

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: CV17-013 Date Received: 2/21/17
Application Accepted by: KP Fee: \$320
Assigned Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1134 S. High St. Columbus, OH 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: 010-014148-00

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

Current Zoning District(s): Commercial / OH / Munion Village

Area Commission or Civic Association: Munion Village

Proposed Use or reason for Council Variance request:

To be used as a single family residential home. Home was built before
Acreage: .19 current zoning was the original purpose of home

APPLICANT:

Name: Austin Caulk Phone Number: 513-256-0766 Ext.: _____

Address: 1021 S. High St. City/State: Columbus, OH Zip: 43206

Email Address: austin.ameribuild@gmail.com Fax Number: _____

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

Name: Supra Investments Phone Number: 614-433-0570 Ext.: _____

Address: 634 Bear Run Ln City/State: Louis Center, OH Zip: 43035

Email Address: chris@artumnwoodgroup.com Fax Number: _____

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 _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

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

Supra Investments, LLC.

640 Bear Run Lane
Lewis Center, OH 43035
P) 614-433-9100

February 21, 2017

City of Columbus
Zoning Variances and Rezoning
757 Carolyn Avenue
Columbus, OH 43224

RE: 1134 S. High Street, Columbus OH 43206

To Whom It May Concern,

My name is Brian Knoppe, member of Supra Investments, LLC. Austin Caulk has my permission to discuss all matters relating to zoning and lot splits for the property located at 1134 S. High Street, Columbus OH 43206.

Please call me at the office at 614-433-9100 Ext 100, Monday through Friday, 9:00am-5:00pm if you have any questions.

Sincerely,



Brian Knoppe

CV17-013

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CV17-013

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):

Please see separate page attached.

Signature of Applicant



Date

2-21-17

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Statement of Hardship

Applicant: Austin Caulk

Proposed Use: Single-unit dwellings

The use of the property at 1134 S High St. is a single-family home that was built before current zoning status was implemented. It is surrounded by both single-family and multi-family residential uses. Directly to the south at 1138 S High St. is a two-family dwelling. Adjacent to the southeast at 16 E Mithoff, there is a 6-unit town-home style apartment. Across Pearl St., which the property has access to, are approximately 5 single-family homes in the same block.

I am requesting a use variance to C-4 Code Section 3356.03 in order to conform the existing single-family home, and to split the lot and construct a second single-family home on the back half of the existing parcel to front on S Pearl Street. Each parcel will have its own access and required parking. The existing driveway for the 1134 S High St. property is currently divided by a parcel line, and is shared with the property to the south. This request includes a variance to 3312.13(A) to allow the existing driveway width of less than 10 feet on the subject site. The current driveway width is approximately 8.5 feet wide, with about 3.5 - 4 feet of the driveway on the subject site, and the balance on Parcel # 010-026695 (1138 S High St.).

Approval of this request will not introduce a new or incompatible use to the neighborhood. Splitting the lot into two parcels will create lot sizes that are consistent with the parcels fronting on S Pearl St. to the northeast and with the property to the immediate south. A Hardship exists because the underlying C-4 district only permits residences above certain commercial uses, and rezoning the property to a residential district would still require variances because this urban infill site could not comply with residential yard and area standards of today's code. The requested variance will not impair an adequate supply of light and air to the adjacent properties, increase the congestion of public streets, increase the danger of fires, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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Department of Building & Zoning Services

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757 Carolyn Avenue, Columbus, Ohio 43224

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

AFFIDAVIT (See instruction sheet)

Application Number: CV17-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Austin Caulk
of (1) MAILING ADDRESS 1021 S. High St. Columbus, OH 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 1134 S. High St. Columbus, OH 43206

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 2/21/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Supra Investments
c/o Rhns Knoppe
1034 Bear Run Ln
Lewis Center, OH 43035

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

Austin Caulk
513-256-0766

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

(5) South Side Area Commission
Curtis Davis
584 E. Molav St. Columbus, OH 43207

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 21st day of February, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



KEVIN B. POLLOCK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 6/10/17

Notary Seal Here

This Affidavit expires six (6) months after the date of notarization.

