

CITY OF COLUMBUS
 CERTIFICATE OF
 APPROPRIATENESS

Application # 19-2-1b

Date issued 2-7-19

Expires one year after date issued.

James A. Goodman

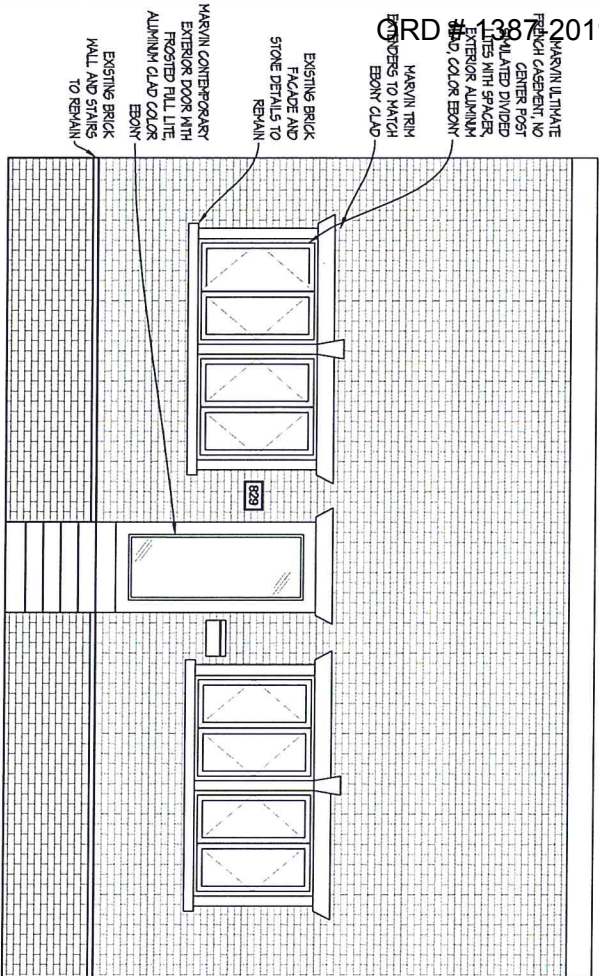
James A. Goodman, M.S.
 Historic Preservation Officer

CAH

THIS IS NOT A BUILDING PERMIT

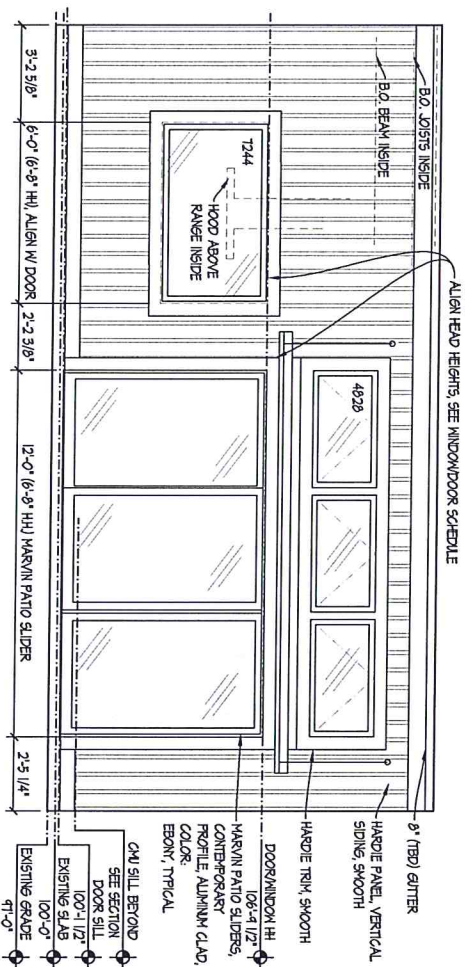
PROPOSED FRONT EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



SCHEMATIC DRAWINGS FOR THE LYNCH RESIDENCE

829 S. FRONT STREET
COLUMBUS, OHIO 43206
4/5/2014

FASTEN DESIGN

PROJECT INFORMATION

824 S. FRONT STREET, COLUMBUS, OH
 HISTORICAL COMMISSION, BREWERY DISTRICT
 PID# 010-09011
 0.12 ACRE
 4860 SF
 HISTORICAL COMMISSION, BREWERY DISTRICT COMMISSION APPLICATION #19-2-1B
 CITY OF COLUMBUS ZONING APPLICATION KCVH-002
 PRIMARY EXISTING STRUCTURE = 1560 SF
 NO CHANGE, EXISTING FOOTPRINT TO REMAIN
 TOTAL REAR YARD (INCLUDING STRUCTURES): 3048 SF = 62.7% OF LOT
 EXISTING SHED TO REMAIN 151 SF
 NEW PROPOSED DETACHED GARAGE = 506 SF



