

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV17-01 Date Received: 1-17-17

Application Accepted by: KP+TD Fee: 8320

Assigned Planner: Assigned to Kelsey Priene; 614-645-1341; Kpriene@
columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 843 MOHAWK ST. Zip: 43206

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-029013

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R-2F

Area Commission or Civic Association: GERMAN VILLAGE

Proposed Use or reason for Council Variance request:

CONVERT 3 UNITS TO 2 UNITS

Acreage: 0.270 AC

APPLICANT:

Name: WILLIAM HUGGS Phone Number: 614-221-2724 Ext.:

Address: 750 MOHAWK ST. City/State: COL, OH Zip: 43206

Email Address: HUGGSBIL@GMAIL.COM Fax Number: NONE

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: LISA M. STEIN & CRAIG A. COLVIN Phone Number: 614-226-1190 Ext.:

Address: 843 MOHAWK ST. City/State: COL, OH Zip: 43206

Email Address: CRAIGCOLVIN45@GMAIL.COM Fax Number: NONE

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE William Huggs

PROPERTY OWNER SIGNATURE Craig Colvin

ATTORNEY / AGENT SIGNATURE Lisa M. Stein

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

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

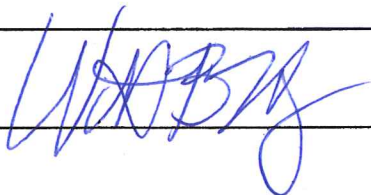
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

THIS APPLICANT IS REQUESTING VARIANCES TO CONSTRUCT A FREESTANDING CARRIAGE HOUSE AT REAR AND ATTACH TWO INDIVIDUAL STRUCTURES AT FRONT OF THIS VERY LARGE PROPERTY, AS MANY OTHER PROPERTIES ALREADY HAVE DONE IN THIS DISTRICT. THIS CONDITION IS UNUSUAL IN THAT IT IS A VERY LARGE PROPERTY IN COMPARISON TO OTHER SURROUNDING PROPERTIES AND NOT A RESULT OF ACTIONS BY THIS HOMEOWNER. THIS WILL NOT BE INJURIOUS TO ADJACENT PROPERTIES.

Signature of Applicant



Date

1-18-17

Cv17-001

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

ATTACHED SHEET #1

VARIANCES REQUESTED :

SECTION 3332.037 ; PERMITTED USES ; TO PERMIT 2 DETACHED 1-UNIT DWELLINGS .

SECTION 3332.19 ; FRONTING ON A PUBLIC STREET ; TO PERMIT A CARRIAGE HOUSE (BLDG B) TO
FRONT ON A PUBLIC ALLEY.

SECTION 3332.25 ; MAXIMUM SIDE YARD REQUIRED ; TO PERMIT A MAXIMUM SIDE YARD FOR
BLDG A FROM 12.5' TO 4.47'.

TO PERMIT A MAXIMUM SIDE YARD FOR BLDG B FROM 12.5' TO 6.0'.

SECTION 3332.26 ; MINIMUM SIDE YARD ; TO PERMIT A MINIMUM SIDE YARD @ NORTH SIDE FROM
5.0' TO 4.3' AND SOUTH SIDE TO 0.17' FOR BLDG A.

TO PERMIT A MINIMUM SIDE YARD @ SOUTH SIDE FROM 5.0' TO 1.0' FOR BLDG B.

SECTION 3332.27 REAR YARD ; TO PERMIT A REAR YARD FROM 25 % TO 0 % FOR BLDG B.

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CN17-001

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME WILLIAM HUGGS

of (1) MAILING ADDRESS 750 MOHAWK ST. COLUMBUS, OHIO 43206

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 843 MOHAWK ST.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1/23/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) LISA M. STEIN & CRAIG A. COLVIN
843 MOHAWK ST.
COLUMBUS, OHIO 43206

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

WILLIAM HUGGS
614-221-2724

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) GERMAN VILLAGE
CONNIE TORBECK
614-645-0664 CLTORBECK@COLUMBUS.GOV

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

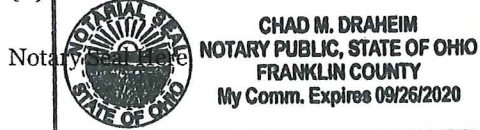
☐ Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 23rd day of January, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/26/2020



This Affidavit expires six (6) months after the 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 checks payable to the Columbus City Treasurer

APPLICANT:

William Hugus Architects Ltd.
c/o Bill Hugus
750 Mohawk St.
Columbus, OH 43206

SURROUNDING PROPERTY OWNERS:

