

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: CV17-031 Date Received: 4/25/17
Application Accepted by: SP & MM Fee: \$800 (with rezoning)
Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1200 HAMLET ST. COLUMBUS Zip: 43201

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: 010-008417, 010-290502, 010-037308

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

Current Zoning District(s): R-4 & C-4 (- TO BE REZONED TO R-4)

Area Commission or Civic Association: UNIVERSITY AREA COMMISSION

Proposed Use or reason for Council Variance request:

4 SINGLE FAMILY LOTS WITH 4 SINGLE FAMILY HOMES

Acreage: 0.212

APPLICANT:

Name: Connie J. Klema ATTORNEY Phone Number: 614 374 8488 Ext.: N/A

Address: P.O. Box 991 City/State: PATASKALA OH Zip: 43062

Email Address: cklemaattorney@gmail.com Fax Number: N/A

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

Name: URBAN RESTORATIONS LLC Phone Number: 614 580 5272 Ext.: N/A

Address: 815 N. HIGH ST SUITE R City/State: COLUMBUS OH Zip: 43215

Email Address: JULIOD@URBANRI.COM Fax Number: N/A

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

Name: Connie J. Klema ATTORNEY Phone Number: 614 374 8488 Ext.: N/A

Address: P.O. Box 991 City/State: PATASKALA OH Zip: 43062

Email Address: cklemaattorney@gmail.com Fax Number: N/A

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

APPLICANT SIGNATURE Connie J. Klema attorney

PROPERTY OWNER SIGNATURE Connie J. Klema on behalf of Urban Restorations

ATTORNEY / AGENT SIGNATURE Connie J. Klema attorney

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

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CV17-031

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):

SEE ATTACHED

Signature of Applicant

Conie J. Klema

Date

4/5/17

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STATEMENT OF HARDSHIP

The subject property is three adjacent parcels that border the east side of Hamlet Street north of E. Fifth Avenue and has 90 feet of frontage.

The subject property is located in the University Area where lots surrounding the subject property have either been improved with new and restored homes, or planned for the same. Two story homes line Hamlet north of the Property, and multi-family dwellings span south of the property to and along E. Fifth Avenue. The subject property is vacant.

The applicant proposes to combine the three parcels and divide them into four uniform lots, all of which will be improved with one (1) two-story home. Each lot will accommodate 2 on-lot parking spaces. Each lot will accommodate a yard and porch. The lots and houses will be in character with the neighborhood's linear rows of homes lining the street.

The subject property has been zoned C-4 and R-4. The commercial uses are not consistent with the residential qualities of this neighborhood. The applicant is requesting all the property be zoned R-4 with the granting of variances to permit the development of 4 single family lots. The lots and homes in this neighborhood were platted and built long before the current R-4 zoning restrictions were applied. The area accounts for its improvements by permitting the R-4 restrictions to be varied to allow the restoration and construction of new homes. The proposed lots and homes will serve to restore an empty block with the style and quality of homes that once lined the street. Granting these variances will not be injurious to neighboring properties or contrary to the public interest.

1200 HAMLET STREET

LIST OF VARIANCES

1. **3312.13 DRIVEWAY:** To permit a driveway to extend to six parking spaces that have no direct access to a street right of way located on Lots "B", "C" and "D" and to be recorded as a shared access easement.
2. **3312.25 MANEUVERING:** To permit the access and maneuvering area for the parking spaces located on Lots "C" and "D" to occur on and be shared by both Lots "C" and "D".
3. **3332.05 (A)(4) AREA DISTRICT LOT WIDTH REQUIREMENTS:** To permit the widths of Lots "A", "B", "C", and "D" to be less than 50 feet and to be 24 feet.
4. **3332.15 R-4 AREA DISTRICT REQUIREMENTS:** To permit one single family dwelling to be situated on each Lot "A", "B", "C", and "D" and to have less than 5000 square feet each and to be 2298.70 square feet each.
5. **3332.21(F) BUILDING LINES:** To permit the building lines on Lots "C" and "D" to be less than 10 feet and to be 7 feet 8 inches and to permit the building lines on Lots "A" and "B" to be less than 10 feet and to be 9 feet 8 inches.
6. **3332.26(E) MINIMUM SIDE YARD:** To permit the minimum distance of a detached garage from the interior side lot line to be less than three feet and to be one foot on Lot "D".

