

**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: CV17-045 Date Received: 5/30/17

Application Accepted by: SP Fee: \$320

Assigned Planner: Assigned to Shannon Pine; 614-645-2208; spine@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for zoning purposes): 1021 S. High 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: 010-043853-00

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

Current Zoning District(s): \_\_\_\_\_

Area Commission or Civic Association: Brewery district

Proposed Use or reason for Council Variance request:  
Single family dwelling.

Acreage: .11

**APPLICANT:**

Name: Austin Calk Phone Number: (614) 285-4098 Ext.: \_\_\_\_\_

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

Email Address: Austin.Renaissanceinc@gmail.com Fax Number: \_\_\_\_\_

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

Name: Amanda Calk F.K.A. Gallo Phone Number: (513) 490-0580 Ext.: \_\_\_\_\_

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

Email Address: Amgallo.39@gmail.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 [Signature]

PROPERTY OWNER SIGNATURE [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.*

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Please make checks payable to the Columbus City Treasurer

CV17-045

**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):**

Requesting variances for a non-conforming structure in a C-4 district (3356.03). Requesting to conform a single-family dwelling. Requesting permission for maneuvering over a property line and reduction in driveway width to 8ft for a detached garage (3312.13 and 3325.25). See attached for explanation.

Signature of Applicant



Date

5-30-17

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## Statement of Hardship

Applicant: Austin Caulk

Proposed Use: Single- Unit dwelling

The original use of the property at 1021 S High St was a single family home and was built before current zoning status was implemented. It is surrounded by residential single family uses. Until recently, both properties to the north and south had been in the same single families for more than 40 years and continue to be used for only residential purposes.

Directly to the south at 1025 S High St the use of that property is a single family residential property.

Directly to the north at 1015 S High St the use of that property is a single family residential property.

Adjacent to the property at 24 W. Deshler, the use of that property is a single family residential property.

Approval of this request will not introduce a new or incompatible use to the neighborhood. The requested variance will not 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.

**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: CW17-045

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Austin Caulk  
of (1) MAILING ADDRESS 1021 S. High St Col. 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 1021 S. High St Col. 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) 5/29/2017

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Amanda Caulk F.K.A. Amanda Gallo  
1021 S. High St.

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

Austin Caulk (614) 285-4098

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

(5) Brewery District  
Christin Moody  
50 W. Gay St. 4th floor Col. OH 43215

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 [Signature]

Sworn to before me and signed in my presence this 30th day of May, in the year 2017

David J. Reiss  
(8) SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES MAY 30, 2020

