

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):

This application seeks a variance from section 3356.03 of the Columbus city code (C4 Permitted uses) to allow for residential use. Although 2287 E. 5th Avenue, Columbus, OH, 43219 is currently zoned C4, the property's current use is a single-family residence, which is consistent with other structures in the area. Property owners intend to list the property for sale and anticipate issues with prospective buyers' lenders approval of residential loan on a property currently zoned commercial without a variance.

Applicant does not believe this variance will negatively affect any adjoining property or the general welfare, as the immediate vicinity is exclusively residential and not commercial. The council variance gives authority to be able to rebuild the home as an SFR if more than 50% is destroyed. The applicant

also requests a variance to 3312.49 to reduce the minimum number of parking spaces provided from ~~X4~~ (1000) to 0. Additionally, A VARIANCE TO 3312.43 IS REQUESTED TO KEEP THE EXISTING UNIMPROVED SURFACE OFF AT THE ALLEY THAT WILL BE USED AS A PICK UP AND DROP OFF AREA.

Signature of Applicant

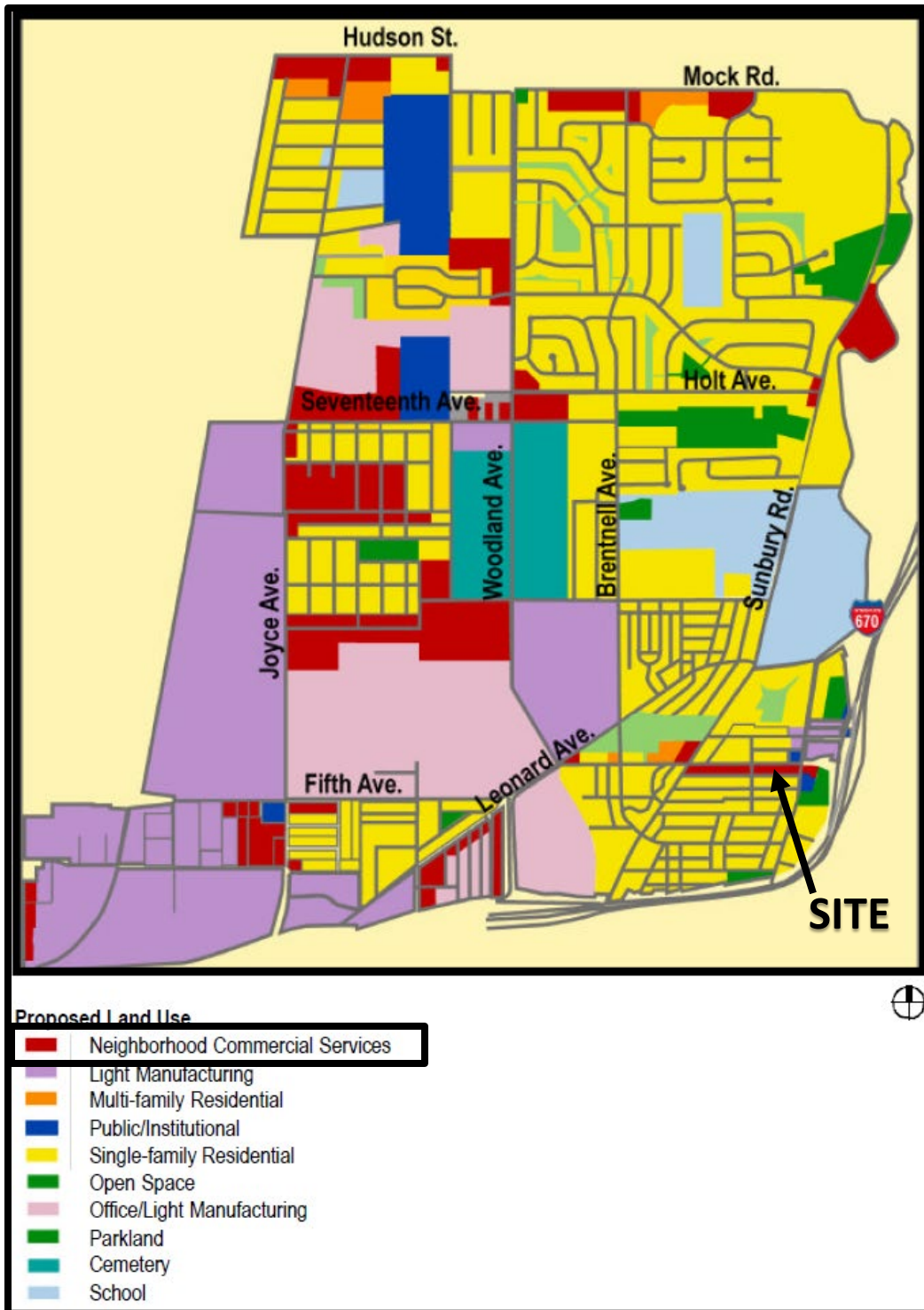


Date

1/23/2024



CV24-009
2287 E. 5th Ave.
Approximately 0.20 acres



CV24-009
2287 E. 5th Ave.
Approximately 0.20 acres



CV24-009
2287 E. 5th Ave.
Approximately 0.20 acres

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

Case Number CV24-009
Address 2287 EAST 5TH AVENUE
Group Name NORTH CENTRAL AREA COMMISSION
Meeting Date _____

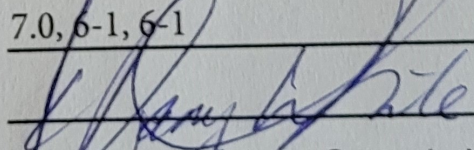
- Specify Case Type**
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

- 7-0 Approval
3356.03 Variance to allow residential use in C4 Zone.
- 6-1 Approval
3312.49 Minimum number of parking spaces from 4 to 0
- 6-1 Approval
3312.43 To maintain unimproved surface

The Commission also discussed with new Zoning changes in commercial corridors with regard to parking that Council consider waiving the cost of variances 3312.49 and 3312.43 as there are other residential properties with same conditions and potential hardship on homeowners.

Vote 7.0, 6-1, 6-1
Signature of Authorized Representative 
Recommending Group Title North Central Area Commission
Daytime Phone Number 614 570 5369



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CV24-009

APPLICATION #:

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brihany Glenn
of (COMPLETE ADDRESS) 2287 E 5th Avenue, Columbus, OH 43219
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. <u>LOTS of Love Learning Center</u> <u>Brihany Glenn</u> <u>2287 E. 5th Avenue Columbus OH 43219</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Brihany Glenn*

Sworn to before me and signed in my presence this 24th day of April, in the year 2024

Barbara L. Burden
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires February 17, 2029
Barbara L. Burden
Notary Public
State of Ohio
Recorded in Franklin County
My Commission Expires
February 17, 2029



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