

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: CV18-007 Date Received: 2/20/2018

Application Accepted by: SP Fee: \$320-

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

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 867 Neil Ave Columbus OH Zip: 43215

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: 610-045340-00

☐ Check here if listing additional parcel numbers on a separate page. R-4 Residential

Current Zoning District(s):

Area Commission or Civic Association: Victorian Village Commission

Proposed Use or reason for Council Variance request:

Convert Old Carriage House into habitable space

Acreage: .1377

APPLICANT:

Name: Corson Thrush Phone Number: 615-905-1366 Ext.:

Address: 867 Neil Ave City/State: Columbus OH Zip: 43215

Email Address: CorsonThrush@gmail.com Fax Number:

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

Name: Corson and Megan Thrush Phone Number: 614-905-1366 Ext.:

Address: 867 Neil Ave City/State: Columbus OH Zip: 43215

Email Address: CorsonThrush@gmail.com Fax Number:

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

Name: Corson Thrush Phone Number: 614-905-1366 Ext.:

Address: 867 Neil Ave City/State: Columbus OH Zip: 43215

Email Address: corsonthrush@gmail.com Fax Number:

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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

RECEIVED

FEB 16 2018

BUILDING & ZONING SERVICES

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

Application Number: CV18-007

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 _____ Date _____

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Hardship Attachment

Below is the proposed variances needed to convert the existing two story garage into a livable carriage house.

- 3312.49 Off-street parking spaces: 4 off-street spaces are needed, 3 are proposed.
- 3332.039 R-4 Permitted Uses: permit 2 single dwellings on 1 parcel
- 3332.15 R-4 Lot Area Requirements: Requires that a single dwelling be located on a lot of no less than 5,000sq', whereas the applicant proposes 2 single dwelling on a 6,270sq' lot
- 3332.19 Fronting: Permit a carriage house to front on an alley instead of a public street
- 3332.25 Total Side Yards: The 2 required side yards must add up to 10', whereas the applicant proposes a total side yard of 7.58'.
- 3332.26 Minimum Side Yards: Minimum allowable side yard is 5', whereas the applicant proposes 3'9.5" for each side yard.
- 3332.27 Rear Yard: The rear yard needs to account for 25% of the lot, whereas the carriage house has 0% rear yard.

I believe that these variances should be granted to maintain the historic proportions that the original structure was built with. Finishing the space also allows my family the ability to take in and care for my widowed grandmother in her older age while allowing her space to feel "independent".

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: CW18-007

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Carson Thrusch

of (1) MAILING ADDRESS 867 Neil Ave Columbus OH 43215

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 867 Neil Ave Columbus OH 43215

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 2/20/2019

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) Carson Thrusch & Megan Thrusch
867 Neil Ave
Columbus OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Carson Thrusch
614-905-1366

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) Victorian Village Commission
Cristin Moody 614-645-8040
camoody@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

[Signature]

Sworn to before me and signed in my presence this 31st day of January in the year 2018

(8) SIGNATURE OF NOTARY PUBLIC

[Signature]

December 20th 2021
My Commission Expires

Notary Seal Here



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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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Please make checks payable to the Columbus City Treasurer

CV18-007

William L McKenzie
Joy D
Or Current Occupant
871 Neil Ave
Columbus, Ohio 43215

Eben L Kent
Jeanne Kent
Or Current Occupant
851 Neil Ave
Columbus, Ohio 43215

Rina Rotolo

Or Current Occupant
1557 Westwood Ave
Columbus, Ohio 43212

Thomas W Fortman
Judith W Fortman
Or Current Occupant
309 Wilber Ave
Columbus, Ohio 43215

Brain J Beesley

Or Current Occupant
887 Neil Ave
Columbus, Ohio 43215

Michael A Oram

Or Current Occupant
354 W 6th Ave
Columbus, Ohio 43215

Carson Thrush

Or Current Occupant
867 Neil Ave
Columbus, Ohio 43215

Victorian Village Commission
C/O Cristin Moody
Or Current Occupant
50 W Gay St Fourth Floor
Columbus, Ohio 43215

Beau Arnason
Joanna B Arnason
Or Current Occupant
861 Neil Ave
Columbus, Ohio 43215

Pauline M Hesske

Or Current Occupant
845 Neil Ave
Columbus, Ohio 43215

Nathaniel E Sheppard

Or Current Occupant
1063 Highland Ave
Columbus, Ohio 43201

Anna-Anita Cesnjevar
Wolfgang Windl
Or Current Occupant
315 Wilber Ave
Columbus, Ohio 43215

John D McClain

Or Current Occupant
11 Roberts Rd
Cambridge, MA 02138

Brian K Peterson
Catherin Peterson
Or Current Occupant
856 Neil Ave
Columbus, Ohio 43215

Carson Thrush

Or Current Occupant
867 Neil Ave
Columbus, Ohio 43215

Jeffrey N Polster

Or Current Occupant
857 Neil Ave
Columbus, Ohio 43215

L B T
Jo E Lee
Or Current Occupant
308 Hubbard Ave
Columbus, Ohio 43215
303-305 Wilber LLC

Or Current Occupant
10 E 17th Ave
Columbus, Ohio 43201

308-308 1/2 Wilber LLC

Or Current Occupant
338 W 7th Ave Ave
Columbus, Ohio 43215

Woods Neil Avenue LLC

Or Current Occupant
939 N High STE 206
Columbus, Ohio 43201

Leora Aludwig
Seymour A Ludwig Jr.
Or Current Occupant
852 Neil Ave
Columbus, Ohio 43215

Carson Thrush

Or Current Occupant
867 Neil Ave
Columbus, Ohio 43215

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 Number: CV18-007

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Carson Thrush
 of (COMPLETE ADDRESS) 867 Neil Ave Columbus OH 43215

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. Carson Thrush 867 Neil Ave Columbus OH 43215 Carson Thrush 614-905-1366	2. Megan Thrush 867 Neil Ave Columbus OH 43215 Megan Thrush 614-905-1366
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 31st day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC [Signature]

December 20th 2021
 My Commission Expires

Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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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: 010045340