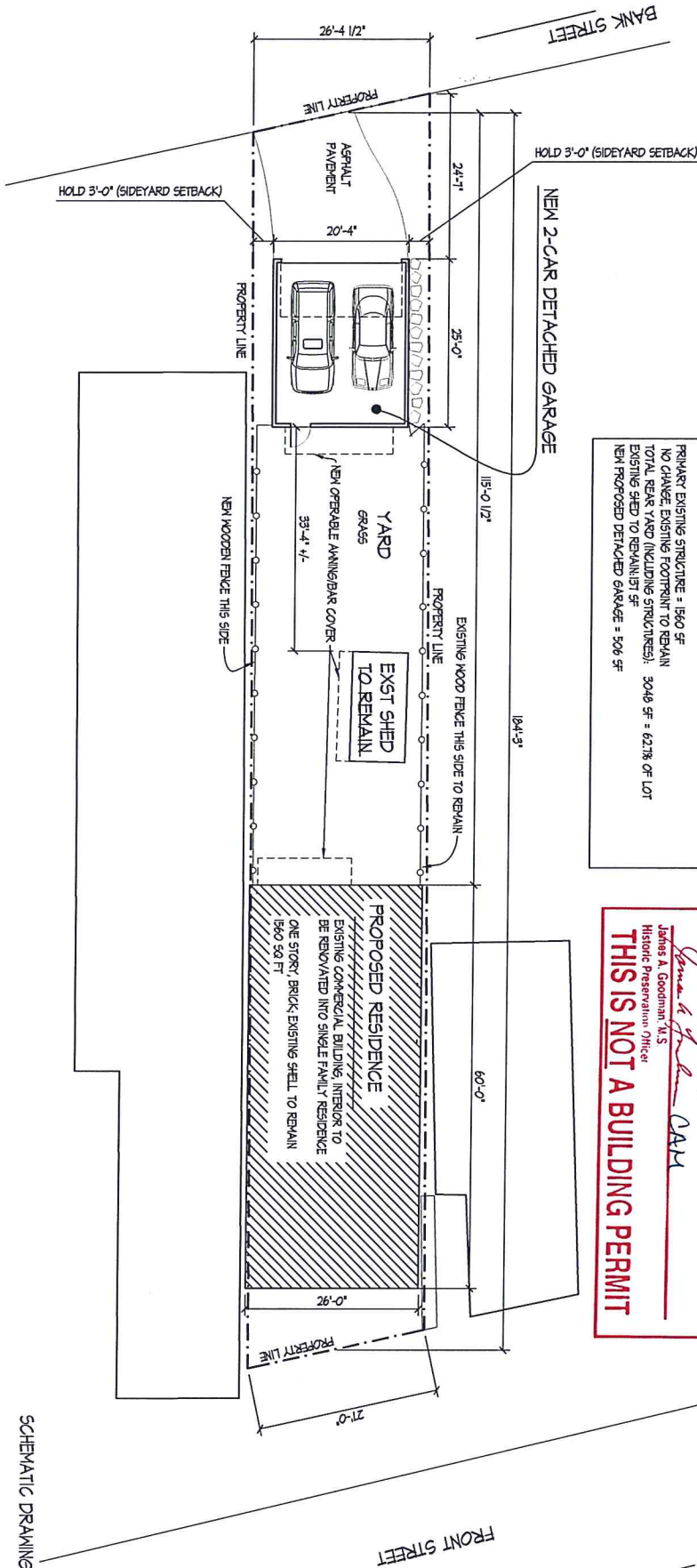
CITY OF COLUMBUS

CERTIFICATE OF APPROPRIATENESS

Application # 19-2-1b
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James A. Goodman, Jr., S.
 Historic Preservation Officer

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PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



SCHEMATIC DRAWINGS FOR THE
LYNCH RESIDENCE

824 S. FRONT STREET
 COLUMBUS, OHIO 43206

4/5/2019

SHEET 2

4/18/19

CV19-002; Final Received 4/18/19



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

Application #: CV19-002

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

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 discovered after your application is approved, a new application 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):

Please see attached Hardship Statement for 829 S. Front St.