Notary Seal Here

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

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**Application # CV17-045**

AUSTIN CAULK  
AMANDA GALLO CAULK  
1021 SOUTH HIGH ST  
COLUMBUS, OH 43206

BREWERY DISTRICT COMMISSION  
C/O CRISTIN MOODY  
50 W GAY ST 4<sup>TH</sup> FLR  
COLUMBUS OH 43215

BLUESTONE INVESTMENT HOLDINGS  
150 PETERS CREEK PKWY APT 337  
WINSTON SALEM NC 27101

MCDONALDS REAL ESTATE CO  
PO BOX 66207  
CHICAGO IL 60666

JAMES DALEY  
P O BOX 21051  
COLUMBUS OH 43221

CDC INVESTMENTS LLC  
PO BOX 6247  
COLUMBUS OH 43206

BETH A URBAN & BAPTIST C DIAS  
OR CURRENT OCCUPANT  
24 W DESHLER AV  
COLUMBUS OH 43206

BARRY C JEMP  
OR CURRENT OCCUPANT  
1023 SOUTH WALL ST  
COLUMBUS OH 43206

BETTY J THURN  
OR CURRENT OCCUPANT  
1025 S HIGH ST  
COLUMBUS OH 43206

ELEVATED PROPERTY GROUP LLC  
6031 E MAIN ST STE 126  
COLUMBUS OH 43213-3356

SHARON LYNN PROPERTIES LLC  
934 MIDDLEBURY DR N  
WORTHINGTON OH 43085-3370

JOHN & JUDITH EVERETT  
OR CURRENT OCCUPANT  
1005 S HIGH ST  
COLUMBUS OH 43206-2527

999 S HIGH STREET LLC  
PO BOX 1316  
HILLIARD OH 43026-6316

FRED C ALTEVOGT  
OR CURRENT OCCUPANT  
1045 S HIGH ST  
COLUMBUS OH 43206-3410

SWISS FAMILY HOME,LLC  
1036 S FRONT ST  
COLUMBUS OH 43206-3402

BRIAN A GABEL  
OR CURRENT OCCUPANT  
36 W DESHLER AVE  
COLUMBUS OH 43206

COURTNEY CHAPLIN  
OR CURRENT OCCUPANT  
38 W DESHLER AVE  
COLUMBUS OH 43206

KELE DING  
OR CURRENT OCCUPANT  
40 W DESHLER AVE  
COLUMBUS OH 43206

JINGZHEN YANG  
OR CURRENT OCCUPANT  
40 W DESHLER AVE  
COLUMBUS OH 43206

KEITH & SHIRLEY TORRANCE  
3560 SPINNAKER DR  
ANCHORAGE AK 99516-3428

PHILIP JOHN MILLER  
OR CURRENT OCCUPANT  
1023 SOUTH WALL ST  
COLUMBUS OH 43206

**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 # CV17-045

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Amanda Caulk  
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. <u>Amanda Caulk</u> <u>1021 S. High St</u> <u>Columbus, OH 43206</u> <u>513 490-0580</u>	2.
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 30 day of MAY, in the year 2017

[Signature]  
SIGNATURE OF NOTARY PUBLIC

01/24/2022  
My Commission Expires



**JORDAN M. BRADY**  
Notary Public, State of Ohio  
My Comm. Expires 01/24/2022  
Recorded in Franklin County

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CITY OF COLUMBUS, OH

HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

ADDRESS 1021 S HIGH ST

ADDRESS 1021 S HIGH ST

INTERSECTION	STEWART/DESHLEI	HIST-PROP		ZIP CODE	43206	0
PARCEL NO	010-043853	CENSUS	5700	SUB-DIV	KNOPTS	
HIST-DIST		BLOCK	611	LOT NO	4	

PERMIT ID	B8902689	RES/COMM	RES	# OF UNITS	1	VALUE	4,200
CREATE DATE	05-08-89	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	HIC-L1451		
PERMIT TYPE	B	C-40 CODE	ARES	OBBC	R4;5B		
DESCRIPTION	ALT 2 STY FRM 1 FAM DWG ROOFING						

PERMIT ID	21844	RES/COMM		# OF UNITS	0	VALUE	0
CREATE DATE	09-02-75	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	E	C-40 CODE		OBBC			
DESCRIPTION							

PERMIT ID	15385	RES/COMM		# OF UNITS	0	VALUE	3,000
CREATE DATE	08-03-65	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE		OBBC			
DESCRIPTION	ADD 2 ST BRK 1 FAM DWG						

PERMIT ID	32300	RES/COMM		# OF UNITS	0	VALUE	1,500
CREATE DATE	06-19-56	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE		OBBC			
DESCRIPTION	ALT 2 ST BRK 1 FAM DWG						

DATE	02-03-97	DATE	02-03-97
REQ. TYPE	O	REQ. TYPE	O
REQ. #	H9700723	REQ. #	H9700723
STATUS		STATUS	

Conveyance	
Mandatory-	158,00
Permissive-	158,00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

AmeriTitle Box  
1411043-ORAM

9  
TRANSFERRED

DEC 18 2014

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

201412180168133  
pgs: 2 \$28.00 T20140086404  
12/18/2014 11:25AM BXAMERITITLE  
Terry J. Brown  
Franklin County Recorder