Zoning Number: 867

Street Name: NEIL AVE

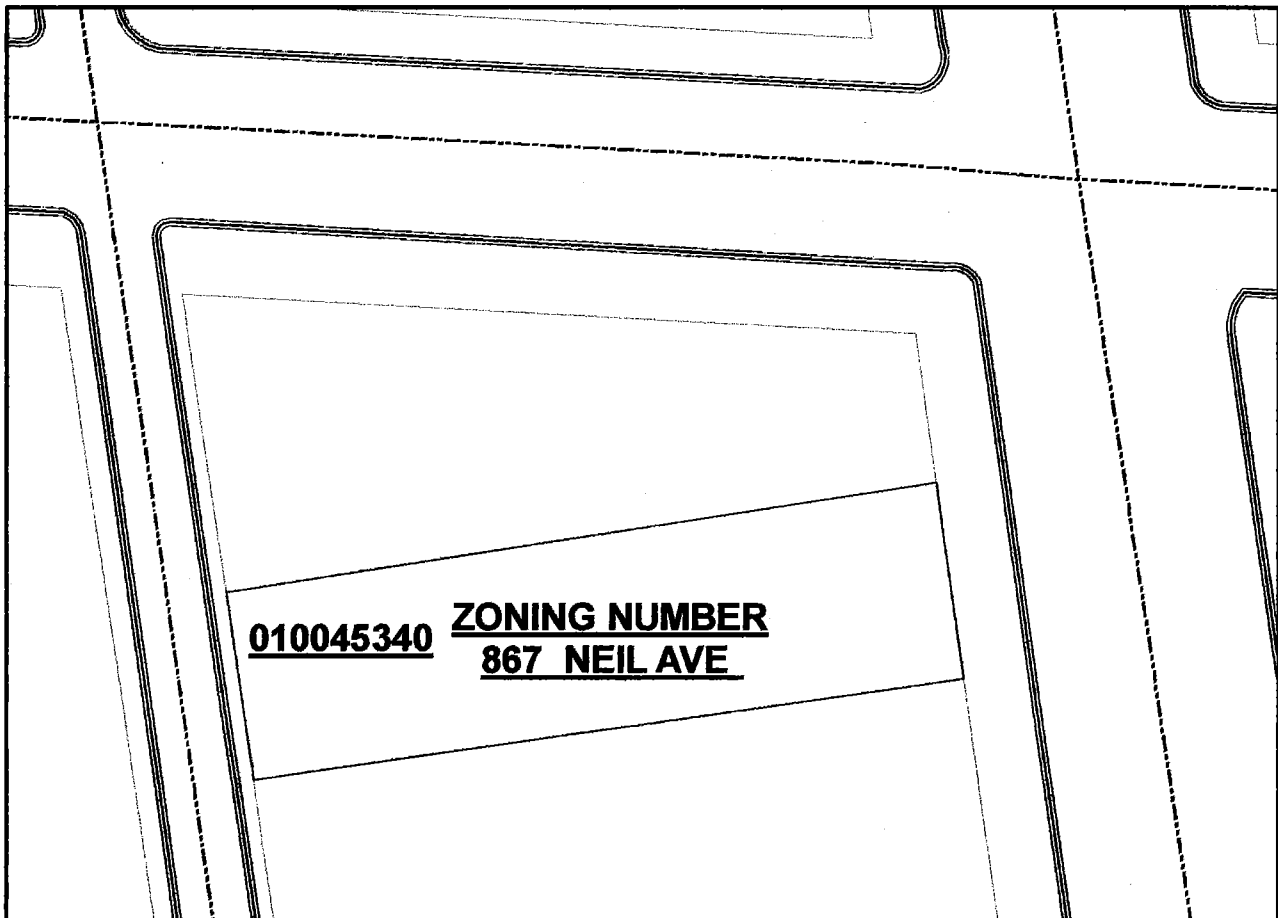
Lot Number: N/A

Subdivision: N/A

Requested By: CARSON THRUSH (OWNER)

Issued By: *Adriana Amador*

Date: 2/5/2018



010045340 **ZONING NUMBER**
867 NEIL AVE

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 113411

C118-007



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

CV18-057

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO BEING LOT NUMBER ONE HUNDRED EIGHTY-SIX (186) OF JAMES M. NEILS SECOND NEIL PLACE ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 4, PAGE 203, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO. SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, AND FURTHER SUBJECT TO REAL ESTATE TAXES AND ASSESSMENTS WHICH ARE NOW OR MAY HEREAFTER BECOME LIENS ON SAID PREMISES.

PARCEL NO. 010-045340

PROPERTY ADDRESS 867 NEIL AVENUE, COLUMBUS, OHIO 43215

COPY

HISTORIC DISTRICT COMMISSION RECOMMENDATION

VICTORIAN VILLAGE 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: 867 Neil Avenue

APPLICANT'S NAME: Joe Huber (Applicant)

Carson Thrush (Owner)

APPLICATION NO.: 17-12-14b

COMMISSION HEARING DATE: 12-14-17

The Victorian Village 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:

Recommend Variance Request #17-12-14b, 867 Neil Avenue, as submitted.

Variance Request

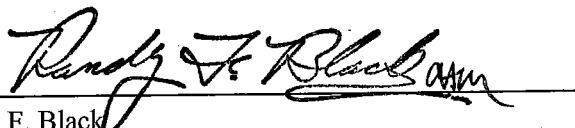
- C.C. 3312.49 – To allow 3 off street parking spaces with or without 1 tandem space via car lift (4 spaces required).
- C.C. 3332.039 – To allow two separate single family dwellings on one parcel.
- C.C. 3332.15 – To allow two single family dwellings on a 6,570 sq. ft. lot (one SFD on 5,000 sq. ft. lot allowed).
- C.C. 3332.19 – To allow a dwelling with no frontage on a public street (in the carriage house).
- C.C. 3332.25 – To allow total side yards of 5.5' for the carriage house and 4.6' for the main house (10' required).
- C.C. 3332.26 – To allow 2.3' and 3.2' side yards for the carriage house and 1.8' and 2.8' side yards for the main house (5' side yards required).
- C.C. 3332.27 – To allow a rear yard of 0% for the carriage house dwelling (25% required).

