



JAMES D. COLLINS
Notary Public, State of Ohio
My Commission Expires
July 12, 2009