

# Council Variance Application

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## **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.

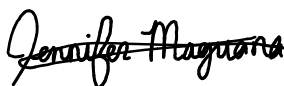
In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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):**

Signature of Applicant \_\_\_\_\_



Date 10/25/2022

## Statement of Hardship

Good Afternoon to Everyone,

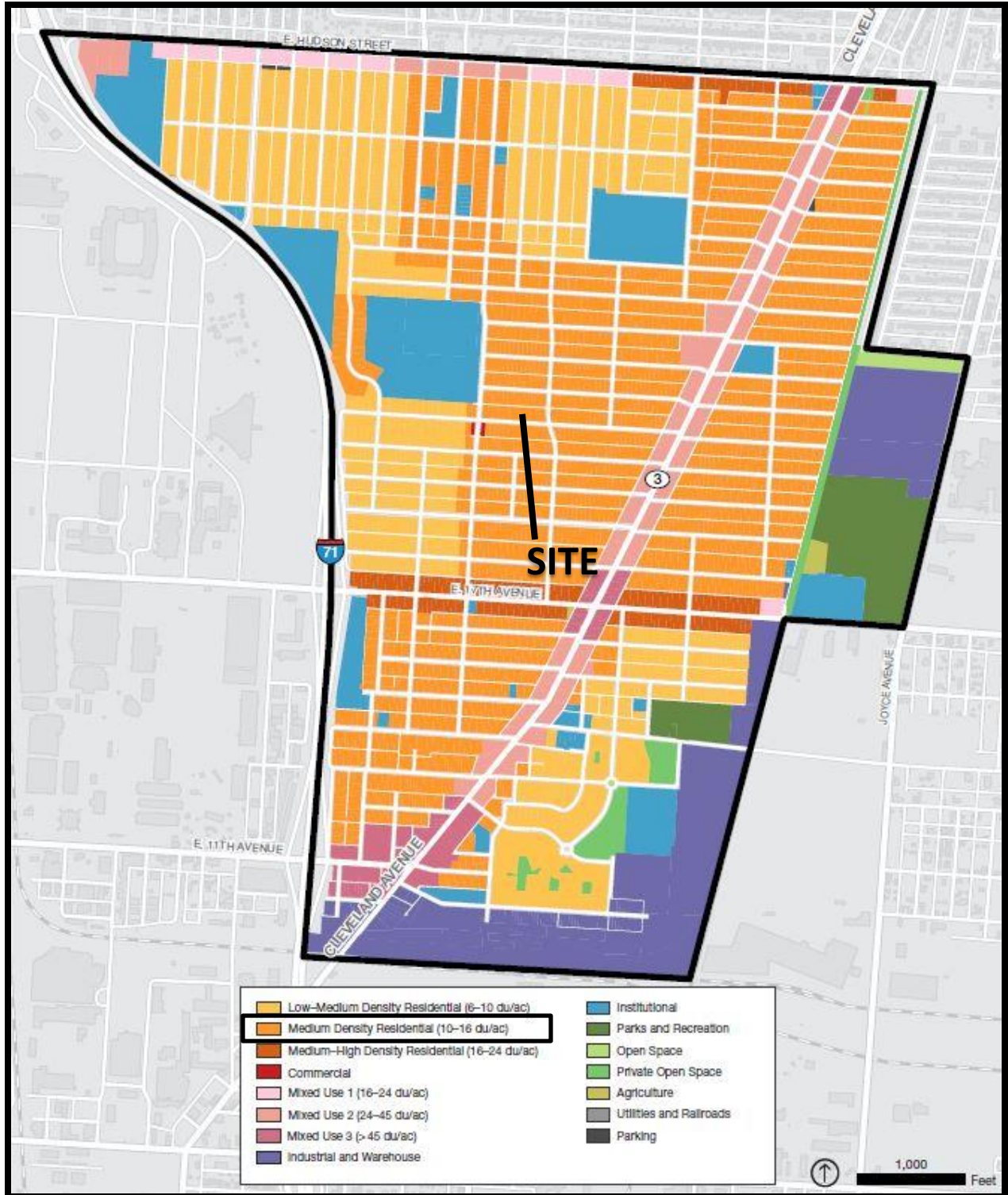
My name is Jennifer Maguana and I currently own a home that is located in the South Linden Area. I am writing this statement in hopes of reaching out to my neighbors, fellow friends, and community. I would like to make some changes to my home, but first it requires approval from my area of commission. I appreciate the time you are taking to read this statement and hope you are able to approve my plans for my home. I have read the foregoing and believe my application for relief from the requirement of the Zoning code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variances(s) requested as detailed below. The first variance I would like to discuss is getting permission to convert a single family dwelling into a two-family dwelling. The structure was originally a two-family dwelling but got converted to single in 2012 (Code 3332.035). The second variance is reducing the required lot area per dwelling unit from 5,000 square feet each to 2,930.375 per dwelling unit (Code 3332.13). The third variance would be to reduce the lot width from 50 ft to 49.25ft for existing conditions (Code 3332.05A(4)). The fourth variance is to reduce the parking requirement from 2 per dwelling unit to 1 per dwelling unit (Code 3312.49 Table 1) The reason I believe this request should be granted is because I have been trying to find solutions to improve the property. I have been driving around the area and have seen many improvements on other properties. Whether it means the property got renovated/remodeled or companies/homeowners making new builds in the area. I believe this is awesome for our area of commission. It's allowing us to grow as a community as well as bringing in new homeowners who are eager to be living in their new home. I have also gotten many new neighbors who are just amazing people and very helpful. My plan was to convert the single family home back into a two family dwelling. According to records it was a two family dwelling before 2012 and turned into a single family afterwards. I would like to alter the main structure slightly back to its original build. This will prompt more rent spaces and give renters an opportunity to find a new potential living space to raise their families.. This being said I am grateful to anyone who took the time to read/listen to my statement of hardship. Once again thank you so much and apologize for such a long statement.

