



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: CV12-013
Date Received: 3/30/12
Application Accepted By: OH Fee: \$ 315
Comments: Case Planner: Mr. Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST: 186

Certified Address (for Zoning Purposes) 188/190/192 East Lane Ave 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: 010-011326-00

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

Current Zoning District(s): R-2F

Recognized Civic Association or Area Commission: _____

Proposed use or reason for Council Variance request: To take an existing garage/storage building and convert to a 1 BDRM Apt.

Acreage: .360 acres (15,676 sq ft)

APPLICANT: Name Barret Jardine

Address 2561 Woodstock Rd. City/State Columbus, OH Zip 43221

Phone # 614.634.2382 Fax # 614.538.1309 Email: bjar23@wowway.com

PROPERTY OWNER(S): Name Connected Properties Ltd

Address 48 E 15th ave City/State Columbus, OH Zip 93201

Phone # 614.448.3903 Fax # _____ Email: wagarland@buckeyerealestate.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 [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat

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: 010011326

Zoning Number: 186

Street Name: E LANE AVE

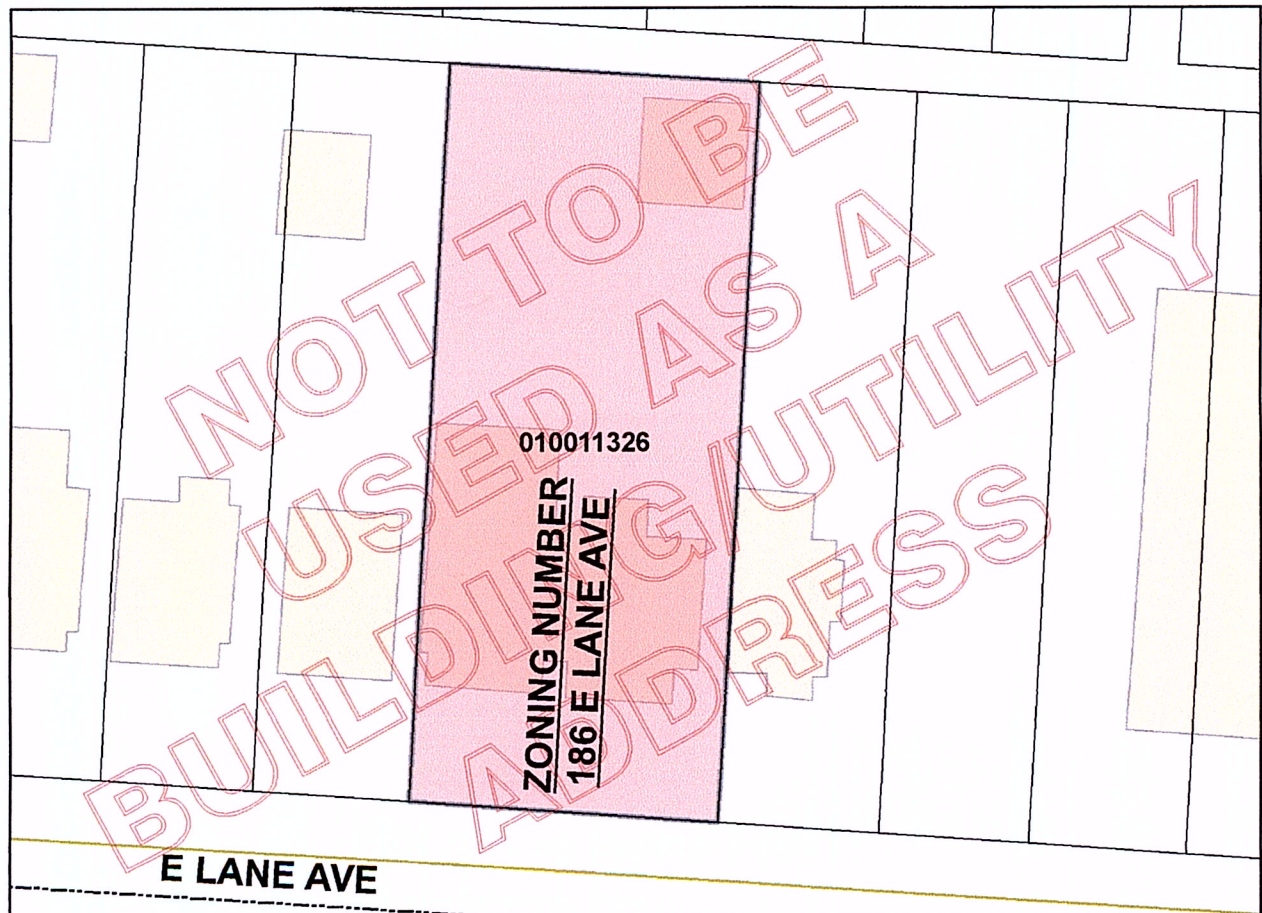
Lot Number: 36-37

Subdivision: INDIANOLA VIEW

Requested By: BARRET JARDINE

Issued By: *Adriana Amarian*

Date: 2/14/2012



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 6170



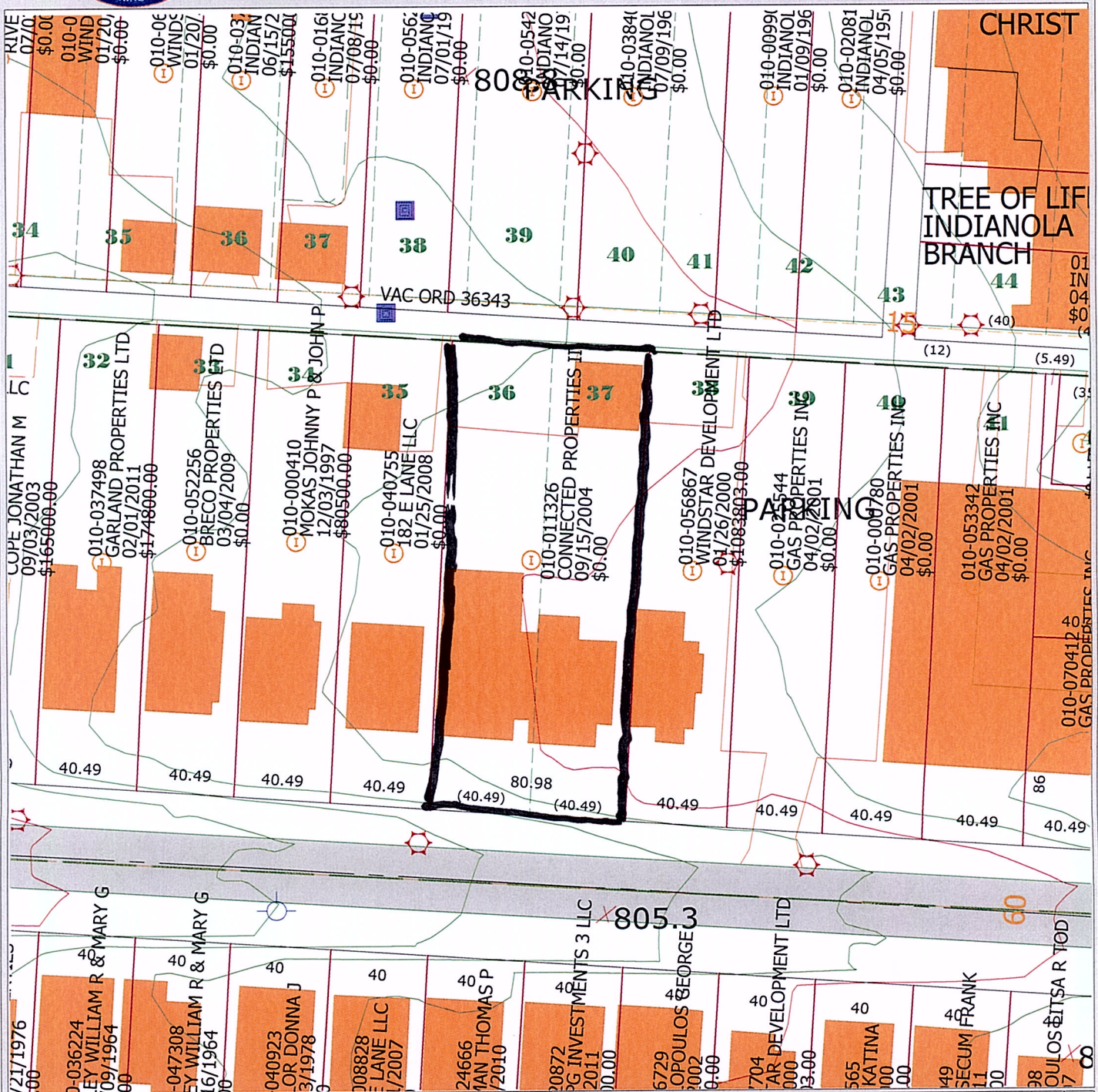
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 3/29/12



Disclaimer

Scale = 60

Grid North

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



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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:

Our Intention is to remodel an existing garage/studio into a one bedroom unit. The existing property was originally two R-2F Lots combined into one 3 unit property. 188/190/192 East Lane Ave we are asking for an existing 750 sq ft structure to be converted into a fourth unit. The new unit combined with the existing structure will meet the coverage area and parking requirements.

Signature of Applicant

Date 3/6/2012

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-013

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Barret Jardine

of (1) MAILING ADDRESS 2561 Woodstock Rd. Columbus OH, 43221

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 188-190 East Lane Ave 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) 3/30/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Connected Properties Ltd

48 E 15 th ave

Columbus, OH 43201

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

Barret Jardine

614.634.2382

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

(5) _____

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) Barret Jardine

Subscribed to me in my presence and before me this 8th day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Dorothy Tasseff

My Commission Expires:

11.30.13

Notary Seal Here

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

Revised 02/14/11

John P & Johnny P Mokas
178 E Lane Ave
Columbus, OH 43201

Gas Properties Inc
2425 N High St
Columbus, OH 43202

Indianola Church of Christ
2141 Indianola Ave
Columbus, OH 43201

Katina Spanos
207 E Lane Ave
Columbus, OH 43201

Thomas P Heilman II
222 E 11th Ave
Columbus, OH 43201

Indianola Church of Christ
211 E Norwich Ave
Columbus, Oh 43201

Indianola Church of Christ
185 E Norwich Ave
Columbus, OH 43201

Windstar Development Ltd
201 E Lane Ave
Columbus, OH 43201

Indianola Church of Christ
215 E Norwich Ave
Columbus, OH 43201

Ace PPG Investments 3 LLC
191 E Lane Ave
Columbus, OH 43201

Thomas P Heilman
185 E Lane Ave
Columbus, OH 43201

Gas Properties Inc
204 E Lane Ave
Columbus, OH 43201

Indianola Church of Christ
183 E Norwich Ave
Columbus, OH 43201

Garland Properties Ltd
PO Box 8310
Columbus, Oh 43201

Indianola Church of Christ
205 E Norwich Ave
Columbus, Oh 43201

182 E Lane LLC
182 E Lane Ave
Columbus, Oh 43201

Donna J Taylor
173 E Lane Ave
Columbus, OH

Indianola Church of Christ
2141 Indianola Ave
Columbus, OH 43201

Laura & George Kanellopoulos
455 Ridge Dr
Naples, FL 34108

William R Riley
169 E Lane Ave
Columbus, OH 43201

John & Marjorie Moore
C/O Buckeye Real Estate
PO Box 8310
Columbus, OH 43201

Gas Properties Inc
2425 N High St
Columbus, OH 43202

AREA COMMISSION ZONING CHAIR - Susan Keeny, 358 king, Columbus, Oh 43201
slmkeeney@hotmail.com

Applicant: Barret Jardine (614) 634-2382
2561 Woodstock rd
Columbus, OH 43221



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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 # CV12-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Barret Jardine

Of [COMPLETE ADDRESS] 2561 Woodstock Rd. Columbus, OH 43221
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. Connected Properties Ltd 48 E 15th ave Columbus, OH 43201	2. Breco Construction & Development 48 E 15th Ave Columbus, OH 43201
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 8 day of MARCH, in the year 2012

SIGNATURE OF NOTARY PUBLIC Dorothy Jasseff

My Commission Expires: 11.30.13

Notary Seal Here

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

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REARWARD VENT. SHINGLE ROOF

WALLS ALTER

WINDOWS (FIXED)

WOOD "GABLE" ROOF
FIXED WOOD SHINGLES
HIGH WINDOWS

CITY OF COLUMBUS

CERTIFICATE OF
APPROPRIATENESS
NOTIFICATION

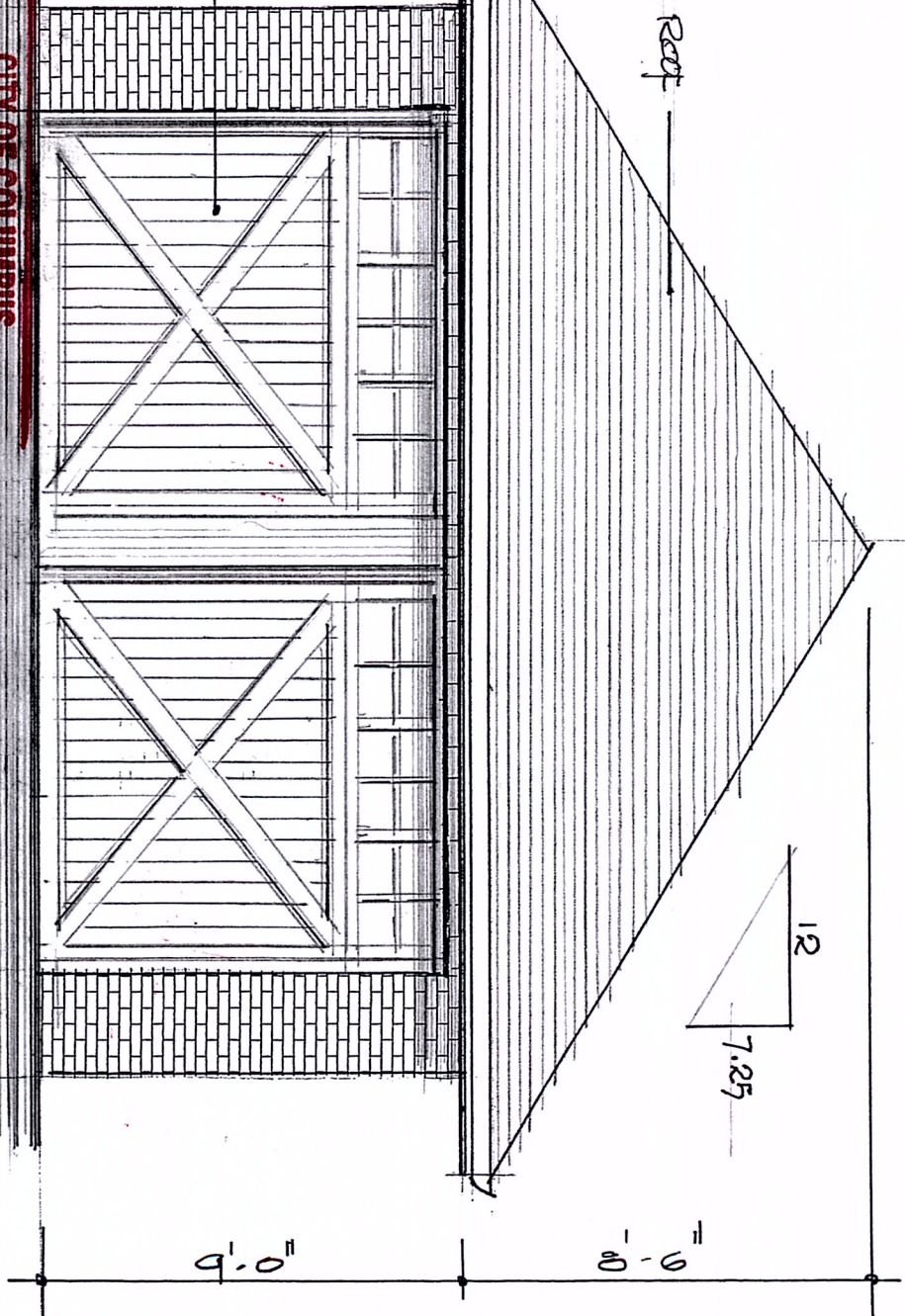
Application # 12-3-46

Date Issued 3/15/12 Expires one year after date issued.

Randy F. Black JRB

Randy F. Black
Historic Preservation Officer

THIS IS NOT A BUILDING PERMIT



1/4" = 1'-0"

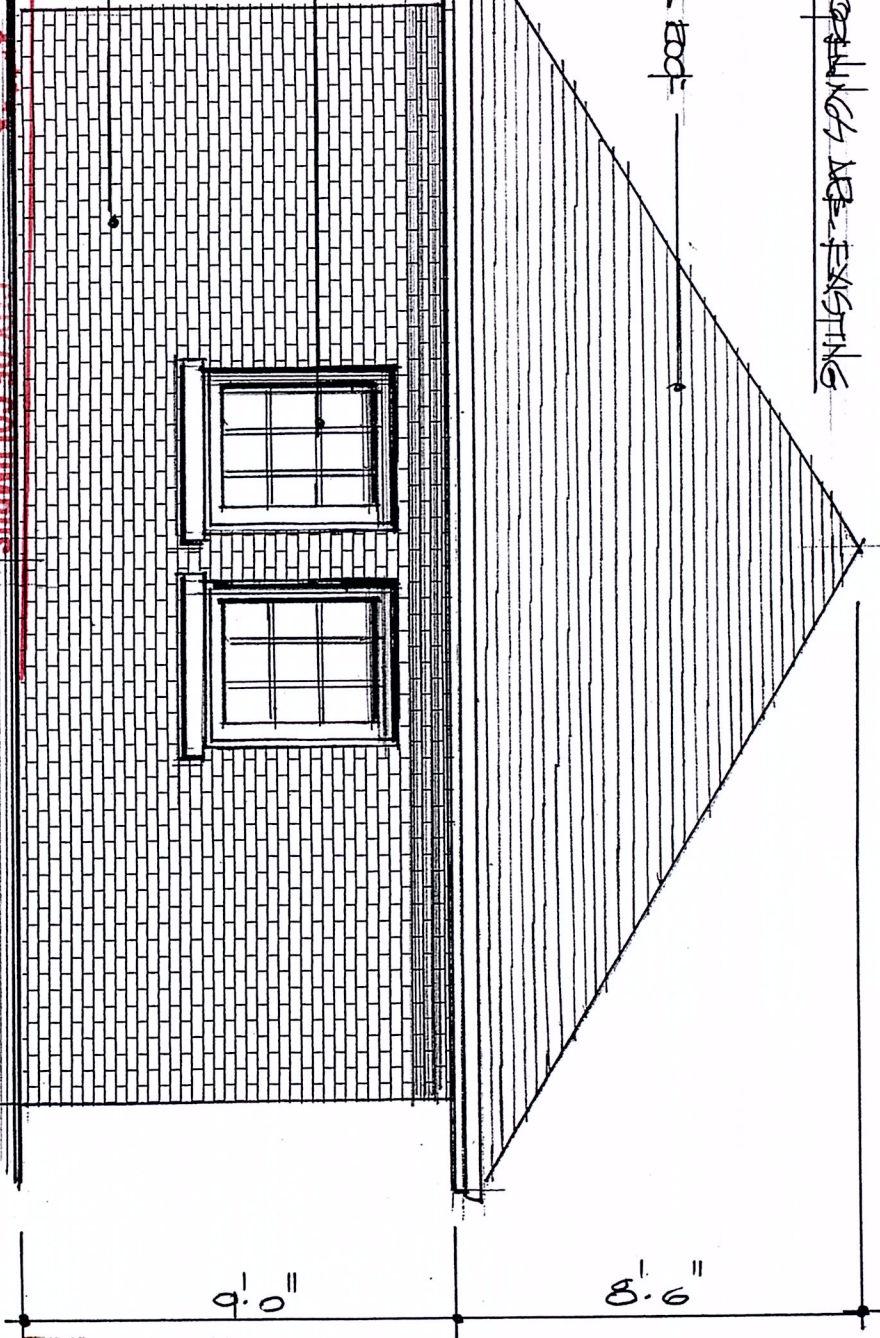
NOTE: All masonry openings are existing

EXISTING ASH SHINGLE ROOF

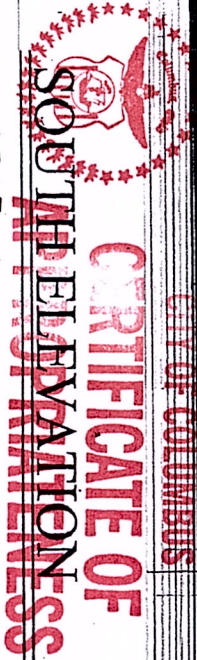
NEW GUTTER

REPLACEMENT WINDOWS

TO BE DEMOLISHED & REBUILT EXIST. BRICK



CITY OF COLUMBUS



**CERTIFICATE OF
REPAIRS
SOUTH ELEVATION**

Application # 12-3-46

Date Issued

3/15/12

Expires one year after date issued.

Randy Black

RSB

Randy Black
Historic Preservation Officer

THIS IS NOT A BUILDING PERMIT

1/4"=1'-0"

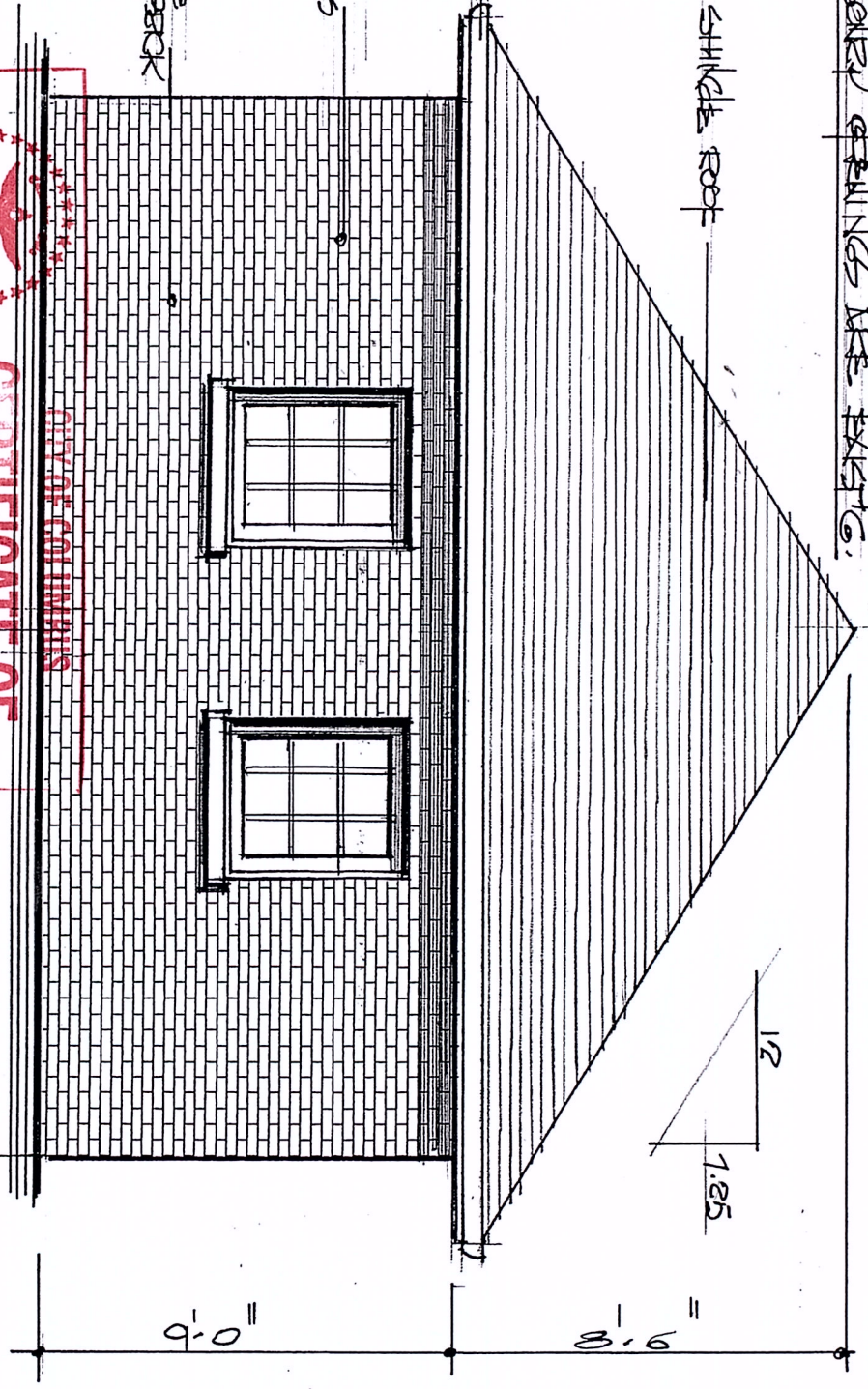
NOTE: ALL MATERIALS & FINISHES ARE EXISTING.

RESTORED KRAFT SHINGLE ROOF

W/ET GUTTER

REPAIR & REFINISH
WOODWORK

DOOR & WINDOW
REPAIRS, BACK



**CERTIFICATE OF
APPROPRIATENESS
EAST ELEVATION**

Application # 12-3-45

Date Issued 7/15/12 Expires one year after date issued.

Randy F. Black
Historic Preservation Officer

THIS IS NOT A BUILDING PERMIT

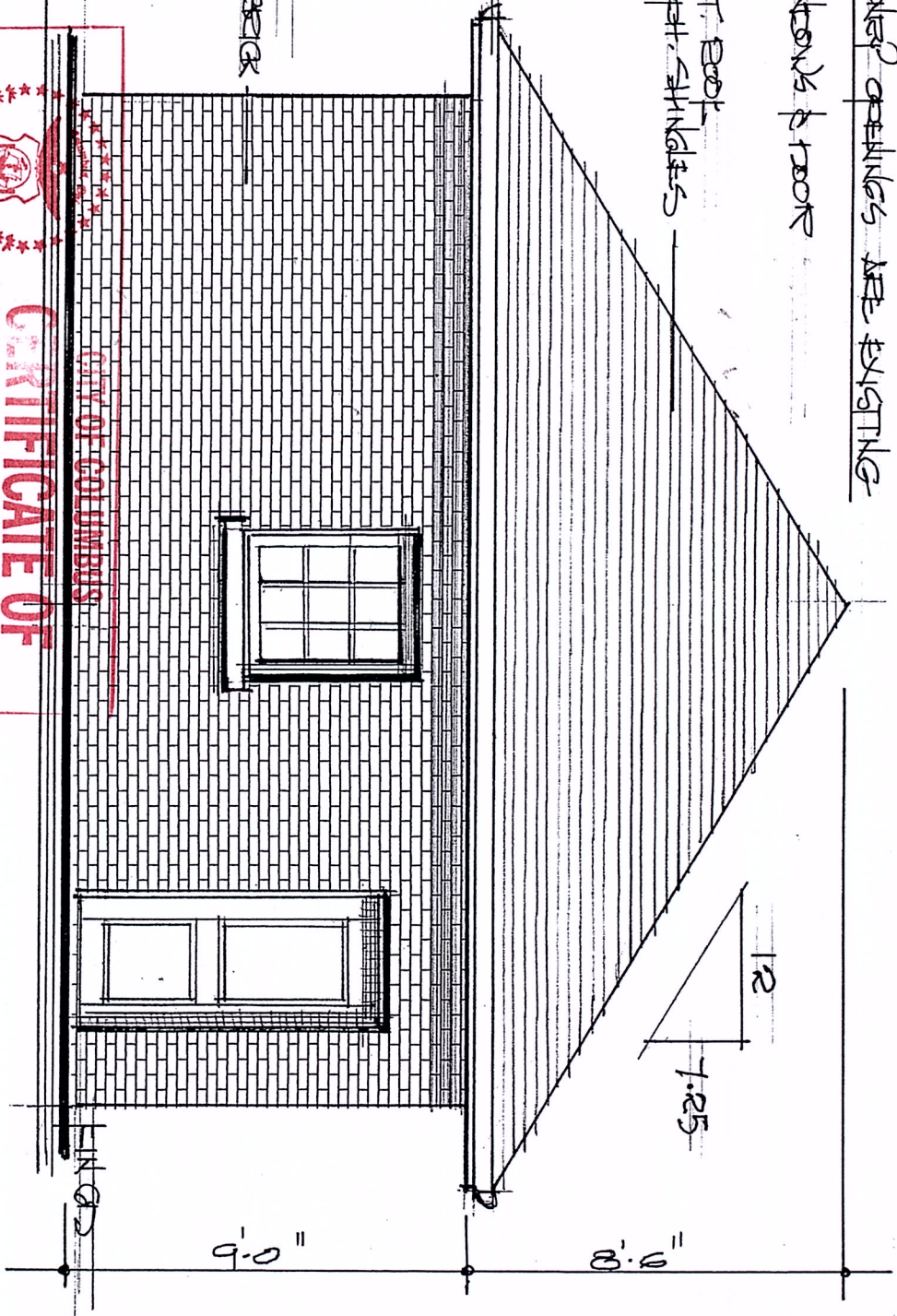
NOTE: All window openings are existing

replace all windows & doors

replace existing roof
with cedar shingles

new gutter

new vinyl siding
on gable ends porch



**CERTIFICATE OF
APPROPRIATENESS
WEST ELEVATION**

Application # 18-3-4b

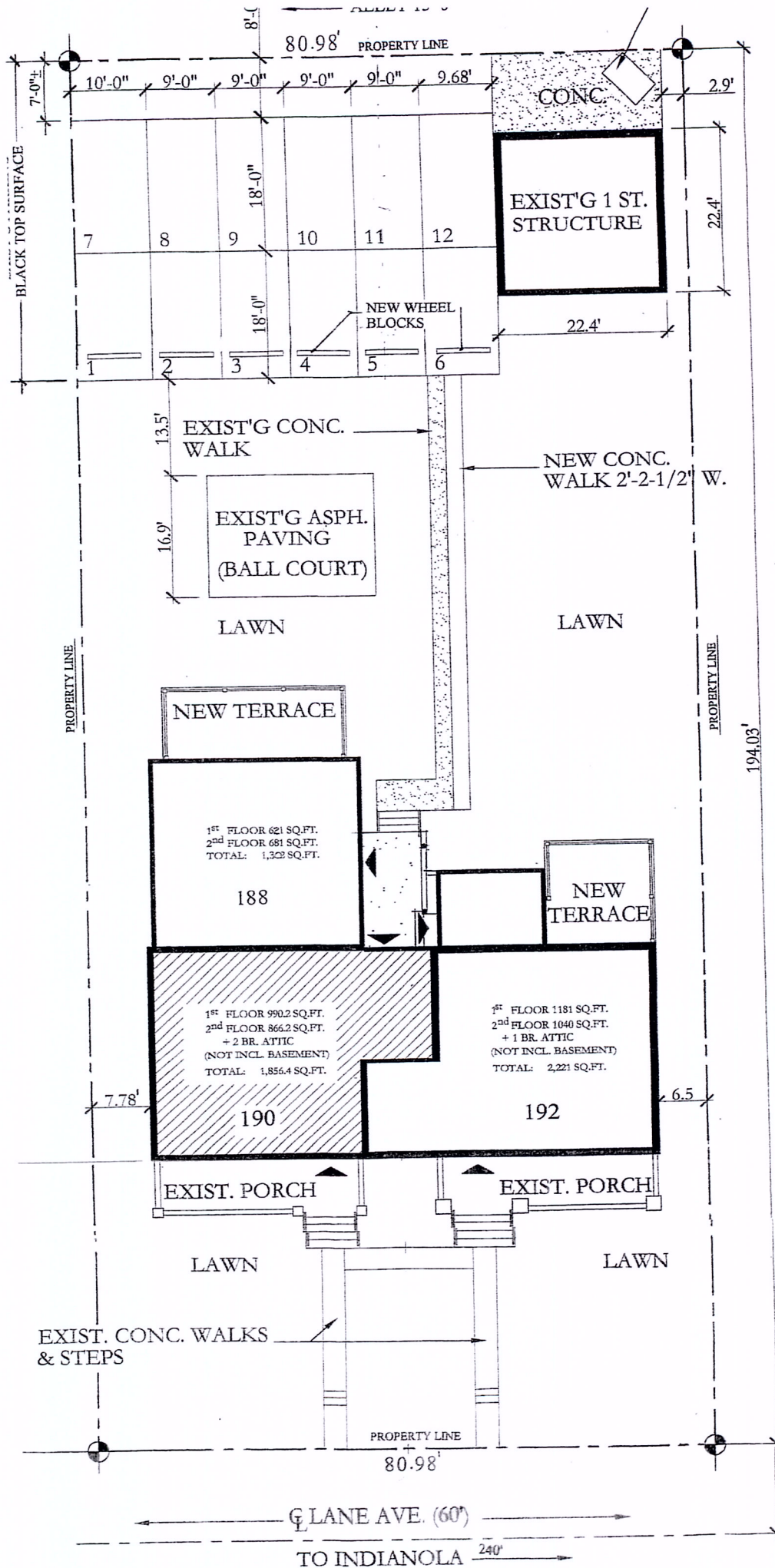
Date issued 3/15/12 Expires one year after date issued.

Randy V. Black RSB

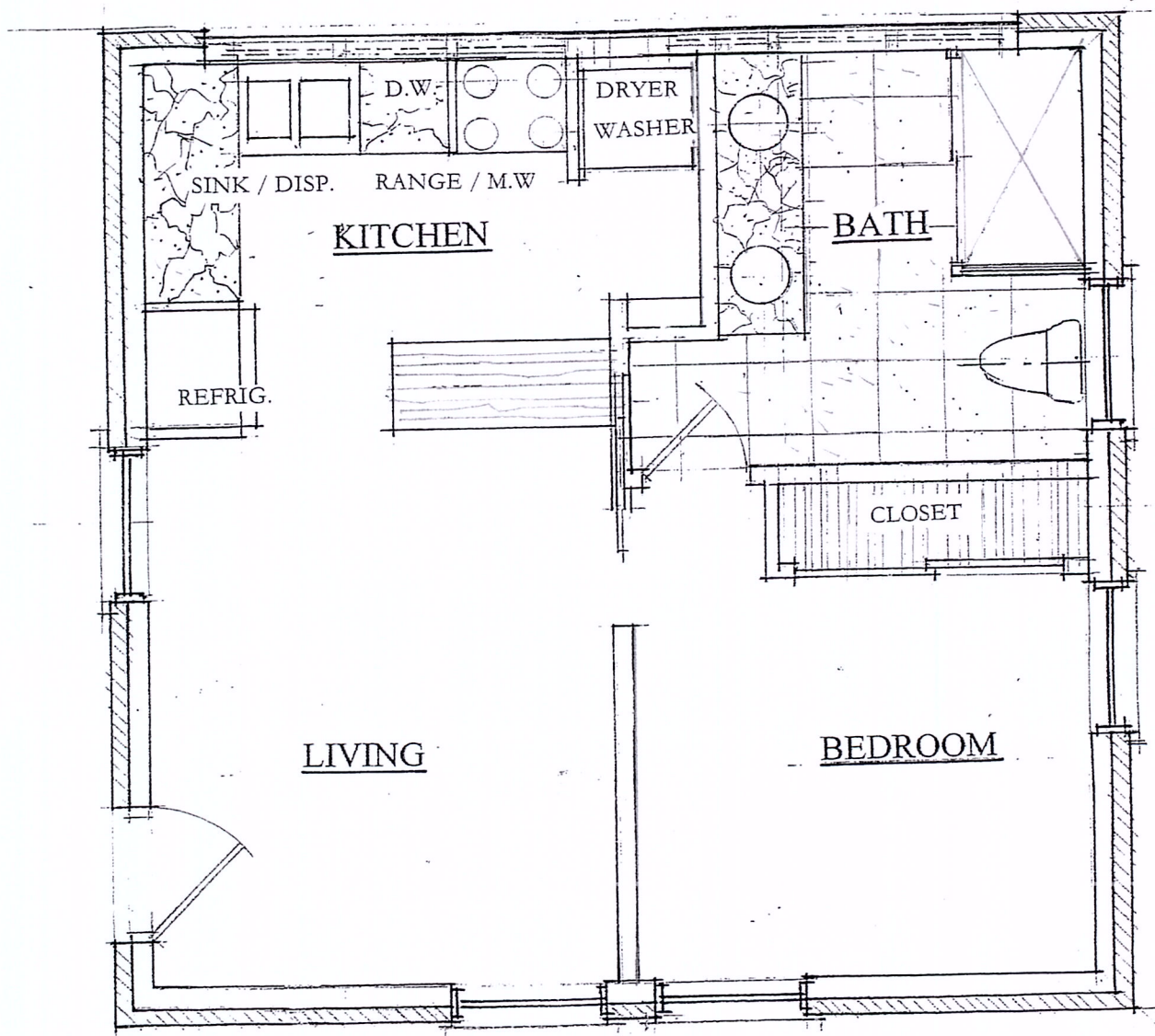
Randy V. Black
Historic Preservation Officer

THIS IS NOT A BUILDING PERMIT

1/4"=1'-0"



ALLEY



FLOOR PLAN

1/4" = 1'-0" NORTH



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

Certificate of Appropriateness
HISTORIC RESOURCES COMMISSION

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 188, 190 & 192 East Lane Avenue

Indianola Forest Historic District

APPLICANT'S NAME: Barry Jardine (Applicant)

Buckeye Real Estate (Owner)

APPLICATION NO.: 12-3-4b

HEARING DATE: 3/15/12

EXPIRATION: 3/15/13

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3117 and the architectural guidelines:

- ☒ **Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- ☐ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve Application #12-3-4b, 188, 190 & 192 East Lane Avenue, Indianola Forest Historic District, for the exterior work proposed to the existing brick garage/studio building as indicated.

Convert Garage to One Bedroom Unit

Exterior alterations including new doors, windows, and roofing, per the submitted drawings and all noted clarifications.

Wood Trim Repairs

- Repair and or replace any/all missing, damaged, and deteriorated exterior wooden trim elements (i.e. eaves, fascia, exposed rafter tails, door and window face trim, etc.) in accordance with preservation industry standards.
- Any/all new wood to match the original wood profiles and dimensions exactly; like-for-like.
- All work to be as per the submitted elevations dated March 15, 2012.

Windows

- Install new, 9-lite, operable, all-wood, casement window units to fit the existing openings exactly.

North Wall Opening

- Replace the sided opening in the former location of the garage doors (north elevation) with a new wood framed and sided treatment with windows to match the submitted drawings dated March 15, 2012.

Masonry Cleaning & Tuck Pointing

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place. Use hand tools to remove any/all loose mortar to a depth of 3/4", moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the brick, and no harder than the historic mortar, to allow for expansion and contraction of the brick. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (Refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings")
- Clean all unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i., utilizing a broad fan tip.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary. **All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.**
- All finish colors to remain the same as currently existing.
- Prepare all exterior wooden surfaces for painting using the appropriate hand tools.
- Repair/replace all missing, damaged, and deteriorated wood as necessary according to industry standards.

Any/all replacement wood to be of same profile and dimension as the original; like-for-like.

- Prime all bare and new wood with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exposed wood surfaces on the building with exterior paint in accordance with manufacturer's specifications and industry standards.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate <input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Gray" to match the new shingles as closely as possible.
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

MOTION: Clark/Rowan (5-0-0) APPROVED



Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.



Randy F. Black
Historic Preservation Officer

**186 East Lane Avenue
0.36± acres**

686
AR4
7/22/18 66

686
AR4
7/22/18 66

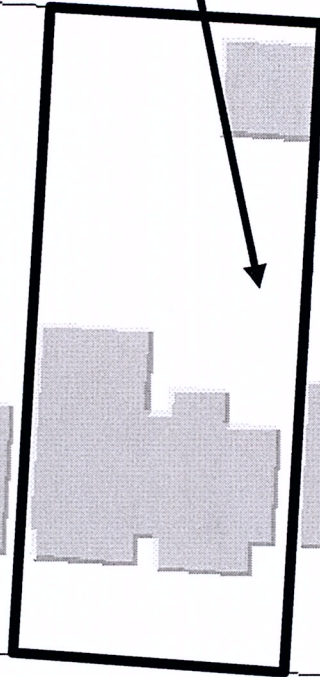
78-020
R2 F
3/28/18 78

LANE AVE

78-020
R2 F
3/28/18 78

CV12-013

186 East Lane Avenue
0.36± acres



LARE AVE

CV12-013

An aerial photograph of a residential neighborhood. A specific property is outlined with a thick black rectangle. A line points from a text box to this property. The surrounding area includes other houses, trees, and a parking lot with several cars. A street labeled 'LANE AVE' runs horizontally across the middle of the image.

186 East Lane Avenue
0.36± acres

CV12-013