



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: CV 14-033 / 14315-00000-00453
Date Received: 6/30/14
Application Accepted By: SP, ET, TP Fee: 1600
Comments: Assigned to Toni Proehl; 645-2749; tjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 248 & 252 S. Carpenter Zip 43205

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: 010-018489 010-036306

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

Current Zoning District(s): R-3

Civic Association or Area Commission: Near East Side Area Commission

Proposed use or reason for Council Variance request: Sections 3312.49, 3332.035-A-1,

Acreage: 0.165 Acre 3332.21-B

APPLICANT: Name Amy Lauerhass / Lauerhass Architecture

Address 753 Francis Ave. City/State Bexley OH Zip 43209

Phone # 614-371-3523 Fax # _____ Email: amy@lauerhassarchitecture.com

PROPERTY OWNER(S): Name CITY OF COLUMBUS, Ohio - Land Redevelopment

Address 50 West GAY ST - 4th Floor City/State Columbus, Ohio Zip 43215

Phone # 614-645-2551 Fax # _____ Email: jturner@columbus.gov

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

ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name N/A

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Amy Lauerhass

PROPERTY OWNER SIGNATURE John Turner

ATTORNEY / AGENT SIGNATURE N/A

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



CV14-033

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

- ① The lot is of non-conforming size, and we have proposed (1) parking space per each 1-bedroom unit
- ② The reduced front yard setback is to allow for parking at the rear, and was a request of the Near East Area Commission.
- ③ The zoning use variance is to allow a similar height & density that is within the neighborhood.

Signature of Applicant

Amey Mauerhass

Date

6/26/14

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CN4-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME AMY LAUERHASS
of (1) MAILING ADDRESS 753 FRANCIS AVE. BEXLEY OHIO 43209
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 248 & 252 S. CARPENTER ST.
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) 7/1/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) CITY OF COLUMBUS
LAND BANK
100 N. FREDERICK ST 50 W. GAY ST
COLUMBUS OHIO 43215

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

AMY LAUERHASS
614-371-3523

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

(5) NEAR EAST AREA COMMISSION
ANNIE ROSS-WOMACK
614-251-6038

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) Amy Lauerhass

Subscribed to me in my presence and before me this 26th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Cherisse Rader

My Commission Expires:

3-5-18

Notary Seal Here



Cherisse N. Rader
Notary Public, State of Ohio
My Commission Expires 03-05-18

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APPLICANT:

Amy Lauerhass
Lauerhass Architecture
753 Francis Avenue
Bexley, Ohio 43209

CURRENT PROPERTY OWNER:

City of Columbus Land Bank
109 North Front Street
Columbus, Ohio 43215

AREA COMMISSION:

Near East Area Commission
Zoning Chair: Annie Ross-Womack
874 Oakwood Ave. Columbus, OH
43206

FUTURE OWNER (IN CONTRACT)

Ken Turner, Kennco Properties
80 Wilson Avenue Suite 100
Columbus, Ohio 43205

**SURROUNDING
PROPERTY OWNERS:**

Yamma Hinton
257 South Twentieth St.
Columbus, Ohio 43205

Marlin & Opal Riggs
8412 Marble St. Apt. A
Tampa, FL 33615

Lars Johansson
952 East Rich St.
Columbus, Ohio 43205

Carlton Pease
255 South Twentieth St.
Columbus, Ohio 43205

Ida Carreker
265 South Twentieth St.
Columbus, Ohio 43205

Blackburn Community Center
263 South Carpenter St.
Columbus, Ohio 43205

Anthony & Irma Carmichael
953 Bryden Road
Columbus, Ohio 43205

Columbus & Sara Covington
263 South Twentieth St.
Columbus, Ohio 43205

Crown Equities LLC
PO Box 91082
Columbus, Ohio 43209

939 Bryden LLC
4272 Vista Walk Ln.
Powell, Ohio 43065

L&N Alum Creek LLC
3540 East Fulton St.
Columbus, Ohio 43227

Franklin County Halfway House
971 Bryden Road
Columbus, Ohio 43205

John Eyster
977 Bryden Road
Columbus, Ohio 43205

Madison & Esther Mcrae
965 Bryden Road
Columbus, Ohio 43205



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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 # CV14-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] AMY LAUERHASS

Of [COMPLETE ADDRESS] 753 FRANCIS AVE. BEXLEY OH 43209

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

JIM TURNER 645-2551

~~OTHER PARTY 645-0203~~

REAL ESTATE ASSET MGR

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>CITY OF COLUMBUS</u> <u>LAND BANK</u> 100 N. FISH ST. <u>50 W. Gay St.</u> <u>COLUMBUS OH 43215</u>	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 26th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

3-5-18

Notary Seal



Cherisse N. Rader
Notary Public, State of Ohio
My Commission Expires 03-05-18

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

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Land Bank Box

34340011

Form 83 Revised - Prescribed by the Department of Taxation of Ohio

Auditor's Deed

(FORFEITED LAND SALE)

025190

Rev. Code Secs. 5721.09, .14, .15, .16, .17; 5723.05, .06, .10, .12

KNOW ALL MEN BY THESE PRESENTS: That whereas, the Real Estate hereinafter described, having become and being delinquent for non-payment of taxes, assessments, penalties, interest and costs, was forfeited to the State of Ohio, as will fully appear by the records of the Court Common Pleas and of the County Auditor of Franklin County, Ohio; and

WHEREAS, said County Auditor, after the lapse of time as provided by law caused notice of the sale of said forfeited land to be advertised once a week for two consecutive weeks prior to the date fixed by law, on the 21st day of January 1997 and on the 28th day of January 1997, attended at the Court House of said county and from day to day offered said Real Estate for sale at public auction, to the highest bidder, in manner and form provided by law;

