

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: CV15-065 Date Received: 11/2/15  
Application Accepted by: James Burdin Fee: \$320  
Comments: Assigned to James Burdin; JEBurdin@columbus.gov; 614-645-1341  
Shannon Pine; SPine@columbus.gov; 614-645-2208

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1087 Say Avenue Zip: 43201

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address: 90-043664-00

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

Current Zoning District(s): R-4

Area Commission or Civic Association: Italian Village Commission

Proposed Use or reason for Council Variance request:

Construction of Carriage house with garage and living quarters

Acreage: 0.09

### APPLICANT:

Name: Audra and Lacey Wheeler Phone Number: Audra: 614-530-7911  
Lacey: 614-530-7617 Ext.: \_\_\_\_\_  
Address: 1087 Say Avenue City/State: Columbus, OH Zip: 43201  
Email Address: Audra Wheeler Homes@gmail.com  
Lacey Wheeler Homes@gmail.com Fax Number: \_\_\_\_\_

### PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Audra and Lacey Wheeler Phone Number: Audra: 614-530-7911  
Lacey: 614-530-7617 Ext.: \_\_\_\_\_  
Address: 1087 Say Avenue City/State: Columbus, OH Zip: 43201  
Email Address: Audra Wheeler Homes@gmail.com  
Lacey Wheeler Homes@gmail.com Fax Number: \_\_\_\_\_

### ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

### SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE. Audra E. Wheeler, Lacey Wheeler  
PROPERTY OWNER SIGNATURE. Audra E. Wheeler, Lacey Wheeler  
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 checks payable to the Columbus City Treasurer

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### STATEMENT OF HARDSHIP

CV15-065

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 Andrew E. Wheeler, Lacey Wheeler Date 11/11/2015

CV15-065

## Statement of Hardship For 1087 Say Ave

This property is located in Italian Village, a historic neighborhood. Many of the homes in this area have been restored to or maintained in the original condition and style. The property at 1087 Say Avenue is an approximately 1,700 square foot, two story brick structure that has been extensively updated and improved. The property does not, however, have a garage.

This application is to request zoning variances in order to build a second residential unit on the property. We are requesting to build a garage that will be a two-story structure in the style of a carriage house; previously typical in historical neighborhoods.

There are many homes in the area that have carriage houses/ garage space on their property. We would consider it an acceptable structure for Italian Village and it would allow us to keep with the history of the area.

The lot on 1087 Say Avenue is large enough to accommodate the second structure and will provide enough room for a two car garage. The construction of the building will provide living quarters on the second floor as well as more privacy from the alley.

A council variance is required to permit two structures to be located on one lot. There are additional variances that are necessary to accommodate the new construction and to modify the zoning to accommodate the set backs, side yards and other items attributable to the existing building, as built.

We are also requesting to build a crash wall on the North side of the property facing E. 4<sup>th</sup> Avenue. Our home sits on a S curve that forces drivers to make a sharp left turn and right turn to pass through the curve. If the driver continues straight or does not gage the turn or oncoming traffic, they run right in to our house. On January 8th, 2014 a car hit our home at speeds of 55 to 60 mph and caused significant damage to the home. We were out of the home for 8 months due to the significant repairs. We would like to build a crash wall or install bollards to avoid such damage from happening again.

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We are requesting the following zoning variances in addition to the variance;

3312.25 – Maneuvering

3312.29 (A) – Parking space

3332.039 – R-4 residential district, Allow a second dwelling unit on lot developed with one dwelling

3332.15 – R-4 area district requirements

3332.19 – Fronting, Allow a dwelling to front on an alley

3332.21 – To reduce the required setback of building lines

3332.26 – Min side yard permitted, 3 feet required

3332.27 – Rear yard, 25% of lot required for each dwelling

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**AFFIDAVIT** (See instruction sheet)

Application Number: CV15-065

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Audra and Lacey Wheeler

of (1) MAILING ADDRESS 1087 Say Avenue, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1087 Say Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) November 2, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Audra and Lacey Wheeler

1087 Say Avenue

Columbus, OH 43201

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

Audra & Lacey Wheeler

614-530-7911, 614-530-7617

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

(5) Italian Village Commission

Connie Torbeck, Assistant Historic Preservation

50 W. Gay St., Columbus OH 43215 officer

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.

(8) SIGNATURE OF AFFIANT

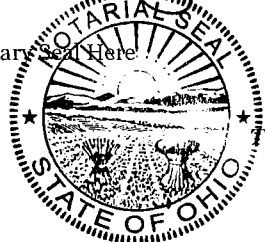
Audra E. Wheeler, Lacey Wheeler

Sworn to before me and signed in my presence this 1<sup>st</sup> day of November, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

6.22.16  
My Commission Expires

Notary Seal Here



Amy T. Long  
Notary Public, State of Ohio  
This Affidavit expires six (6) months after the date of notarization.  
6.22.16

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
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Please make checks payable to the Columbus City Treasurer

Label Set  
1087 Say Avenue

CV15-065  
1 of 2

Applicant:  
Audra and Lacey Wheeler  
1087 Say Avenue  
Columbus, Ohio 43201

Property Owners:  
Audra and Lacey Wheeler  
1087 Say Avenue  
Columbus, Ohio 43201

Community Group/ Coalition:  
Connie Torbeck; Asst. Historic Preservation Officer  
City of Columbus  
Department of Development Neighborhood Svcs.  
109 N. Front St., Ground Fl  
Columbus, Ohio 43215

Surrounding Property Owners (125ft):

Donald Snavley  
1083 Ave  
Columbus, Ohio 43201

Brandon Salamone  
1077 Say Ave  
Columbus, Ohio 43201

Ryan Konst  
1073 Say Ave  
Columbus, Ohio 43201

Jessica Moore & Tim Foradis  
1069 Say Ave  
Columbus, Ohio 43201

Edward Schiebel and Laura Cotton  
1065 Say Ave  
Columbus, Ohio 43201

Mark Rivers  
1060 Say Ave  
Columbus, Ohio 43201

Michael Clark  
1072 Say Ave  
Columbus, Ohio 43201

Robert Carvalho  
1076 Say Ave  
Columbus, Ohio 43201

Molly E. Wilcox  
1080 Say Ave  
Columbus, Ohio 43201

Janis Hott  
1086 Say Ave  
Columbus, Ohio 43201

Andrew Klein  
1090 Say Ave  
Columbus, Ohio 43201

Nelson Novak  
1094 Say Ave  
Columbus, Ohio 43201

Andrew Kauffman  
1096 Say Ave  
Columbus, Ohio 43201

Jeffry Wang  
1098 Say Ave  
Columbus, Ohio 43201

Christy Schaible  
1100 Say Ave  
Columbus, Ohio 43201

Raymond Schwab  
1105 Say Ave  
Columbus, Ohio 43201

Brackman Matthew  
1101 Say Ave  
Columbus, Ohio 43201

Paul & Linda Cook  
1097 Say Ave  
Columbus, Ohio 43201

New Victorians  
1091 Say Ave  
Columbus, Ohio 43201

Whitestone Enterprises LLC  
1102-1104 Mt Pleasant Ave  
Columbus, Ohio 43201

Historical Homes II LLC  
1100 Mt Pleasant Ave  
Columbus, Ohio 43201

Adrienne & John Paul Culgan  
1092-1094 Mt Pleasant Ave  
Columbus, Ohio 43201

Urban Restoration LLC  
1088-1090 Mt Pleasant Ave  
Columbus, Ohio 43201

Perkinswood LTD  
1078-1084 Mt Pleasant Ave  
Columbus, Ohio 43201

April Hart  
1076 Mt Pleasant Ave  
Columbus, Ohio 43201

Janise & James Turso  
1070 Mt Pleasant Ave  
Columbus, Ohio 43201

Whitestone Enterprises LLC  
1102-1104 Mt Pleasant Ave  
Columbus, Ohio 43201

CV15-065  
ZofZ

## Council Variance Application

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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 # CV15-065

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Audra E Lacey Wheeler  
of (COMPLETE ADDRESS) 1087 Say Avenue, 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 format:

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. Audra E Lacey Wheeler 1087 Say Avenue Columbus, OH 43201 Number of Columbus based employees: N/A Audra Wheeler : 614-530-7911	2.
3.	4.

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

SIGNATURE OF AFFIANT

Audra E. Wheeler, Lacey D. Wheeler

Sworn to before me and signed in my presence this 1<sup>st</sup> day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Amy T. Long

6.22.16

Notary Seal Here

My Commission Expires



Amy T. Long  
Notary Public, State of Ohio

This Project Disclosure Expires six (6) months after the date of notarization.  
6.22.16

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Legal Description of Subject Property

CV15-065

Situated in the County of Franklin, in the State of Ohio and in the City of Columbus:

Being Lot 15 excepting 3.13 x 5.58 feet tri northwest part and 4.64 x 20.87 feet x 2.73 feet southeast corner of Lot 16 and more particularly described as follows:

Beginning at a stake in the north line of Lot No. 15 and in the South line of Say Avenue, 3.13 feet easterly from the east line of Lot No. 16; thence easterly, along the line of Say Avenue, 50.42 feet to an iron stake at the northeast corner of Lot No. 15; thence southerly, along the west line of Say Avenue, 32 feet to a stake at the northeast corner of Lot No. 14 in said Subdivision; thence with the north line of Lot No. 14, westerly 112.5 feet to a stake in the east line of a 10 foot alley, being the corner between Lots No. 14 and 15; thence with the east line of said alley, northerly 32 feet to an iron stake at the corner between Lots No. 15 and 16 in said Subdivision; thence with the south line of Lot No. 16, easterly 40.13 feet to a stake 1 foot west of the west wall of the brick house now standing on Lot 15 and Part of Lot No. 16; thence northerly, parallel with the said west wall, 2.73 feet to a stake at the intersection of a line parallel to and 1 foot north of the north wall of said brick building; thence easterly, parallel to and 1 foot from said wall, 13.4 feet to a stake 1.5 feet west of an offset in said wall; thence northerly, parallel to said offset, 2.14 feet to a stake 1.5 feet north of the north wall of said building east of said offset in said wall; thence parallel to said north wall and 1.5 feet therefrom, easterly 6.83 feet to a stake in the east line of said Lot No. 16; thence northeasterly across the corner of Lot No. 15, a distance of 5.58 feet to the place of beginning.

Parcel No. 010-043664

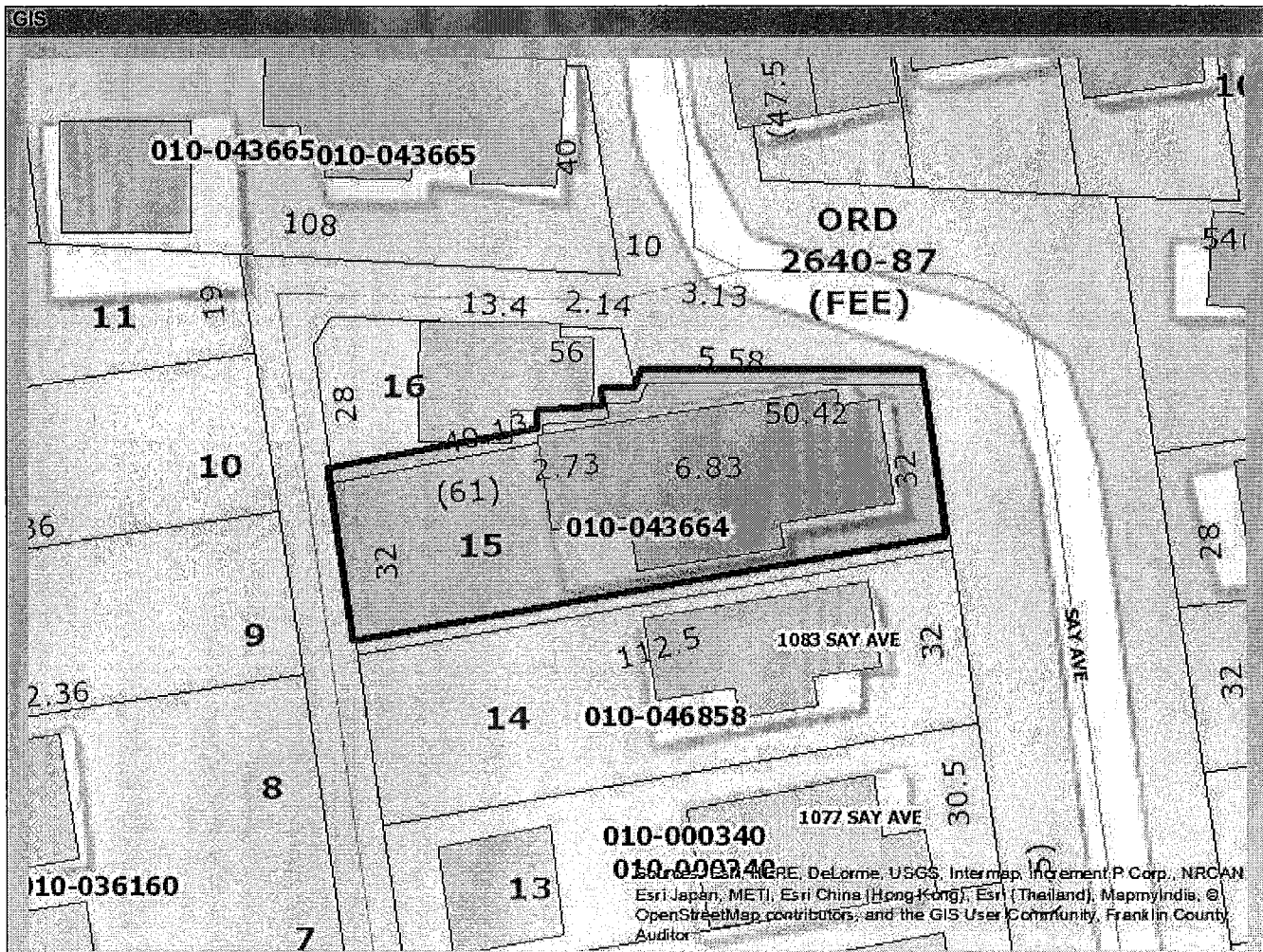


CV15-065

MAP(GIS)

Generated on 10/27/2015 at 01:27:11 PM

Parcel ID	Map Routing No	Owner	Location
01004366400	010C047 05000	WHEELER AUDRA E	1087 SAY AV



Disclaimer

This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

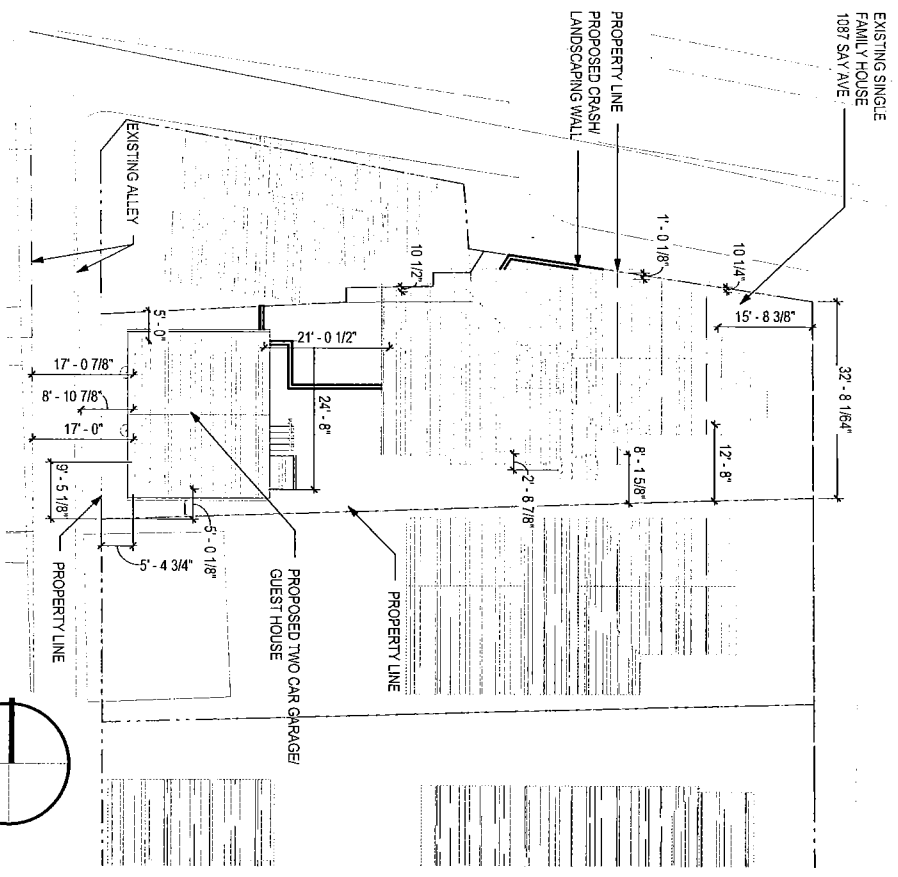
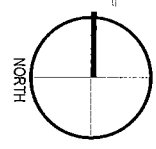
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities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

CV15-065

conceptual drawing only - not for construction

# architectural site plan

1" = 20'-0"



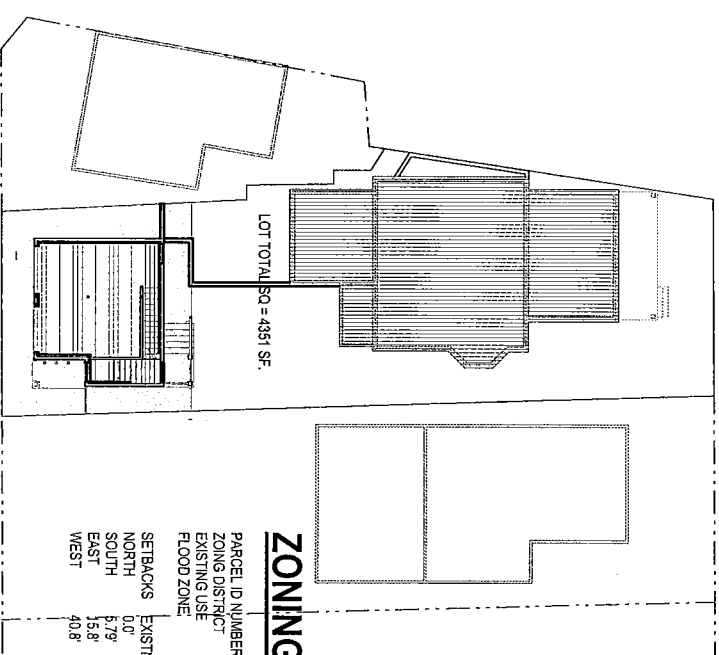
# architectural site plan - zoning

1" = 20'-0"

REAR YARD SETBACK = 1087.75 SQ. FT.  
PER 3332.28, (E) - A private detached garage which may occupy up to 45 percent of such required rear yard  
45% OF 1087.75 = 490 SQ. FT.  
ACTUAL NET SQ. FT. = 490 SQ. FT.

LOT COVERAGE:  
PER 3332.18 (D) -  
EXISTING DWELLING = 1329 SQ. FT.  
PROPOSED STRUCTURE = 490 SQ. FT.  
1329+490 = 1787 / 4351 = 41.5% COVERAGE

SIDE YARD  
PER 3332.25 - 20% OF FRONTAGE DISTANCE  
FRONTAGE = 32'-8"  
SIDE YARD DISTANCE = 10 1/4" + 8'-1 5/8" = 8'-11 7/8"  
13'-10 3/8" / 32'-8" = 27.5%  
PER 3332.26 - MINIMUM SIDEYARD ALLOWED 5'-0"



## ZONING INFORMATION

PARCEL ID NUMBER	010-043684-90
ZONING DISTRICT	R4
EXISTING USE	SINGLE FAMILY RESIDENCE
FLOOD ZONE	XAS PER FIRM 380170 0235G
SETBACKS	EXISTING
NORTH	0'0"
SOUTH	8'7"
EAST	15'8"
WEST	40'8"
PROPOSED	NO CHANGE
	5'7"
	13'8"
	15'0"

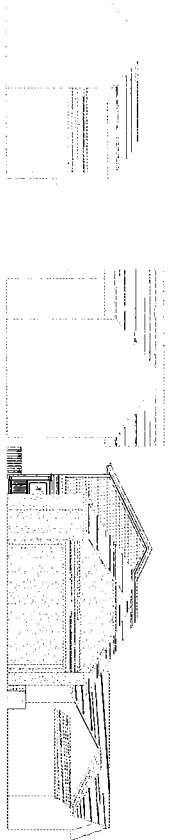
1087 SAY AVE GARAGE/ GUEST HOUSE  
1234 ANY STREET | CITY, STATE ZIP |

SITE INFORMATION  
09/21/15  
A3.3

conceptual drawing only - not for construction

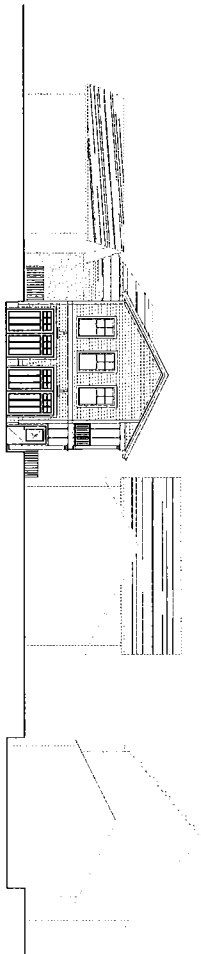
east elevation - massing

1" = 20'-0"



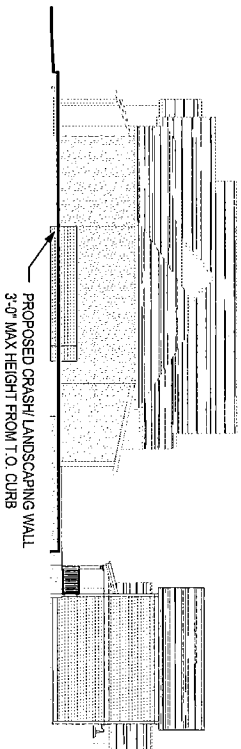
west elevation - massing

1" = 20'-0"



north elevation - massing

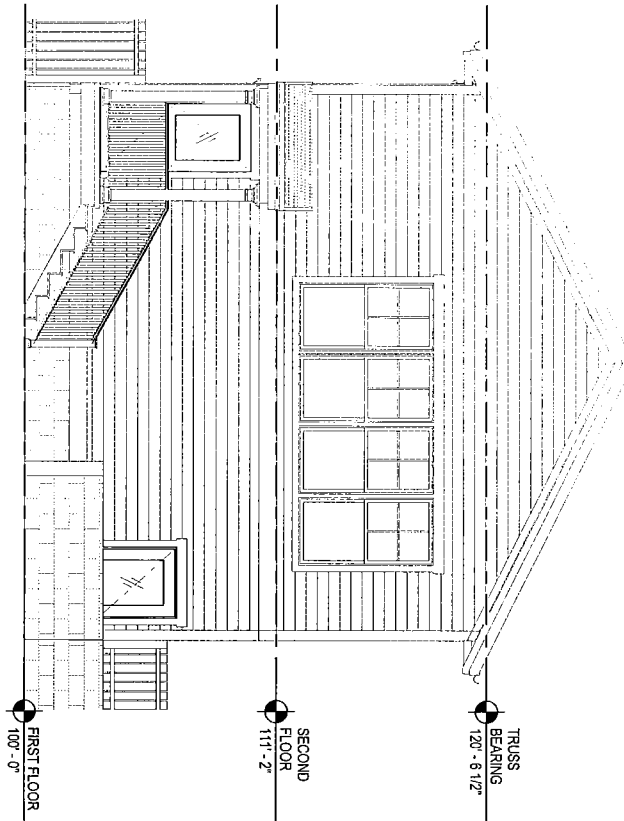
1" = 20'-0"



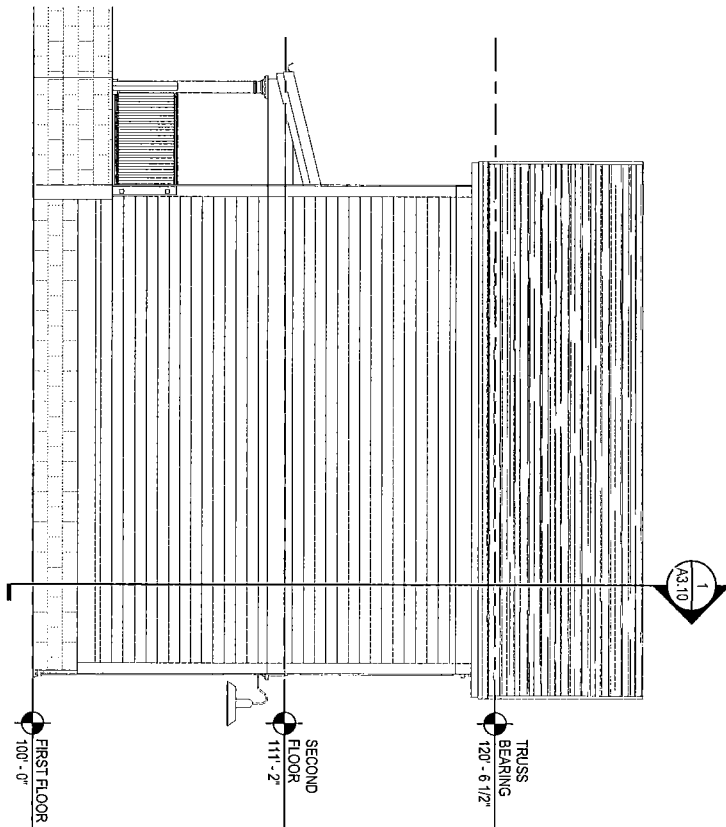
1087 SAY AVE GARAGE/ GUEST HOUSE  
1234 ANY STREET | CITY, STATE ZIP |

MASSING ELEVATIONS

conceptual drawing only - not for construction



east elevation  
3/16" = 1'-0"



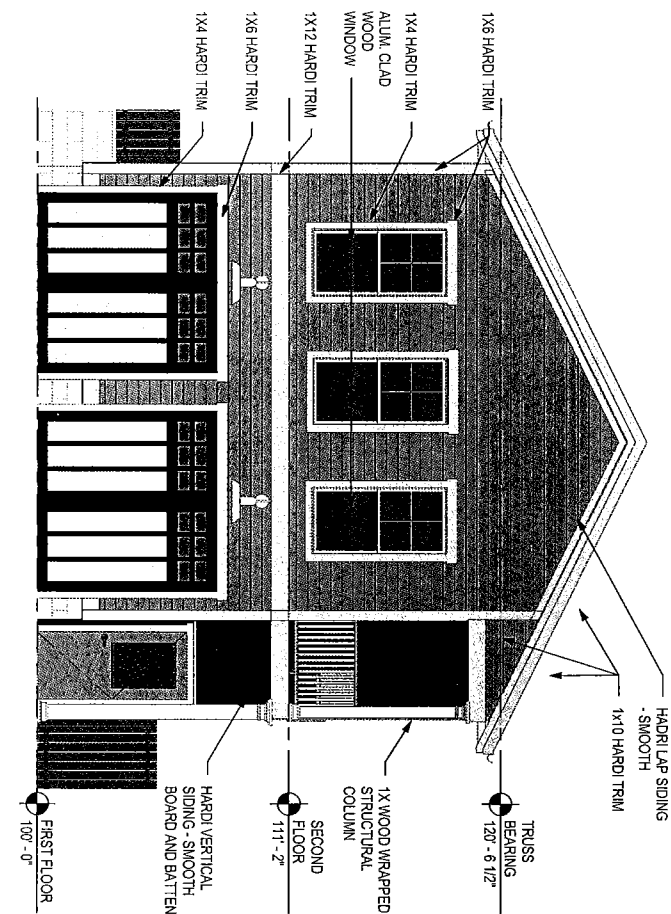
north elevation  
3/16" = 1'-0"

1087 SAY AVE GARAGE/ GUEST HOUSE  
1234 ANY STREET | CITY, STATE ZIP |

EXTERIOR ELEVATIONS

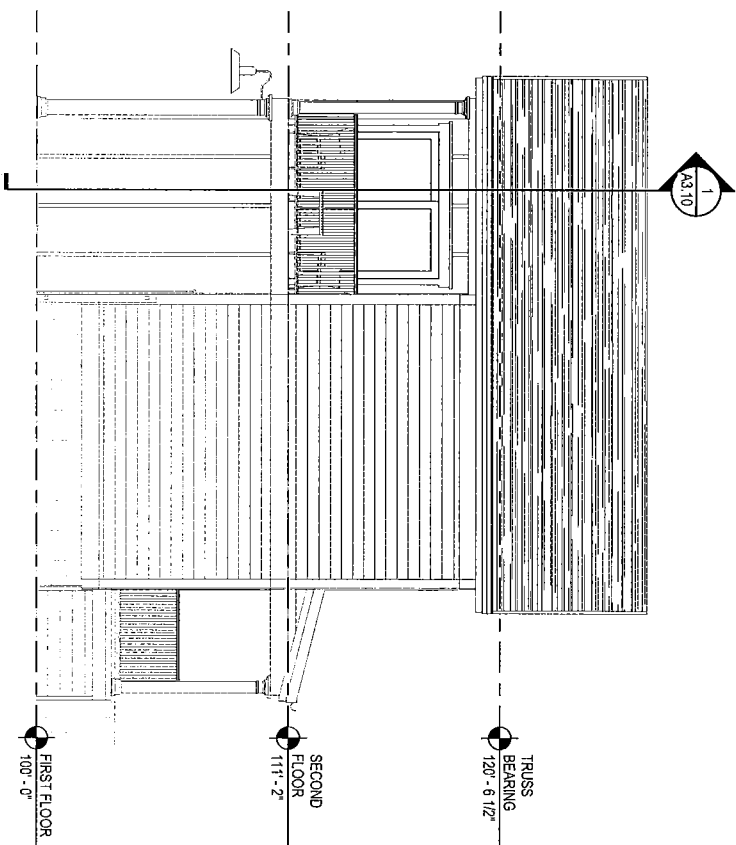
C-15-065

CONCEPTUAL DRAWING ONLY - NOT FOR CONSTRUCTION



west elevation

3/16" = 1'-0"



south elevation

3/16" = 1'-0"

1087 SAY AVE GARAGE/ GUEST HOUSE  
1234 ANY STREET | CITY, STATE ZIP |

EXTERIOR ELEVATIONS

09/21/15

A3.8



CV15-065  
1087 Say Avenue  
Approximately 0.9 acres



CV15-065  
1087 Say Avenue  
Approximately 0.9 acres