Sincerely,

Jennifer Maguana

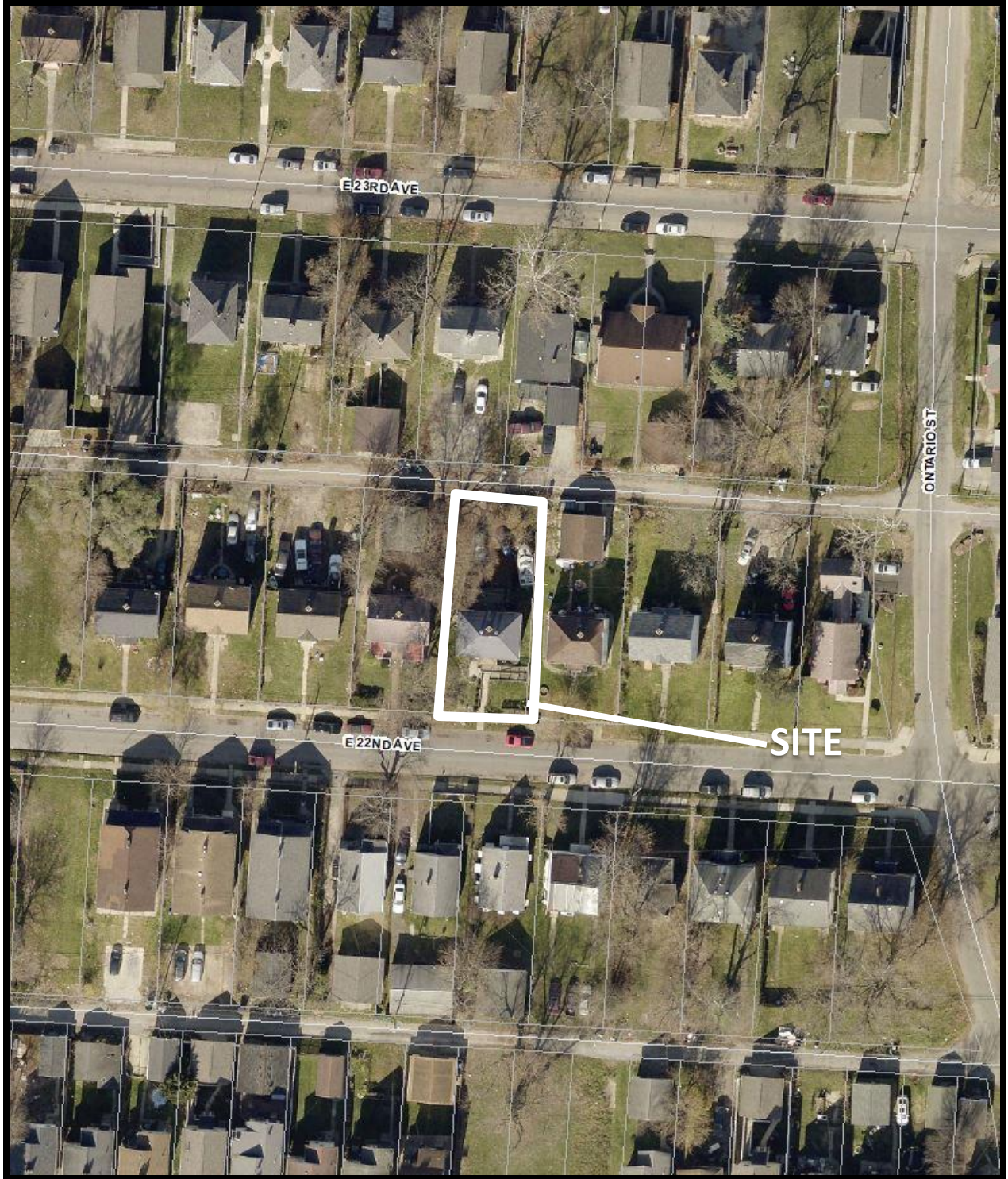


CV22-121  
1136 E. 22<sup>nd</sup> Ave.  
Approximately 0.13 acres



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

**Case Number** CV22-121

**Address** 1136 E. 22ND AVE

**Group Name** SOUTH LINDEN AREA COMMISSION

**Meeting Date** 1/17/2023

**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:**

1. Property owner is proposing to restore the existing structure to the original two-unit two family dwelling. City records indicate the dwelling may have been built in 1925 or prior.
2. Granting variances enables property owner to maintain compliance with current zoning codes based on existing conditions. Contrast to the initial application for zero parking spaces, the property owner will provide off-street parking and three parking spaces to the rear of the property.
3. Granting variances adds value to the property and does not adversely affect the surrounding neighbors.

With \_\_\_\_\_ Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner \_\_\_\_\_ moved, with a second from Commissioner \_\_\_\_\_, to issue its **RECOMMENDATION OF APPROVAL** on all variance request(s) as revised for submission to the Building & Zoning Services. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