Signature of Applicant

Date

1/17/19

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Statement of Hardship

Property Address: 829 South Front Street
Tax Parcel Number: 010-050117-00

This Statement of Hardship is submitted in support of the Applicant's request for variances from the Zoning Code which are necessary and appropriate for a proposed redevelopment of a vacant building to a residential home in the Brewery District.

Site Area - Background

The project that is the subject of this variance application is located in Brewery District on the West side of Front Street and is commonly known as 829 South Front Street (the "**Site Area**"). The Site Area totals approximately 0.112 acres. The Site Area is zoned M. There is an existing vacant warehouse on the site (the "**Building**").

The Project - Overview

The contemplated project (the "**Project**") will renovate the Building and convert its use to a residential single-family home.

In order to accomplish the above, the Project respectfully must request that variances be granted to bring the Existing Building into compliance with the Zoning Code and so that the renovations to the Building may be completed.

The Project – Specifics

Masonry block on the exterior will be repaired, new doors and windows will be installed, new landscaping will be added, a new garage will be built, and the interior of the building will be renovated and improved. The mechanicals and all plumbing and electric in the Building will be upgraded. The Building will productively contribute to the growth and evolution of Brewery District.

Benefits v. Existing Conditions

The existing Site Area is a vacant warehouse without any current productive use. The contemplated Project will renovate the Building and add to the vibrancy of the neighborhood by adding a single-family residence.

Variances Requested

Section 3363.01 – To permit an unrestricted single-family dwelling where this section restricts residential uses to a dwelling unit for a resident security person or units within a half way house

CV19-002

or community residential treatment center, a hospital, or other building specifically for human care.

Appropriateness

Despite the zoning classification, this part of Brewery District is primarily a single-family and low-density residential neighborhood. The manufacturing zoning is inconsistent with most of the properties in the immediate surrounding area. The property immediately to the north of the Site Area has an existing variance to be utilized for residential purposes. There are numerous other examples of residential uses on that section of Front Street.

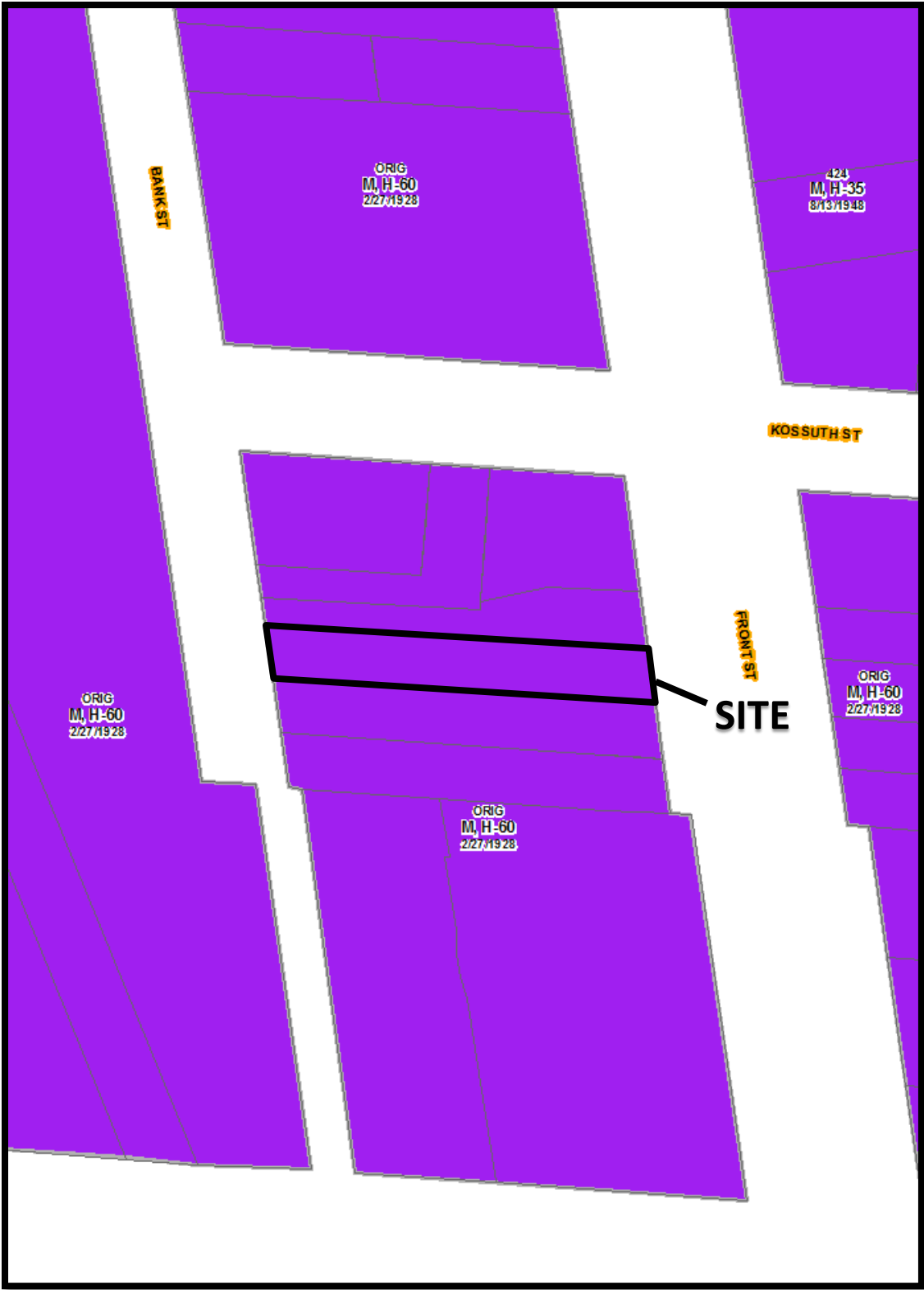
The Project will not be injurious to neighboring properties, nor will it be contrary to public interest or the intent of the Zoning Code. In this situation, the zoning reflected on the property does not match the neighborhood that exists today and this variance process allows for thoughtful projects that match the spirit of the neighborhood to be presented for your consideration and approval.

