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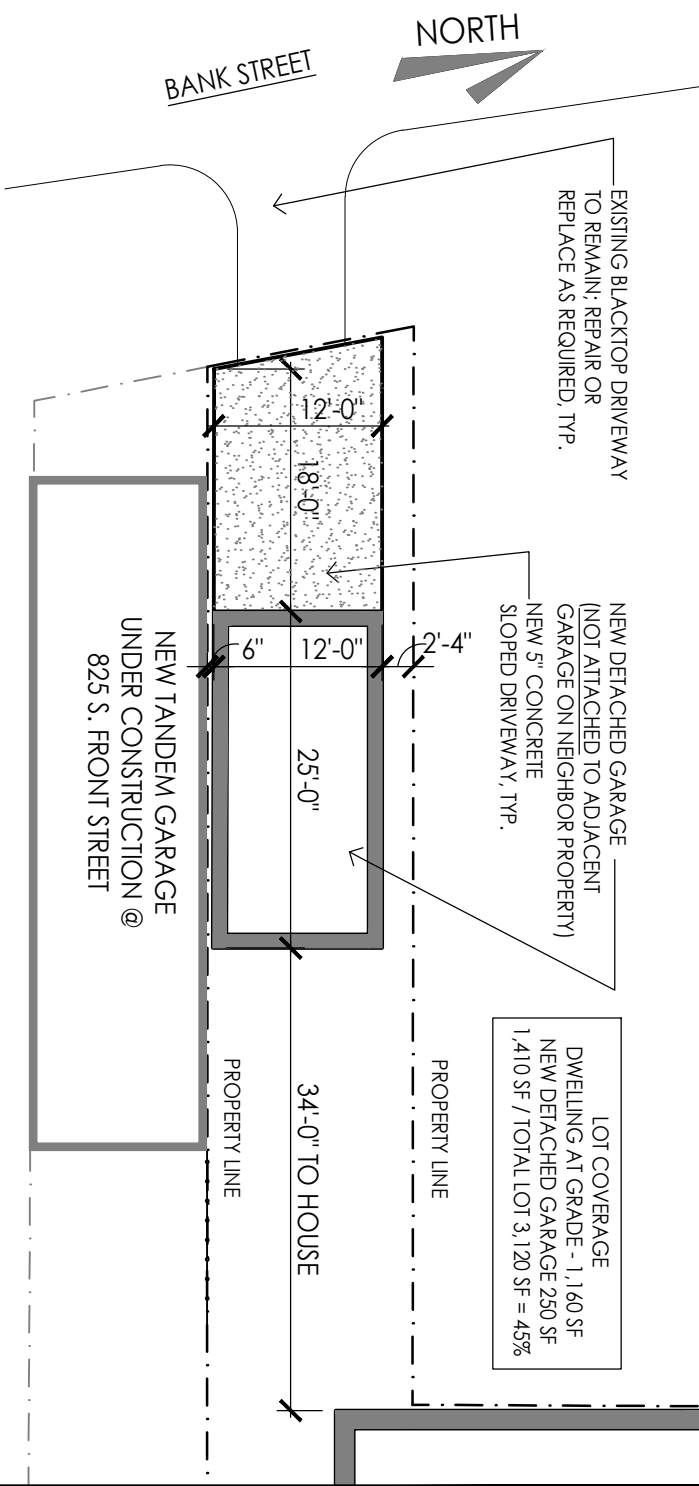
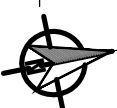
2/23/2021

