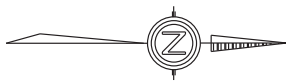
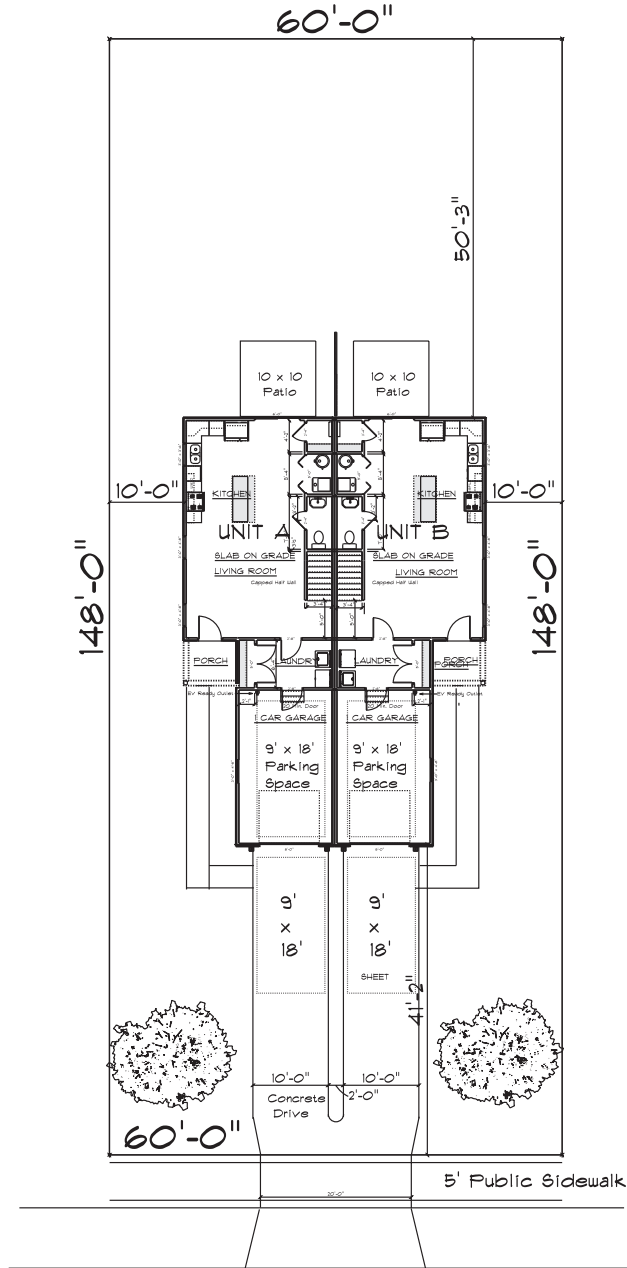


Final Site Plan Received 6/12/2024 Sheet 1 of 1 CV24-044

# 1241 Manor Drive Parcel 550-156204

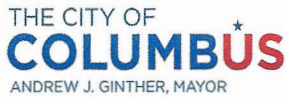
1" = 20'



*GKD* 6/12/2024

Gary K. Dunn

C/L Manor



# 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.**

**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):**

Providing affordable housing is becoming more and more difficult and one viable method is to build multi-family dwellings on existing property we therefore are requesting a variance to Permitted Uses in District Section 3332.03 to allow a 2 dwelling unit on this parcel. No other variances or changes to zoning requirements are anticipated.

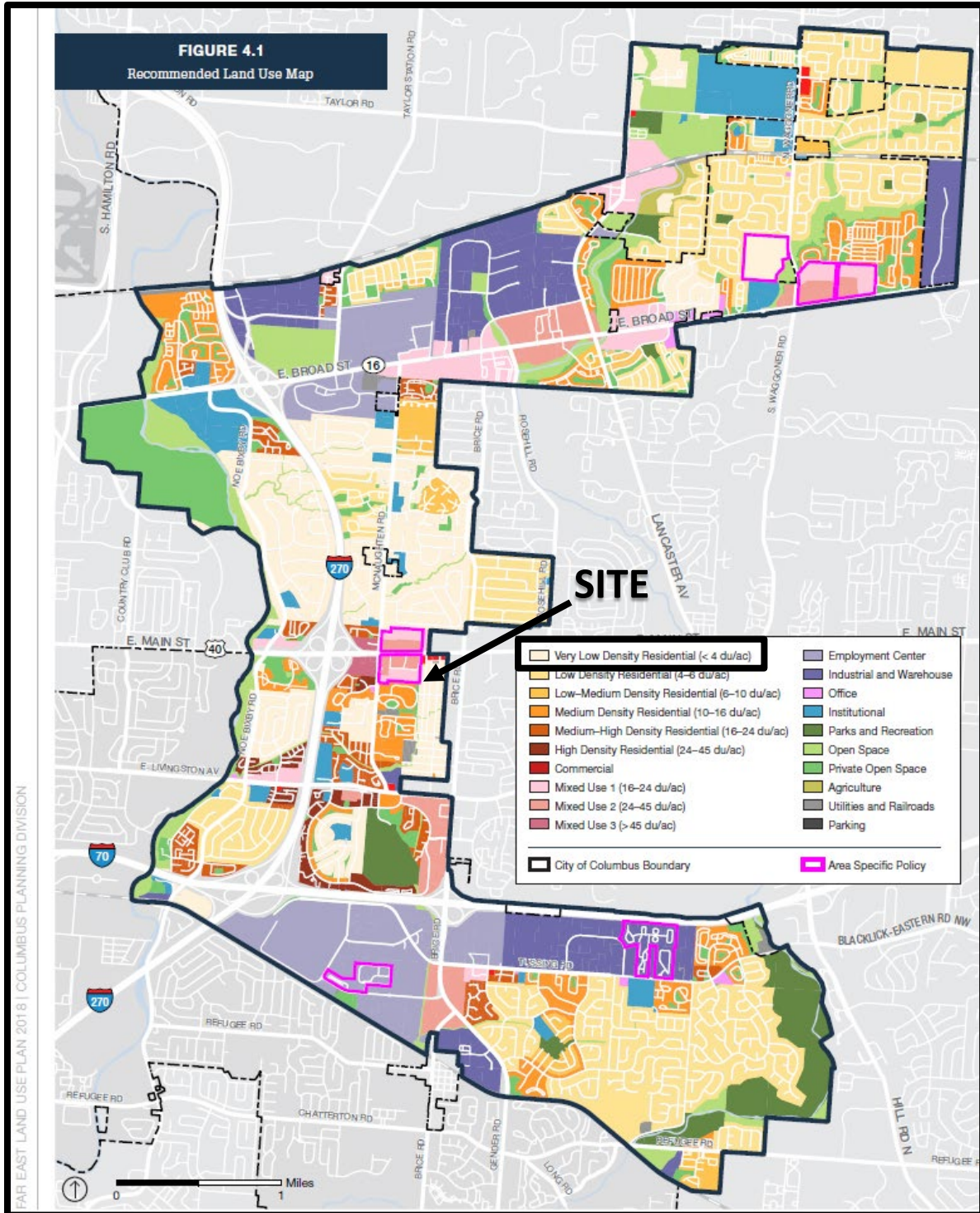
Signature of Applicant GKD

Digitally signed by GKD  
Date: 2024.04.19 10:28:25 -04'00'

Date \_\_\_\_\_



CV24-044  
1241 Manor Dr.  
Approximately 0.20 acres



CV24-044  
1241 Manor Dr.  
Approximately 0.20 acres



CV24-044  
1241 Manor Dr.  
Approximately 0.20 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

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

**Case Number** CV24-044

**Address** 1241 MANOR DRIVE

**Group Name** FAR EAST AREA COMMISSION

**Meeting Date** 06/04/2024

**Specify Case Type**

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The Far East Area Commission gave approval with the agreement of developer to set the house back an additional 10' to allow for more driveway.

**Vote** 7 votes yes, 1 vote no

**Signature of Authorized Representative** *Janice Chamberlain*

**Recommending Group Title** Far East Area Commission Chair

**Daytime Phone Number** 614-307-4708

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.



# Council Variance Application

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-044

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) Gary K. Dunn  
of (COMPLETE ADDRESS) 9325 White Oak Lane, Westerville, OH 43082  
deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

1. City of Columbus 845 Parsons Avenue Columbus, OH 43206	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 19th day of April, in the year 2024

[Signature]  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



ANGELA WATKINS  
Notary Public, State of Ohio  
My Commission Expires  
January 27, 2025

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