**GENERAL WARRANTY  
DEED**

Lawrence C. Gaba aka Lawrence Charles Gaba, married to Elizabeth N. Gaba, his wife signing solely to release her dower interest, of Franklin County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to Amanda Gallo, whose tax-mailing address is 1021 S. High St Columbus OH 43206 the following  
**REAL PROPERTY:**

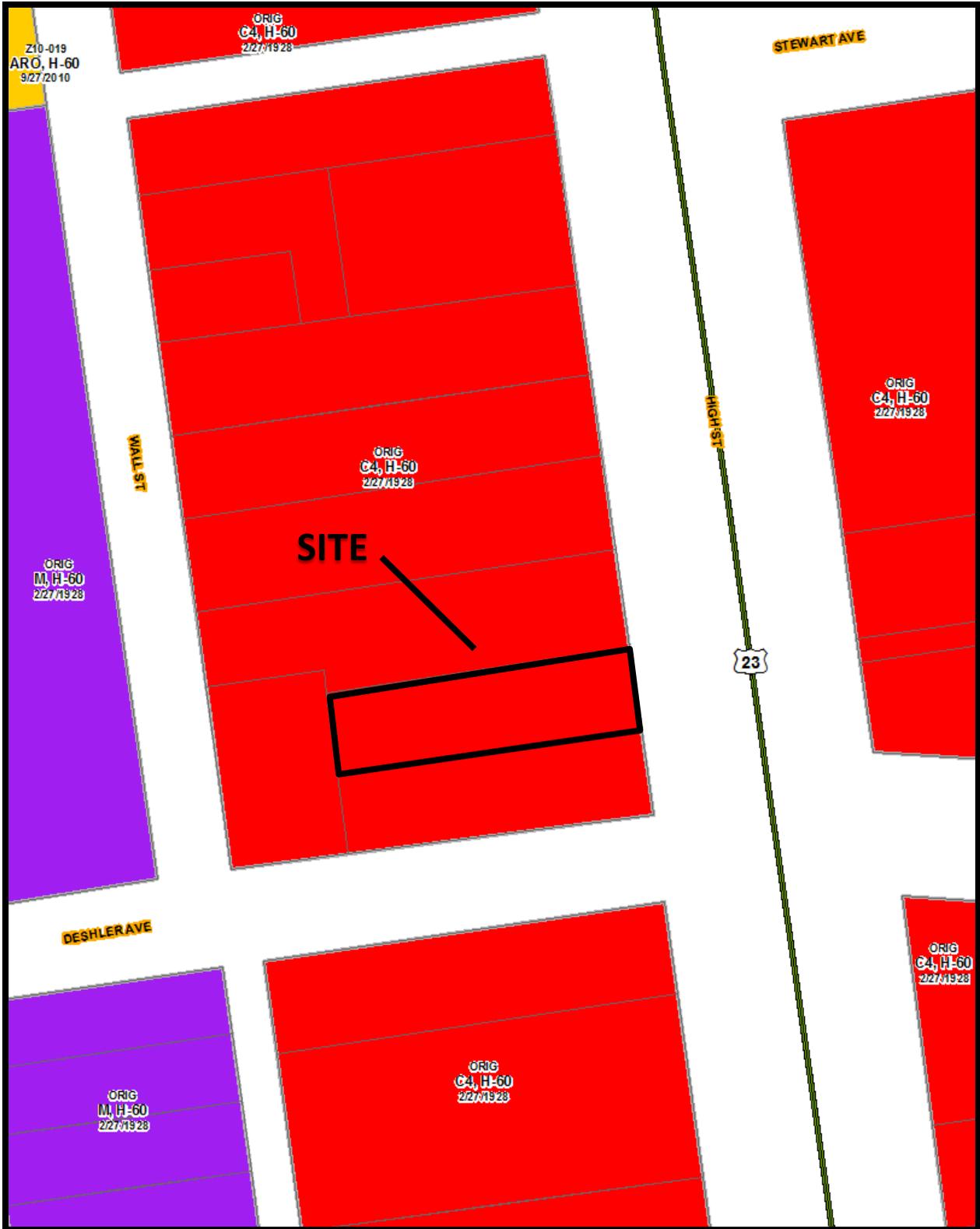
Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Two (2) of JOHN KNOFF'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 406, Recorder's Office, Franklin County, Ohio.

Tax Parcel No: 010-043853  
Property Address: 1021 South High Street Columbus, OH 43206

Subject to all taxes after date hereof, conditions, restrictions, covenants, legal highways and easement of record, if any.

Prior Instrument Reference: Deed Book 3632, Page 802; Official Record Volume 11046, Page B19 and Instrument No. 200402190035740



CV17-045  
1021 South High Street  
Approximately 0.11 acres

# Brewery District Plan (1992)

## THE SOUTHERN TIER

### *Current Conditions*

#### *Historic Character*

A large percentage of the Southern Tier's historic structures have been preserved, exhibiting outstanding examples of predominantly late 19th century architecture. The tier reflects the history and character of nearby German Village.

Along High Street, the popular Italianate style prevails, along with examples of Second Empire and Gothic Revival. Slightly smaller homes line Front Street, examples of the Gabled Ell, and Italianate. The side streets contain a number of story-and-a-half cottages with gabled roof-lines. Architectural details exhibited throughout the district include carved stone lintels, hoodmoulds, decorative porches, bracketed cornices and arched windows. Completing the picture of a late 19th century neighborhood are brick sidewalks and side streets, and numerous mature trees.

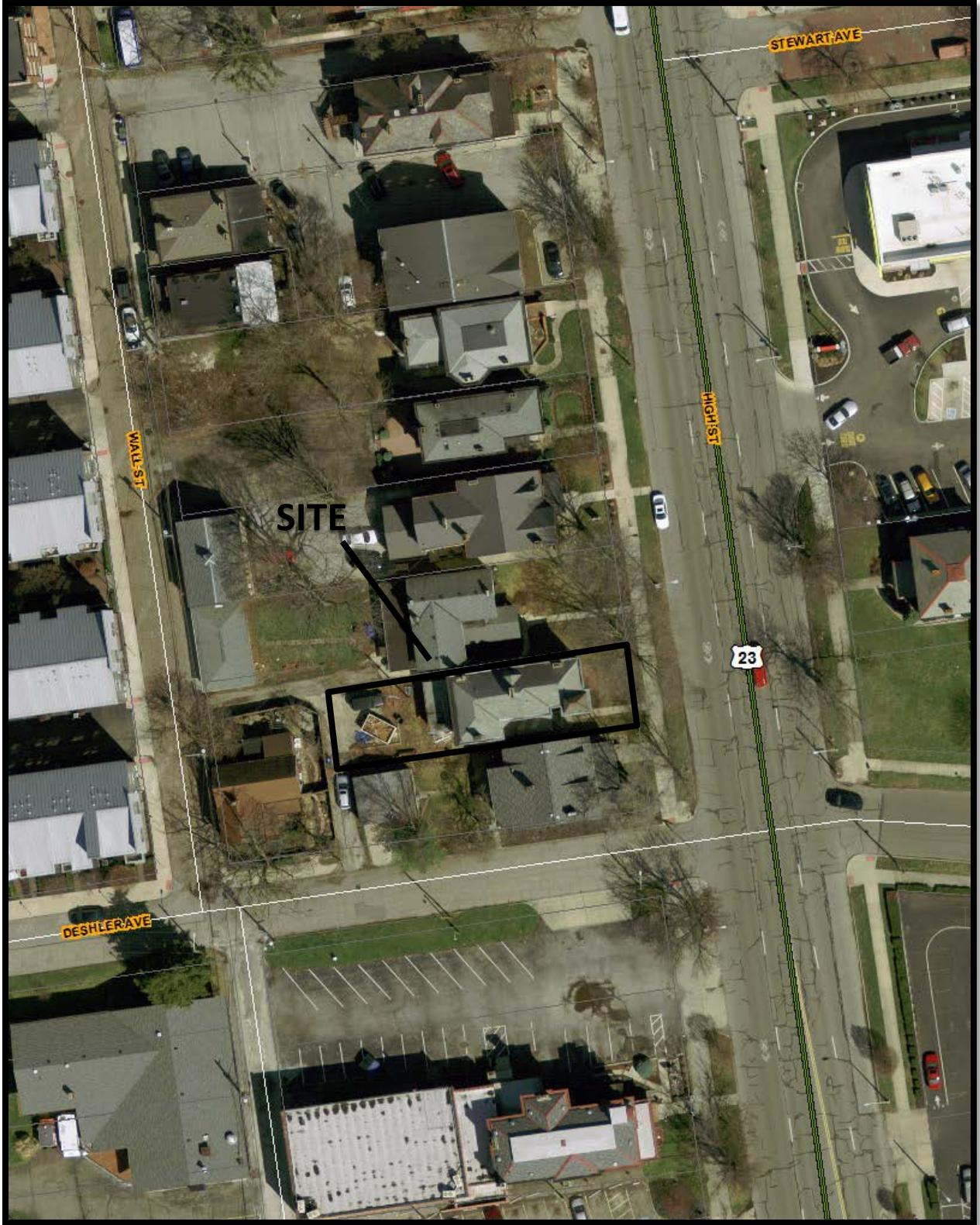
A number of homes have been identified as outstanding examples of the area's architecture and history. Built in 1885, the Krumm House at 979 South High Street is already listed on the National Register of Historic Places. In 1990, a historic property survey was conducted within the 1950 corporate limits of the City of Columbus by the consulting firm of Benjamin D. Rickey & Company. The purpose was to begin to identify historic properties that are eligible for listing on the Columbus or National Register of historic properties. The following properties were identified by the study as outstanding examples of Italianate architecture: 715, 755, 895, 955, 961, 967, and 999 on High Street, and 903 and 907 on Front Street. In the course of the Brewery District planning process, existing building footprints were compared with the footprints on a 1920 Baist Atlas, producing a map identifying other potential historic resources--this map is located on page 17. Further study is necessary to develop a complete and accurate listing of the historic properties in the Southern Tier and the remainder of the Brewery District.