Abigail L. Cowan

KOSSUTH STREET

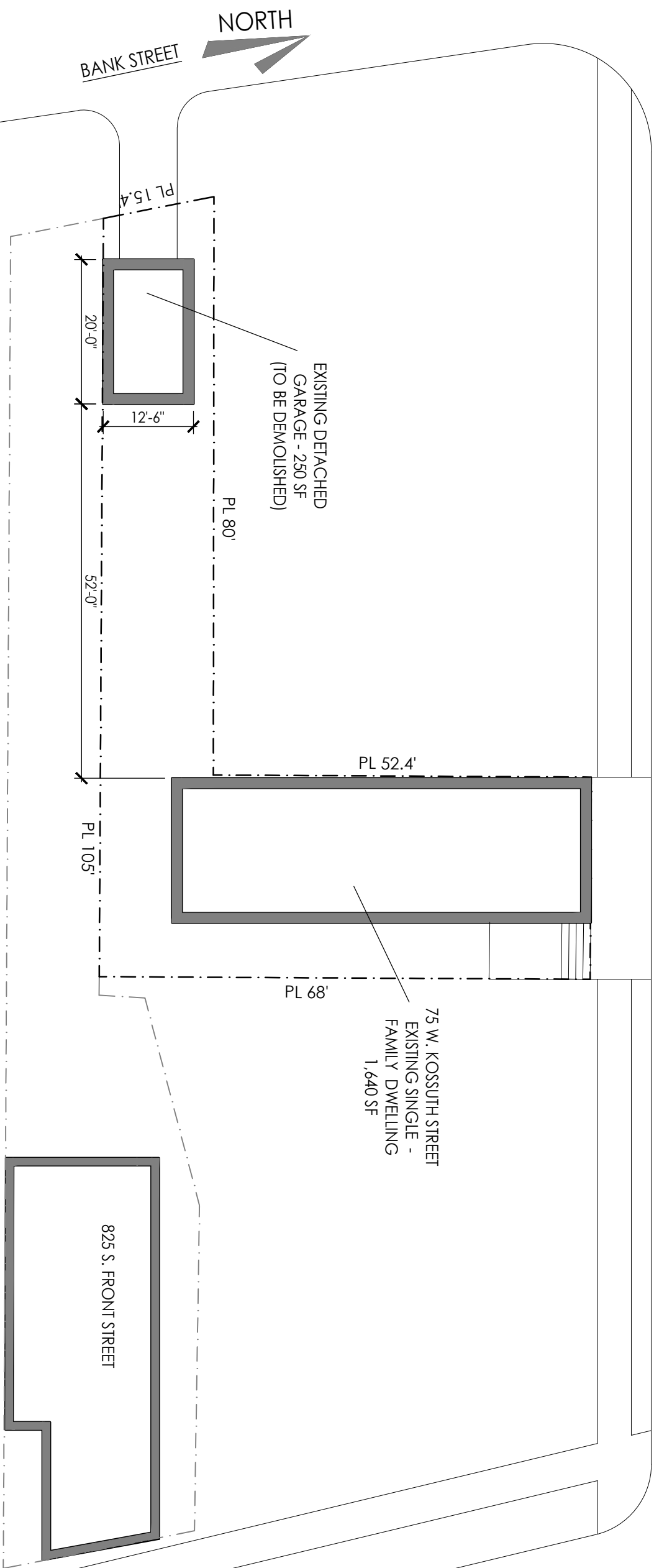
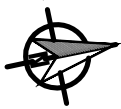
02

architectural site plan - west side of lot
1" = 20'-0"



01

architectural site plan - overall
1" = 20'-0"



Final Received 2/23/21 CV21-008

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

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.

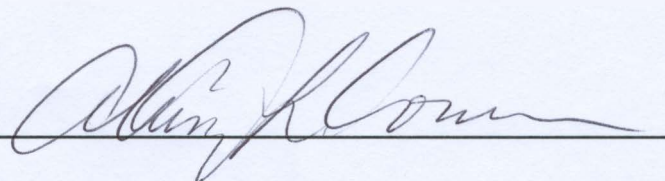
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