Alexis R. Hausfeld
123 Lansing St.
Columbus, OH 43206

Douglas & Katherine Matthews
837 Lazelle St.
Columbus, OH 43206

Darrin & Stacey Hoover
869 Mohawk St.
Columbus, OH 43206

Russell Arledge & Maria Schroeder
861 Mohawk St.
Columbus, OH 43206

David & Anne Ring
835 Mohawk St.
Columbus, OH 43206

Andrew Christman & Brooke Nelson
829 Mohawk St.
Columbus, OH 43206

Rita Wolfe
135 Kossuth St.
Columbus, OH 43206

SUBJECT PROPERTY OWNERS:

Lisa M. Stein & Craig A. Colvin
843-847 Mohawk Street
Columbus, OH 43206

Sabrena F. Noria
862 S. Third St.
Columbus, OH 43206

Toni Elizabeth Hudson
124 Lansing St.
Columbus, OH 43206

Samuel Green & April Spangler
831 Lazelle St.
Columbus, OH 43206

Nathaniel & Cristin Saguisti
870 Lazelle St.
Columbus, OH 43206

Janice S. Roth
857 Mohawk St.
Columbus, OH 43206

Joan Demartin
834 S. Lazelle St.
Columbus, OH 43206

Kossmo Inc.
819 Mohawk St.
Columbus, OH 43206

Rina Vollmer
828 S. Lazelle St.
Columbus, OH 43206

AREA COMMISSION/CIVIC GROUP:

German Village Commission
50 W. Gay Street
Columbus, OH 43215

Med-Apt Inc.
866 S. Third St.
Columbus, OH 43206

Robert A. Hawkins
843 Lazelle St.
Columbus, OH 43206

Ben Gibson
825 Lazelle St.
Columbus, OH 43206

Rae Fellows
865 Mohawk St.
Columbus, OH 43206

Elfrieda Hoheisel
839 Mohawk St.
Columbus, OH 43206

Christopher Conley
831 Mohawk St.
Columbus, OH 43206

James R. Matyas
143 Kossuth St.
Columbus, OH 43206

Shelby Cheses
838 S. Lazelle St.
Columbus, OH 43206

Michael Zion
842 S. Lazelle St.
Columbus, OH 43206

Luke Deady & Emily Petroff
866 S. Lazelle St.
Columbus, OH 43206

Amy Hiteshew
828 Mohawk St.
Columbus, OH 43206

Ethan Ortman & Rebecca Gramlich
4 Mohawk St.
Columbus, OH 43206

Paula Baker
836 Mohawk St.
Columbus, OH 43206

Lori Hamlin
2019 Coventry Rd.
Columbus, OH 43221

Lauren Carraro
846 Mohawk St.
Columbus, OH 43206

Carol Schar
856 Mohawk St.
Columbus, OH 43206

Michael Cornelis & Susan Riley
862 Mohawk St.
Columbus, OH 43206

Daniel & Claire Murphy
866 Mohawk St.
Columbus, OH 43206

Brian Brady
848 Mohawk St.
Columbus, OH 43206

Aaron Pitcock
850 Mohawk St.
Columbus, OH 43206

Michael Zion
842 S. Lazelle St.
Columbus, OH 43206

Luke Deady & Emily Petroff
866 S. Lazelle St.
Columbus, OH 43206

Amy Hiteshew
828 Mohawk St.
Columbus, OH 43206

Ethan Ortman & Rebecca Gramlich
4 Mohawk St.
Columbus, OH 43206

Paula Baker
836 Mohawk St.
Columbus, OH 43206

Lori Hamlin
2019 Coventry Rd.
Columbus, OH 43221

Lauren Carraro
846 Mohawk St.
Columbus, OH 43206

Carol Schar
856 Mohawk St.
Columbus, OH 43206

Michael Cornelis & Susan Riley
862 Mohawk St.
Columbus, OH 43206

Daniel & Claire Murphy
866 Mohawk St.
Columbus, OH 43206

Brian Brady
848 Mohawk St.
Columbus, OH 43206

Aaron Pitcock
850 Mohawk St.
Columbus, OH 43206

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

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.

APPLICATION # Cv17-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) WILLIAM HUGGS

of (COMPLETE ADDRESS) 750 MOHAWK ST. COLUMBUS, OHIO 43206

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. <u>LISA M. STEIN</u> <u>843 MOHAWK ST.</u> <u>COLUMBUS, OH 43206</u>	2. <u>CRAIG A. COLVIN</u> <u>843 MOHAWK ST.</u> <u>COLUMBUS, OH 43206</u>
3.	4.

☐ Check here if listing additional property owners on a separate page.