Application # CV17-013

Austin Caulk
1021 South High St
Columbus, OH 43206

Supra Investments
c/o Chris Knoppe
634 Bear Run Ln
Lewis Center, OH 43035

South Side Area Commission
c/o Curtis Davis
584 E. Moler Street
Columbus, OH 43207

Ronald Murphy
8660 Keplar-Ford Rd
Orient OH 43146

Graff Richard Inc
c/o Diana Hawks, Northsteppe Realty Inc.
10 E 17th Ave
Columbus OH 43201-1568

Nancy L Straub TR
6772 Labert Rd
Orient OH 43146

Common Law Equities LLC
1141 High St
Columbus OH 43206

White Castle System Inc
Donna Lipps
Po Box 1498
Columbus OH 43216-1498

Ingram Family Limited Partnership
555 W Goodale St
Columbus, OH 43215-1104

Bushwood High Ltd.
219 Frebis Ave
Columbus OH 43206-3615

Community Housing Network Inc
1680 Watermark Dr
Columbus OH 43215

Chloe M Sidley
Or Current Occupant
14 E Mithoff St
Columbus OH 43206

Ashley R & Williams Garland
Or Current Occupant
16 E Mithoff St
Columbus OH 43206

Brian Kelso
Or Current Occupant
14 E Mithoff St
Columbus OH 43206

Alisa J Kerr
Or Current Occupant
18 E Mithoff St
Columbus OH 43206

John P Barnes
Or Current Occupant
20 E Mithoff St
Columbus OH 43206

Nathaniel Kaelin
Or Current Occupant
22 E Mithoff St
Columbus OH 43206

Kelly A Swink
Or Current Occupant
24 E Mithoff St
Columbus OH 43206

Eddy A Rajczyk
Or Current Occupant
30 E Mithoff St
Columbus OH 43206

Edna M Menke
Or Current Occupant
34 E Mithoff St
Columbus OH 43206

Brett L Miller
Or Current Occupant
38 E Mithoff St
Columbus OH 43206

Kara Miller
Or Current Occupant
1120 S Pearl St
Columbus OH 43206

James & Roseanne Hanson
Or Current Occupant
1122 Pearl St
Columbus OH 43206

Louis N Behrends II
Or Current Occupant
1128 S Pearl St
Columbus OH 43206

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Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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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 #

CV17-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Austin Cault

of (COMPLETE ADDRESS)

1021 S. High St. Columbus, OH 43206

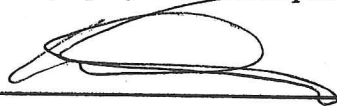
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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. Chris Knoppe 634 Bear Run Ln Lewis, Center, OH 43035	2. Austin Cault 1021 S. High St. Columbus, OH 43206
3. Amanda Gallo Cault 1021 S. High St. Columbus, OH 43206	4. Brian Knoppe 1040 Bear Run Lane Lewis Center, OH 43035

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

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 21 day of Feb, in the year 2017

Maria Beam

SIGNATURE OF NOTARY PUBLIC

09/10/2020

My Commission Expires

Notary Seal Here



MARIA BEAM
Notary Public, State of Ohio
My Comm. Expires 09/10/2020
Recorded in Geauga County

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Please make checks payable to the Columbus City Treasurer