MOTION: Conyers/Hissem (3-0-0) RECOMMENDED.

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.



Randy F. Black
Historic Preservation Officer



COPY

CERTIFICATE OF APPROPRIATENESS
VICTORIAN VILLAGE COMMISSION

This Certificate of Appropriateness 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: 867 Neil Avenue

APPLICANT'S NAME: Joe Huber (Applicant)

Carson Thrush (Owner)

APPLICATION NO.: 17-12-14c

HEARING DATE: 12-14-17

EXPIRATION: 12-14-18

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3325 and the architectural guidelines:

☒ **Approved:** Exterior alterations per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve Application #17-12-14c, 867 Neil Avenue, and place on the January 11, 2018 meeting agenda as a holdover.

Skylight

- Install one new skylight on the south facing slope of the main roof on the house.

MOTION: Conyers/Hissem (3-0-0) APPROVED.

☐ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer



Steven R. Schoeny
Director

COPY

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF
DEVELOPMENT

January 30, 2018

Carson Thrush
867 Neil Ave.
Columbus, OH 43201

Dear Applicant:

Office of the Director
50 West Gay Street
Columbus, OH 43215-9040
(614) 645.7795
(614) 645.6675 [FAX]

Code Enforcement Division
757 Carolyn Ave.
Columbus, OH 43224-3218
(614) 645.2202
(614) 645.6675 [FAX]

Economic Development Division
150 South Front Street Suite 220
Columbus, OH 43215-4418
(614) 645.8616
(614) 645.6675 [FAX]

Housing Division
50 West Gay Street
Columbus, OH 43215-9040
(614) 645.7795
(614) 645.6675 [FAX]

Planning Division
50 West Gay Street, 4th Fl.
Columbus, OH 43215-9040
(614) 645.8664
(614) 645.6675 [FAX]

Land Redevelopment Office
50 West Gay Street, 4th Fl.
Columbus, OH 43215-9040
(614) 645.5263
(614) 645.6675 [FAX]

I am writing on behalf of the Victorian Village Commission (VVC) regarding Application #17-12-14a, which was reviewed at the December 14, 2017 meeting. The following information is for your reference, and is taken from the unapproved minutes of the December 14th meeting.

17-12-14a
867 Neil Avenue
Joe Huber (Applicant)

Carson Thrush (Owner)

Following the staff report, presentation from the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated. The application was divided into item 'a' for the carriage house alterations, item 'b' for the variance recommendation, item 'c' for the new skylight on the house and item 'd' for the air conditioning unit on the house.

Approve Application #17-12-14a, 867 Neil Avenue, as submitted, with all clarifications noted:

Carriage House

- Install four new low profile skylights on the carriage house roof, two on the north facing slope and two on the south facing slope. A cut sheet for the skylights is to be submitted to the Historic Preservation Office prior to installation.
- Install one new doorway and install new half light wood door and transom window on the north elevation, per submitted plans.
- Replace two existing overhead doors on the alley facing elevation and create three new openings. Install three new overhead doors in the new openings; a cut sheet for the garage doors is to be submitted to the Historic Preservation Office prior to issuance of a Certificate of Appropriateness.

MOTION: Conyers/Hissem (3-0-0) APPROVED.

Please note that this is **NOT A CERTIFICATE OF APPROPRIATENESS**. As indicated in the minutes, your application was approved. Please submit final permit drawings and the required cut sheets for skylights and garage doors to my office for stamping. **Certificate of Appropriateness No. 17-12-14a** will be held at the Historic Preservation Office pending receipt and approval of the drawings.