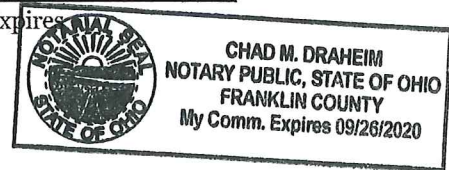
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 23rd day of January, in the year 2017

[Signature]
SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/26/2020

Notary Seal Here



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



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010029013

Zoning Number: 843

Street Name: MOHAWK ST

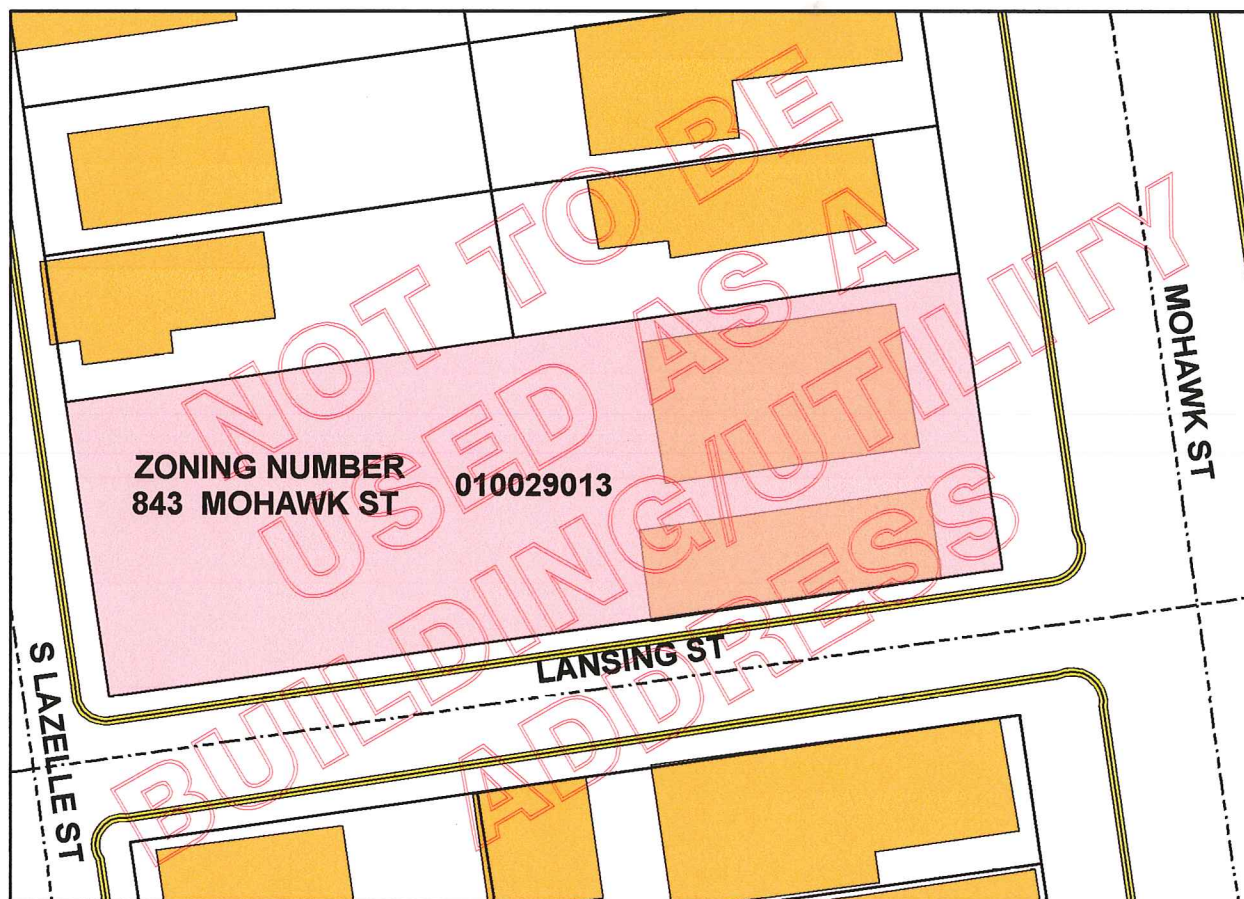
Lot Number: N/A

Subdivision: N/A

Requested By: ARTZ, DEWHIRST & WHEELER, LLP (CHAD DRAHEIM)