CITY OF COLUMBUS, OH

HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

<u>ADDRESS 1134 S HIGH ST</u>				<u>ADDRESS 1134 S HIGH ST</u>			
INTERSECTION		HIST-PROP		ZIP CODE		43206 0	
PARCEL NO 010-014148		CENSUS 5810		SUB-DIV			
HIST-DIST		BLOCK 305		LOT NO			
PERMIT ID	M9800749	RES/COMM	RES	# OF UNITS	1	VALUE	46,542
CREATE DATE	07-10-98	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	HIC2794		
PERMIT TYPE	M	C-40 CODE		OBBC			
DESCRIPTION	PAID RE-INSPECTION FEE PER S WADDELL						
PERMIT ID	REINSPFEE	RES/COMM		# OF UNITS	0	VALUE	0
CREATE DATE	06-30-98	NEW/RPLC/ALTER		CONT. LIC. #	HIC2794		
PERMIT TYPE	X	C-40 CODE		OBBC			
DESCRIPTION	REINSPECTION FEE DUE PER S WADDELL / CALLED FOR STRUCTURAL FINAL BEFORE HVAC FINAL - ALSO CALLED IN FRM INSP THE SAME WAY						
PERMIT ID	B9802968	RES/COMM	RES	# OF UNITS	1	VALUE	46,542
CREATE DATE	04-16-98	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	HIC2794		
PERMIT TYPE	B	C-40 CODE	434	OBBC	R4;5B		
DESCRIPTION	ALTR 2 STY FRM/1 FAM DWG REPAIR FIRE DAMAGE PER ATTACHED ESTIMATE OF REPAIRS						
PERMIT ID	H9800600	RES/COMM	RES	# OF UNITS	1	VALUE	3,400
CREATE DATE	02-18-98	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	H0174		
PERMIT TYPE	H	C-40 CODE		OBBC			
DESCRIPTION							
PERMIT ID	E9800803	RES/COMM	RES	# OF UNITS	1	VALUE	0
CREATE DATE	02-10-98	NEW/RPLC/ALTER	REPR	CONT. LIC. #	E0815		
PERMIT TYPE	E	C-40 CODE		OBBC			
DESCRIPTION							
PERMIT ID	P9605343	RES/COMM	RES	# OF UNITS	1	VALUE	0
CREATE DATE	11-20-96	NEW/RPLC/ALTER	REPL	CONT. LIC. #	P0846		
PERMIT TYPE	P	C-40 CODE		OBBC			
DESCRIPTION							
PERMIT ID	B9008443	RES/COMM	RES	# OF UNITS	1	VALUE	2,300
CREATE DATE	11-08-90	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	HIC1312		
PERMIT TYPE	B	C-40 CODE	434	OBBC	R4;5B		
DESCRIPTION	ALT 2 STY BRICK 1 FAM DWG BY REROOF						
PERMIT ID	M50944	RES/COMM		# OF UNITS	0	VALUE	0
CREATE DATE	06-16-87	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	M	C-40 CODE		OBBC			
DESCRIPTION	10'X 15'						
PERMIT ID	06177	RES/COMM		# OF UNITS	0	VALUE	0
CREATE DATE	11-14-85	NEW/RPLC/ALTER		CONT. LIC. #	M50944		
PERMIT TYPE	E	C-40 CODE		OBBC			
DESCRIPTION	XX						
PERMIT ID	26534	RES/COMM		# OF UNITS	0	VALUE	800
CREATE DATE	09-22-25	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE		OBBC			
DESCRIPTION	BRK GAR						
PERMIT ID	19743	RES/COMM		# OF UNITS	0	VALUE	650
CREATE DATE	10-07-24	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE		OBBC			
DESCRIPTION	BRK GAR						

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CITY OF COLUMBUS, OH
HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

PERMIT ID	18688	RES/COMM	# OF UNITS	0	<u>ADDRESS</u>	<u>1134 S HIGH ST</u>
CREATE DATE	08-12-24	NEW/RPLC/ALTER	CONT. LIC. #		VALUE	8,500
PERMIT TYPE	B	C-40 CODE	OBBC			
DESCRIPTION	BRK 2 ST DWG					

DATE	10-30-95	DATE	10-30-95	DATE	09-10-90
REQ. TYPE	O	REQ. TYPE	O	REQ. TYPE	O
REQ. #	Z9508155	REQ. #	Z9508155	REQ. #	G9009982
STATUS		STATUS		STATUS	