THEREUPON, on the February 4, 1997 City of Columbus, Ohio bid for said Real Estate the sum of 4,872.75 Dollars, which sum being highest bid offered and the best price obtainable, the County Auditor, acting as agent of the State of Ohio, then and there sold said Real Estate to the said City of Columbus, Ohio for said sum, and thereupon gave to said purchaser a Certificate of Sale, as required by Law, which Certificate of Sale has been produced or returned to the said County Auditor;

NOW THEREFORE, I, Joseph W. Testa as County Auditor of Franklin County, Ohio, acting as agent of the State of Ohio, in consideration of the premises and the payment of the sum of 4,872.75 Dollars, and the additional sum of Five Dollars, as provided by law, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said City of Columbus, Ohio, their heirs and assigns forever, the Real Estate sold as aforesaid and situated in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows:

Being Lot Number Twenty-nine (29) of George M. Parson's Fourth Town Street Subdivision, of a part of Lots Nos. 5 and 6 of James Bryden and Others Subdivision of the North part of Half Section No. 24, Township 5, Range 22, Refugee Lands, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book No. 3, page 336, Recorder's Office, Franklin County, Ohio.

District/Parcel: 010-036306

Address: S. Carpenter Street 252

Prior Instrument Reference: Official Record Deed Volume 3044 Page 389

Tax Bill Mailing Address: Attn: Ed Reese 90 W. Broad Street, Columbus, Ohio 43215

TIME 9 00 AM
RECORDED FRANKLIN CO., OHIO

FEB 21 1997

RICHARD B. METCALF, RECORDER
RECORDER'S FEE \$ 14.00

TRANSFERRED
FEB 18 1997
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

901502
CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR



City of Columbus Zoning Plat



CN4-033

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: 010036306

Zoning Number: 252

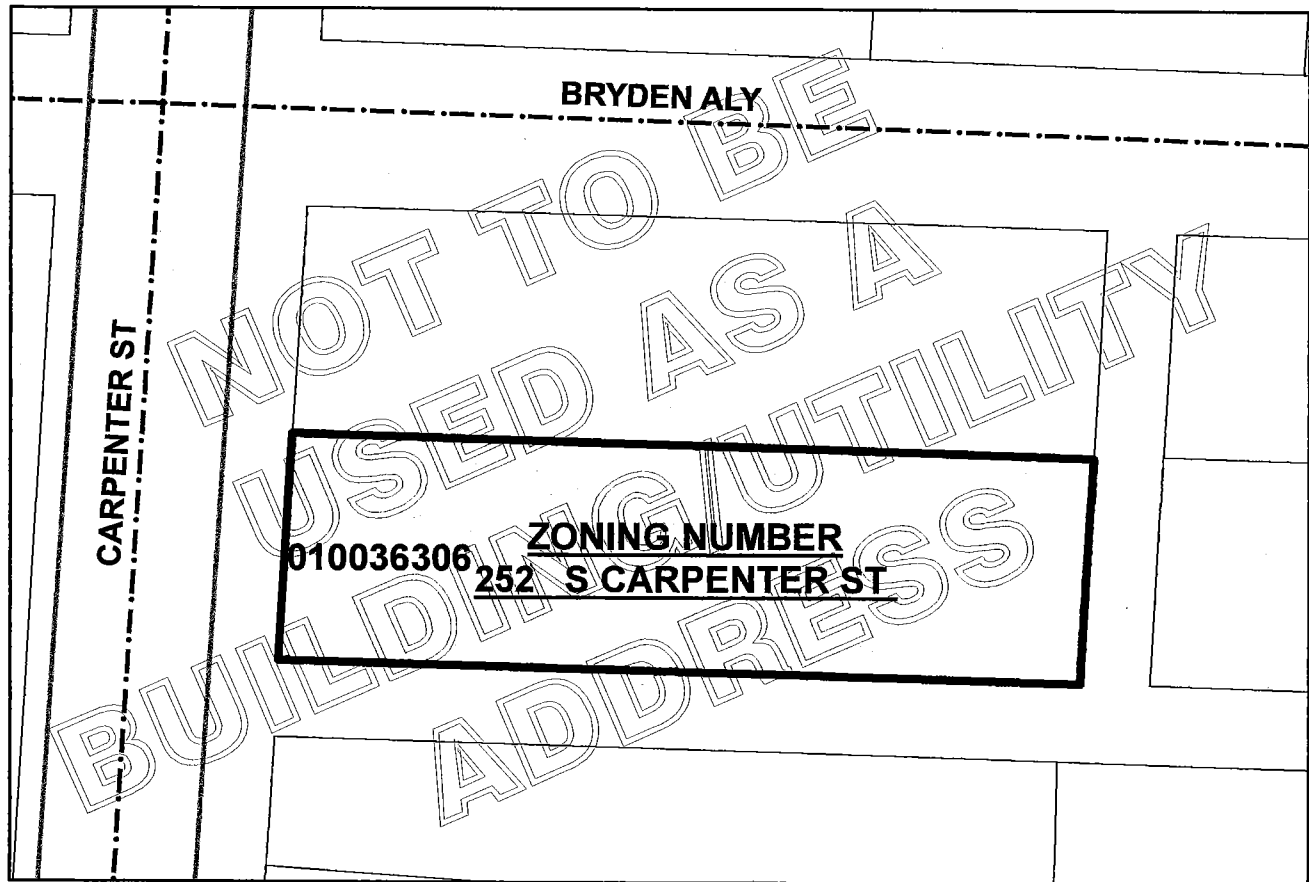
Street Name: S CARPENTER ST

Lot Number : 29

Subdivision: GEO M PARSONS SUB

Requested By: LAUERHASS (AMY LAUERHASS)

Issued By: *Patricia A. Austin* Date: 6/13/2014



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

SCALE: 1 inch = 25 feet

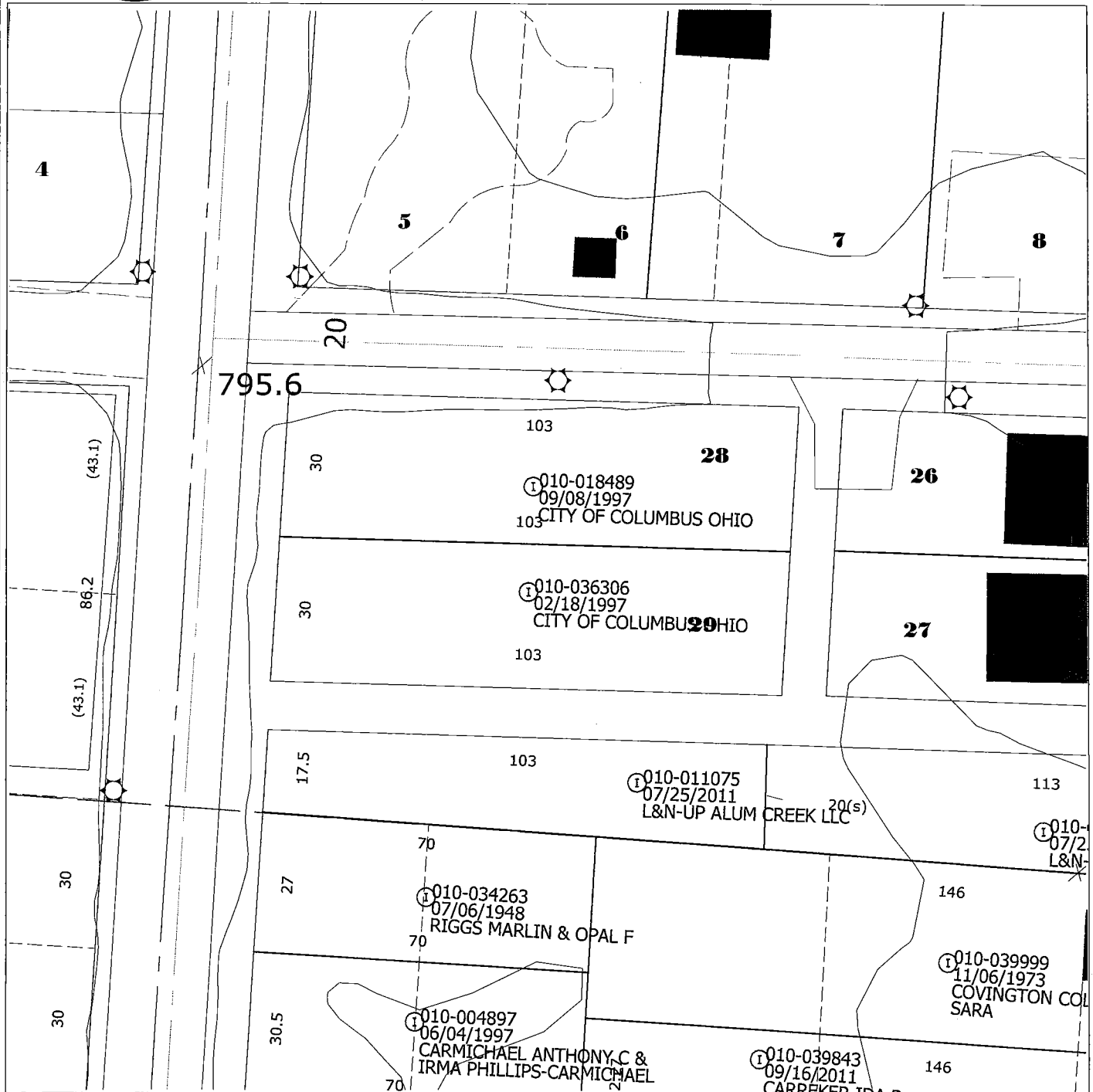
GIS FILE NUMBER: 20973



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 6/13/14



Disclaimer

Scale = 30



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.

CV14-033

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF
DEVELOPMENT

Office of the Director
50 West Gay Street
Columbus, OH 43215-9040
(614) 645.7795
(614) 645.6295 [FAX]

Code Enforcement Division
757 Carolyn Ave.
Columbus, OH 43224-3218
(614) 645.2202
(614) 645.2462 [FAX]

Economic Development Division
150 South Front Street Suite 220
Columbus, OH 43215-4418
(614) 645.8616
(614) 645.2486 [FAX]

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

Planning Division
109 North Front Street
Columbus, OH 43215-9030
(614) 645.8664
(614) 645.1483 [FAX]

Land Redevelopment Office
109 North Front Street
Columbus, OH 43215-9030
(614) 645.5263
(614) 645.3092 [FAX]

April 28, 2014

Kenneth A. Turner
2501 Bexford Pl.
Columbus, Ohio 43209

Re: 248 & 252 Carpenter St.

Dear Ken:

Congratulations, your application to purchase the above referenced properties for \$1,082 per lot has been approved, contingent upon receiving the following:

1-\$200 Processing Fee

2- NEAC Approval-Call Kathleen Bailey (NEAC Chair) 614-582-3053/614-252-3283

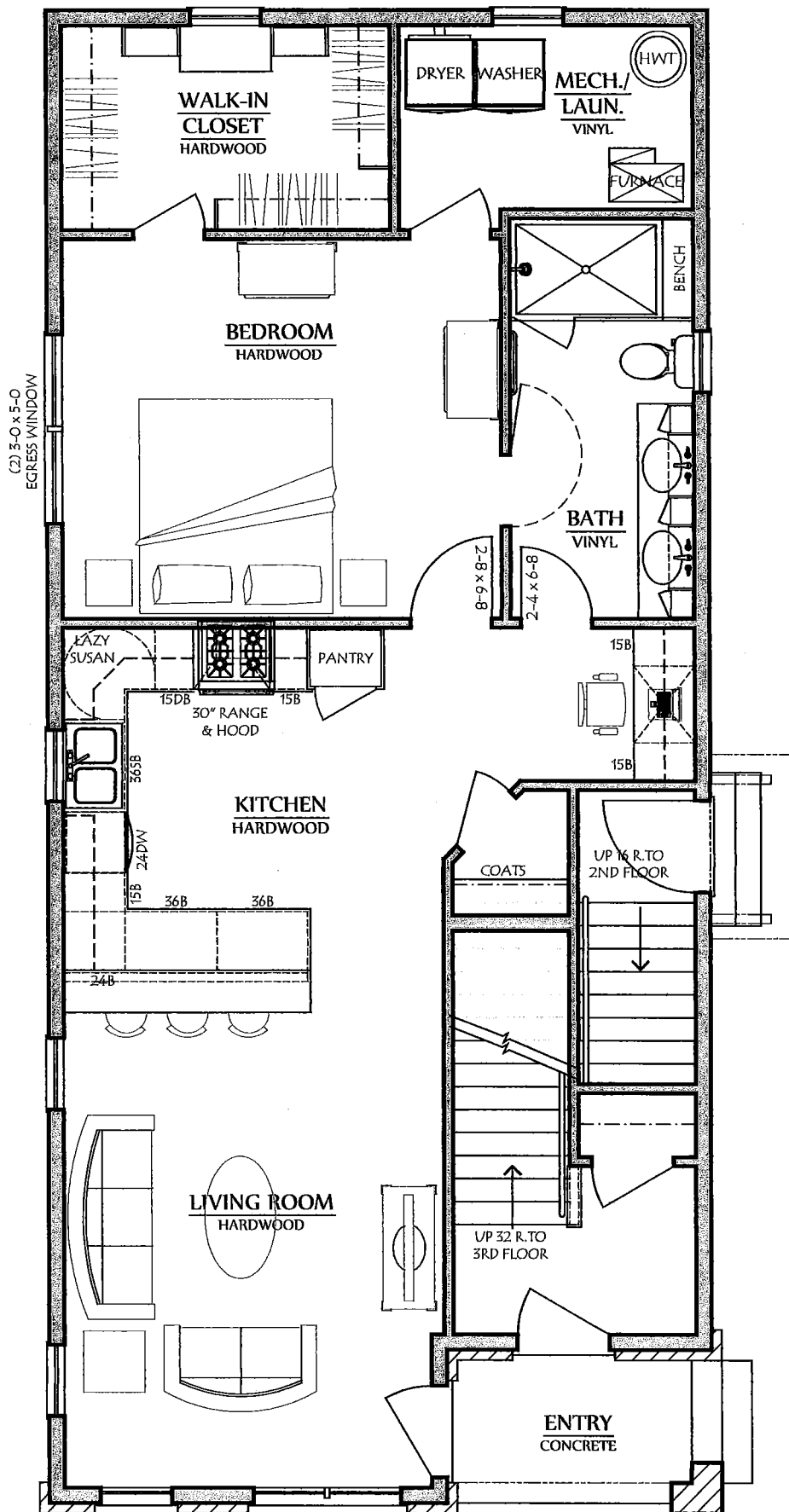
3-City Council Approval

Sincerely,



Chuck Pardi
Real Estate Asset Manager
Land Redevelopment Office
614-645-2587
cjpardi@columbus.gov

CV14-033



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SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:

6/26/14

Drawing Title:

Floor Plan

Scale:

3/16"=1'-0"

Project Number:

14-018

Project Name:

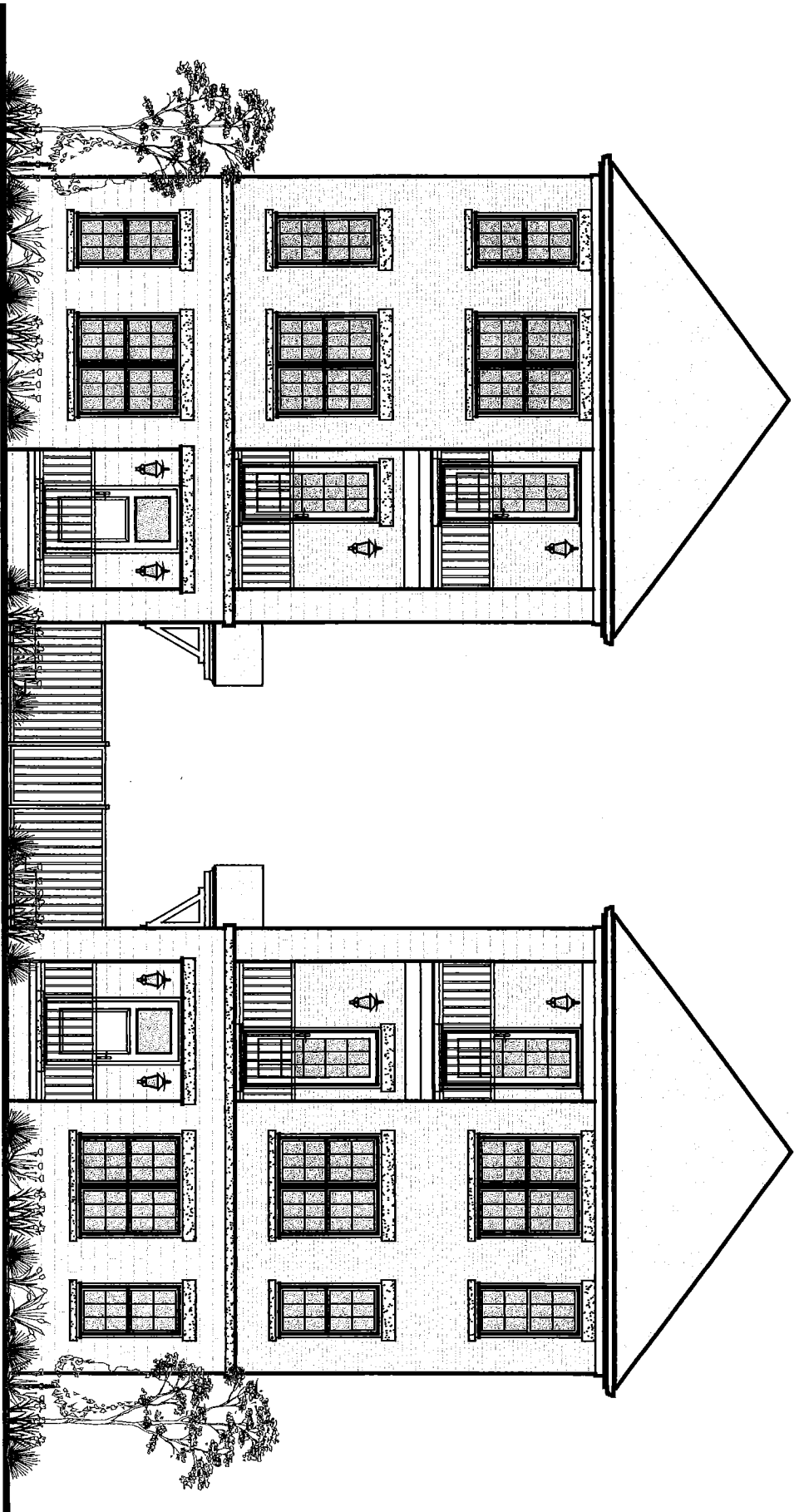
Kennco Properties

Sheet Number:

A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:

6/26/14

Project Number:

14-018

Drawing Title:

Front Elevations

Project Name:

Kennco Properties

Scale:

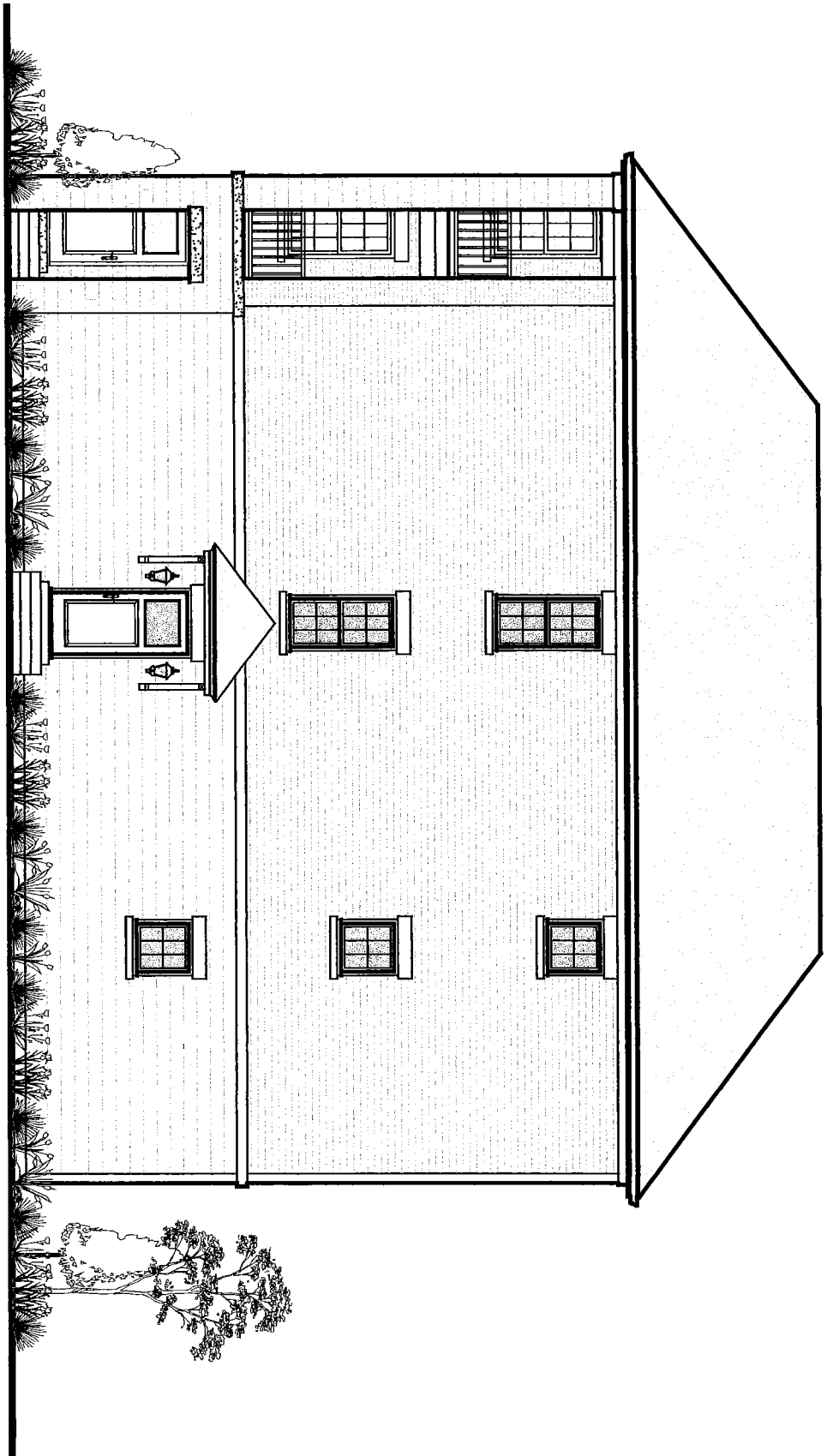
1/8" = 1'-0"

Sheet Number:

A-2



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:

6/26/14

Drawing Title:

Inside Elevation

Scale:

1/8" = 1'-0"

Project Number:

14-018

Project Name:

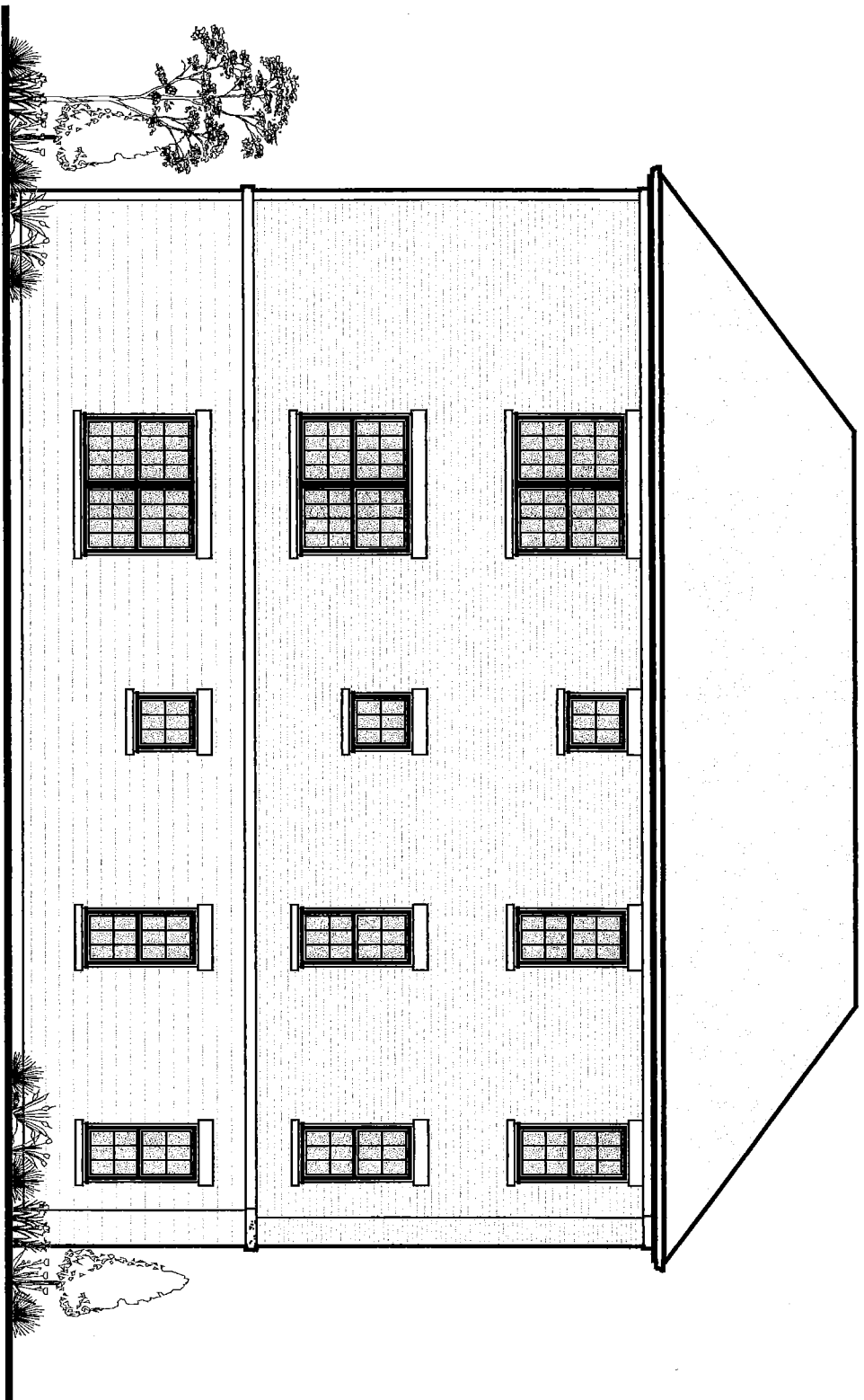
Kemco Properties

Sheet Number:

A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:

6/26/14

Drawing Title:

Outside Elevation

Scale:

1/8" = 1'-0"

Project Number:

14-018

Project Name:

Kennco Properties

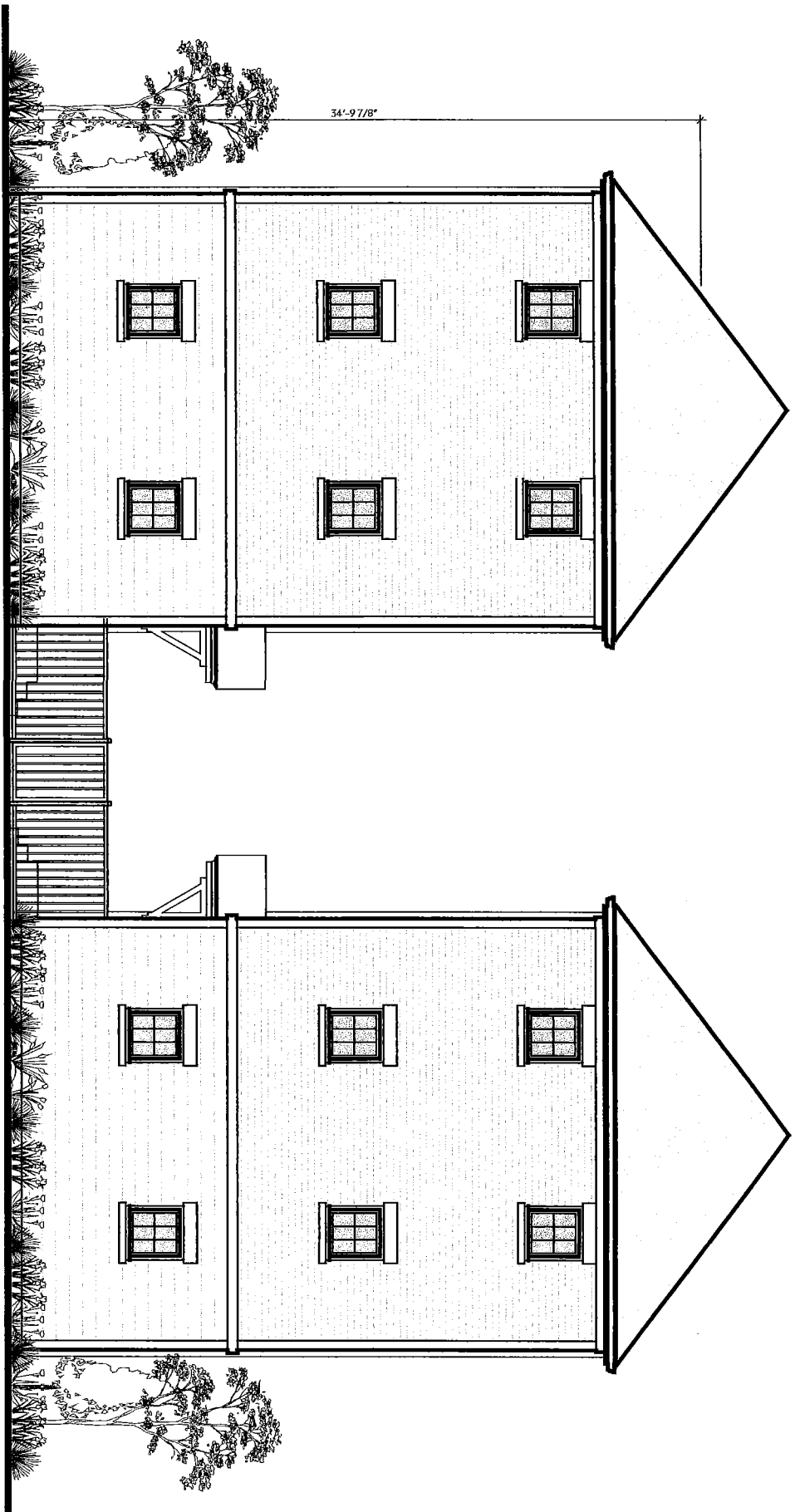
Sheet Number:

A-4



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

CN4-033



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WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:

6/26/14

Project Number:

14-018

Drawing Title:

Rear Elevations

Project Name:

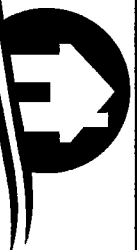
Kennco Properties

Scale:

1/8" = 1'-0"

Sheet Number:

A-5



Lauberhass Architecture
RENOVATION - ADDITION - NEW HOME

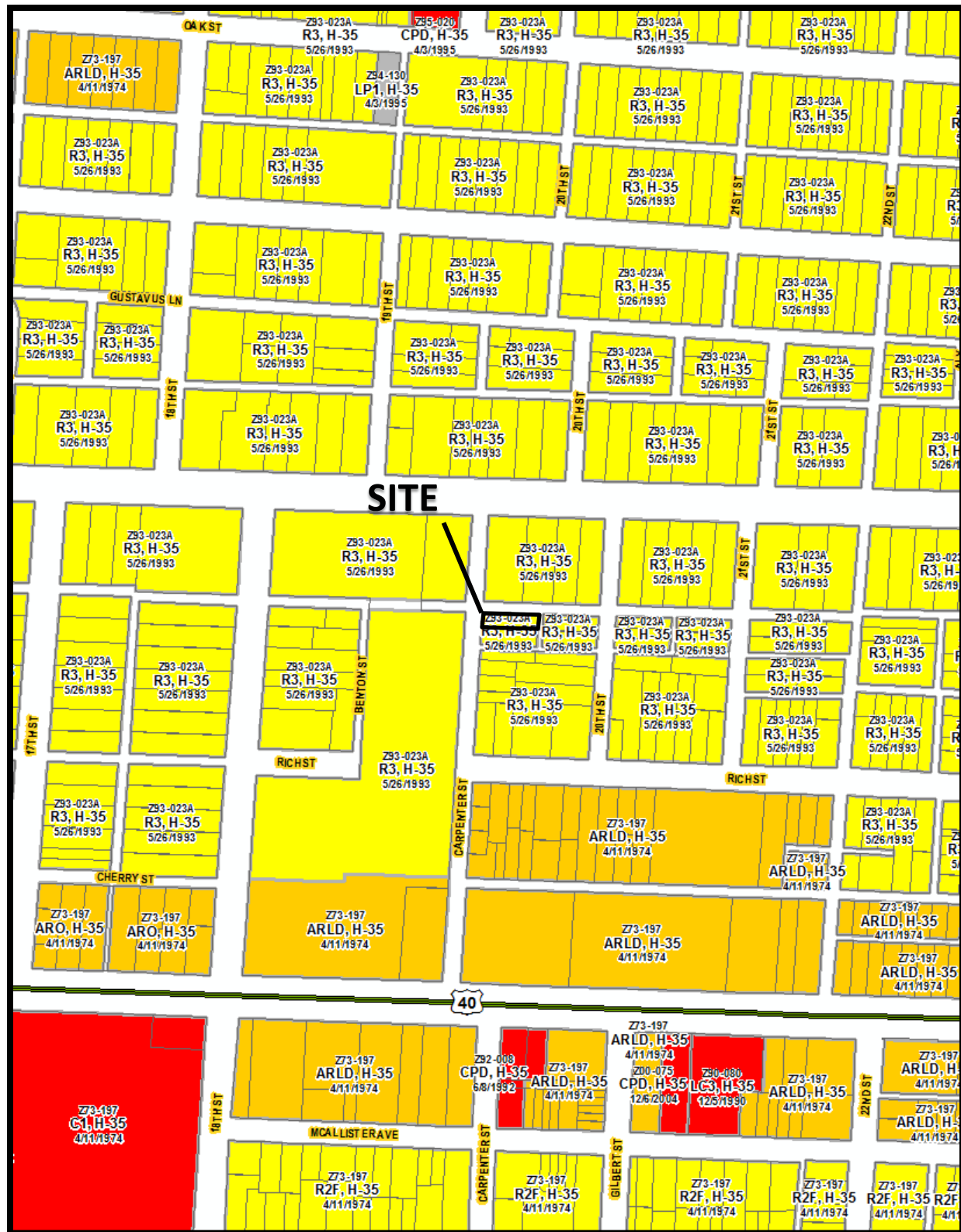
The site plan illustrates the layout for a proposed 3-unit building on a lot bounded by South Carpenter Street (60' R.O.W.) to the north, an Alley (60' R.O.W.) to the east, and an existing sidewalk to the south. The building is a rectangular structure with a central core containing stairs and restrooms. It is flanked by two parking areas, each with two parking spaces. The parking spaces are marked with car symbols and numbered 1 through 4. A 5' wide side yard building setback and parking setback line is shown. The plan also indicates existing sidewalks, a brick patio, and a ramp. A north arrow and a scale of 1/8" = 1'-0" are provided in the bottom right corner.

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

RENOVATION - ADDITION - NEW HOME

[illegible]

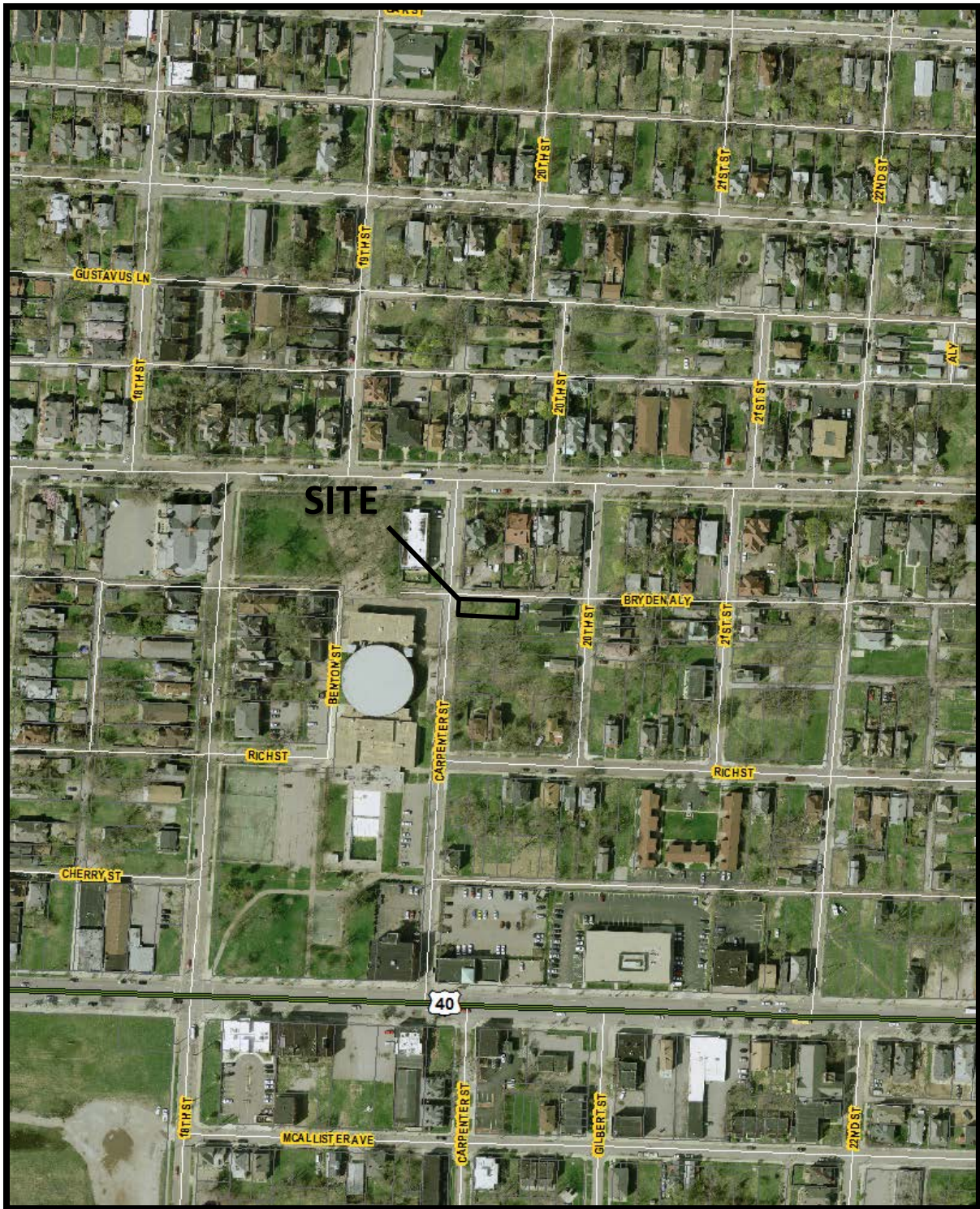
14-018 27 JUNE 2014
KENNICO PROPERTIES
CN4-033



CV14-033

248 & 252 S. Carpenter Street

Approximately 0.165 acres



CV14-033
248 & 252 S. Carpenter Street
Approximately 0.165 acres