If you have any questions or comments, please contact me at 614-645-8040. Thank you for your cooperation.

Sincerely,


Cristin A. Moody

Assistant Historic Preservation Officer



614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY

CV18-007



Made for and at the instance of First Financial Bank NA and/or Pillar Title

Street Address: 867 Neil Avenue, Columbus, Ohio

New Owner: Megan L and Carson D Thrush

Present Owner: James M Herald

Client Order No: 10072

Date: April 06, 2017

This is to declare, that on April 6, 2017 we made an inspection of the premises standing in the name of James M Herald situated at City of Columbus, County of Franklin, State of Ohio, and at the time of such inspection we found no one available.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:

None Apparent

2. Disputed boundaries and encroachments:

None Apparent

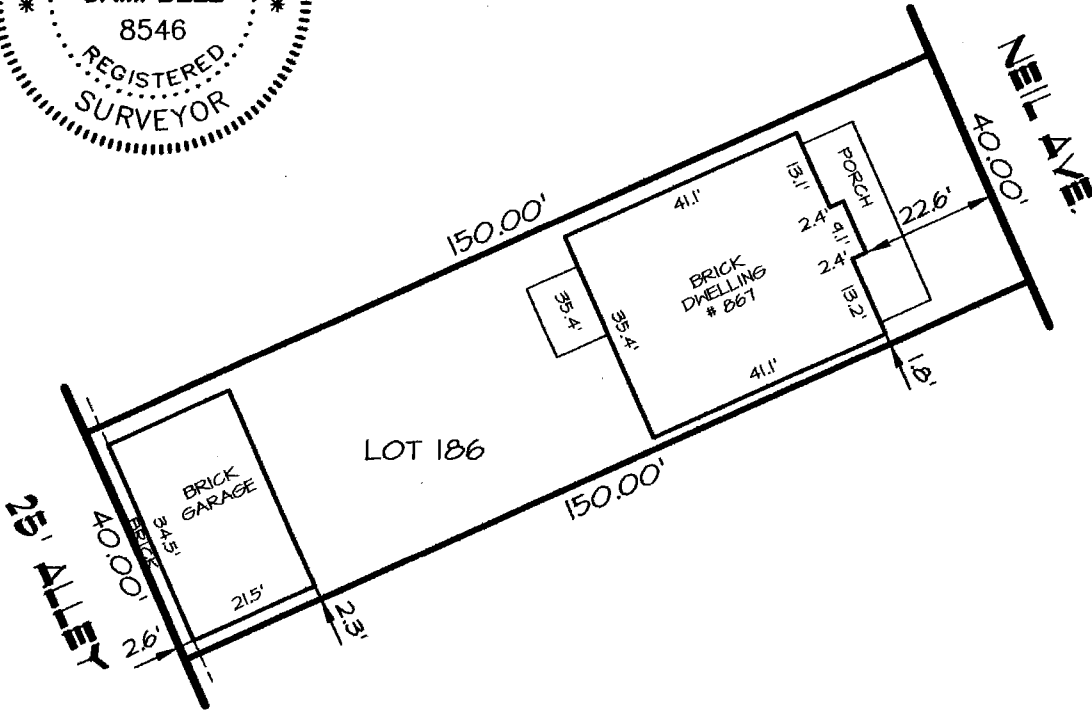
3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:

None Apparent

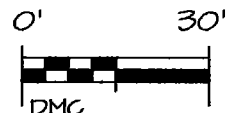
CV18-007

MORTGAGE LOCATION SURVEY

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>



I/WE HAVE RECEIVED A COPY OF THIS
SURVEY AND FIND THE CONDITIONS
ACCEPTABLE TO ME/US.



