Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.columbus.gov

OFFICE USE ONLY

Application Number: CV14-013 / 14315-00000-00183
Date Received: 3/2
Application Accepted By: SP + TP Fee: $320
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 213 Wilber Ave, Columbus OHIO Zip 43215
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010 - 004749
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): City of Columbus K-4
Civic Association or Area Commission: Victorian Village Commission
Proposed use or reason for Council Variance request: Habitable space in detached garage. Occupy space above garage.
Acreage: 0.152

APPLICANT: Name Charles Lagarce
Address 33 E. Nationwide Blvd City/State Columbus, OH Zip 43215
Phone # 614 207 2777 Fax # Email: clagarce@columbushospitality.com

PROPERTY OWNER(S): Name Charles Lagarce
Address 33 E. Nationwide Blvd City/State Columbus, OH Zip 43215
Phone # 614 207 2777 Fax # Email: clagarce@columbushospitality.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT ☐ Attorney ☐ Agent
Name
Address City/State Zip
Phone # Fax # Email:

SIGNATURES (ALL SIGNATURES MUST BE 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 all checks payable to the Columbus City Treasurer

Revised 11/12 tmt

Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.columbus.gov

CV14-013

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.

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 requested as detailed below:

See attached the statement of hardship.

Signature of Applicant _____ Date _____

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 all checks payable to the Columbus City Treasurer

CV14-013

213 Wilber Avenue
Columbus, OH 43215

STATEMENT OF HARDSHIP

Owner and Applicant requests relief from Title 33 Zoning rules and requests permission to convert the approved "unfinished" 2 story carriage house into "finished living space" on the second floor of the 2 story carriage house.

Creating a new construction reproduction of a historic carriage house that is architecturally compatible with the architecture of the single family home on this property, and architecturally compatible with the other historic carriage houses and garages in Victorian Village is not possible without some relief from Title 33 Zoning Code, of which are applicable to more typical residential districts. The unique architecture and historical heritage of Victorian Village does not typically conform to Title 33 Zoning Codes and therefore casts special circumstance and constraints onto property owners in this historical district.

The new construction carriage house will also be historically accurate for the site. Previously, there was a frame construction, 2 story, single family home with a detached, 2 story carriage house with living space above the carriage house. Demolition of the single family home and detached carriage house took place during the 1960's due to a fire.

It is beneficial for the property owner, the Victorian Village community, and the City of Columbus to allow variances to certain zoning restrictions to allow for a high quality, architecturally sensitive carriage house. Although additional living space and square footage could have been added to the rear of the existing home, additional living space over the garage allows for the normal rear yard area between the house and garage to remain open and maintain the integrity of the neighborhood.

Additionally, surrounding neighbors, including one adjacent on the same alley, have 1.5 or 2 story carriage houses with finished living space above the garage. Furthermore, many of these 1.5 or 2 story carriage houses are deemed separate dwellings, and it is the Owner-Applicants intention to be able to utilize this as a guest house.

In summary, and most importantly, granting this variance request to convert the unfinished space into finished living space will not be injurious to neighboring properties or the community's inhabitants. The granting of this variance will not be contrary to the public interest. The granting of this variance will increase the architectural appeal of the historical district and allow the owner of the property to utilize the carriage house as it was previously used before being demolished due to fire.

Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.columbus.gov

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Charles Lagarce
of **(1)** MAILING ADDRESS 213 Wilber Ave, Columbus OH, 43215
deposed 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
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 3/25/14
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
(4) Charles Lagarce
33 E Nationwide Blvd
Columbus, OHIO 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
CHARLES LAGARCE
614 207 2777

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
(5) Victorian Village Commission
James Goodman
50 West Gay St (Beacon Bldg) 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)
list is emailed to Shannon Pine @ spine@columbus.gov.

☐ **(7)** Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT **(8)**
Subscribed to me in my presence and before me this 24th day of MARCH, in the year 2014
SIGNATURE OF NOTARY PUBLIC **(8)** Wayne L. Newman
My Commission Expires: 6/6/17

Notary Seal Here **WAYNE L. NEWMAN**
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 6/6/2017

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 all checks payable to the Columbus City Treasurer

Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.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 # CV14-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] CHARLES LAGARCE

Of [COMPLETE ADDRESS] 213 Wilber 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 formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, Sate, Zip
Number of Columbus based employees
Contact name and number

1. Charles Lagarce 213 Wilber Ave Columbus OHIO 43215.	2.
3.	4.

☐ ***Check here if listing additional parties on a separate page.***

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24TH day of MARCH, in the year 2014

SIGNATURE OF NOTARY PUBLIC Wayne L. Newman

My Commission Expires: 6/6/17

Notary Seal Here WAYNE L. NEWMAN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 6/6/2017

This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer

CV14-013

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Mar 7 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 213 WILBER AVE COLUMBUS, OH

Mailing Address: 1499 PERRY ST
COLUMBUS OH 43201

Owner: MAHANEY MICHAEL R

Parcel Number: 010004749

ZONING INFORMATION

Zoning: Z78-033, Residential, R4
effective 8/16/1978, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Victorian Village Commission

Planning Overlay: N/A

Historic District: Victorian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

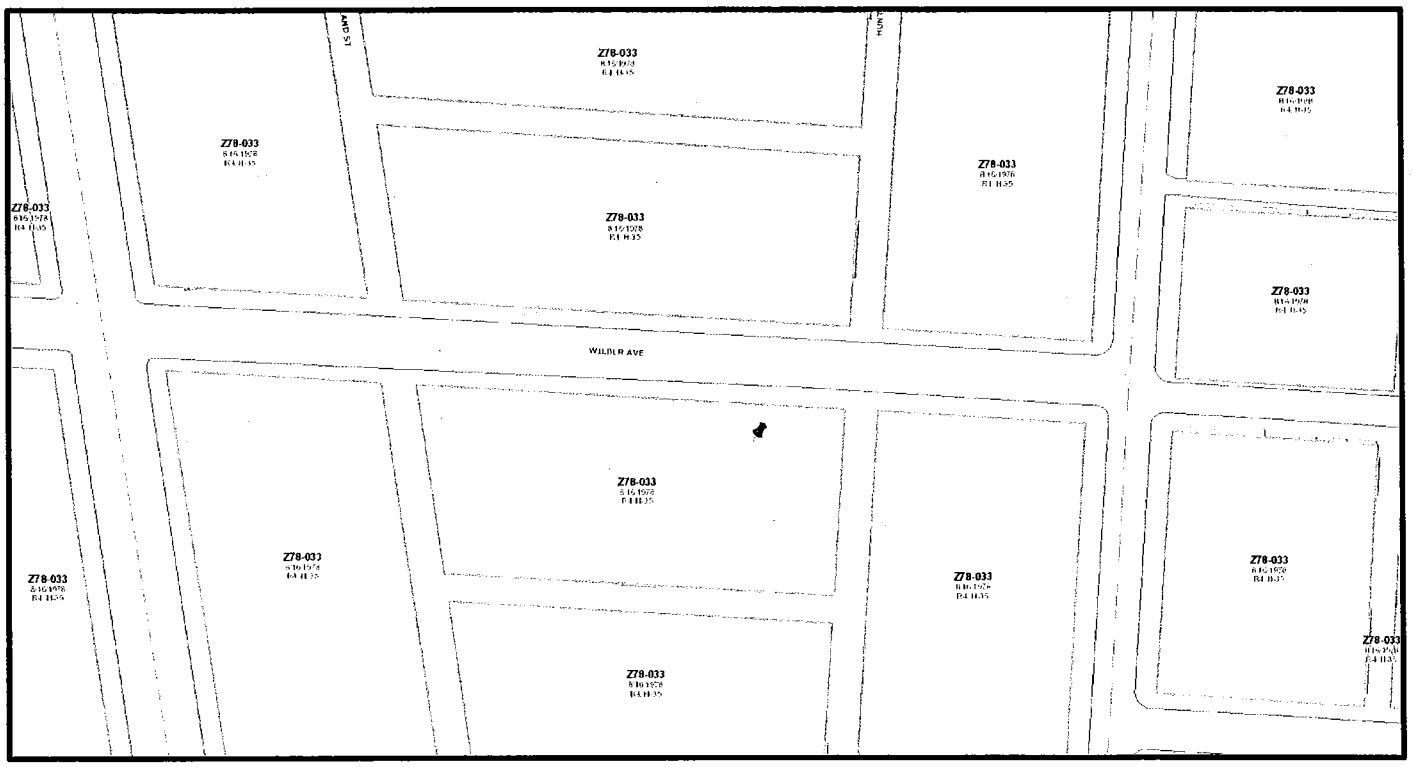
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



CV14-013

Geographic Information System

Clarence E. Mingo, II
Franklin County Auditor

PID: 010-004749
LAGARCE CHARLES
213 WILBER AVE, COLUMBUS OH 43215

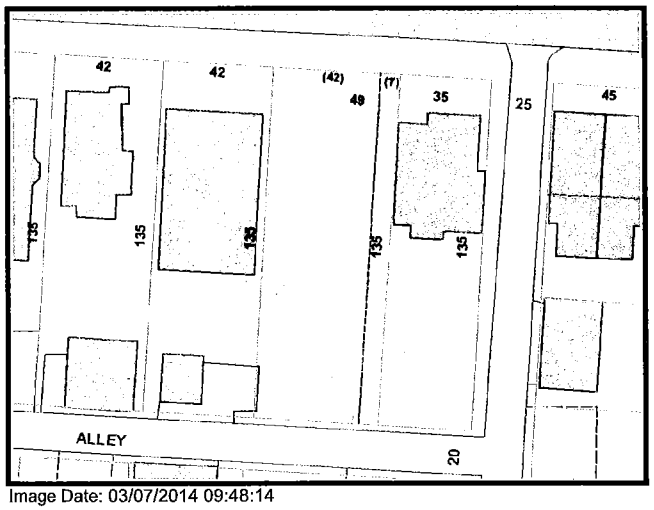


Image Date: 03/07/2014 09:48:14

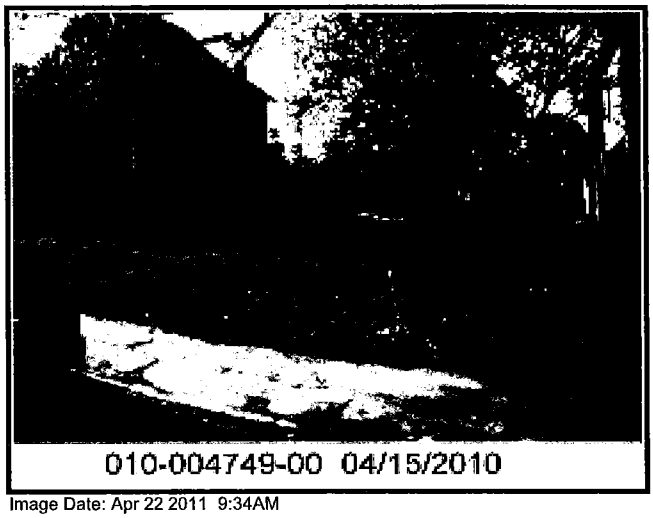


Image Date: Apr 22 2011 9:34AM

Owner Name	LAGARCE CHARLES LAGARCE LINDSAY
Site Address	213 WILBER AV
Mail Address	MICHAEL R MAHANEY 1499 PERRY ST COLUMBUS OH 43201
Tax District	CITY OF COLUMBUS
Description	213 WILBUR AVE NEIL PL LOT 57-58

Transfer Date	02/19/2014
Sale Amount	$0
Year Built	2013
Auditor's Map	E009 043.00
Neighborhood	01303
School Name	COLUMBUS CSD
Annual Taxes	$1,601.22

Auditor's Appraised Values

	Taxable	Exempt	Other Exempt
Land	$74,800	$0	$0
Building	$0	$0	$0
Total	$74,800	$0	$0

Accessed Acreage	0.152
Landuse	500 - VACANT LAND
CAUV	$0
Homestead	NO
Property Class	RESIDENTIAL

Building Information

				Number of Cards		1	
Rooms	8	**Baths**	3	**Square Feet**	3,024	**Fireplaces**	0
Bedrooms	4	**Half Baths**	1	**Air Cond.**	CENTRAL	**Stories**	2.0

Disclaimer The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

CV14-013

Linsker Holdings LLC
241 Collins Avenue
Columbus, Ohio 43215

Richard F. Bauer
841 Dennison Avenue
Columbus, Ohio 43215

Mary G. Raysa
257 James Road
Columbus, Ohio 43230

Kirk A. Bi Zhiwei
224 Wilber Avenue
Columbus, Ohio 43215

Philip C. Forsythe
837 Dennison Avenue
Columbus, Ohio 43215

Aaron T. Borchers
207 Wilber Avenue
Columbus, Ohio 43215

Jean P. and Laura J. Modisette
216 Wilber Avenue
Columbus, Ohio 43215

Hose of Hope- Stephen Yoder
100 S. 3rd Street
Columbus, Ohio 43215

Charles Lagarce
213 Wilber Avenue
Columbus, Ohio 43215

Dave M. O'Reilly
P.O. Box 2831
Columbus, Ohio 43201

CEMAC Properties, LLC
P.O. Box 10123
Columbus, Ohio 43201

Victorian Village Commission
James A. Goodman
50 W. Gay Street (4th Floor)
Columbus, Ohio 43215

C&W Investments Co. LLC
92 W. 5th Avenue
Columbus, Ohio 43201

Richard Troy Dye
224 W. Hubbard Avenue
Columbus, Ohio 43215

Jon J. and Suzann Guldenzopf
198 Wilber Avenue
Columbus, Ohio 43215

Darius N. Kandawalla
228-230 W. Hubbard Avenue
Columbus, Ohio 43215

Scott A. Miller
863 Dennison Avenue
Columbus, Ohio 43215

Thomas P. Lahr and Marilyn E. Smith
236 W. Hubbard Ave
Columbus, Ohio 43215

Patrick D. and Maria M. Conroy
197 Wilber Avenue
Columbus, Ohio 43215

David L. and Jane R. Clark
3151 N. High Street
Columbus, Ohio 43082

John D. McClain
851 Dennison Avenue
Columbus, Ohio 43215

Generation Rentals
P. O. Box 10123
Columbus, Ohio 43201

Richard A. Grosh and Linda L. Spencer
845 Dennison Avenue
Columbus, Ohio 43215

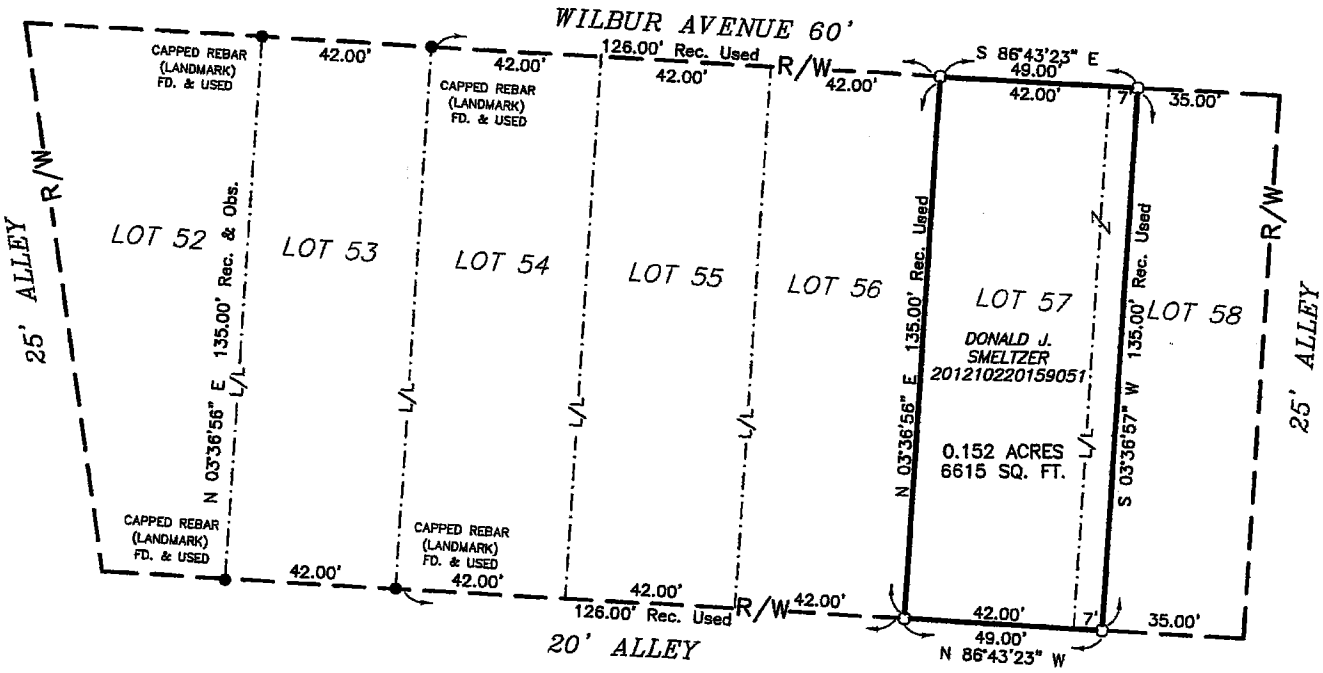
Christopher J. and M. Haydocy
223 Wilber Avenue
Columbus, Ohio 43215

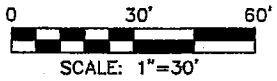
CVH-013

LOT 57 & PART OF LOT 58 IN JANE M. & ROBERT E. NEIL'S NEIL PLACE ADDITION
CITY OF COLUMBUS
STATE OF OHIO, COUNTY OF FRANKLIN

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83(1986).





I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

JAMES P. YURKSCHATT REG. NO. 7809
CAMPBELL & ASSOCIATES, INC.

01/15/2013
DATE

STATE OF OHIO
JAMES P. YURKSCHATT
7809
REGISTERED
SURVEYOR

LEGEND

REC. – RECORD DISTANCE OR ANGLE

CAL. – CALCULATED DISTANCE OR ANGLE

B.O.B. – BASIS OF BEARINGS

OBS. – OBSERVED DISTANCE OR ANGLE

● – MONUMENT FOUND, SIZE & TYPE AS INDICATED.

O – 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET

DATE: JAN 2013
BY: DLG
SCALE: 1"=30'

BOUNDARY SURVEY
213 WILBUR AVENUE
COLUMBUS, OHIO 43215

CAMPBELL & ASSOCIATES, INC.
Land Surveying
1923 Bailey Road Suite A
Cuyahoga Falls, Ohio 44221
(330) 945-4117
www.campbellsurvey.com

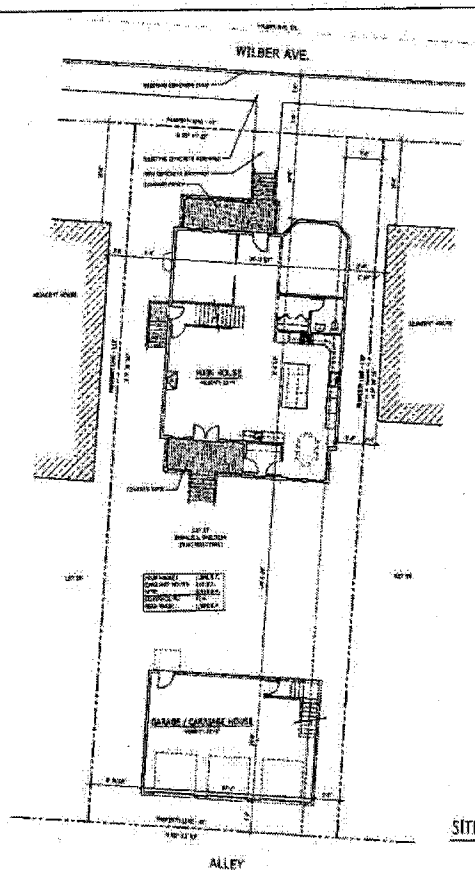
JOB NO.
20120318

SHEET 1 OF 1

CU4-013

NEW RESIDENCE

213 WILBER AVE.
COLUMBUS, OH 43215



SITE PLAN

DRAWING SYMBOLS	ABBREVIATIONS	LOCATION MAP	DRAWING INDEX	UTILITY CONTACTS	PROJECT TEAM

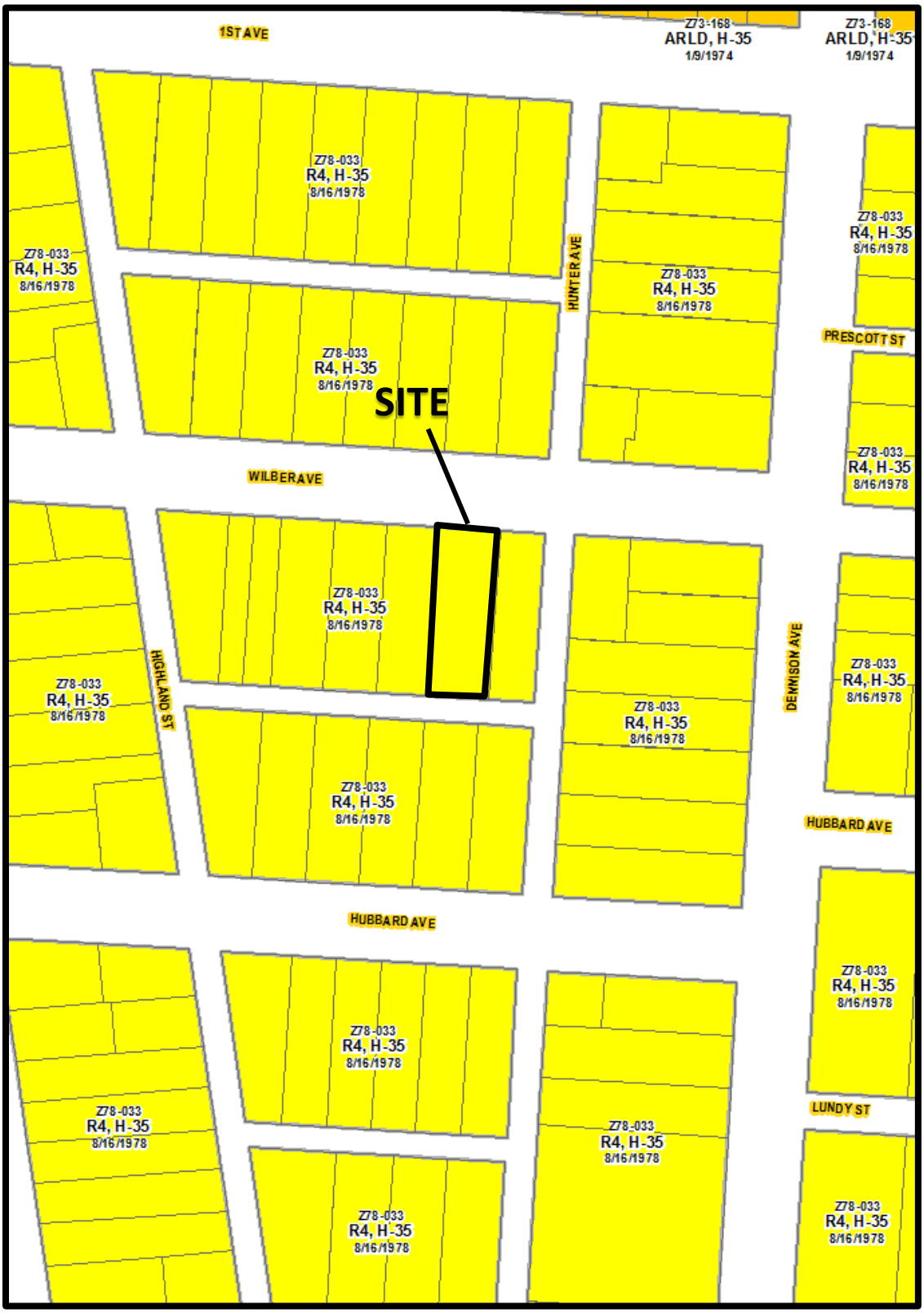
NORTH

Wilber Residence
213 Wilber Ave.
Columbus, OH 43215

TITLE SHEET AND SITE PLAN

Project Number
2013-036

T1.1



CV14-013
213 Wilber Avenue
Approximately 0.152 acres

CV14-013
213 Wilber Avenue
Approximately 0.152 acres