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Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-031

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Connie J. Klema Attorney
of (1) MAILING ADDRESS P.O. Box 991 PATASKALA OH 43062

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 1200 HAMLET ST. Columbus

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

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) URBAN RESTORATIONS LLC
815 N. HIGH ST SUITE R
Columbus OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Connie J. Klema Attorney
614 374 8488

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) UNIVERSITY AREA COMMISSION
DOREEN UMAUS-SAUR
2111 Iuka Ave. Columbus OH 43202

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

Connie J. Klema

Sworn to before me and signed in my presence this 24th day of April, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC



Nicole L. Mayabb
Notary Public, State of Ohio
My Commission Expires
September 28, 2020

My Commission Expires 9-28-2020

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

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Connie J. Klema Attorney
P.O. Box 991
Pataskala, Ohio 43062

University Area Commission
c/o Doreen Uhaus-Sauer, Chair
2111 Iuka Avenue
Columbus, Ohio 43202

Urban Restorations, LLC
815 N. High Street Suite R
Columbus, Ohio 43215

CDG Holdings LLC
1787 Stemwood Dr.
Columbus, Ohio 43228-9551

John Erwin
10169 S Crosset Hill Dr.
Pickerington, Ohio 43147-8949

Lakshmi 200 E 5th
1020 Dennison Ave Ste 102
Columbus, Ohio 43201-3497

Thomas Zipf
9740 Covan Dr
Westerville, Ohio 43082-9294

1461 North Sixth Thompson
Holdings LLC
4272 Vista Walk Ln
Powell, Ohio 43065

Lori Wallace
Dawn Berry
Or Current Occupant
1210 Hamlet St
Columbus, Ohio 43201

Ruby & Lacy Pauley
Or Current Occupant
1214 Hamlet St
Columbus, Ohio 43201-2837

Jann Williamson
Or Current Occupant
1218 Hamlet St
Columbus, Ohio 43201-2837

Victoria Heritage Homes LLC
c/o David Phillips
407 E. Livingston Ave
Columbus, Ohio 43215-5587

Jeff Bernath
1348 Summit St
Columbus, Ohio 43201

Matthew & Ashley Martin
Or Current Occupant
1209 Hamlet St
Columbus, Ohio 43201

Petrohilos Properties LLC
497 Springs Dr
Columbus, Ohio 43214-2827

Bradley & Courtney Snyder
Or Current Occupant
1217 Hamlet St
Columbus, Ohio 43201

Craig Starr
Or Current Occupant
1221 Hamlet St
Columbus, Ohio 43201

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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 # CV17-031

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Klemm Attorney
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062

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>URBAN RESTORATIONS LLC</u> <u>815 N. HIGH ST. STE R</u> <u>Columbus, OH 43215</u> <u># 3 Columbus Based Employees</u> <u>Julio VALENZUELA 614-580-5272</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

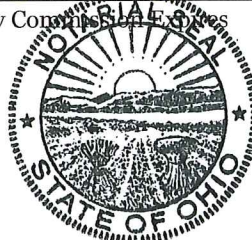
Connie J. Klemm

Sworn to before me and signed in my presence this 24th day of April, in the year 2017

Nicole L. Mayabb
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



NICOLE L. MAYABB
Notary Public, State of Ohio
My Commission Expires
September 28, 2020

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City of Columbus Zoning Plat

CV17-031



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: 010037308, 010290502, 010037308

