



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):

3312.29 - Variance to allow 4 parking spaces to straddle the north parcel line between 611 and 613

3312.25 - Variance to allow maneuvering to straddle the south parcel line between 613 & 615

3332.035 Variance for R-3 permitted use: to allow an existing 6-unit dwelling to remain.

Signature of Applicant Justin J. Jammy Date 02/26/2024

Statement of Hardship

The owner is seeking three variances for 613 S Champion Ave. The variances are 3312.29 to allow for 3 parking spaces to straddle the north parcel line between lots 611 and 613, a variance to 3312.25 to allow for parking lot maneuvering to straddle the south parcel line between 613 and 615, and variance to 3332.035, to allow for a 6-unit dwelling to exist within an R-3 district. This will conform the property. There is an established and recorded easement to all parcels for this purpose.

The proposed [3] parking spaces are at least 3'-3" over the property line onto parcel 010-028221 as shown on the site plan. The parking space size requirement is met, but it is split by the property line. Variance 3312.29 shall allow for 3'-3" depth x 9'-0" width of each parking space size to exist on parcel 010-028221 and for 14'-9" depth x 9' -0" width of each space to exist on lot 010-069876.

The need for these variances arises due to the below average width of the existing platted lot. As it exists, it is too narrow to allow for the required maneuvering width as well as the required width for parking stalls. The variances will allow to owner to add [3] parking spaces to a site that currently has [0] spaces.

The lot as it sits today contains a 6 unit apartment building constructed in 1962. There are no proposed changes to the apartment building. The building is on a lot with the current zoning designation of R-3 which limits density to a single family home. This property was built prior to the downzoning designation and the variance will conform its existing status.

04.24.2024

A handwritten signature in black ink, appearing to read "Joshua J. Jimmy". The signature is written in a cursive, flowing style.



CV24-034
613 S. Champion Ave.
Approximately 0.12 acres

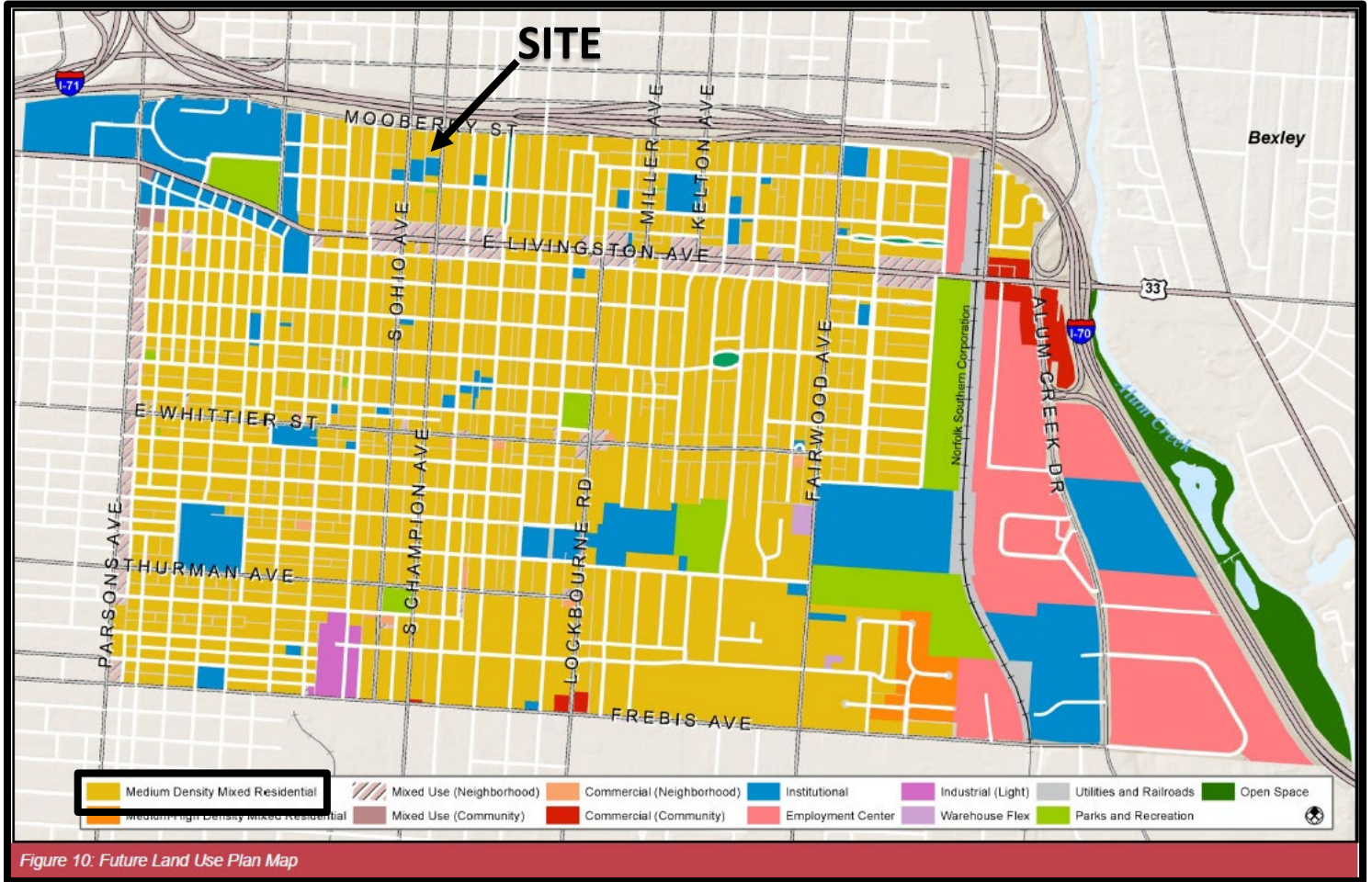


Figure 10: Future Land Use Plan Map

CV24-034
613 S. Champion Ave.
Approximately 0.12 acres



CV24-034
613 S. Champion Ave.
Approximately 0.12 acres



Standardized Recommendation Form

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

Case Number CV24-034

Address 613 S. CHAMPION AVENUE

Group Name LIVINGSTON AREA COMMISSION

Meeting Date APRIL 16, 2024

- 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:

Staff approval by HRC.

Vote

APPROVED: 8
DISAPPROVAL: 0

ABSTAIN: 1
ABSENT: 1

Signature of Authorized Representative

Andrew J. Ginther 4.16.24

Recommending Group Title

Pres. Dept

Daytime Phone Number

614-599-0106

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

DEPARTMENT OF
DEVELOPMENT

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 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 613 South Champion Avenue

Old Oaks

APPLICANT'S NAME: Joshua Tomey (Applicant)

Justin Frye (Owner)

APPLICATION NO.: HR-24-02-014

MEETING OR STAFF APPROVED DATE: 04-08-24 **EXPIRATION:** 04-08-25

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 & 3319 and the architectural guidelines:

- Approved: Commission** or **Staff** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/variance per APPROVED SPECIFICATIONS
 Recommended or **Not Recommended**

Recommend Application # HR-24-03-015, 920 Bryden Road, Brewery District, as submitted with clarifications as noted;

Variance Recommendation Request

- Section 3312.29 – Parking space: Allow 4 parking spaces to straddle the north parcel line between 611 and 613
- Section 3312.25 – Maneuvering: Allow maneuvering to straddle the south parcel line between 613 and 615.
- Section 3332.03- R-3 residential district permitted use: to allow an existing 6-unit dwelling to remain.

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.


James A. Goodman, M.S.
Historic Preservation Officer



Staff Notes: Moved to Staff



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-034

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) Jashua J Tomey
of (COMPLETE ADDRESS) 1286 E Fulton St, Columbus OH 43205
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. <u>Justin Fife</u> <u>3561 Mountview Rd.</u> <u>Columbus OH, 43221</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jashua J Tomey

Sworn to before me and signed in my presence this 18 day of March, in the year 2024

Kelly Kightlinger
SIGNATURE OF NOTARY PUBLIC

9-26-2027
My Commission Expires

Notary Seal Here



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