#### *Zoning and Land Use*

Reflecting the zoning found in the remainder of the Brewery District, the High Street corridor, with the exception of a small parcel of apartment residential/offices (ARO) at the southeast corner of High and Kossuth, is zoned for commercial use. The remainder of the subarea is within a manufacturing zone. These zoning classifications, because they do not permit single family residential, are not an accurate representation of the land uses within the tier and may have played a role in redevelopment activity.

The Southern Tier developed primarily as a residential neighborhood, providing housing in close proximity to the nearby breweries and other industries. This residential character prevails in the one- to two-and-a-half story, closely spaced structures, front yard setbacks, and rear yard parking. A few multi-family structures are interspersed throughout the predominantly single family homes. While a significant number of conversions have occurred on High Street, Front Street has experienced less pressure and remains approximately 50% residential. With a few exceptions, structures found on the tier's side streets have remained residential.

Many of the residential structures have been converted to office and retail uses. In most instances, the conversions have been compatible with the surrounding environment, both in architecture and in land use intensity. The low-intensity uses generate minimal traffic and require less parking, largely limiting the impacts to the site. High Street, however, has experienced more pressure to redevelop. Many buildings have been demolished to make room for higher intensity land uses, such as fast food restaurants and other automobile-oriented land uses, or for surface parking for existing land uses.



CV17-045  
1021 South High Street  
Approximately 0.11 acres