

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://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.

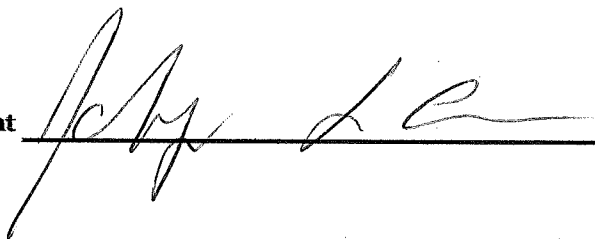
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**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):**

PLEASE SEE THE ATTACHED SHEET

X Signature of Applicant



Date 04-22-2023

CV23-040

2354 Dunning Court  
Council Variance Application/CV23-040  
Statement of Hardship  
25.Apr.2023; Revised 2.Jun.2023, as approved

The Owner, Jalyne Coles, intends to perform the work required to complete a two-vehicle garage with habitable space in a second story. This work was started under City of Columbus Building Permit ALTR2219181 (issued 11.May.2022) and continued under Permit PLRE2246619 (issued 21.Nov.2022). Unfortunately, the Owner was not completely informed of Code requirements for this new structure, and the construction remains unfinished

The Owner intends to construct a free-standing structure with garage space for two vehicles on the first floor, and habitable space located on the second floor. The habitable space is intended for family-type use, such as entertaining grandchildren during visits. The second floor is to be finished, insulated, supplied with electric service, heating and cooling, and a half-bath (lavatory and water closet), but is not intended as living quarters and will not include a kitchen. The garage structure, when completed, will be approximately 22' in height.

The site is zoned Residential/R2; work completed to this point includes a new driveway extension, foundation and floor slab, rough framing of the first-floor walls, and the rough framing of the floor/ceiling assembly for the second floor.

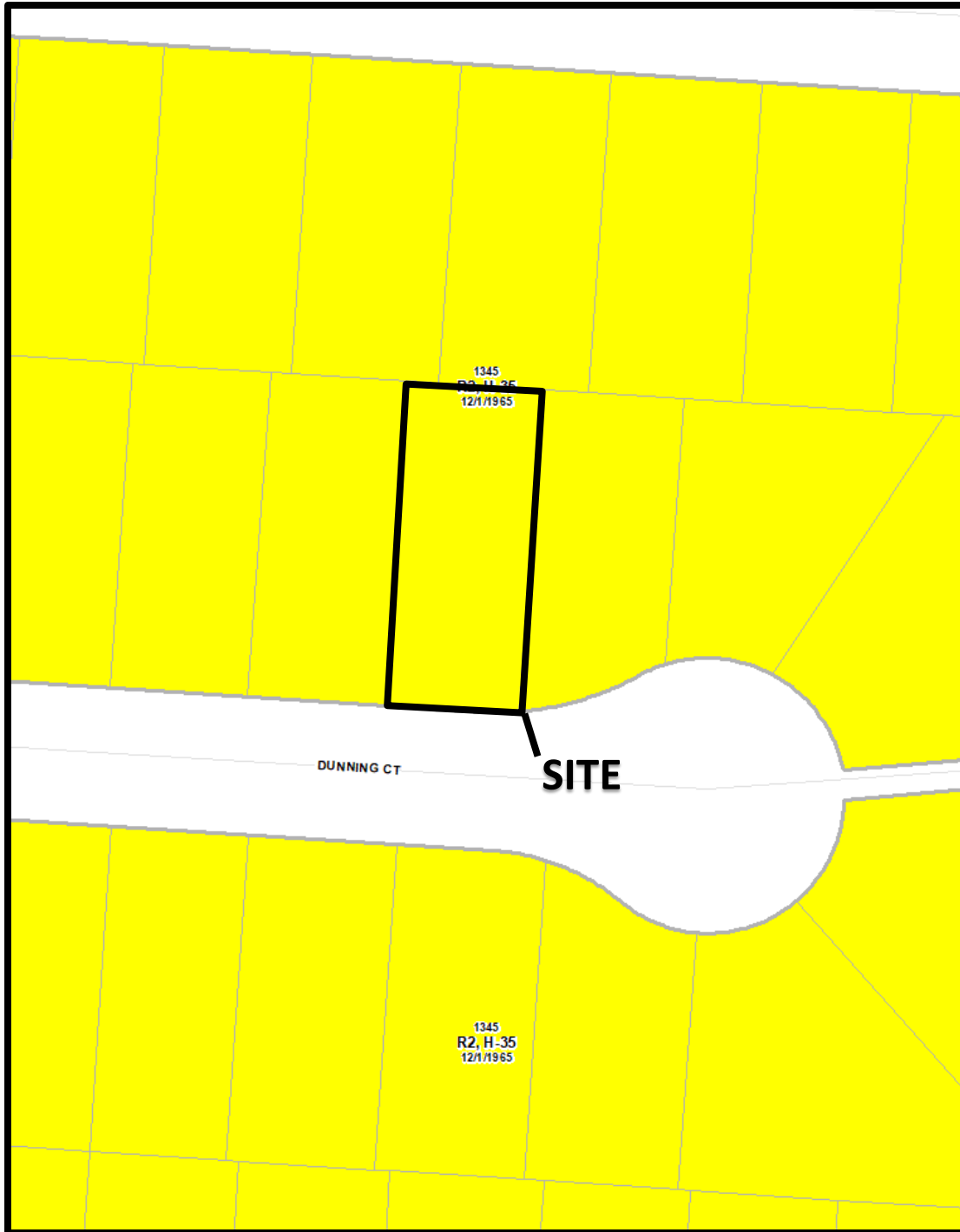
In order to complete the construction, the Owner requires the following Variances:

- Section 3332.38(G). Private garage: To increase the allowable height of a detached garage from 15 feet.

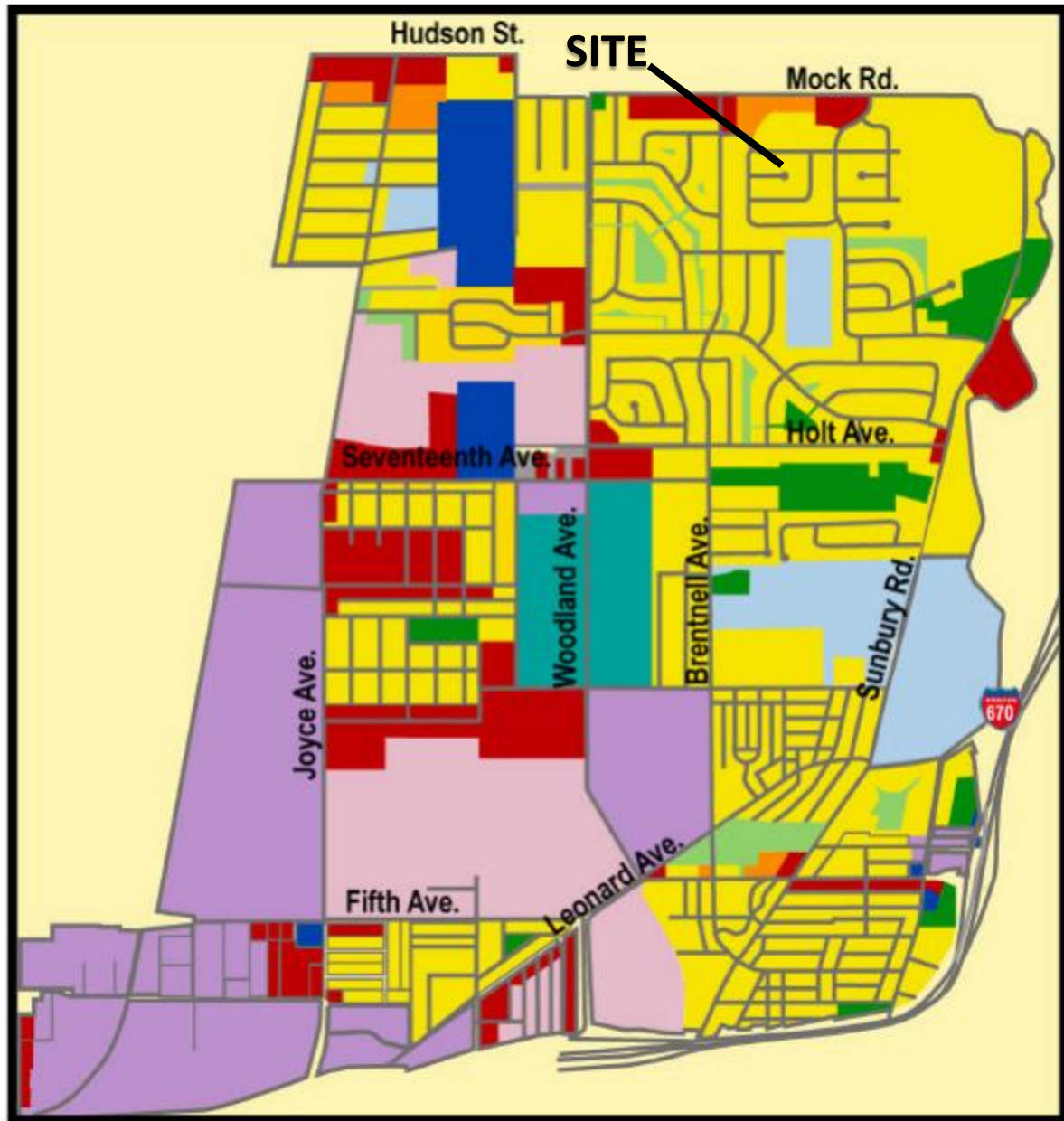
- Section 3332.38(H). Private garage: To allow habitable space in the second story of a detached garage

- Section 3312.13. Driveway: To maintain width of 9.2 +/- feet on east side of the house

Approval of these Variances and the completion of construction of this project will not seriously affect adjoining property or the general welfare, will not adversely affect the surrounding property or surrounding neighborhood, and will not impair adequate supply of air and light 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.



CV23-040  
2354 Dunning Ct.  
Approximately 0.13 acres

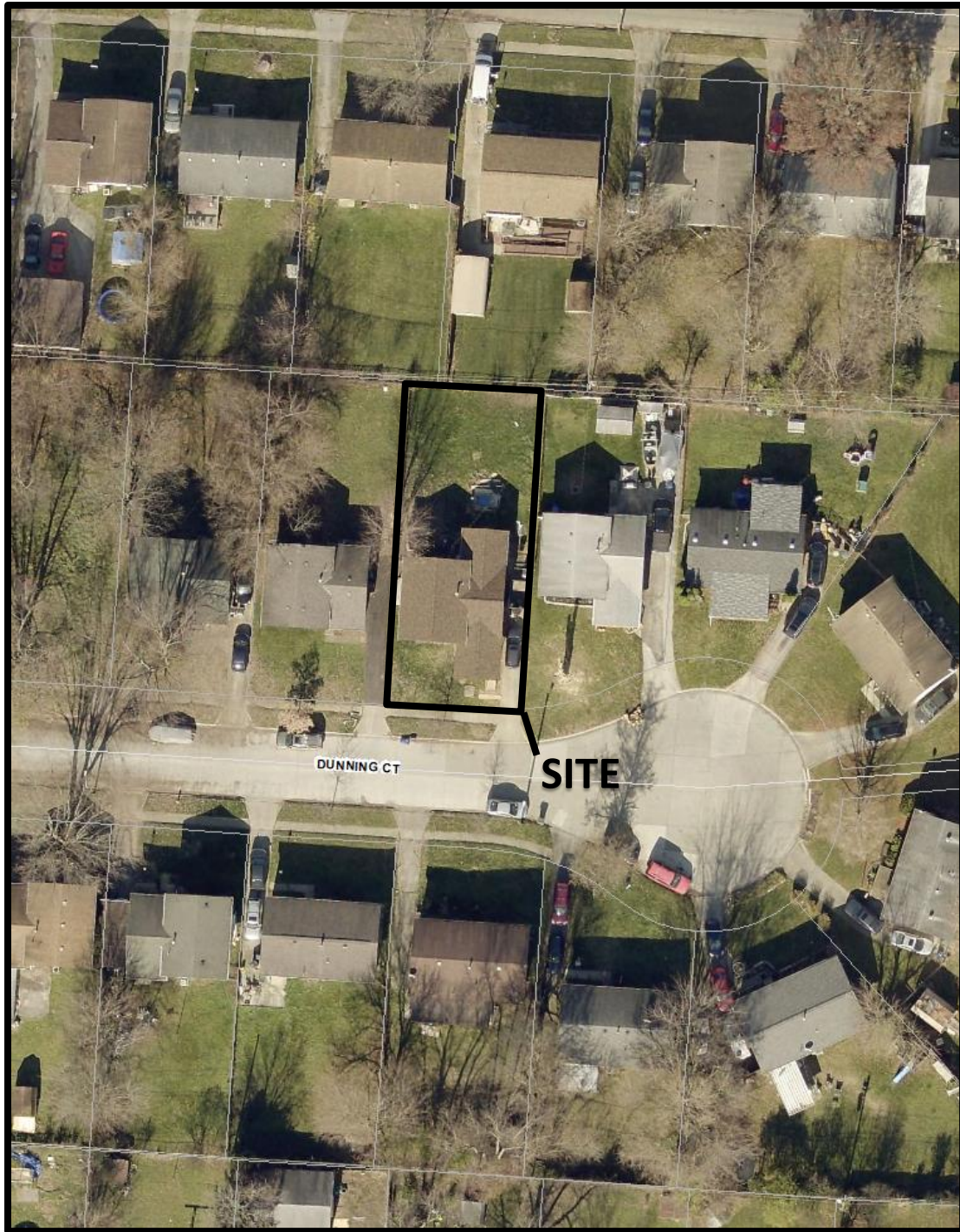


**Proposed Land Use**

- Neighborhood Commercial Services
- Light Manufacturing
- Multi-family Residential
- Public/Institutional
- Single-family Residential
- Open Space
- Office/Light Manufacturing
- Parkland
- Cemetery
- School

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## Standardized Recommendation Form

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

Case Number CV23-040

Address 2354 DUNNING COURT

Group Name NORTH CENTRAL AREA COMMISSION

Meeting Date June 1st, 2023

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:**


The North Central Area Commission met on June 1st, 2023 with a quorum.

A motion was put forth to approve the following variances:

- Section 3332.38(G). Private garage: To increase the allowable height of a detached garage from 15 feet to 22 feet
- Section 3332.38(H). Private garage: To allow habitable space in the second story of a detached garage

Results of a roll-call vote were 7 (Yes) - 0 (No), all in favor with no abstention

Vote All in favor (7 Yes - 0 No) with no abstention

Signature of Authorized Representative  Digitally signed by Reno Lemons  
Date: 2023.06.06 23:13:33 -04'00'

Recommending Group Title North Central Area Commission

Daytime Phone Number 614-271-6884

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 #: CV23-040

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)

JALYNE COLES

of (COMPLETE ADDRESS)

2354 DUNNING COURT, COLUMBUS, OHIO 43219

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>JALYNE COLES</u> <u>2354 DUNNING COURT</u> <u>COLUMBUS, OHIO 43219</u>	2. <u>NUMBER OF COLUMBUS-BASED EMPLOYEES - 0</u>
3.	4.

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

X SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 22 day of APRIL, in the year 2023

Brayln D. Watkins

SIGNATURE OF NOTARY PUBLIC

1/27/2027

My Commission Expires

Notary Seal Here



BRAYLYN DEWAYNE WATKINS  
Notary Public  
State of Ohio  
My Comm. Expires  
January 27, 2027

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