



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV12-047/12315-00000-00523  
Date Received: 9/4/12  
Application Accepted By: S. Pine Fee: \$630  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 813 SUMMIT ST. COLUMBUS 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: 010-047557

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

Current Zoning District(s): R4 - RESIDENTIAL DISTRICT

Recognized Civic Association or Area Commission: ITALIAN VILLAGE

Proposed use or reason for Council Variance request: ADD UNIT ABOVE GARAGE CV FOR USE

Acreage: \_\_\_\_\_

**APPLICANT:** Name JOHN P. CASEY

Address 813 SUMMIT ST City/State COLUMBUS Zip 43215  
Phone # 614-432-4888 Fax # 614-635-1435 Email: johnnyrunway@yahoo.com

**PROPERTY OWNER(S):** Name JOHN & SHAREENA CASEY

Address 813 SUMMIT ST. City/State COLUMBUS Zip 43215  
Phone # 614-432-4888 Fax # 614-635-1435 Email: Shareenainfo@yahoo.com

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

**ATTORNEY (AGENT)**

☐ Attorney ☒ Agent

Name MICHAEL A. CASEY  
Address 700 N. HIGH ST. City/State COLUMBUS Zip 43215  
Phone # 614-256-2545 Fax # 614-478-2121 Email: Sold4U7@yahoo.com

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

ATTORNEY / AGENT SIGNATURE Michael A. Casey

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.  
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Please make all checks payable to the Columbus City Treasurer

CV 12-047



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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

Signature of Applicant

*John Carney*

Date

9/4/12

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## STATEMENT OF HARDSHIP

Regarding: Council variance application for 813 Summit Street Columbus

This council variance request is to allow a 2<sup>nd</sup> dwelling above an existing garage behind an existing residence located in Italian Village. The dwelling unit would be located on the second floor of the garage. There currently exists an approved council variance allowing the space to be built out as a commercial office. We would like to reduce the approved variance for commercial office to residential to better suit our needs.

Many residential properties in the city of Columbus have a multitude of ways to add more residential living space. However this home is restricted due to its historic nature, its location within Italian Village & the small size of the lot, typical of this historic neighborhood. Because of this a variance from the city zoning codes is required. The idea of living space over a detached garage while unusual for most areas has a historic precedent in this neighborhood; it's a practical way of gaining more space and would be architecturally appropriate. There are many examples of similar properties that have received variances for the same thing throughout the neighborhood. The Italian Village Commission has already given a preliminary approval for this project with a condition of changing some exterior lighting.

## LIST OF VARIANCES INCLUDED WITH REQUEST:

1. 3332.039 R-4 Residential District: To permit the upper level of the existing, detached garage to be used as a single-unit dwelling (carriage house).
2. 3332.19 Fronting: To permit the carriage house to not front on a public street.
3. 3332.25 Maximum Side Yards Required: To permit the sum of the widths of the carriage house side yards to equal less than 20% of the width of the lot (which would be 10.25') and to equal 7.3'.
4. 3332.26 Minimum Side Yard permitted: To permit side yards on a lot more than 40' wide, to be less than 5' and be 2.3' on the north side of the front dwelling, and 2.3' on the south side of the carriage house.
5. 3332.27 Rear Yard: To permit the rear yard of a principal building (carriage house) to be less than 25% of the total lot area and to be 0%.
6. 3312.49 Minimum Number of Parking Spaces Required: To permit zero off-street parking spaces for the carriage house. The front dwelling has 2 parking spaces provided in the garage.



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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-047

STATE OF OHIO \_\_\_\_\_  
COUNTY OF FRANKLIN \_\_\_\_\_

Being first duly cautioned and sworn (1) NAME JOHN P. CASEY  
of (1) MAILING ADDRESS 813 SUMMIT ST. COLUMBUS, 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 813 SUMMIT ST. COLUMBUS OH 43215  
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) 9/4/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) JOHN & SHAREENA CASEY  
813 SUMMIT ST.  
COLUMBUS, OH 43215

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

JOHN P. CASEY  
614-432-4888

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

(5) ITALIAN VILLAGE  
RANDY BLACK

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

Subscribed to me in my presence and before me this 4th day of SEPTEMBER, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]  
8/25/14

Notary Seal Here

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Italian Village Commission  
c/o Randy Black  
109 N Front St  
Columbus, OH 43215

Elizabeth E Lessner  
800 Kerr St  
Columbus, OH 43215

Karen M Pierson  
971 McClain Rd  
Columbus, OH 43212

Lisa J Boltz  
798 Summit St  
Columbus, OH 43215

CD & C Newby LTD  
844 Kerr St  
Columbus, OH 43215

Craig Deep  
826 Kerr St  
Columbus, OH 43215

Jo Anne R Dennison  
694 Kerr St  
Columbus, OH 43215

Zachary & Cathleen Graves  
796 Summit St  
Columbus, OH 43215

Matthew V Glaser  
831 Summit St.  
Columbus, OH 43215

Stanley G Huck  
806 Kerr St  
Columbus, OH 43215

James L Kirkpatrick et al  
59 Warren St  
Columbus, OH 43215

Raymond G Lavoie  
826 Summit St.  
Columbus, OH 43215

Mohammed O Faruk  
830 Kerr St  
Columbus, OH 43215

Kenneth Robb & Barbara Mercer  
834 Summit St  
Columbus, OH 43215

Andrew P Long  
802 Kerr St  
Columbus, OH 43215

Jeremy S Marks  
830 Summit St  
Columbus, OH 43215

Patrick M & Constance McGreevey  
1925 Edgemont Rd  
Columbus, OH 43212

James T Meara Jr  
804 Summit St  
Columbus, OH 43215

Jynel A Casey  
812 Kerr St  
Columbus, OH 43215

Partnership For Art In Architecture  
797 Summit St  
Columbus, OH 43215

Lynn M Reese  
818 Summit St  
Columbus, OH 43215

Christopher H. Hetzer  
819 Summit St  
Columbus, OH 43215

John & Kimberly Frencho  
820 Summit St  
Columbus, OH 43215

Stacy P Richardson  
799 Summit St  
Columbus, OH 43215

Marion J Risberg  
810 Summit St  
Columbus, OH 43215

Michael J Schmidt  
793 Summit St  
Columbus, OH 43215

Michael G Secrest & Maria P  
Galloway  
803 Summit St  
Columbus, OH 43215

Sheila A Smith  
821 Summit St  
Columbus, OH 43215

John & Shareena Casey  
813 Summit St  
Columbus, OH 43215

Jeffrey T Armstrong  
794 Kerr St  
Columbus, OH 43215

CV12-047



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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 # CV12-047

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] JOHN P. CASEY

Of [COMPLETE ADDRESS] 813 SUMMIT ST. COLUMBUS, 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>JOHN P. CASEY</u> <u>813 SUMMIT ST.</u> <u>COLUMBUS, OH 43215</u> <u>614-432-4888</u>	2. <u>SHAREENA CASEY</u> <u>813 SUMMIT ST.</u> <u>COLUMBUS, OH 43215</u> <u>614-578-7915</u>
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 4th day of SEPTEMBER, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Signature] TIMOTHY L WILLIAMSON  
8/25/12

Notary Seal Here

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

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CV12-047

## CITY OF COLUMBUS, OH

PAGE 1 of 2

## ADDRESS INQUIRY- ALL APPLICATIONS (with most recent file date first)

PRINT DATE: 9/6/2012

PARAMETERS

STREET NAME: SUMMIT HIGH ADDRESS: 813 LOW ADDRESS: 813 STREET DIRECTION: \*

813 SUMMIT ST813 SUMMIT ST

ZIP CODE 43215

PARCEL NUMBER 010-047557

SUB-DIV/LOT #

04132-00000-00082

C-40 CODE

FILE DATE 1/14/2004

RES/COMM

Repair Replace

PERMIT TYPE Residential

NEW/RPLC/ALTER

Environmental Air

CONTRACTOR H0081

CONTRACTOR

ATLAS CAPITAL SERVICES INC

**ISSUED**

OBBC-CON

OBBC-USE

SQUARE FT

TOTAL VALUATION

LINE # WORK DESCRIPTION

REPLACE 1 GAS HEAT UNIT @ 80,000 BTU

01120-00000-02893

C-40 CODE

FILE DATE 7/9/2001

RES/COMM

New Construction

PERMIT TYPE Residential

NEW/RPLC/ALTER

Electrical

CONTRACTOR

CONTRACTOR

**ISSUED**

OBBC-CON

OBBC-USE

SQUARE FT

TOTAL VALUATION

LINE # WORK DESCRIPTION

\*\*\*\*\* G3Comments Begin: NEW CONSTRUCTION /DETACHED GARAGE - 980 SQ FT ELECTRIC Expired permit

01120-00000-01837

C-40 CODE

FILE DATE 5/1/2001

RES/COMM

New Construction

PERMIT TYPE Residential

NEW/RPLC/ALTER

Electrical

CONTRACTOR E0690

CONTRACTOR

ETLING ELECTRIC INC

**ISSUED**

OBBC-CON

OBBC-USE

SQUARE FT

TOTAL VALUATION

LINE # WORK DESCRIPTION

1-LIGHT FIXTURE,2-SWITCHES,2-MOTOR APPLIANCES OTHER,POOL BONDING

01110-00000-01402

C-40 CODE

FILE DATE 4/20/2001

RES/COMM

Minor Alteration

PERMIT TYPE Residential

NEW/RPLC/ALTER

Swimming Pools

CONTRACTOR HIC-L3086

CONTRACTOR

MALLORY POOLS INC

**ISSUED**

OBBC-CON

OBBC-USE

SQUARE FT

TOTAL VALUATION \$20,000.00

LINE # WORK DESCRIPTIONALTER 2-STORY FRAME 1-FAMILY DWELLING BY ADD 17X33 IN GROUND,SWIMMING POOL WITH SELF LOCKING GATE,42"  
FENCE SURROUNDING PROPERTY IN GROUND SWIMMING POOL

99110-00000-02308

C-40 CODE

FILE DATE 12/3/1999

RES/COMM

New Construction

PERMIT TYPE Residential

NEW/RPLC/ALTER

Garage

CONTRACTOR

CONTRACTOR

**ISSUED**

OBBC-CON

OBBC-USE

SQUARE FT

TOTAL VALUATION \$33,000.00

LINE # WORK DESCRIPTION

\*\*\*\*\* G3Comments Begin: NEW DETACHED GARAGE NEW DETACHED GARAGE. Expired permit

## CITY OF COLUMBUS, OH

PAGE 2 of 2

## ADDRESS INQUIRY- ALL APPLICATIONS (with most recent file date first)

PRINT DATE: 9/6/2012

PARAMETERS

STREET NAME: SUMMIT HIGH ADDRESS: 813 LOW ADDRESS: 813 STREET DIRECTION: \*

813 SUMMIT STOTHER APPLICATIONS**12315-00000-00523**

APPLICATION NUMBER 12315-00000-00523  
PERMIT TYPE Zoning  
PERMIT SUB TYPE Council Variance  
COMMENT

FILE DATE 9/4/2012  
PERMIT GROUP Engineering  
PERMIT CATEGORY NA

**NOT COMPLETE****07415-00000-01010**

APPLICATION NUMBER 07415-00000-01010  
PERMIT TYPE Building Orders Commercial  
PERMIT SUB TYPE BIT Inspection  
COMMENT

FILE DATE 12/4/2007  
PERMIT GROUP Enforcement  
PERMIT CATEGORY Structural Order

**NOT COMPLETE****07315-00000-00011**

APPLICATION NUMBER 07315-00000-00011  
PERMIT TYPE Zoning  
PERMIT SUB TYPE Council Variance  
COMMENT

FILE DATE 2/26/2007  
PERMIT GROUP Engineering  
PERMIT CATEGORY NA

**NO MORE ACTION****99310-00000-00008**

APPLICATION NUMBER 99310-00000-00008  
PERMIT TYPE Zoning  
PERMIT SUB TYPE BZA Variance  
COMMENT

FILE DATE 9/27/1999  
PERMIT GROUP Engineering  
PERMIT CATEGORY NA

**NO MORE ACTION**





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CV12-047

### PRE-APPLICATION REVIEW WORKSHEET

THIS PAGE WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- ☐ Address of location of the site
- ☐ Annexation status
- ☐ Current development on the property
- ☐ Current zoning and legal use of the property  
(Attach computer record if applicable)
- ☐ Proposed use of the site
- ☐ Zoning Districts, Variances or Special Permit requested
- ☐ Total acreage of the site
- ☐ Site location-  
Attach and identify here the types of maps referenced (Zoning Map/GIS Map)
- ☐ Special development review standards:
  - Flood plain
  - Airport Environs Overlay
  - Historic Districts [HRC, Architectural Review, Listed Property]
  - Traffic Standards Code [Right of Way, TIS, other] .....
  - Parkland (land, easements, bike paths, other) .....
  - Zoning Clearance (Site plan review)
  - Other
- ☐ Review of Public Notice Affidavit requirements
- ☐ Adopted Area Plan or Development Policies  
Recommendation / Other
- ☐ Preliminary Review of Limitation text or planned district text standards
- ☐ Area Commission or other Community Group
- ☐ Proposed Hearing Date
- ☐ Cut-off Date for the Proposed Hearing Date
- ☐ Items to be completed or revised before submittal

813 Summit St.  
In Columbus  
Single Family  
R-4

Add unit above garage  
CV for use  
1/2 acre

Italian Village

Dan Blechschmidt, Planning & Operations Division 645-1694  
Maureen Lorenz, Dept of Recreation & Parks 645-3306

N/A

Italian Village

9/4/12

- (1)
- (2)
- (3)
- (4)
- (5)

- ☐ Requested Variances: Use in R-4 yard standards, fronting on a public street, parking (see variances in CV07-011)

Comments [Applicant]

Comments [City]

Staff met with Michael Casey on 9/1/12 regarding this proposed application  
and applicant received a copy of this pre-application worksheet.  
City Staff Representative Shannon Fine Date 9/1/12

Note: This Pre-Application Review is preliminary, based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/28/12



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

C.V12-047



**CV12-047**





**CV12-047**