Zoning Number: 1200

Street Name: HAMLET ST

Lot Number: 53-54

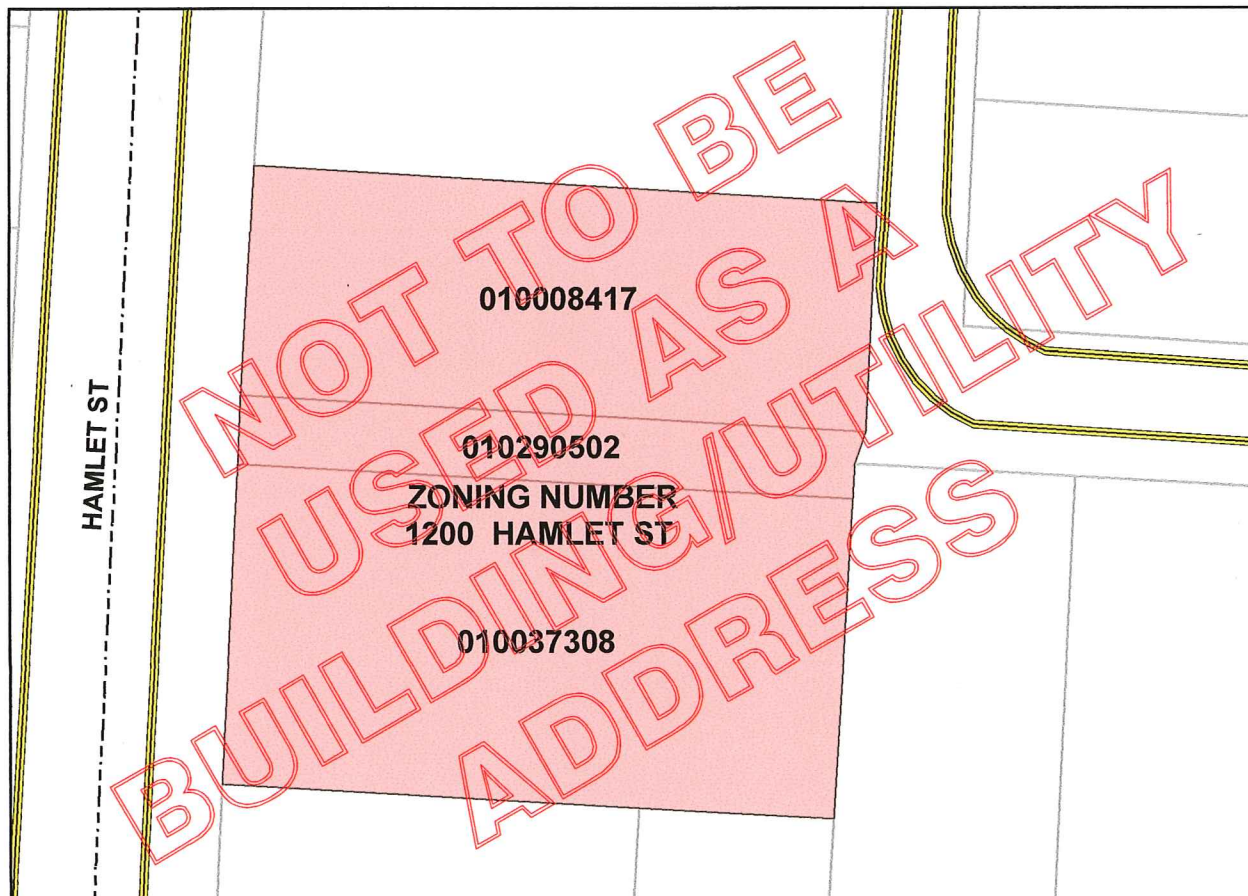
Subdivision: RIDDLES

Requested By: CONNIE KLEMA (ATTORNEY)

Issued By:

Edyana Amarian

Date: 4/5/2017



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 89077

EXHIBIT 'A'

211814-TTA

LEGAL DESCRIPTION

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

PARCEL ONE:

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

Being 50.50 feet off of the north end of 160.50 feet off of the south end of Lot No. 22 of John Hyer's Amended Subdivision of Lot No. 6 of Stevenson's Heirs Subdivision in Section 4, Township 1, Range 18, United States Military Lands, also known as Parcel 53 as shown, numbered and delineated by the certain "Parcel Plat" recorded with and as a part of the certain deed from John Riddle and wife to The North Side Land and Improvement Company in Deed Book 465, Page 9, Recorder's Office, Franklin County, Ohio.

PARCEL TWO:

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

Being Lot Number Fifty-four (54) of Riddle's Parcel Subdivision of Lot Number Twenty-two (22) of John Hyer's Amended Subdivision of Lot Number Six (6) of Stevenson's Heirs Subdivision of Section 4, Township 1, Range 18, United States Military Lands, as said parcel is numbered and delineated upon the recorded parcel plat as recorded in Record of Deeds Volume 465, page 9, Recorder's Office, Franklin County, Ohio.

PARCEL THREE:

Situated in City of Columbus, Franklin County, Ohio, and being a the platted "Private Alley" Between Parcels 53 & 54 of Riddle's Parcel Subdivision of Lot Number 22 of John Hyer's Amended Plat of his Subdivision of Lot 6 of Stevenson Heirs' Subdivision of Quarter Township 4, Township No 1, Range 18, USML as Shown in D.B. 465, pg. 9, and being all of the "Second Parcel" as conveyed to the City of Columbus in Deed Book 1012 page 395 and as dedicated by the City of Columbus in Ordinance No. 306-33 and being bounded and described as Follows:

Commencing at a Point at the centerline intersection of Fifth Avenue, (60' Right of Way), and the centerline of Hamlet St. (35' Right of Way) Thence N.0°06'32"W. a Distance of 180.52', with the Centerline of Hamlet St. to a Point;

Thence N.89°53'28" E. a Distance of 22.5' Leaving Said Centerline and Crossing a 10' Reserve as shown in D.B. 465, pg. 9, conveyed to the City of Columbus in Deed Book 1012 page 395 and as dedicated by the City of Columbus in Ordinance No. 306-33, to an Iron Pin Set at the North West Corner of Parcel 53, as Conveyed to Lori A. Wallace and Dawn N. Barry in Inst # 200908190121350, Being the True Point of Beginning;

Thence N.0°06'32"W, a Distance of 10.0', With the East Line of Said 10' Reserve, to an 3/4" Iron Pin Found at the South West Corner of Parcel 54, as Conveyed to Lori A. Wallace and Dawn N. Barry in Inst. #200908190121350;

Thence N.89°54'21"E. a Distance of 95.82', With the South Line of Parcel 54, to an 3/4" Iron Pin Found at the South East Corner of Parcel 54. Said Pin also being in the West Line a 16' alley as dedicated in Plat Book 3 page 88;

Thence S.01°13'53"W. a Distance of 10.04', With the West Line of Said Alley, to an 3/4" iron Pin Found at the North East Corner of Parcel 53;

Thence S.89°55'40"W. a Distance of 95.76', With the North Line of Said Parcel 53, to the Point of Beginning, Containing 0.022 Acres;

The Basis of Bearings is the Centerline of Hamlet St. N.0°06'32"W, and is to be Used to Denote Angles Only.
Deed References and Documents as Recorded In the Franklin County Recorder's Office, Columbus, Ohio.

All Iron Pins set are 5/8" X 30" rebar with a yellow cap reading Ackison Surveying. All existing pins found to be good condition unless otherwise noted.

The above description was prepared by Ackison Surveying, LLC (614-466-4600) from the best available County Records. The information displayed was derived from an actual field survey performed in May 2011.

For informational Purposes only:

Property Address: 1200 Hamlet Street Columbus, Ohio 43201

Parcel No.:010-037308-00 and 010-008417-00 and 010-290502-00

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

NEW SITE PLAN

SCALE: 1" = 20'-0"



ZONED

A portion of the lot is R-4 and the rest is C4/UCO. City staff recommends rezoning all four lots to R4

Variance List.

3312.13 This driveway variance is required for Lot B, C, D because the drive way continues on to the adjacent lot and an easement will be required to allow this property to utilize the drive.

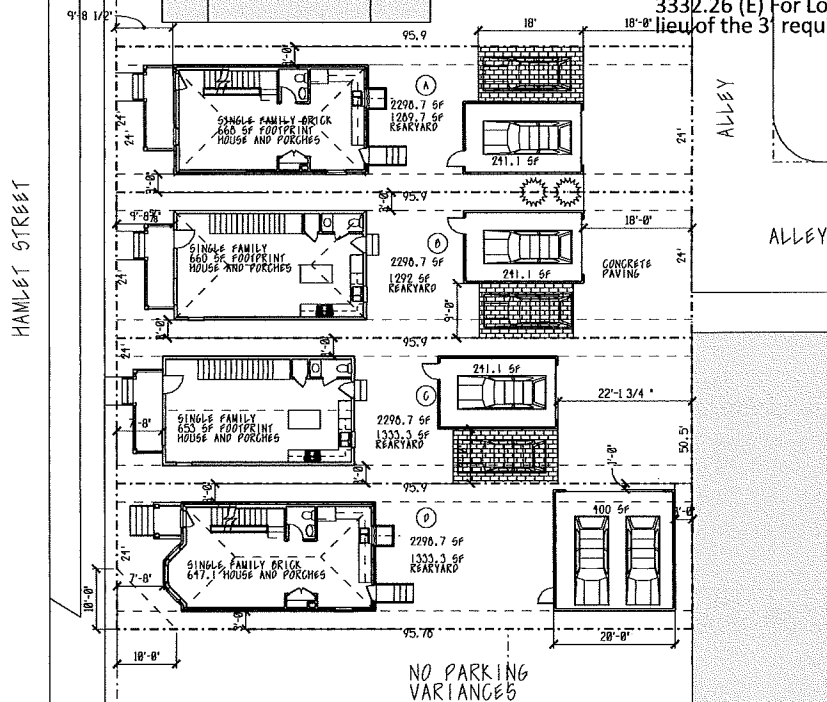
3312.25 Maneuvering: Maneuvering is required on the adjacent parcels, not on this property for Lots C and D.