**Voice Vote Approval:**

Duckworth

Erkins

Ferguson

**Motion Passed with** 7 **In FAVOR;** 1 **Abstention(s);** \_\_\_\_\_ **Opposition(s)**

Jamison *absent*

Redman

K. Wade

T. Wade

P. Williams

S. N. Williams

**Signature of Authorized Representative** *[Signature]*

**Recommending Group Title** Zoning Chair

**Daytime Phone Number** 614-984-7575

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.

THE CITY OF  
**COLUMBUS**  
ANDREW J. GANTHER, MAYOR

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**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV22-121

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) Jennifer Maguana

of (COMPLETE ADDRESS) 1136 E 22nd Ave Columbus OH 43211

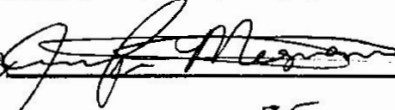
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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. 1952 Harrisburg Pike Grove City, OH 43211 347-440-6980 C/O Jennifer Maguana	2.
3.	4.

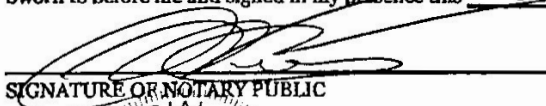
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 25 day of OCTOBER, in the year 2022

SIGNATURE OF NOTARY PUBLIC



10/23/2023 Notary Seal Here  
My Commission Expires



JOEL ANTONIO  
NUNEZ RODRIGUEZ  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
October 23, 2023

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