

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

REQUEST VARIANCE FROM 3332.035 FOR PERMITTED
USES TO ALLOW A THREE UNIT DWELLING,
REQUEST VARIANCE FOR LOT SIZE FROM 3332.13
FROM 5000 SF TO 3675 SF.
REQUEST VARIANCE FOR LOT WIDTH FROM 3332.05
FROM 50 FT TO 35 FT, ~~REQ~~
~~PARKING~~ 3312.49 REDUCE FROM 6 TO 3

I wish to convert the existing building into a three-unit dwelling; also planning to refinance the property and I need to bring it into conformance.

Signature of Applicant

James K. Donahoe

Date

8/10/22

CV22-079



CV22-079
319-321 Linwood Ave.
Approximately 0.11 acres



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Approximately 0.11 acres

Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
 (PLEASE PRINT)

Case Number CV22-079
 Address 319-321 Ashwood Ave
 Group Name Near East Area Commission
 Meeting Date 11/10/2022
 Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit
 Recommendation (Check only one)
☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 9-0-0
 Signature of Authorized Representative [Signature]
 Recommending Group Title Chair
 Daytime Phone Number 614 403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-079

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James K. Venable

of (COMPLETE ADDRESS) 319-321 Linwood Avenue

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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. James K. Venable 319-321 Linwood Avenue Columbus, Ohio 43205	2.
3.	4.

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

SIGNATURE OF AFFIANT

James K. Venable

Sworn to before me and signed in my presence this 10 day of August, in the year 2022

Corey Hancock

SIGNATURE OF NOTARY PUBLIC

04/22/2025

My Commission Expires

Notary Seal Here



Corey P. Hancock
Notary Public, State of Ohio
My Commission Expires 04-22-2025

This Project Disclosure Statement expires six (6) months after date of notarization.