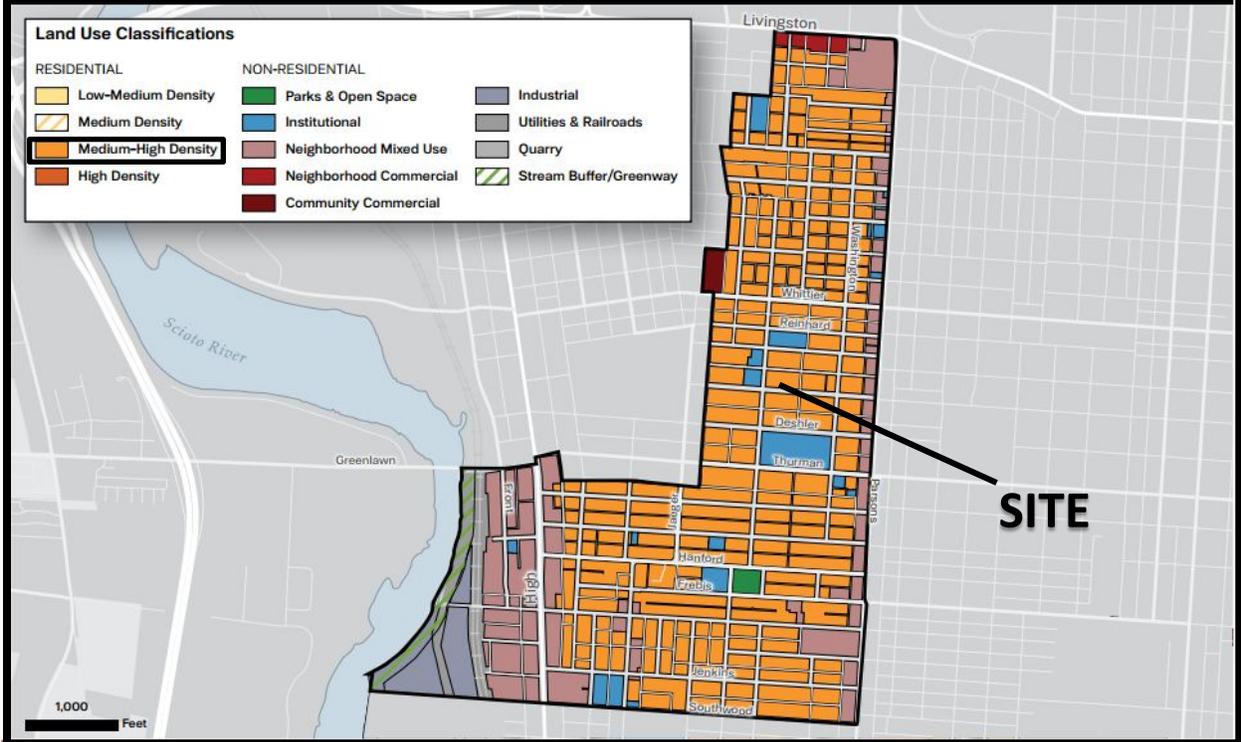


CV15-010
360 Stewart Avenue
Approximately 0.12 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



General Description of Land Use Plan Classifications		
General Classification	Classification	General Description
Residential	Low-Medium Density (4-6 units per acre)	This classification is characterized by a mix of single-family homes, interspersed with doubles and some smaller scale multifamily development.
	Medium Density (6-10 units per acre)	This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered. Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
	Medium-High Density (10-16 units per acre)	A variety of dwelling types, including doubles, townhouses and multifamily are included in this category. New development patterns should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered, provided a high quality design that can demonstrate that it will not adversely impact the existing development pattern of the area.
	High Density (16-45 units per acre)	This classification includes multi-story multifamily housing proposals for High Density development must be reviewed on a case by case basis, be judged on its own merits, and must consider the specific site and the site's context (surrounding uses and development pattern). Proposals that include the highest end of the density range should be scrutinized in regard to their contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.
Commercial	Neighborhood Commercial	The function of this classification is to provide neighborhood commercial services. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards.
	Community Commercial	The Community Commercial classification supports retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported.
	Neighborhood Mixed Use	This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre.
Other	Industrial	The Industrial classification includes light industrial uses, including light assembly, fabrication, and related uses. Existing Heavy Industrial Uses are recognized within this classification. Office, technology, and other job focused uses are also supported within this classification. Retail uses are not supported within this classification.
	Institutional	Institutional uses include schools, government property, and houses of worship. Note: The Institutional designation on the Land Use Plan does not imply support for all uses identified in the Institutional classification of the Columbus Zoning Code.
	Parks and Open Space	Parks are either publicly- or privately-owned recreational facilities and include golf courses. Open space should be conserved lands that are not suitable for development, such as the floodway and floodplain, wetlands, major wood stands, steep slopes and ravines, and species habitat. These are natural areas that do not provide recreational facilities.
	Stream Buffer	The Future Land Use Plan map illustrates a stream buffer along Scioto River and Alum Creek. The illustrated buffer is shown to indicate a no-disturb zone meant to preserve the greenway. The no-disturb zone width will vary depending on the creek, waterway, and/or ravine based on the Columbus Stormwater Drainage Manual requirements. Efforts should be made to extend this buffer whenever possible.
	Quarry	Landfills and quarries.
	Utilities and Railroads	Utilities and railroads.

Table 3: Land use classification descriptions

CV15-010
 360 Stewart Avenue
 Approximately 0.12 acres
 South Side Area Plan (2014)



CV15-010
360 Stewart Avenue
Approximately 0.12 acres

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

~~3332.38(F)(1) Maximum Square Footage~~

~~3332.32 (G) Height~~

~~3332.19 Fronting on a Public Street~~

~~3332.037 Use~~

~~3312.49 C Minimum Parking Spaces~~

~~3312.25 Maneuvering~~

~~My proposed design will be 23' x 36' with livable space being 828 sq ft. The size of the lot is 140' x 29.13' (4,078 sq ft). Given that there are no adjacent residential structures, there will be no negative impact to the neighboring structures natural light, parking, or air quality. The design allows for 4 cars to be parked in tandem if necessary.~~

Signature of Applicant



Date

3/3/15

Thrush, Eliza C.

From: Curtis Davis <cdavis@team-icsc.com>
Sent: Tuesday, May 12, 2015 8:59 PM
To: Thrush, Eliza C.; Tina Goodman
Subject: 360 Stewart Ave CV15-010

Eliza,

I dropped off the form for approval at this location and the applicant has stated you had not gotten, but I never heard back that you did not, please use this email as approval from the Civic and The Southside Area Commission for this application.

Thanks

--

Curtis Davis
Information and Communication Services, LLC
175 South Third Street
Suite 200
Columbus, Ohio 43215
614-285-4901 x1100
"Your Full Service Manged IT and Telecom Services Company"

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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.

APPLICATION # CV15-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tina Goodman
of (COMPLETE ADDRESS) 360 Stewart Ave. Columbus, OH 43206

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Tina Goodman 360 Stewart Ave. Columbus, OH 43206 614-439-3551	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT *Tina Goodman*

Sworn to before me and signed in my presence this 3rd day of March, in the year 2015

M. Eileen Williamson
SIGNATURE OF NOTARY PUBLIC

07-17-2018
My Commission Expires
M. EILEEN WILLIAMSON
Notary Public, State of Ohio
My Commission Expires 07-17-2018

Notary Seal Here

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer