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: CV14-018/14315-00000-00203
Date Received: 4/1/14
Application Accepted By: TP Fee: $320.00
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 379 FOREST ST COLUMBUS, OHIO Zip 43206

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: 010046747

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

Current Zoning District(s): Z99-102, RESIDENTIAL R2F HEIGHT DISTRICT H-35

Recognized Civic Association or Area Commission: COLUMBUS SOUTHSIDE AREA COMMISSION

Proposed use or reason for Council Variance request: BUILDING GARAGE WITH APARTMENT UNIT ABOVE;

Acreage: 672 SQUARE FEET

APPLICANT: Name JILL SHIN

Address 379 FOREST STREET City/State COLUMBUS,OHIO Zip 43206

Phone # 614530-6008 Fax # 614573-7409 Email: SUREZARE@GMAIL.COM

PROPERTY OWNER(S): Name JILL SHIN

Address 379 FOREST STREET City/State COLUMBUS,OHIO Zip 43206

Phone # 614-530-6008 Fax # 614-573-7409 Email: SUREZARE@GMAIL.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.
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Please make all checks payable to the Columbus City Treasurer

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CV14-018

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 DOCUMENT

Signature of Applicant JILL SHIN Date 03/31/2014

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Revised 02/14/11

CV14-018

STATEMENT OF HARDSHIP
379 FOREST STREET

Attachment to Council Variance Application for **379 Forest Street**:

This variance request is to build a carriage house behind an existing residence in the location of an existing surface parking area facing Frankfort alley. The carriage house will consist of a 2-car garage below and a apartment unit on the second floor.

Most residential properties in the City of Columbus have many diverse ways to add more living space. However this home is restricted due to small size lot and its location and city codes that do not allow two separate residential units on one dwelling. This creates a hardship that requires variance from the city zoning codes. The idea of living space above the detached garage is very usual for the area where the property is located and similar building structures are very common in Schumacher place and German Village neighborhoods. There are quite few carriage houses in our vicinity. Some are historic and others are recent and have been allowed with similar variances to our proposed variance, detached carriage house, with small side yard clearances and with heights as high as main houses.

Since this building will allow autos it will be a good way to reduce amount of occupied off street parking spaces that are over crowded as is. In addition, this project provides 2 parking spaces in the garage portion of the carriage house and required amount is 4 so hardship exist here and variance from city of Columbus codes is needed as well.

Variance needed:

Section: 3332.037 Residential District Use

To allow two single family residences on a one dwelling lot of 3933 square feet; (Carriage house with garage)

Section: 3332.26 Minimum Side Yard

To allow 3 foot side yard for the carriage house unit;

Section: 3312.49 Parking Requirements

To allow two parking spaces as part of carriage house garage for two units on one dwelling. Previously there was only off street parking available;

CV14-018

Section: N/A Height

To allow Carriage House with garage to be the same height as original house 26.8 ft. Many similar carriage houses that are located in our vicinity have the same height as their main house.

Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.columbus.gov

AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME JILL SHIN
of **(1)** MAILING ADDRESS 379 FOREST STREET, COLUMBUS, OH 43206
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 379 FOREST STREET, COLUMBUS,OH43206
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)** 04/01/2014
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
(4) JILL SHIN
379 FOREST STREET,
COLUMBUS OH 43206

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
JILL SHIN
614-530-6008

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
(5) COLUMBUS SOUTHSIDE AREA COMMISSION

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)

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

SIGNATURE OF AFFIANT (8) [signature]

Subscribed to me in my presence and before me this 1 day of APRIL, in the year 2014

SIGNATURE OF NOTARY PUBLIC (8) [signature]

My Commission Expires: N/A

NOTARIAL SEAL STATE OF OHIO

Joseph A. Schwade, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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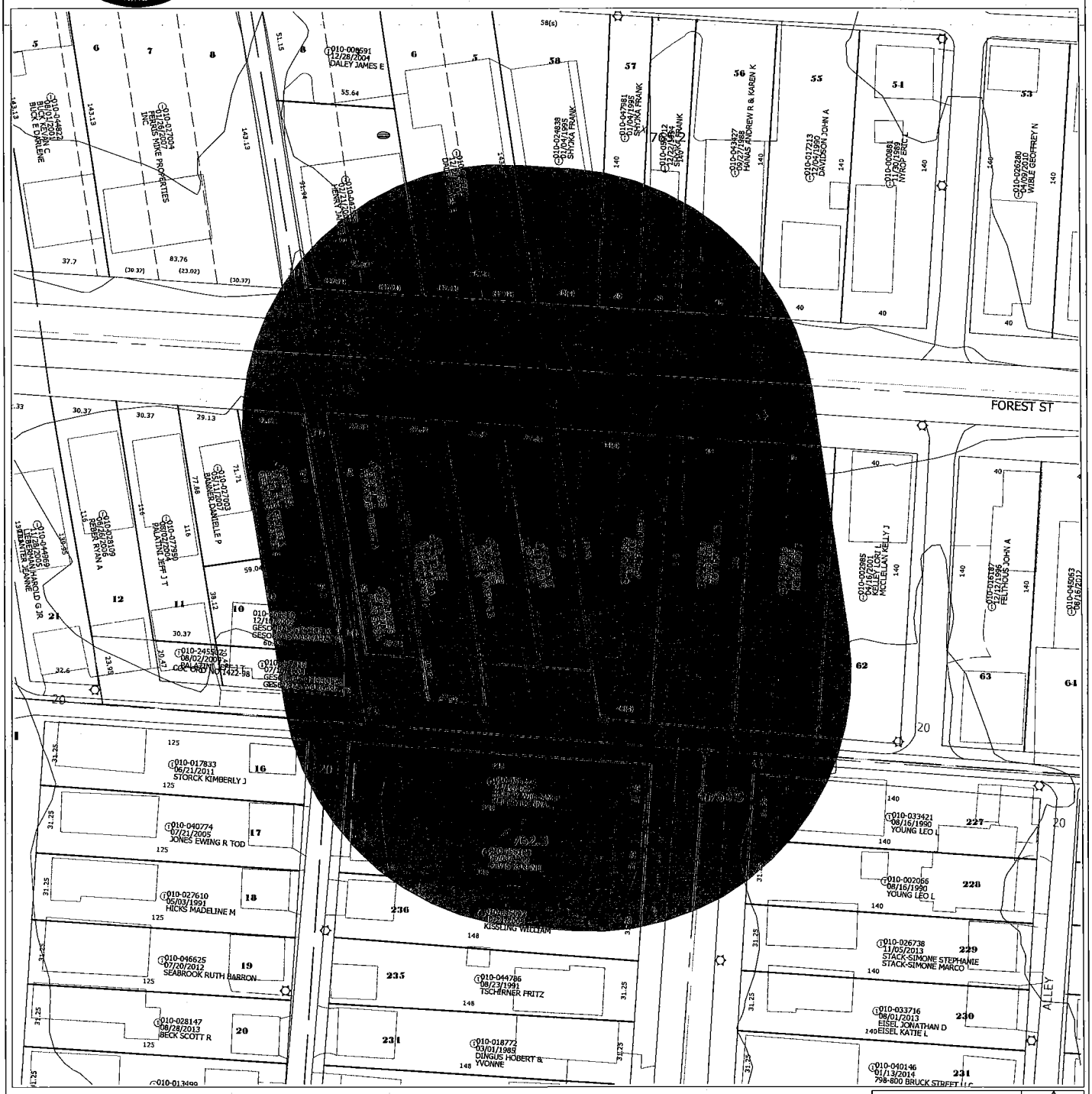
Please make all checks payable to the Columbus City Treasurer

Revised 02/14/11

CV14-018

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 4/1/14**



Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

APPLICANT

Jill Shin
379 Forest Street
Columbus, OH 43206

Danielle Banner
359 Forest Street
Columbus, OH 43206

Karen Davis
785 Bruck Street
Columbus, OH 43206

Georgia and Margaret Gesouras
2663 Weslford Road
Columbus, OH 43221

Lori and McClellan Kelly
8045 Pickerington Road NW
Canal Winchester, OH 43110

William Kissling
791 Bruck Street
Columbus, OH 43206

Frank Shyjka
386 Forest Street
Columbus, OH 43206

Leo Young
784 Bruck Street
Columbus, OH 43206

AREA COMMISSION

Columbus Southside Area Commission
c/o Curtis Davis
P.O. Box 7846
Columbus, OH 43207

James Daley
380 Forest Street
Columbus, OH 43206

Robert Fernandez
369 Forest Street
Columbus, OH 43206

Andres and Karen Hanas
9872 Camelot Street
Pickerington, OH 43147

William and Donna Kelley
781 Bruck Street
Columbus, OH 43206

Sarah Pilat
368 Frankfort Street
Columbus, OH 43206

Kimberly Storck
774 Ebner Street
Columbus, OH 43206

Aria and Emily Alaudina
371 Forest Street
Columbus, OH 43206

John Davidson
398 Forest Street
Columbus, OH 43206

Mike Ferris Properties, Inc.
356-362 Forest Street
Columbus, OH 43206

Janice Henry
370-372 Forest Street
Columbus, OH 43206

Roy Kiger
395 Forest Street
Columbus, OH 43206

David Rothert
389-391 Forest Street
Columbus, OH 43206

Andrea Whaley
383 Forest Street
Columbus, OH 43206

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 # CV14-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] JILL SHIN

Of [COMPLETE ADDRESS] 379 FOREST STREET. 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 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. ZARKO PILYAK 379 Forest St, Columbus, OH 43206 614-530-6008	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 1 day of APRIL, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: N/A

NOTARIAL SEAL
Notary Seal Here
STATE OF OHIO

Joseph A. Schwade, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement expires six months after date of notarization.

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Please make all checks payable to the Columbus City Treasurer

Revised 02/14/11

City of Columbus
Zoning Plat

N

CV14-016

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

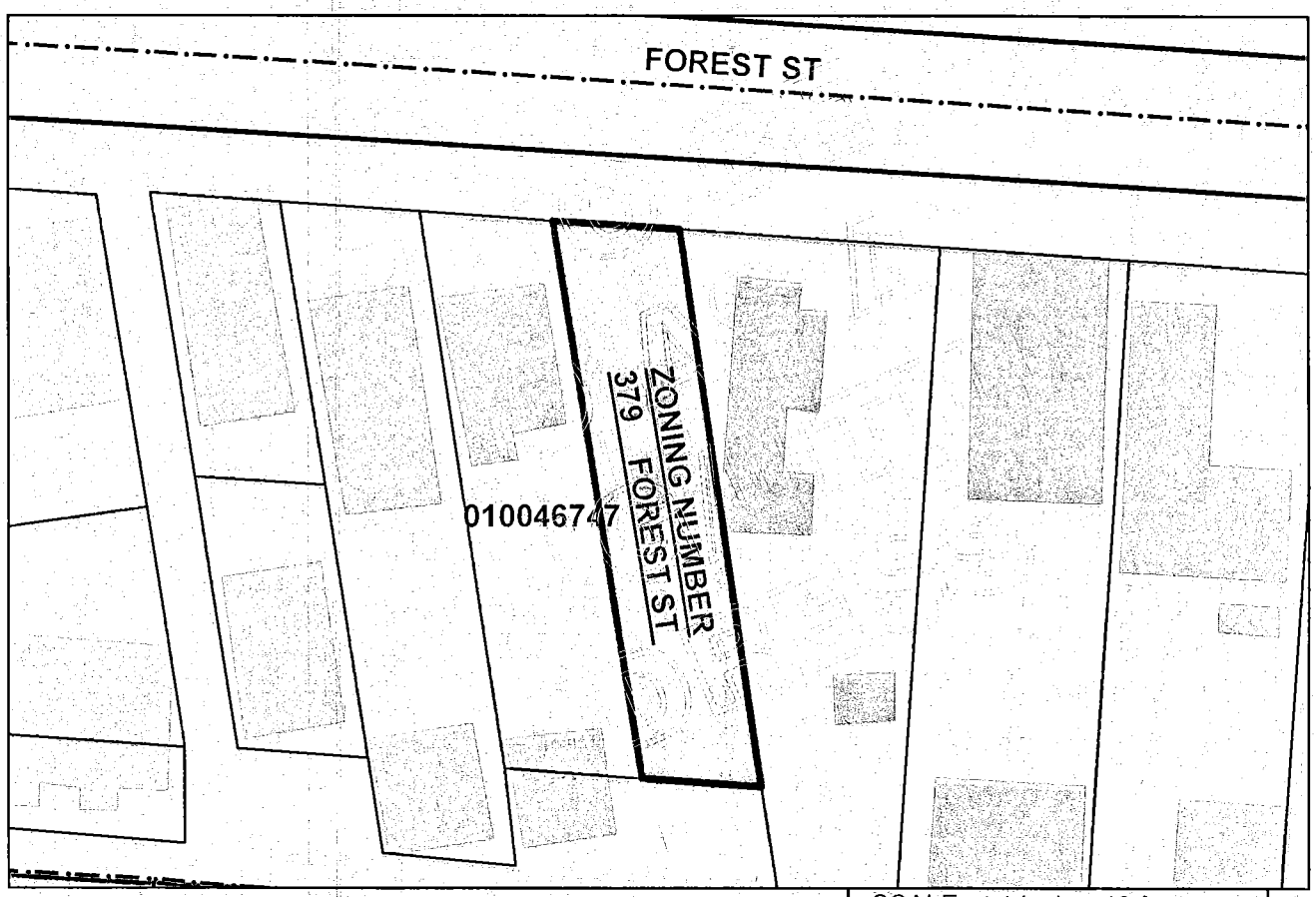
Parcel ID: 010046747

Zoning Number: 379 Street Name: FOREST ST

Lot Number 12 Subdivision: BARTH

Requested By: ZAPKO PILJAK & JILL SHIN (OWNERS)

Issued By: Adriana Amarian Date: 4/1/2014



SCALE: 1 inch = 40 feet

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 18990

Printed: 4/1/2014 10:35:17 AM - O:\MAPROOM\ADDRESS IMAGES\ZONING

CV14-018

200907060097941
Pgs: 1 $28.00 T20090037212
07/06/2009 3:59PM MLJILL SHIN
Robert G. Montgomery
Franklin County Recorder

QUIT CLAIM DEED

(Statutory Form)

KNOW ALL MEN BY THESE PRESENTS that Zarko Piljak and Jill Shin, of Franklin County, Ohio, for valuable consideration paid, Grant(s), to Jill Shin, whose tax mailing address is, 7652 Sawmill Road Suite 266, Dublin, OH 43016, the following described Real Property:

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

Being Lot Number Twelve, (12) in HENRY AND ELIZABETH BARTH'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 377, Recorder's Office, Franklin County, Ohio. Subject to all easements, conditions, restrictions and reservations of record, together with all real estate taxes hereafter due and payable, which taxes Grantee hereby assumes and agree to pay.

Commonly known as: 379 Forest Street, Columbus, OH 43206

Parcel Number.: 010-046747-000

Prior Instrument Reference #: 200409290227284 of the official Records of Franklin County, Ohio

IN WITNESS WHEREOF, the undersigned have set her hand this 29th day of June, 2009

Zarko Piljak

Jill Shin

State of Ohio,
County of Franklin, SS:

The foregoing instrument was acknowledged before me this 29th day of June, 2009 by Zarko Piljak and Jill Shin, the Grantor(s) herein, who acknowledged the signing hereof to be her voluntary act and deed, for the uses and purposes set forth herein.

Notary Public

9-30-2011
My Commission Expires

906673

CONVEYANCE TAX
EXEMPT
D TS
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED

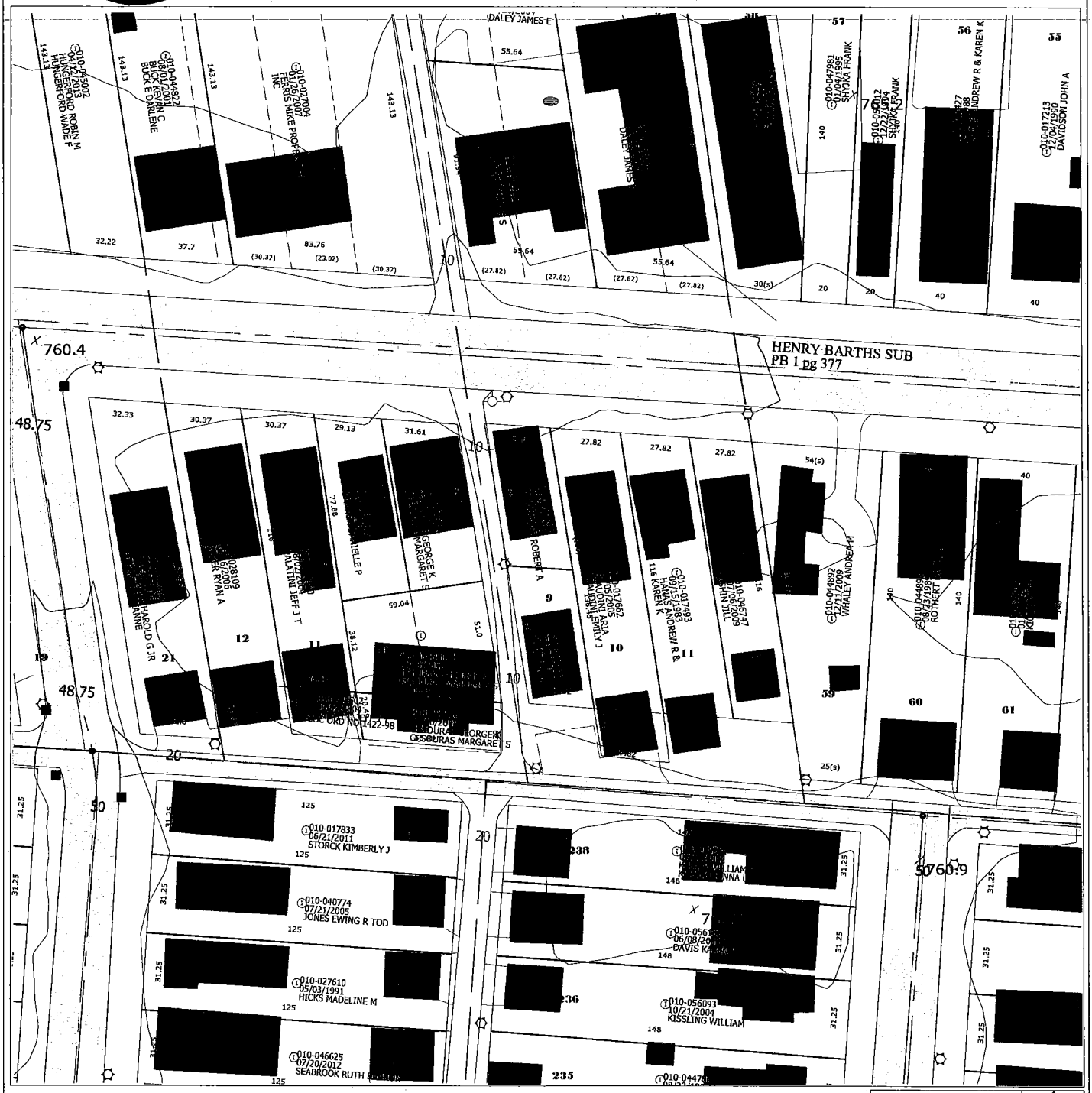
JUL 06 2009

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CV14-018

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 4/1/14**



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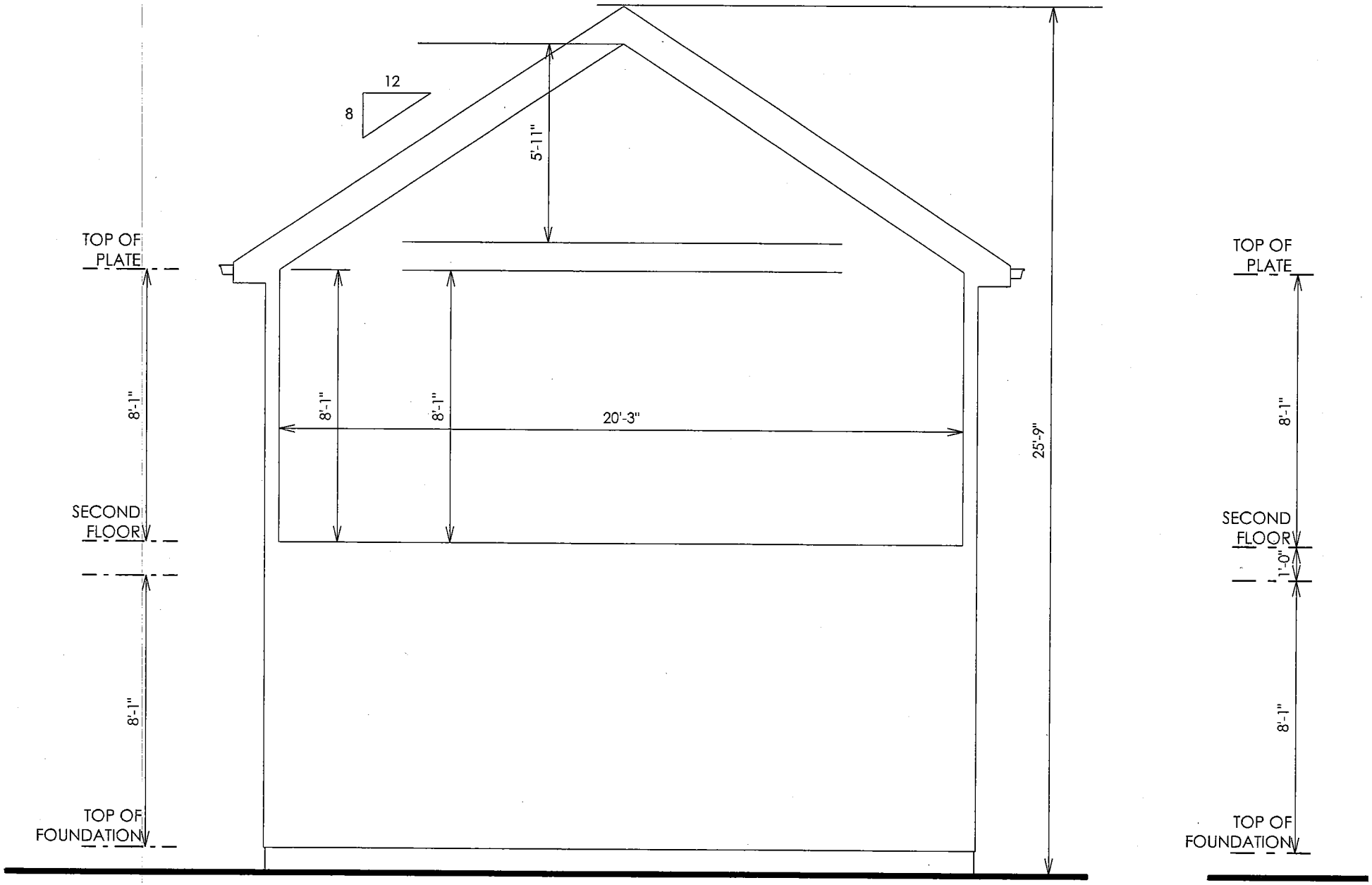
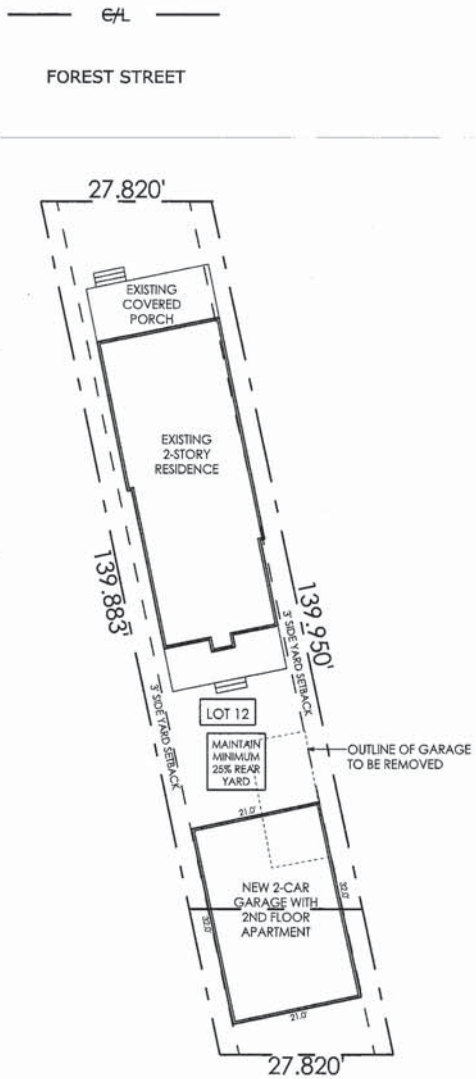
CV14-018



REAR ELEVATION



NORTH

SITE PLAN

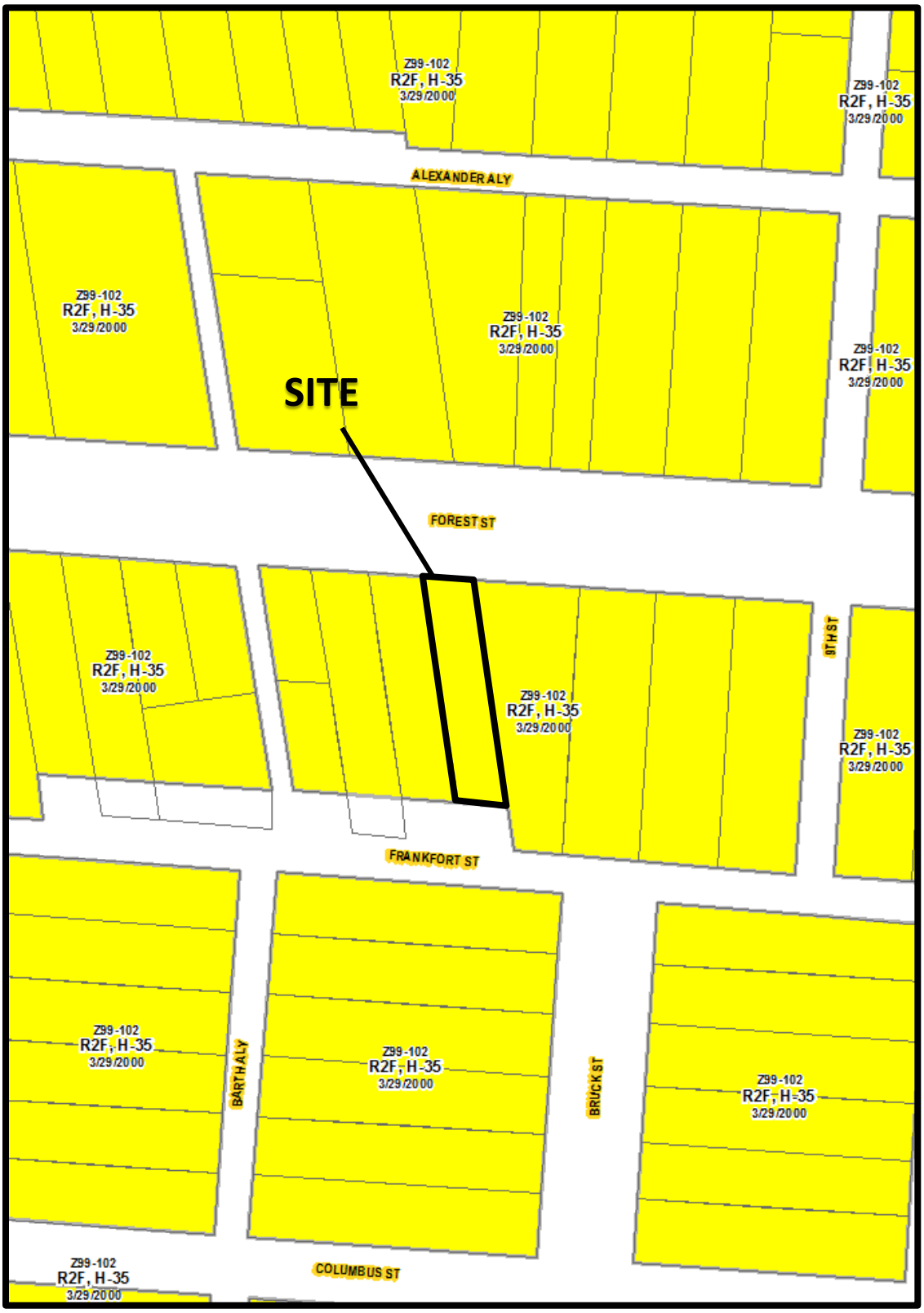
SCALE: 1" = 30'-0"

LOT COVERAGE
LOT: 3933 SQUARE FEET
HOUSE: 1291 SQUARE FEET
GARAGE: 672 SQUARE FEET
TOTAL LOT COVERAGE: 50%

032814	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION
000000	REVISIONS

An Addition For
Zarko Piljak
379 Forest Street
Columbus, Ohio 43206

BOLYARD ARCHITECTURE + DESIGN STUDIO
75 S. High Street, Suite 4
Dublin, Ohio 43017
614.774.2490 Phone
614.633.1053 Fax
www.bolyardstudio.com



CV14-018
379 Forest Street
Approximately 0.014 acres

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Approximately 0.014 acres