See Exhibit A

Signature of Applicant



Date

1/26/21

EXHIBIT A

Statement of Hardship

75 Kossuth Street West, Columbus, Ohio 43206

Parcel Number: 010-029444

CV21-008

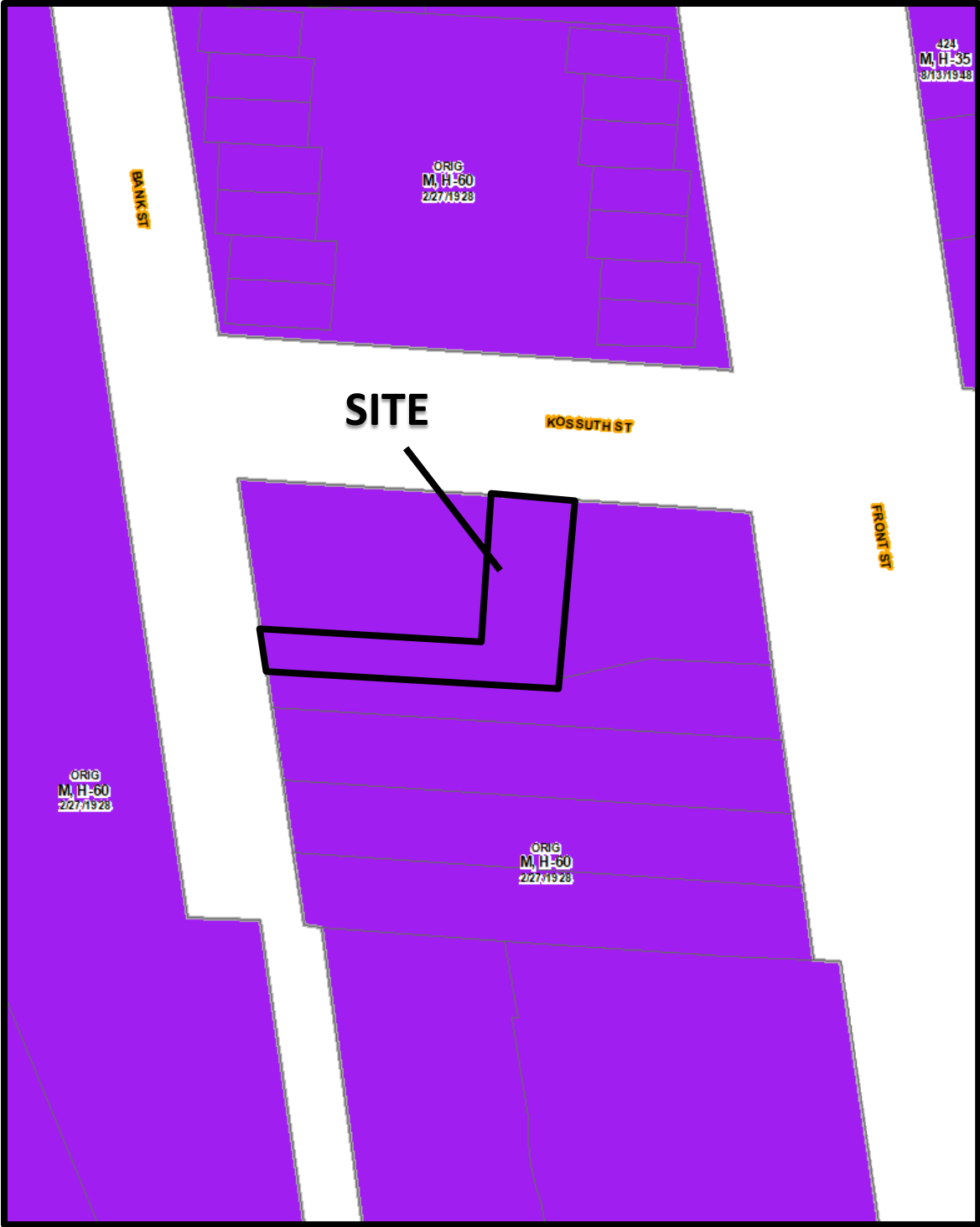
Applicant is seeking to rebuild an existing single car garage for single family residential dwelling. The existing garage, which is to be demolished and replaced, already resides very close to or on the property lines. The requested variances are needed to rebuild the garage roughly where it is now, set back closer to the house (and further away from Bank Street). The lot is situated in such a manner that there is no other option if the garage is to be built other than in such close proximity to the lot lines, therefore the variances are required in order for the project to exist. The current garage is in dilapidated condition and is not considered a contributing structure. It will surely be an improvement to the area. Applicant plans to build the garage in parallel with neighbor's construction of 2 car garage with living space above (application CV19-064) and it behooves both parties to do so due to close quarters, need for space for proper footers, etc. Both parties plan to use similar materials in keeping with the character of the neighborhood and each other's structures as approved by the Brewery District Commission. The request conforms to an existing use, will allow the existing garage to be rebuilt, and will not adversely affect the surrounding neighborhood or general welfare.

Applicant requests the following variances:

Section 3363.01, M, Manufacturing Districts, to permit a single family dwelling, including reconstruction of a single car garage.

Section 3391.07(b), Expansion of nonconforming uses – Requesting variance to reconstruct an existing nonconforming garage in approximately the same location.

Section 3332.26(E) - Requesting variance to build a replacement single car garage 2'4" from property line (North) and 6" from property line (South). Existing structure is deteriorated beyond repair. It is not a contributing structure and the adjoining neighbor (Alex Gonzalez - 825 S. Front St.) is building a 2-car tandem garage with living space above simultaneously and needs access to the portion of our property (underneath the existing garage) for his new structure's footer. We have worked with the Gonzalez's architect to ensure consistency of approved materials and style to neighboring structures. Lot coverage is 3136 sq ft. House coverage is 1640 sq ft. Current garage 220 sq ft.



CV21-008
75 W. Kossuth St.
Approximately 0.07 acres



CV21-008
75 W. Kossuth St.
Approximately 0.07 acres

HISTORIC DISTRICT COMMISSION RECOMMENDATION

HISTORIC RESOURCES 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 75 West Kossuth Street
APPLICANT'S NAME: Sean & Abigail Cowan (Owner)
APPLICATION NO.: BD-21-03-001
STAFF APPROVAL DATE: 2-22-2021

The Historic Resources 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:

Upon review of Application #BD-21-03-001, 75 West Kossuth Street, at the February 18, 2021 BDC business meeting, the Brewery District Commission recommends approval of the proposed variances, as submitted:


Request for Variance Recommendation

1. Section 3363.01, M, Manufacturing Districts, to permit a single family dwelling, including reconstruction of a single car garage.
2. Section 3332.26(E) - Requesting variance to build a replacement single car garage 2'4" from property line (North) and 6" from property line (South).

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


CET

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-008

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) Abigail L. Cowan

of (COMPLETE ADDRESS) 6638 Merwin Road, Columbus, OH 43235

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. Alejandro Gonzalez (650) 483-4953 825 S. Front Street, Columbus, OH 43206	2. James McFarland (614) 264-6324 87 W. Kossuth Street, Columbus, OH 43206
3. Patrick Lynch (614) 961-0373 829 S. Front Street, Columbus, OH 43206	4. Whittier Park Limited 841 S. Front Street, Columbus, OH 43206

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

SIGNATURE OF AFFIANT

Abigail L. Cowan

Sworn to before me and signed in my presence this

26 day of January

, in the year 2021

SIGNATURE OF NOTARY PUBLIC

Kristen G. Smith

09-06-2021

My Commission Expires

Notary Seal Here



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