Issued By: *Adyana amariam*

Date: 1/10/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 82044

CV17-001

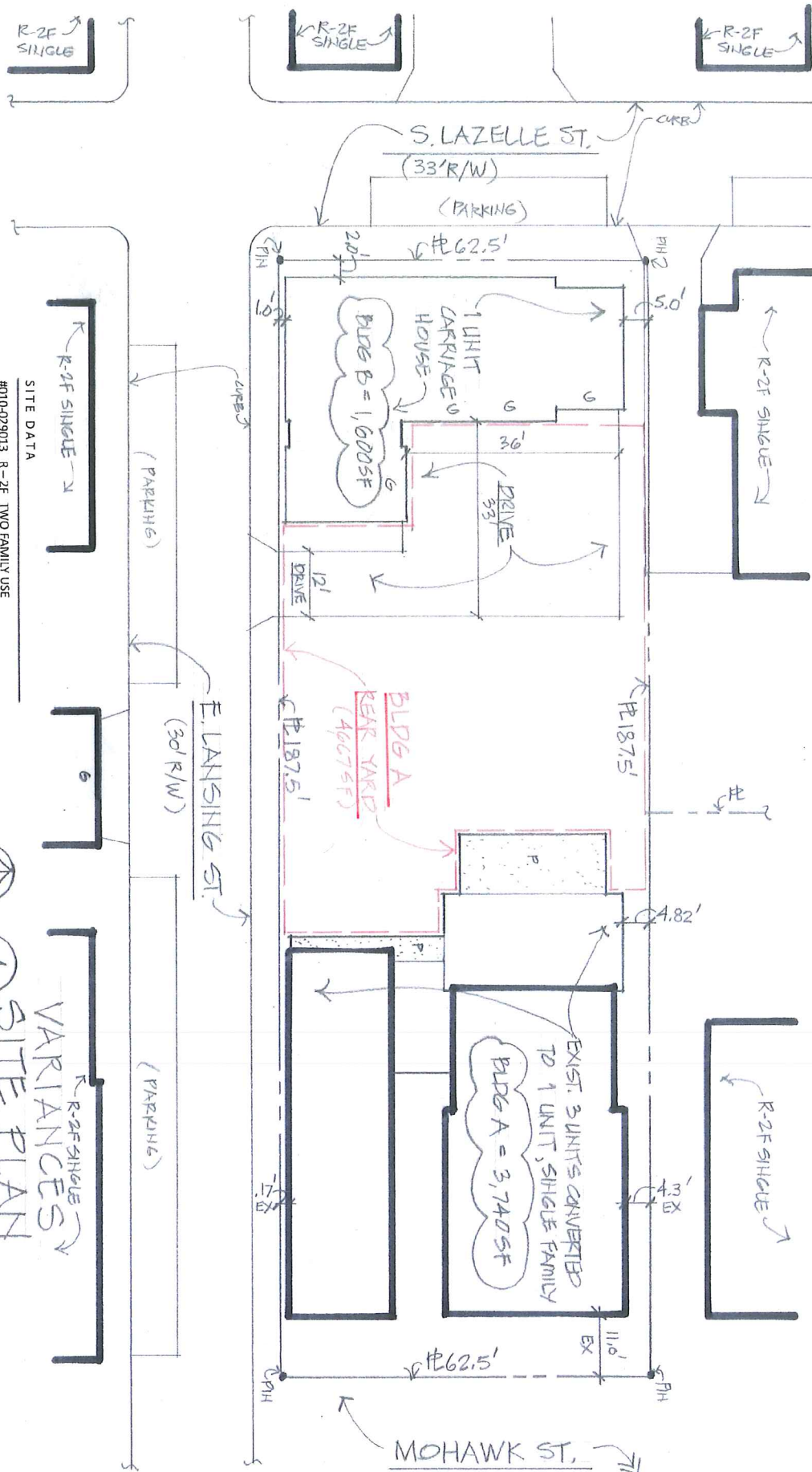
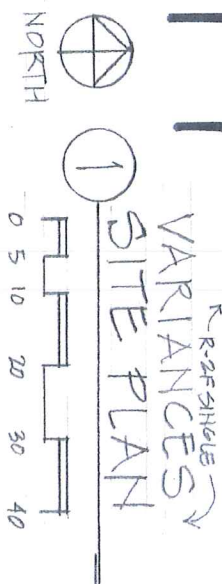
Legal Description

Situated in the State of Ohio, in the County of Franklin and in the City of Columbus, and bounded and described as follows:

Being Lot No. Seventy-Six (76) of Jaeger's, The Eleventh Addition to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record, Plat Book 1, page 339, Recorder's Office, Franklin County, Ohio.