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CV17-013

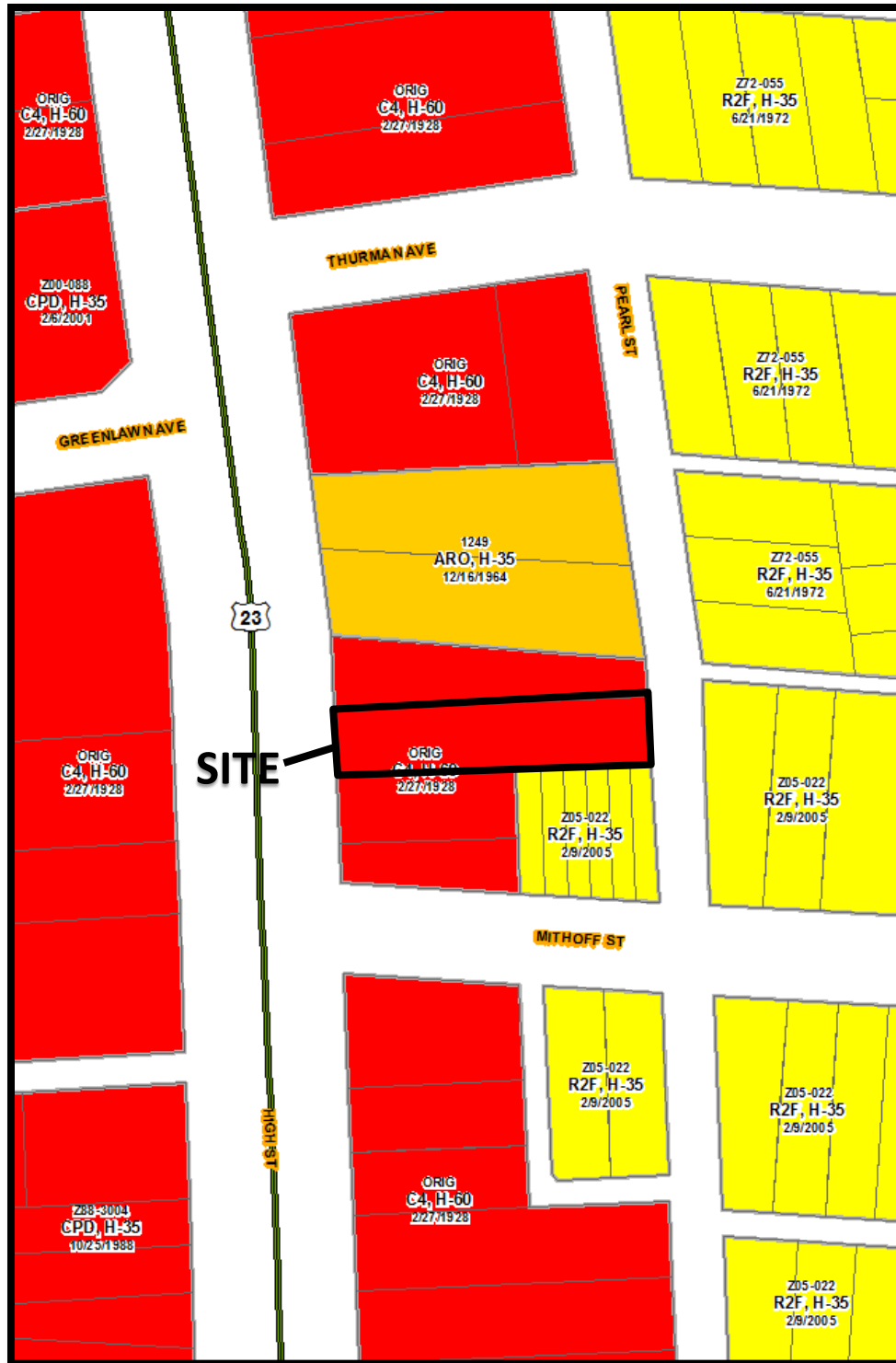
LEGAL DESCRIPTION

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

Being fifteen (15) feet off the south side of Lot Number One (1) of E. T. Mithoff's Amended Subdivision of Lot No. 1 of Mithoff's Addition, as said lot is numbered and delineated upon the recorded plat of said Amended Subdivision, of record in Plat Book 4, Page 40, Recorder's Office, Franklin County, Ohio, and the north half of Lot Number Two (2) of E. T. Mithoff's Addition, as said lot is numbered and delineated upon the recorded plat of said Addition of record in Plat Book 3, Page 371, Recorder's Office, Franklin County, Ohio.

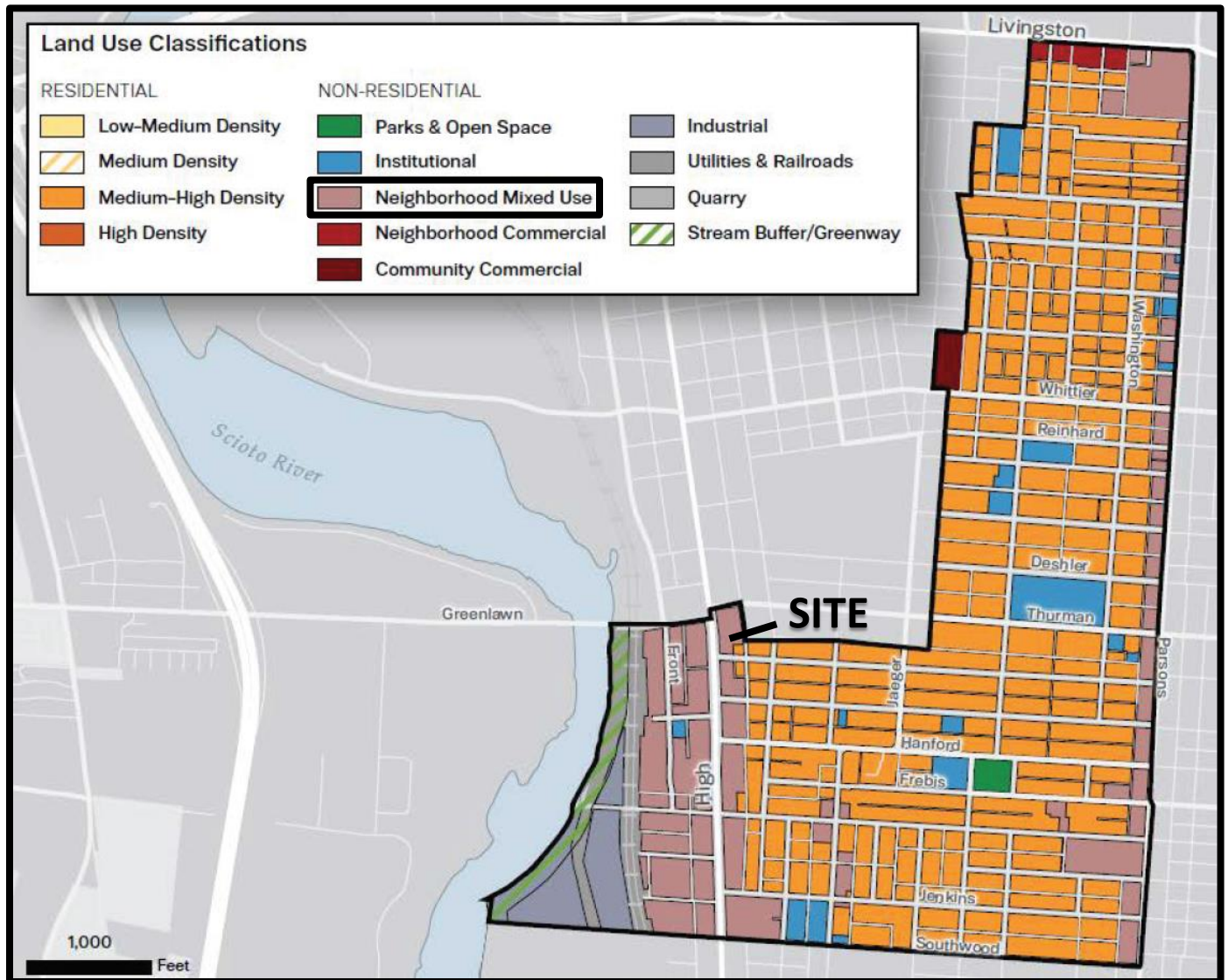
Parcel Number: 010-014148-00

Property Address: 1134 South High Street, Columbus, Ohio 43206

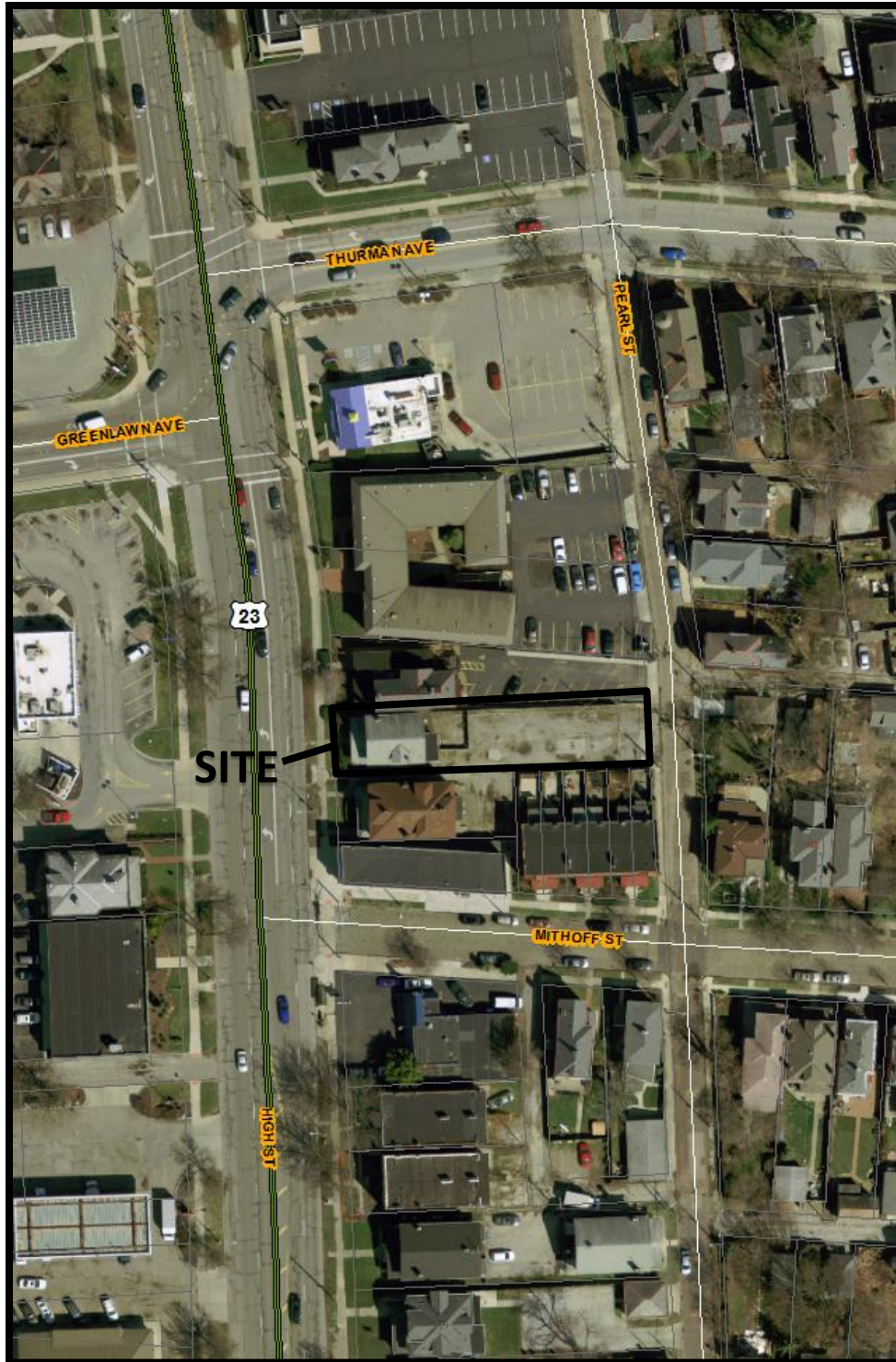


CV17-013
1134 South High Street
Approximately 0.18 acres

South Side Plan (2014)



CV17-013
1134 South High Street
Approximately 0.18 acres



CV17-013
1134 South High Street
Approximately 0.18 acres