

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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: CV15-014 Date Received: 3/24/15

Fee: \$320 Application Accepted by: ET

Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 1023 N. 6th St. Zip 43201

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: 010-013642, 010-013884, and 010-063590

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

Current Zoning District(s): M-2

Civic Association or Area Commission: Italian Village Commission

Proposed use or reason for Council Variance request: Owner Occupied Single Family Residence

Acreage: .022

APPLICANT: Name Jason Slagle

Address, City, State & Zip 1051 Hamlet St., Columbus, OH 43201

Phone # 614.783.4663 Fax # _____ Email jason@mcslagle.com

PROPERTY OWNER(S): Name Karen and Michael Goodburn

Address, City, State & Zip 3700 E. Powell Rd., Lewis Center, OH 43035

Phone # 614.890.0161 Fax # _____ Email kgoodburn@insight.rr.com

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name _____

Address, City, State & Zip _____

Phone # _____ Fax # _____ Email _____

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

Applicant Signature _____

Property Owner Signature Michael Goodburn

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

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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 statement of hardship

Signature of Applicant



Date March 22nd, 2015

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Jason Slagle
1051 Hamlet St
Columbus, OH 43201
614.783.4663
jason@mcslagle.com

Applicant: Jason Slagle

Statement of Hardship March 22nd, 2015

The subject property is currently zoned M-2 and is located at 1023 N. Sixth Street Columbus, Ohio 43201 (consisting of parcel numbers: 010-013621, 010-013884 and 010-063590) located in Franklin County.

The applicant desires to use the main existing structure and accessory building as an owner-occupied single family residence which is not allowed in an M-2 district. The applicant also wishes to construct an addition between the two buildings connecting them as one. Therefore, the applicant seeks the following variances from the City of Columbus Zoning Code (each has an individual statement of hardship):

1. §3367.01

The existing buildings are zoned M-2. The applicant seeks a variance from the requirement under 3367.01 that only manufacturing and storage type uses are allowed in M-2. The applicant desires to use the property as an owner-occupied single family home.

If unsuccessful in this variance request, the applicant will not be able to close on the real estate deal as the property owners will not allow a rezoning before closing. In effect no business would be utilizing this facility or, worst case, a noxious use allowed under M-2 including chemicals, storage, and adult entertainment could take its place.

2. §3321.05

The applicant seeks a hardship variance from the required vision clearance triangle of 10 ft. since the existing building encroaches into the vision clearance triangle on both corners. The building has been in place for over 50 years without issue.

3. §3332.18(d)

The applicant seeks a hardship variance from the prohibition against the dwelling occupying more than 50 percent of the lot area. The existing barn building is abnormally large and unnecessary to the applicants intended use. The applicant wishes to construct an addition to the main building connecting it to the barn. The proposed construction would bring the total lot use to 53 percent. It is the intention applicant to remove a significant portion of the existing barn bringing the total well below the 50 percent threshold.

The proposed addition is required to make the building habitable as a residence and therefore must be constructed first so that the applicant will have a place to live.

4. §3332.21

The existing building is located less than fifty feet from the street line. The applicant wishes to construct an addition along the alley in line with the existing building. The applicant seeks a variance from this requirement under (a) as to comply with this requirement would require the hardships of either moving the existing building or reducing the size of the existing building, resulting in significant additional construction costs and seriously affecting the applicant's ability to use the building for the applicant's intended uses.

The applicant respectfully requests all of the hardship variances above for the aforementioned reasons. In summary, these variance requests:

- Affect significant project costs;
- Affect the ability of the applicant to effectively transform the property into fully functioning and habitable residence;
- Are necessary for the applicant to have the ability to close on the real estate in order to move forward with the project;
- Provide reasonable alternatives to use an existing site rather than move or demolish an existing building and not to increase impervious surface in the area.

For all the reasoning mentioned, the applicant seeks a hardship variance from each of the sections mentioned, allowing the applicant to have full use of the subject property as an owner-occupied single family residence, a reduced vision clearance triangle, an addition slightly over 50 percent of the lot to make the property habitable, and reduced building setbacks.

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

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

AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV 15-014

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jason Slagle

of (1) MAILING ADDRESS 1051 Hamlet St., Columbus, OH 433201

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 1023 N. 6th St., Columbus, OH 43201

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)

3/24/15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Karen and Michael Goodburn

AND MAILING ADDRESS

3700 E. Powell Rd., Lewis Center, OH 43035

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

Jason Slagle 614.783.4663

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

(5) Italian Village 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 this 22nd day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: never

(8) Tamara L. Maynard

Notary Seal Here



Tamara L. Maynard, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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APPLICANT

Jason Slagle
1051 Hamlet St
Columbus OH 43201

PROPERTY OWNER

Karen and Michael Goodburn
3700 E Powell Rd
Lewis Center OH 43035

AREA COMMISSION

Italian Village Commission
c/o Connie Torbeck
50 W Gay St
Columbus OH 43215

SURROUNDING PROPERTY OWNERS

Matthew Wood & Christopher Hammer
60 W Beaumont Rd
Columbus OH 43214

John Davis
1426 Millerdale Rd
Columbus OH 43209

New Victorians Inc.
455 W 3rd Ave
Columbus OH 43201

Ryan Osborn
251 Detroit Ave
Columbus OH 43201

Heather Warrick & Cheryl Lambros
277 Detroit Ave
Columbus OH 43201

Scott Guiler
c/o Quinn Fallon
1017 N 6th St
Columbus OH 43201

Jody Dierksheide
819 Hamlet St
Columbus OH 43215

Dona Rotunda
1030 N 6th St
Columbus OH 43201

Dona Rotunda
1032 N 6th St
Columbus OH 43201

Ivy Smith
247 Detroit Ave
Columbus OH 43201

Arch City Realty Group LLC
895 N 6th St Apt 108
Columbus OH 43201

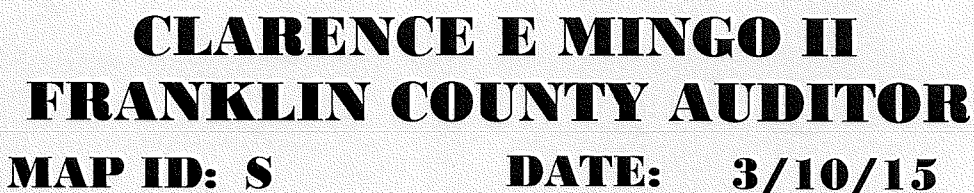
DSC Holding 1050 N 4th St LLC
1020 Dennison Ave Ste 102
Columbus OH 43201

Jeffrey Weingarten
6856 Dublin Rd
Dublin OH 43017

Richard Becker
51 W 4th Ave
Columbus OH 43201

Vincent Jones
255 Detroit Ave
Columbus OH 43201

Susan Oehler
259 Detroit Ave
Columbus OH 43201



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

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 # CV14-015

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jason Slagle

Of [COMPLETE ADDRESS] 1051 Hamlet St., Columbus, OH 43201

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. Karen and Michael Goodburn 3700 E. Powell Rd., Lewis Center, OH 43035 614.890.0161	2. Jason Slagle 1051 Hamlet St., Columbus, OH 43201 614.783.4663
3. Jennifer McGann 1051 Hamlet St., Columbus, OH 43201 614.270.8310	4.

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

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before this 22nd day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC Tamara L. Maynard

My Commission Expires: never

Notary Seal Here



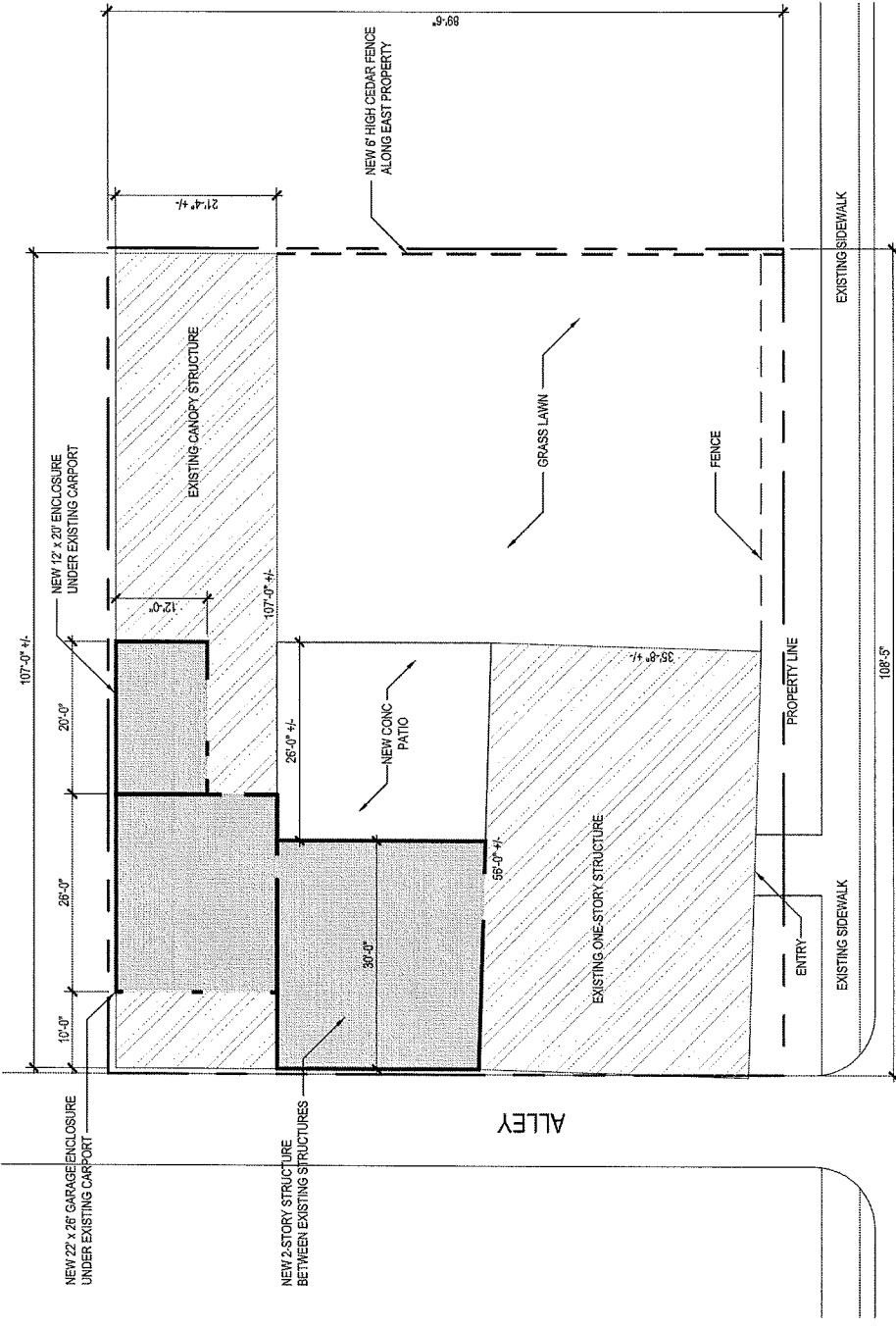
Tamara L. Maynard, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement expires six months after the date of execution.

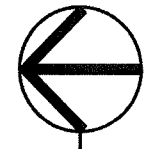
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SITE DATA	
EXISTING BUILDING:	2,000SF
NEW BUILDINGS:	1,615SF
CURRENT ZONING:	MANUFACTURING (M-2)

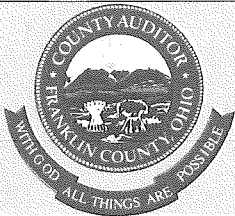


SITE PLAN

1/16"=1'-0"

RESIDENCE
1023 SIXTH STREET

SITE PLAN
03.23.2015



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/10/15



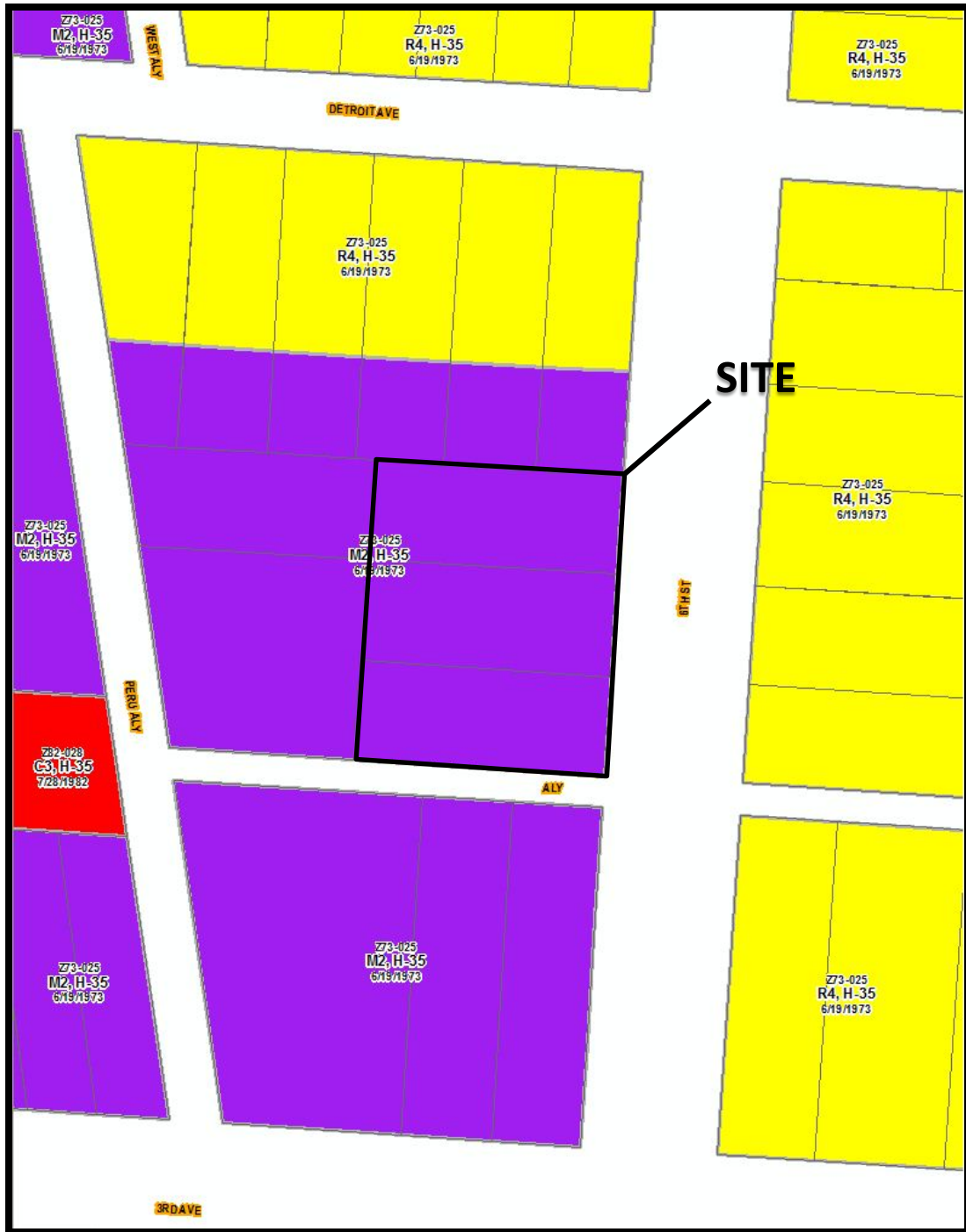
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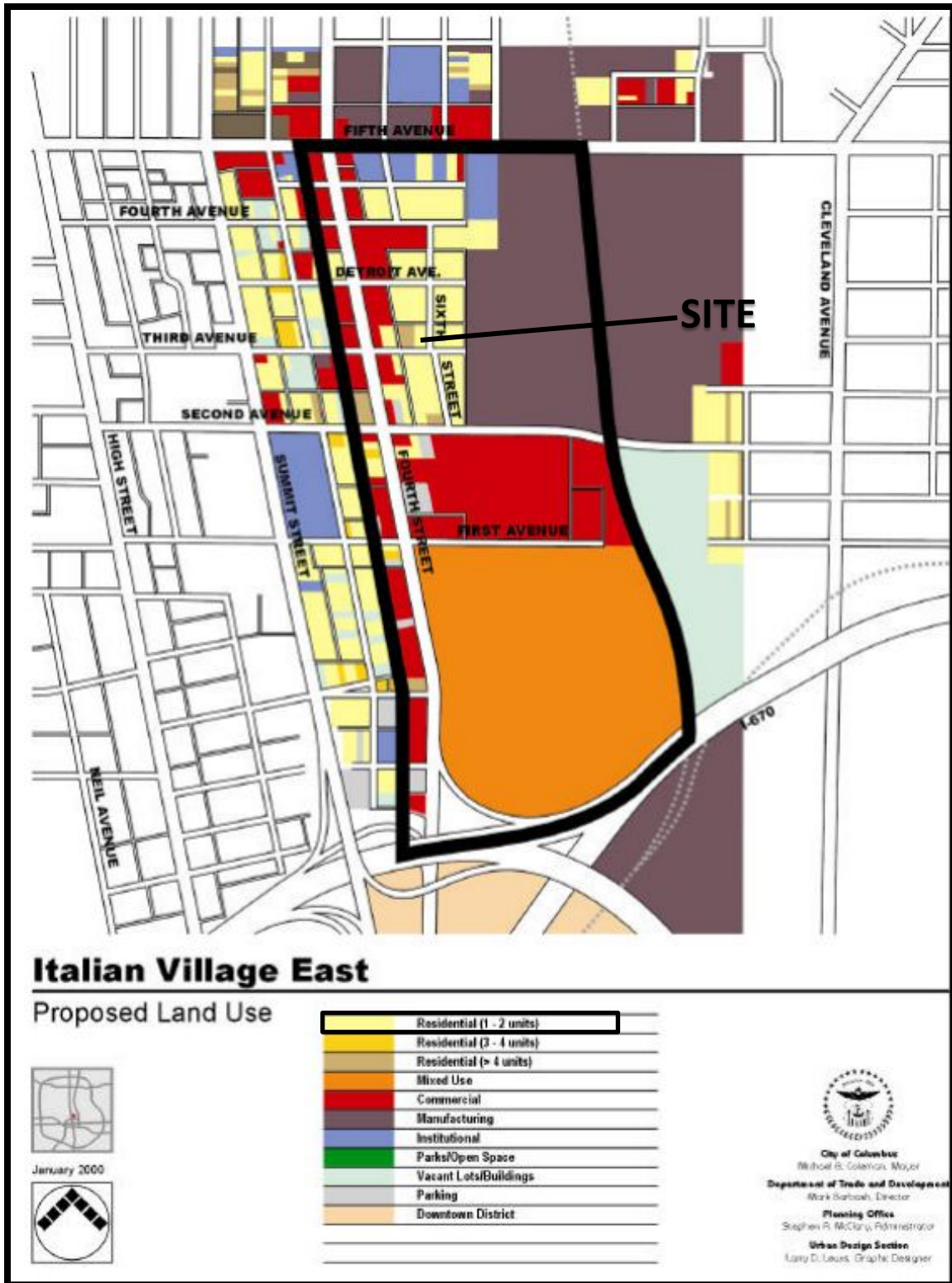


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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



CV15-014
1023 North Sixth Street
Approximately 0.02 acres



CV15-014
1023 North Sixth Street
Approximately 0.02 acres
Italian Village East Redevelopment Plan (2000)



CV15-014
1023 North Sixth Street
Approximately 0.02 acres