3332.05(A) (4) Area district lot width requirements: to reduce the required lot width from 50' to 24' for Lots A, B, C and D.

3332.15 R4 Requirements - to allow for a lot to be less than 5000 sf and to be 2298.7 sf for Lot A, B, C, and D

3332.21 (F) Building Lines: To allow the building line to be 7'-8" in lieu of the 10' required for lot C, D and to allow the building line to be 9'-8" for lots A and B.

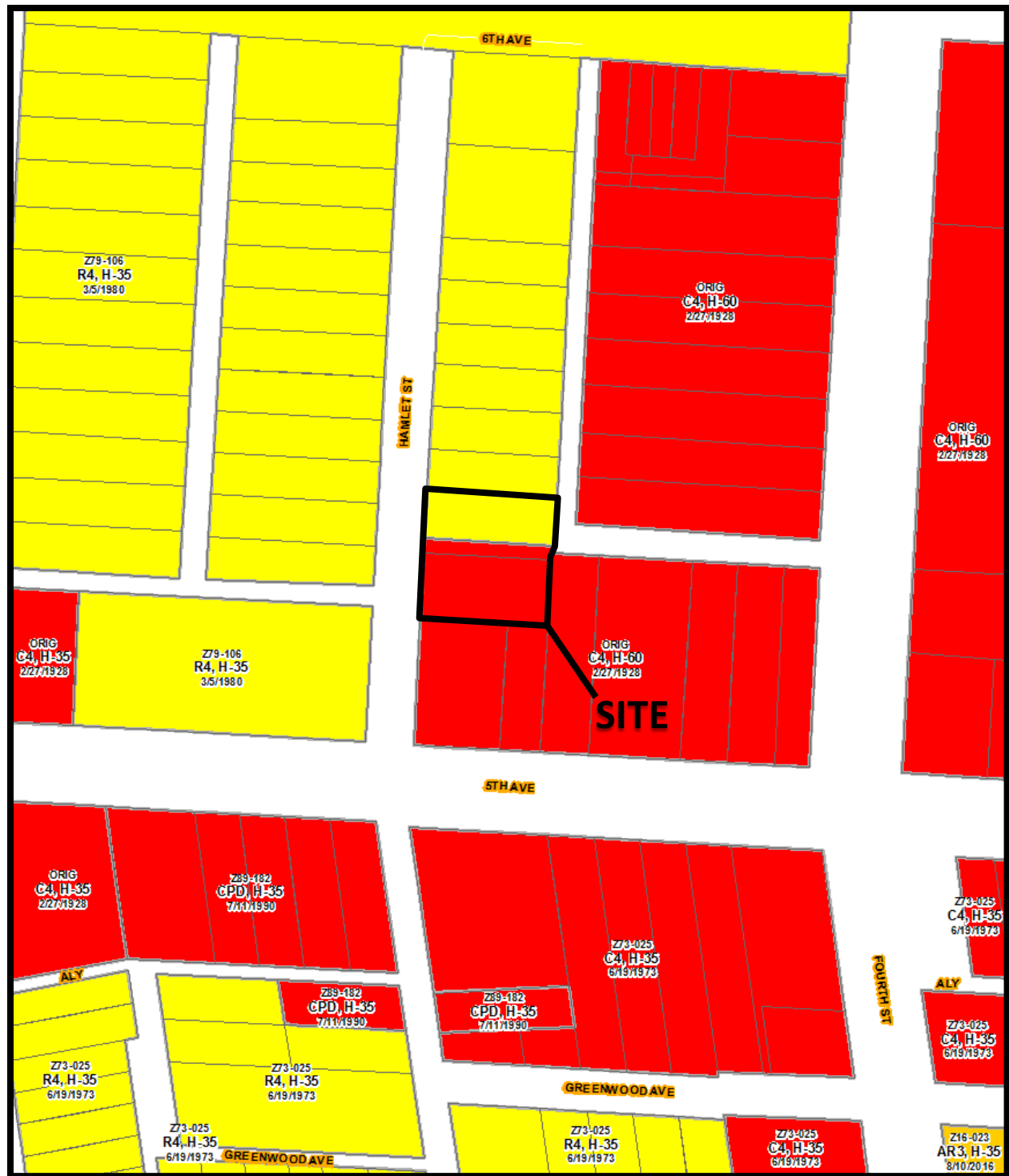
3332.26 (E) For Lot D for garage setback to be 1' in lieu of the 3' required.