A hardship exists in that the proposed Project cannot completely conform to the underlying zoning specifications established by the Zoning Code. The Project will appreciate and enhance the existing neighborhood, benefit surrounding property owners and the surrounding neighborhood, and alleviate a hardship which warrants variances from the Zoning Code.

The Project will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of Brewery District and the City of Columbus.

For the reasons stated above, Applicant respectfully requests approval of the requested Council Variances.

CV19-002



CV19-002
829 South Front Street
Approximately 0.11 acres



CV19-002
829 South Front Street
Approximately 0.11 acres

COPY

HISTORIC DISTRICT COMMISSION RECOMMENDATION

BREWERY DISTRICT COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 829 South Front Street

APPLICANT'S NAME: Patrick Lynch (Applicant/Owner)

APPLICATION NO.: 19-2-1c

COMMISSION HEARING DATE: 2-7-19

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119.

☒ **Variance or Zoning Change Request**

- ☐ Rezoning
☐ Parking Variance
☒ Change of Use
☐ Lot Split

- ☐ Special permit
☐ Setbacks
☐ Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Variance Request #19-2-1c, 829 South Front Street, as submitted.

Variance Recommendation

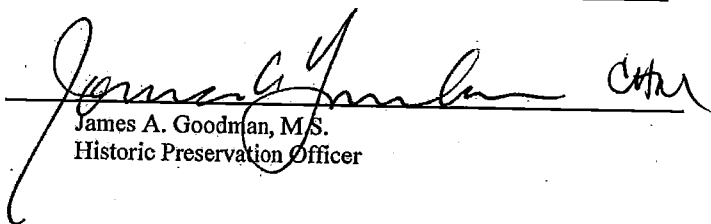
- C.C. 3363.01 – To allow residential use in the M (Manufacturing) district.

MOTION: Moore/Hugus (5-0-0) RECOMMENDED.

RECOMMENDATION:

- ☒ RECOMMEND APPROVAL ☐ RECOMMEND DENIAL ☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


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



Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #:

CV19-002

STATE OF OHIO

COUNTY OF FRANKLIN

Patrick Lynch

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 7189 Fox Run Street Pickerington, OH 43147

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

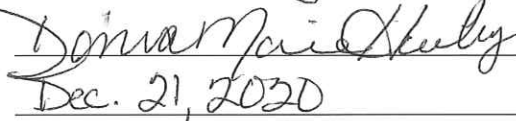
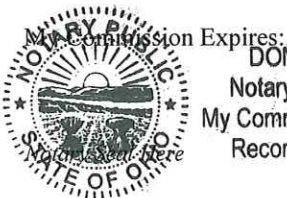
| | |
|---|----|
| 1. Patrick Lynch 829 South Front Street Columbus, OH 43206 614-961-0373 0 Columbus based employees | 2. |
| 3. | 4. |

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 17 day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Dec. 21, 2020

DONNAMARIE HANBY

Notary Public, State of Ohio

My Comm. Expires Dec. 21, 2020

Recorded in Licking County

*This Project Disclosure Statement expires six months after date of notarization.***PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer