

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application Number: CV14-058/14315-00000-007971/4/14 Date Received: 11/4/14
Fee: \$320 Application Accepted by: SP
Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov
614-645-1341
LOCATION AND ZONING REQUEST
Certified Address (for Zoning Purposes) 60 E HUBBARD AVE 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: 010-025865
☐ Check here if listing additional property owners on a separate page.

Current Zoning District(s): R-4

Civic Association or Area Commission: ITALIAN VILLAGE COMMISSION

Proposed use or reason for Council Variance request: 4 RESIDENTIAL UNITS IN 2 BUILDINGS

Acreage: 0.157 ACRES

APPLICANT: Name CONNIE J. KLEMA ATTORNEY
Address, City, State & Zip 145 ERICH ST 2ND FL Cols OH 43215
Phone # 614 469 9122 Fax # NA Email cklema@prohio.com

PROPERTY OWNER(S): Name NANCY HAITZ
Address, City, State & Zip 60 E HUBBARD AVE Cols OH 43215
Phone # NA Fax # NA Email NA

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent
Name Connie J. KLEMA ATTORNEY
Address, City, State & Zip 145 E. RICH ST. 2ND FL Cols OH 43215
Phone # 614 469 9122 Fax # NA Email cklema@prohio.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature Connie J. Klen attorney

Property Owner Signature Connie Klen on behalf of Nancy Hartz

Attorney/Agent Signature Connie J. Klen attorney

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

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CV14-058

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

Signature of Applicant

Cornel J. Klier

Date 11.4.14

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STATEMENT OF HARDSHIP

60 E HUBBARD AVE

CV14-058

60 E. Hubbard Ave. is improved with a single family house that was constructed more than 75 years ago and an addition to that house that was constructed years later and used as residential rental units and a garage.

Recently a 4 + story public garage was constructed on the adjacent property on the west. On the east is a house used for residential rentals. An alley borders the rear of the Property. Lying in between the 4+ story parking garage and the residential rental, 60 E. Hubbard becomes a transitional lot.

The variances requested will permit the single family home to remain as-is and be restored and will remove the decaying addition and permit the construction of a three unit residential building with garages accessed from the alley.

The R-4 District permits one dwelling with up to four units. The applicant requests a variance to permit four units but in two dwellings, the single family house and a three unit dwelling.

The proposed residential use and four dwelling units are in the spirit of what the existing R-4 residential district permits.

The adjacent 4+ story public parking structure creates practical difficulties in developing the Property with traditional residential structures. The proposed three story 3 unit dwelling at the rear of the Property will serve as a transitional structure in height and appearance while keeping the integrity of the historical single family house in place fronting on Hubbard Avenue. In addition, the provision of eight (8) parking spaces satisfies the zoning requirement.

The use of the Property for four residential dwellings is permitted in the R-4 District and will not adversely affect the surrounding neighborhood which is developed with single and multi-family dwellings. The development will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of the 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.

The requested area variances address the practical difficulties of improving the Property.

LIST OF VARIANCES

60 E HUBBARD AVE

CV14058

- 1. 3332.039 R-4 Residential District: To permit two dwellings on one lot comprised of one (1) single family dwelling and one (1) three family dwelling.**
- 2. 3332.15 R-4 Area District Requirements: To have less than 2500 square feet per unit and to have 1871 square feet per unit.**
- 3. 3332.18(D) Basis of Computing Area: To permit dwelling coverage to be greater than 50% and to be 67%.**
- 4. 3332.19 Fronting: To permit the dwelling containing three dwelling units to not front on a public street.**
- 5. 3332.25 Maximum Side Yards Required: To permit the sum of widths of each side yard to not equal or exceed 20 percent of the width of the lot and to equal 0 feet at the north dwelling.**
- 6. 3332.26 Minimum Side Yard Permitted: To permit the minimum side yards at the north dwelling to be 0 feet.**
- 7. 3332.17 Rear Yard: To permit a rear yard to be less than 25% of the total lot area and to be 12% and to serve as the rear yard for the south and north building.**

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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV14-058

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

Connie J. Klema ATTORNEY

of (1) MAILING ADDRESS

145 E RICH ST 2ND FL Cols. 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

60 E HUBBARD AVE

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)

11/4/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) NANCY HAITZ

AND MAILING ADDRESS

60 E HUBBARD AVE Cols OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front of application)

Connie J Klema Attorney 614 469 9122

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

(5) ITALIAN VILLAGE COMMISSION

CONNIE TORBECK 50 W. GAY ST. 4TH FLOOR
COLS 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)

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

SIGNATURE OF AFFIANT

(8) Connie J Klema

Subscribed to me in my presence and before this

4th

day of

November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

GORDON P. SHULER, Attorney At Law

NOTARY PUBLIC - STATE OF OHIO

My Commission Expires

MY COMMISSION HAS NO EXPIRATION DATE

SECTION 147.03 R. C.

Notary Seal Here

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Connie J. Klema, Attorney
145 E. Rich Street, 2nd FL
Columbus, Ohio 43215

Nancy Haitz
60 E Hubbard Ave.
Columbus, Ohio 43215

Connie Torbeck
Italian Village Commission
50 West Gay Street, 4th FL
Columbus, Ohio 43215

William & Marie Cross
928 N Grant Street
Wooster, Ohio 44691

Daniel & Christina Crane
843 Kerr Street
Columbus, Ohio 43215

Robert Mick
Jonathan Ezell
57 E. Prescott St
Columbus, Ohio 43215

Jeffrey Kalkowsky
53 E Prescott
Columbus, Ohio 43215

Rajesh Venkitachalam
Shylaja Kadamby
51 E Prescott St
Columbus, Ohio 43215

Eric Teyler
47 E. Prescott St
Columbus, Ohio 43215

Thomas & Kristen McCormick
2020 Andover Rd
Upper Arlington, Ohio 43212

Michele & Kenneth, Trustees
42 E Prescott St
Columbus, Ohio 43215

Wood Run Partners LLC
600 Stonehenge Pkwy 2nd Fl
Dublin, Ohio 43017

C D & C Newby Ltd
844 Kerr St
Columbus, Ohio 43215

Jo Anne Dennison
694 Kerr St
Columbus, Ohio 43215

Craig Deep, Trustee
826 Kerr St
Columbus, Ohio 43215

George Boas, II
Nancy McCargish
824 Kerr St
Columbus, Ohio 43215

Karen Pierson
971 McClain Rd
Columbus, Ohio 43212

Jynel Casey
812 Kerr St
Columbus, Ohio 43215

Stanley Huck
806-808 Kerr St
Columbus, Ohio 43215

City of Columbus Ohio
Real Estate Management
90 W Broad St Rm 425
Columbus, Ohio 43215

E W High Street LLC
1220 Dublin Rd
Columbus, Ohio 43215

E W Hubbard High LLC
1220 Dublin Rd
Columbus, Ohio 43215

Keith Damron
50 W Moler St
Columbus, Ohio 43207

Glenn & Patty Damron, Trustees
2277 White Rd
Grove City, Ohio 43123

Bruce Shumard
William Hambrick
62 E Prescott
Columbus, Ohio 43215

CV14-058

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Scott Messer, Director

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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 # CW14-058

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Connie J. Klement Attorney

Of [COMPLETE ADDRESS] 155 E Rich St. 2ND Fl Cols 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, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>NANCY HAITZ</u> <u>60 E HUBBARD Ave</u> <u>Cols OH 43215</u> <u>2 Cols BASED Employees</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT Connie J. Klement

Subscribed to me in my presence and before this 4th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC Gordon P. Shuler

GORDON P. SHULER, Attorney At Law

My Commission Expires: NOTARY PUBLIC - STATE OF OHIO

Notary Seal Here MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R. C.

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

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City of Columbus Zoning Plat



CV14-058

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: 010025865

Zoning Number: 60

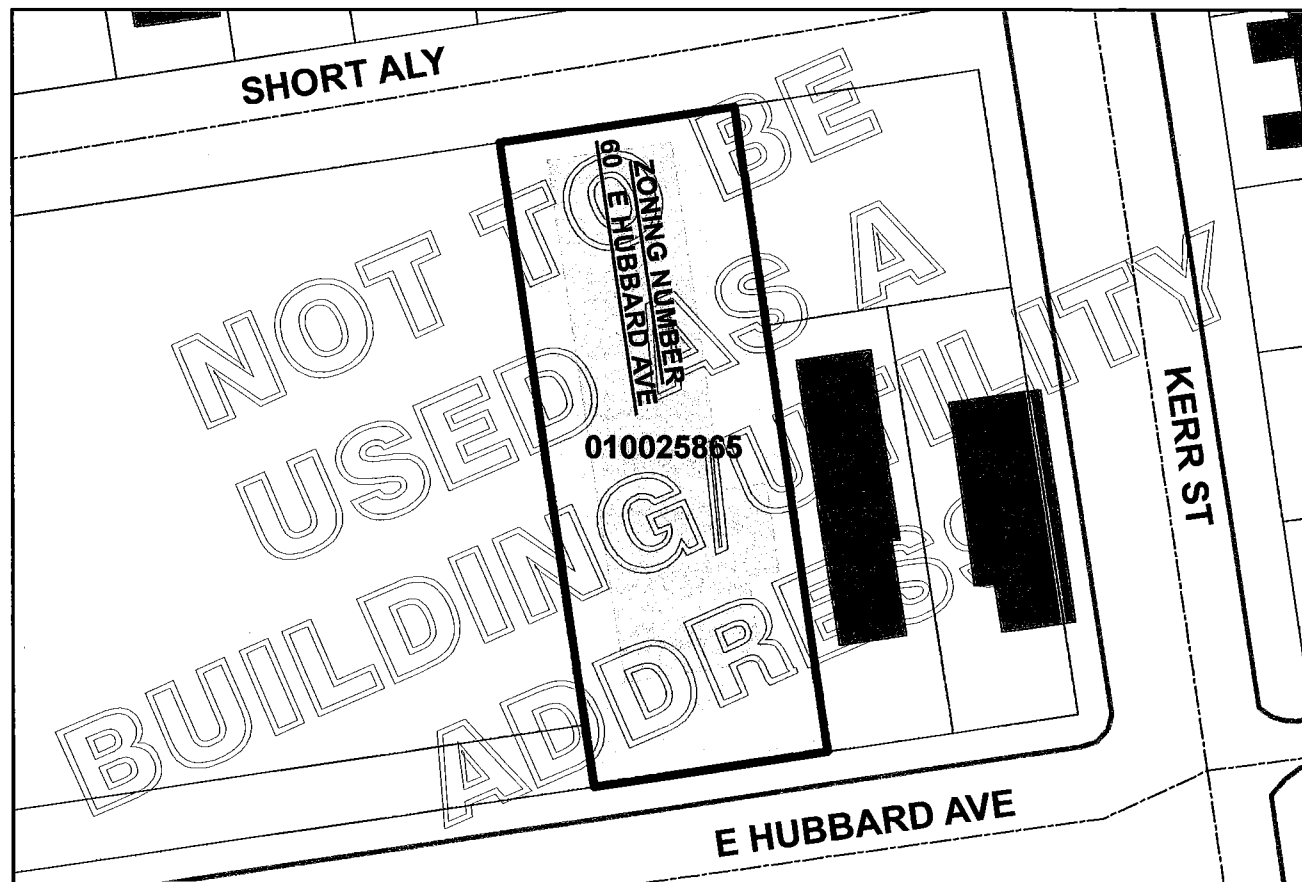
Street Name: E HUBBARD AVE

Lot Number : 70

Subdivision: W A GILL

Requested By: CONNIE KLEMA, ATTORNEY

Issued By: *Adyana Harrison* Date: 11/3/2014



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 24424

CV14-058

LEGAL DESCRIPTION

60 E HUBBARD AVE

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

Being Lot Number Seventy (70) in WILLIAM A. GILL'S FOURTH NORTH ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 389, Recorder's Office, Franklin County, Ohio.

Auditor's Parcel No. 010-025865

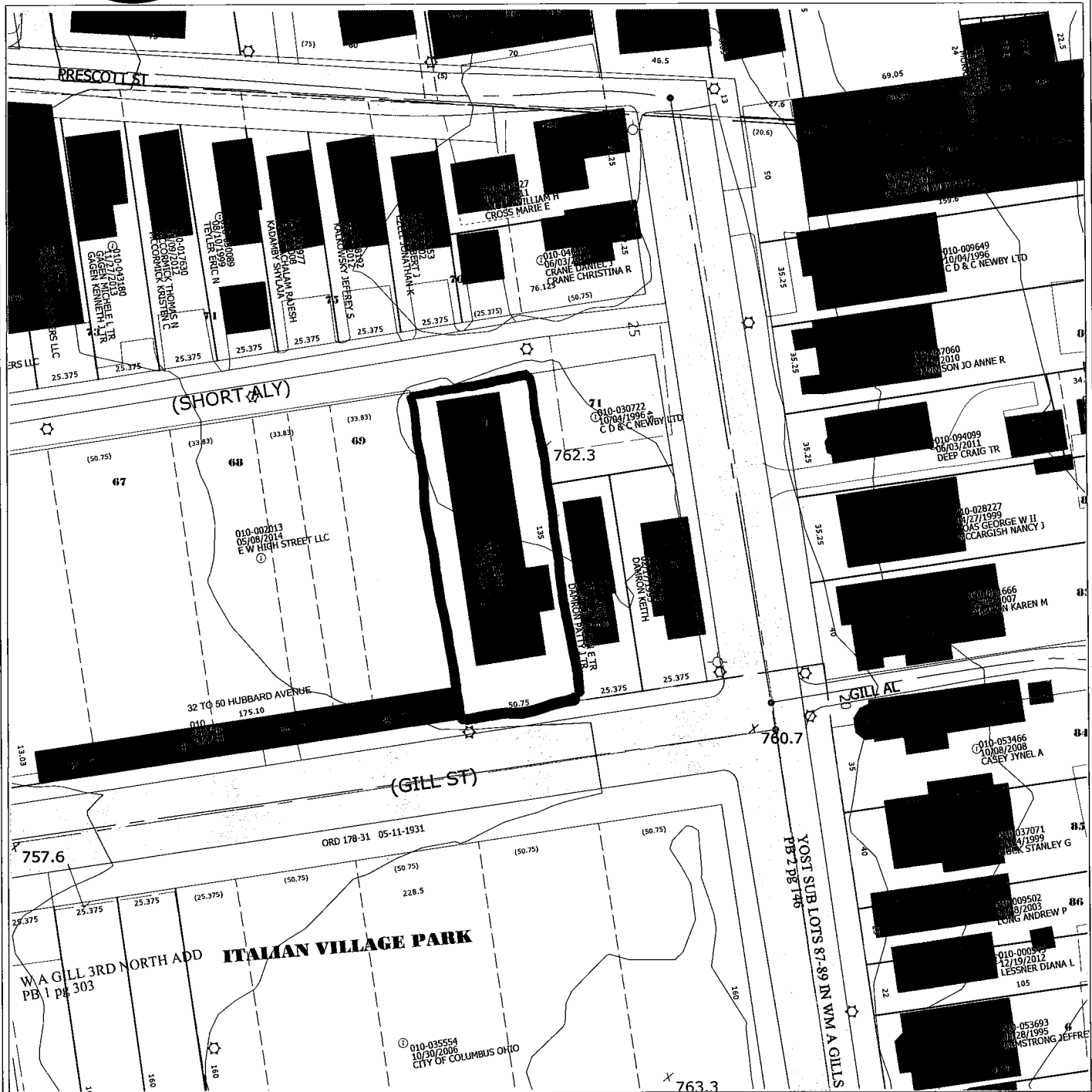


CLARENCE E MINGO II CV14-058

FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/4/14



Disclaimer

Scale = 60



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

Alley (25')

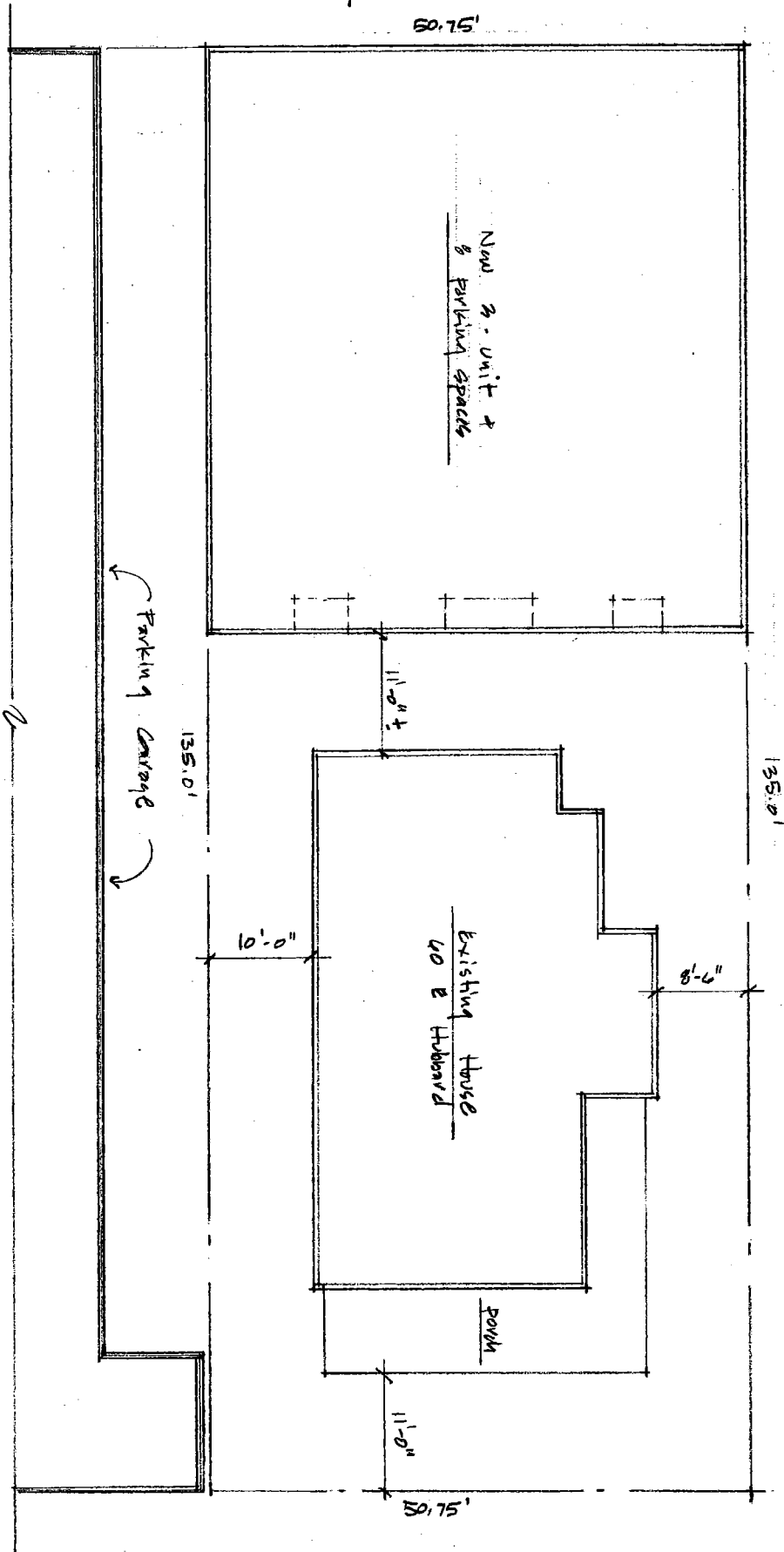
50.75'

Proposed Site Plan

Scale 1" = 10'
10/27/14

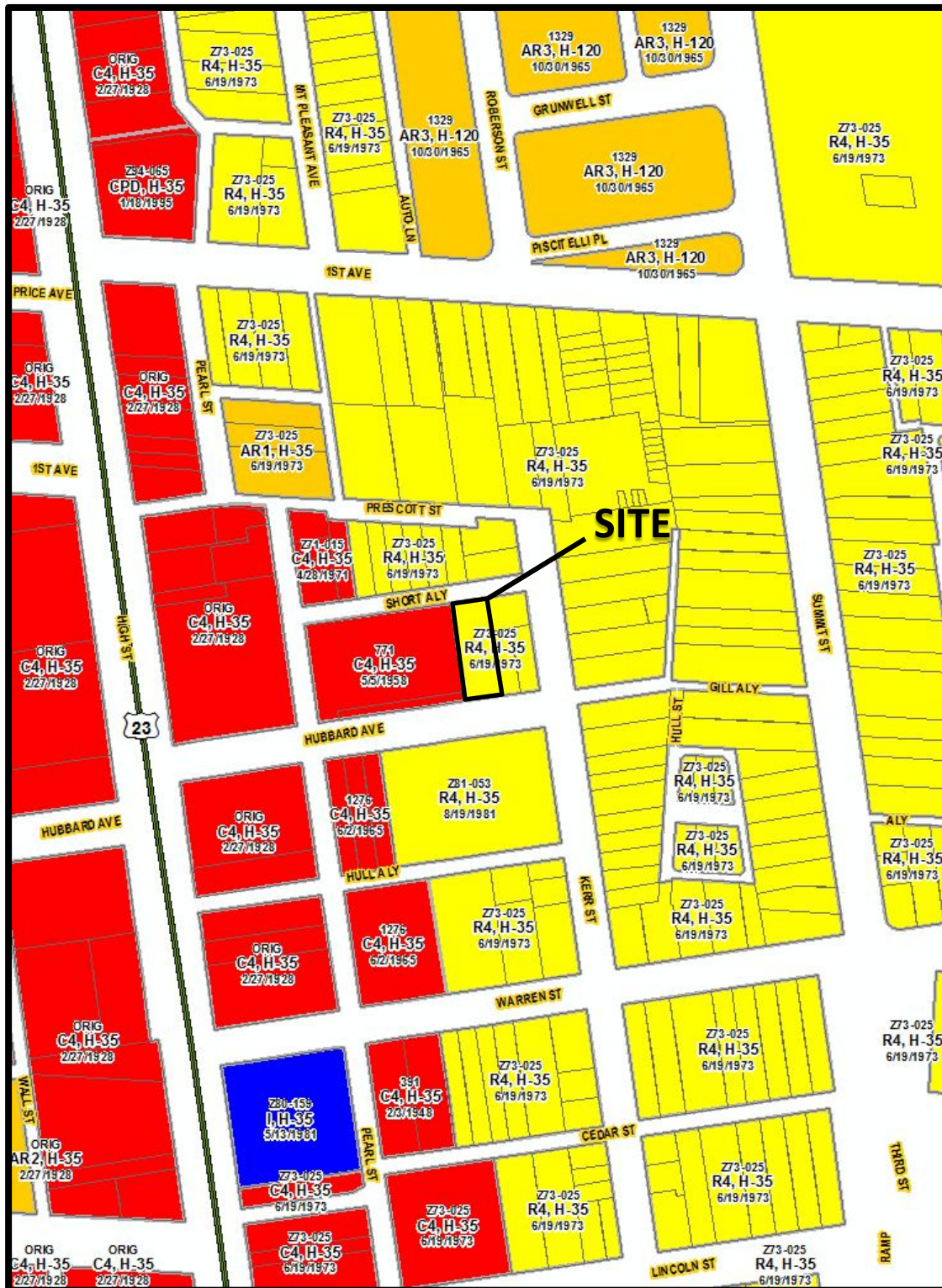
Lot Size = 6851.25 SF
Exist. House + Porch = 1787 SF
Addition = 860 SF
New Addition = 2800 SF
Setbacks
E, W, N = 11' (existing)
South = 11' (existing)

600 E HUBBARD AVE.
Connie Klema / BOYER Properties
Urbanorder Architecture



Hubbard Avenue (50')

CV14-058



CV14-058

60 East Hubbard Avenue
Approximately 0.157 acres



CV14-058
60 East Hubbard Avenue
Approximately 0.157 acres