BUYER/OWNER

SCALE: 1"=30'

Address 867 Neil Avenue

State of Ohio, County of Franklin

City of Columbus, Ohio

New Owner Megan L and Carson D Thrush

Allotment: Second Neil Place Addition

Plat Book: 4 Page 203

Client Order No. 10072

Date April 6, 2017

Present Owner James M Herald

C & A Order No.
CO141975

This is to certify to First Financial Bank NA and/or Pillar Title

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

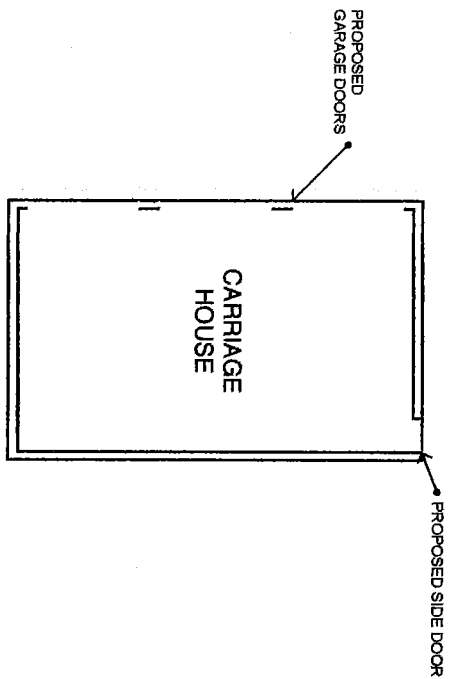
A handwritten signature of Matthew L. Campbell in cursive script.

Matthew L. Campbell - Reg. Surveyor No. 8546

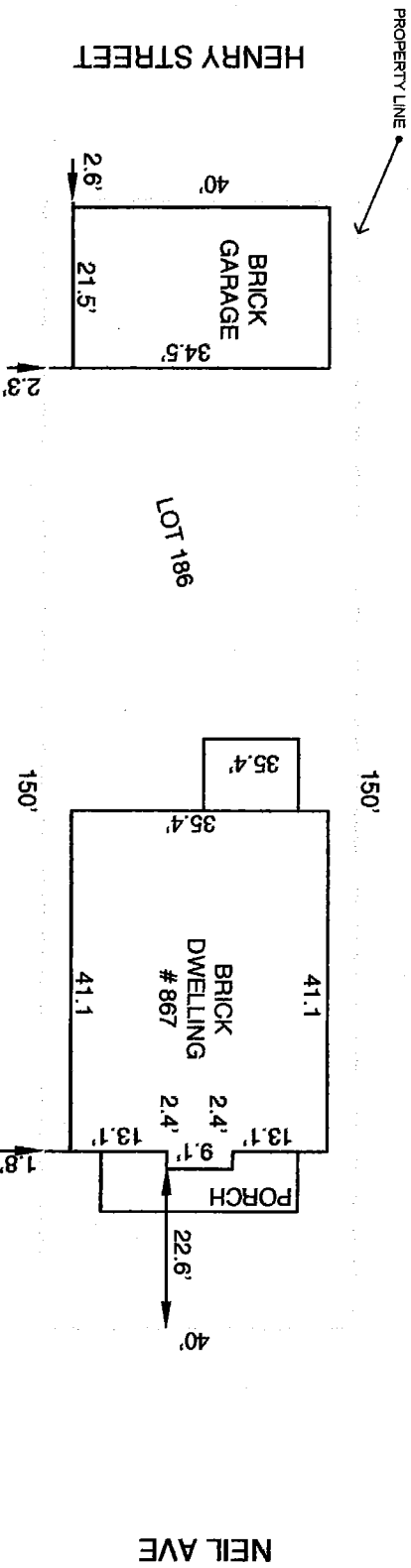
NEIL AVE CARRIAGE HOUSE



HENRY STREET



SITEPLAN SCALE - 1/10" = 1'



SITEPLAN SCALE - 1/16" = 1'