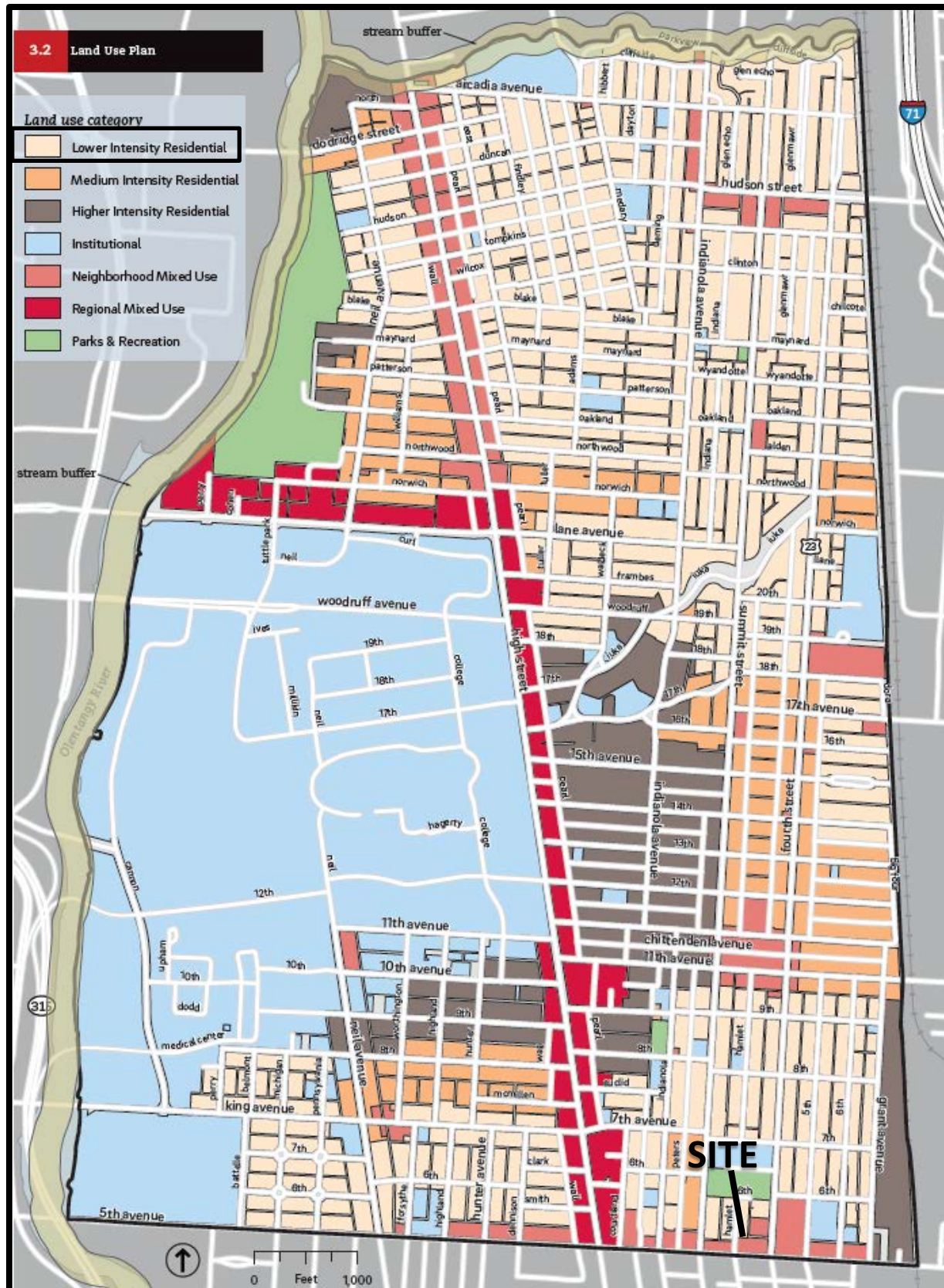
PARCEL NO.
010-037308, 010-008417,
010-290502

4/4/17

A NEW DEVELOPMENT
AT
1200 HAMLET
COLUMBUS OHIO



CV17-031
 1200 Hamlet Street
 Approximately 0.21 acres



CV17-031
1200 Hamlet Street
Approximately 0.21 acres



CV17-031
1200 Hamlet Street
Approximately 0.21 acres