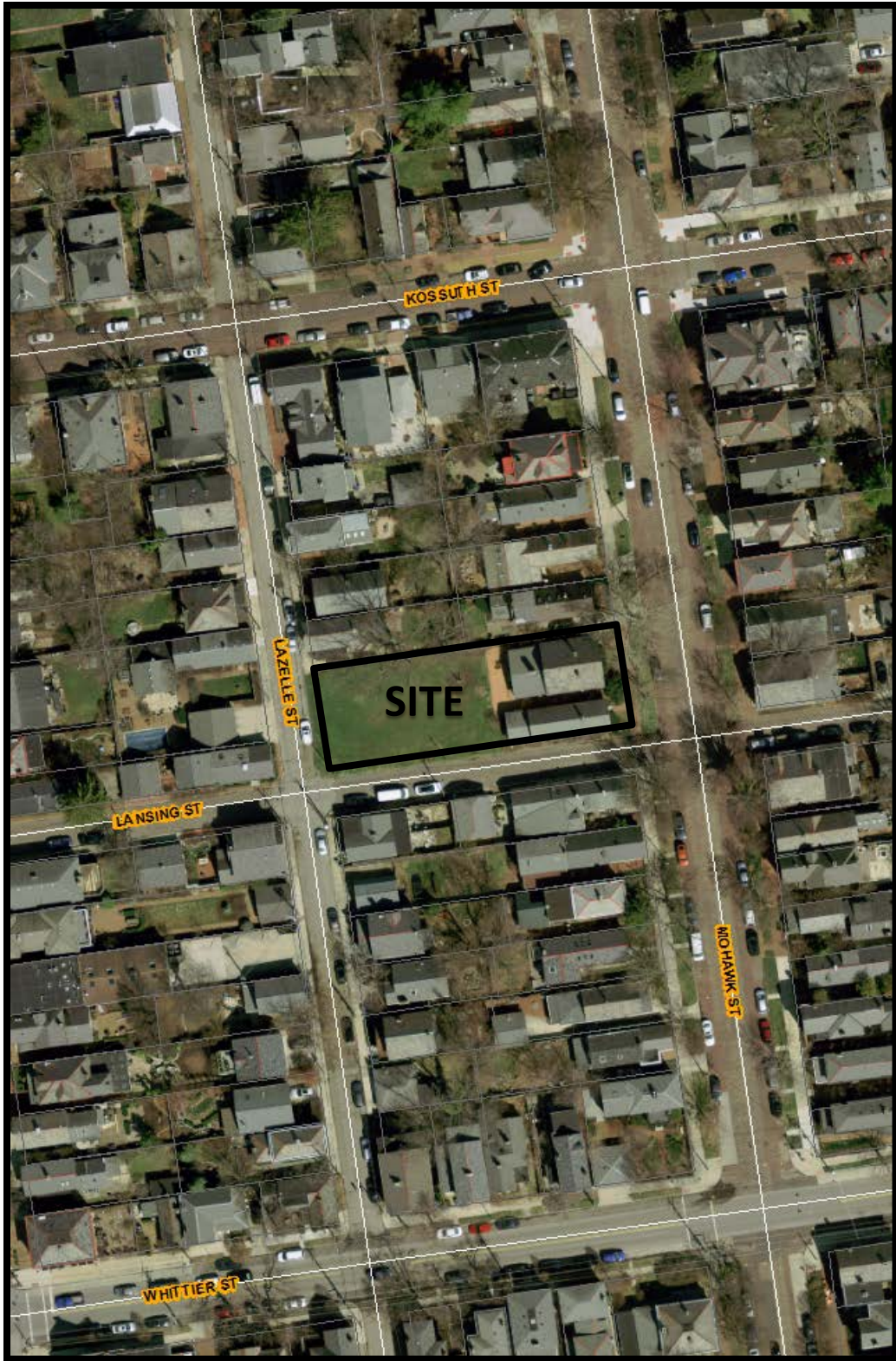
Property Known As: 843-849 Mohawk Street, Columbus, OH 43206
Prior Instrument Reference No.: 201509300138146
Parcel No.: 010-029013-00

SITE DATA
 #010-029013 R-2F TWO FAMILY USE
 CODE LOT AREA = 14,585 SF
 CODE LOT COVERAGE = 5,340 SF = 36.61 %
 TOTAL PARKING = 5 AUTOS
 BUILDING A TOTAL SIDE YARDS = 4.47' (EXISTING)
 BUILDING B TOTAL SIDE YARDS = 6.00', MIN. SIDE YARD = 5.0'
 BUILDING A REAR YARD = 4,657 SF = 39.54 %
 BUILDING B REAR YARD = 0 SF = 0 %





CV17-001
843 Mohawk Street
Approximately 0.27 acres



CV17-001
843 Mohawk Street
Approximately 0.27 acres