VG
3DV

CV18-007

CLIENT
Carson Thrush
867 Neil Ave
Columbus, OH 43215

ISSUE
10.24.17
RE-ISSUE

PROJECT NO.
245.170
PROJECT
Neil Ave

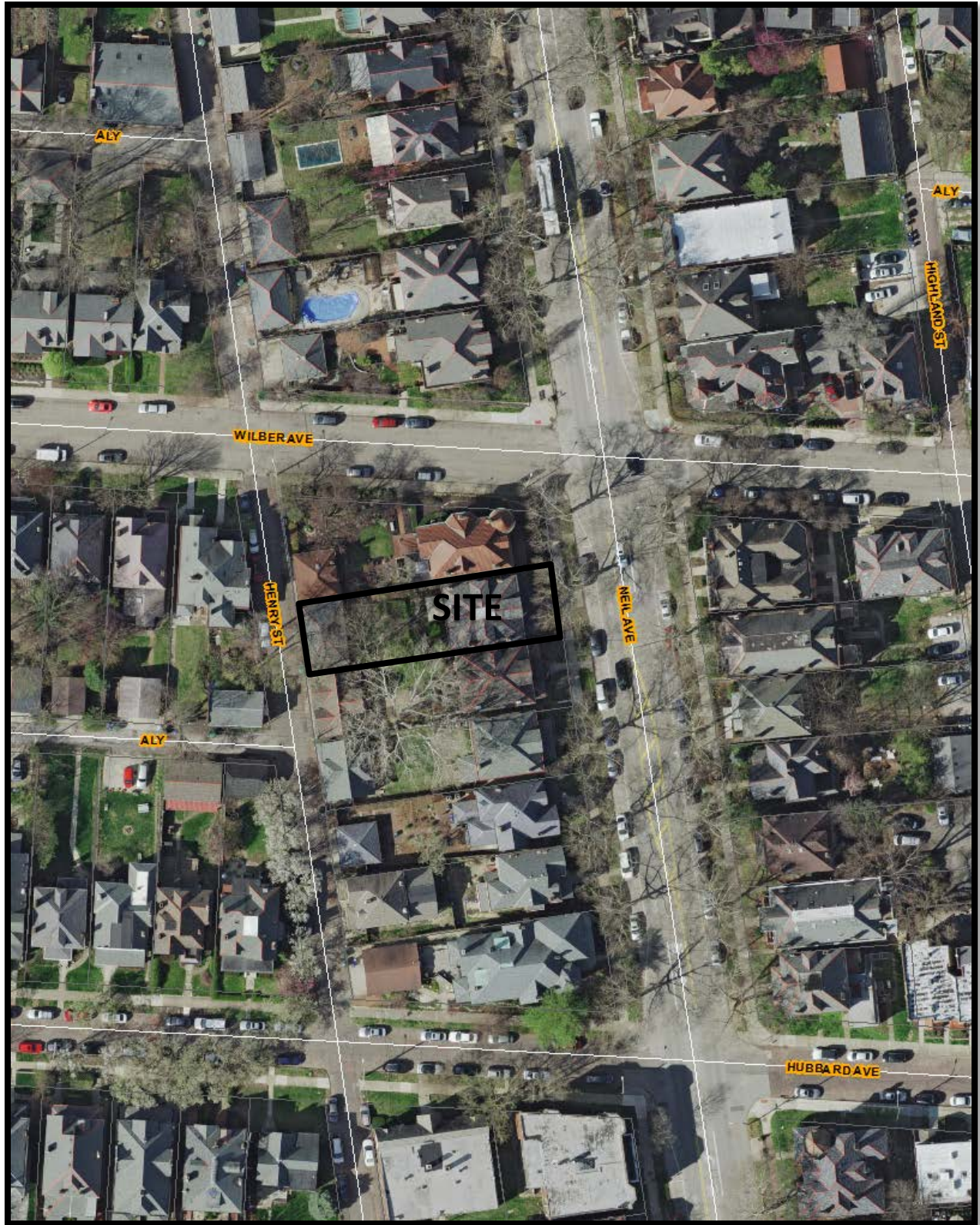
DRAWN BY
SW 3DV

a

05



CV18-007
867 Neil Avenue
Approximately 0.14 acres



CV18-007
867 Neil Avenue
Approximately 0.14 acres