



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

CV11-007

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:

See attached Statement of Hardship.

Signature of Applicant

R.D.M.

Date

2/21/2011

CV11-007

STATEMENT OF HARDSHIP

The property that is the subject of this council variance application is comprised of one (1) tract of real estate under the following Franklin County Auditor's Tax Parcel Number: 010-047210 (the "Site"). The existing structure on the Site is an occupied three family dwelling.

As a result of a rezoning by the City of Columbus on or about October 1, 1979, the Site was included in and under a blanket rezoning for residential purposes and was zoned to an R2F designation. As a consequence of this blanket rezoning, the continuing operation of the three family dwelling was and has been a proper and lawful non-conforming use. Applicant seeks to continue this non-conforming use.

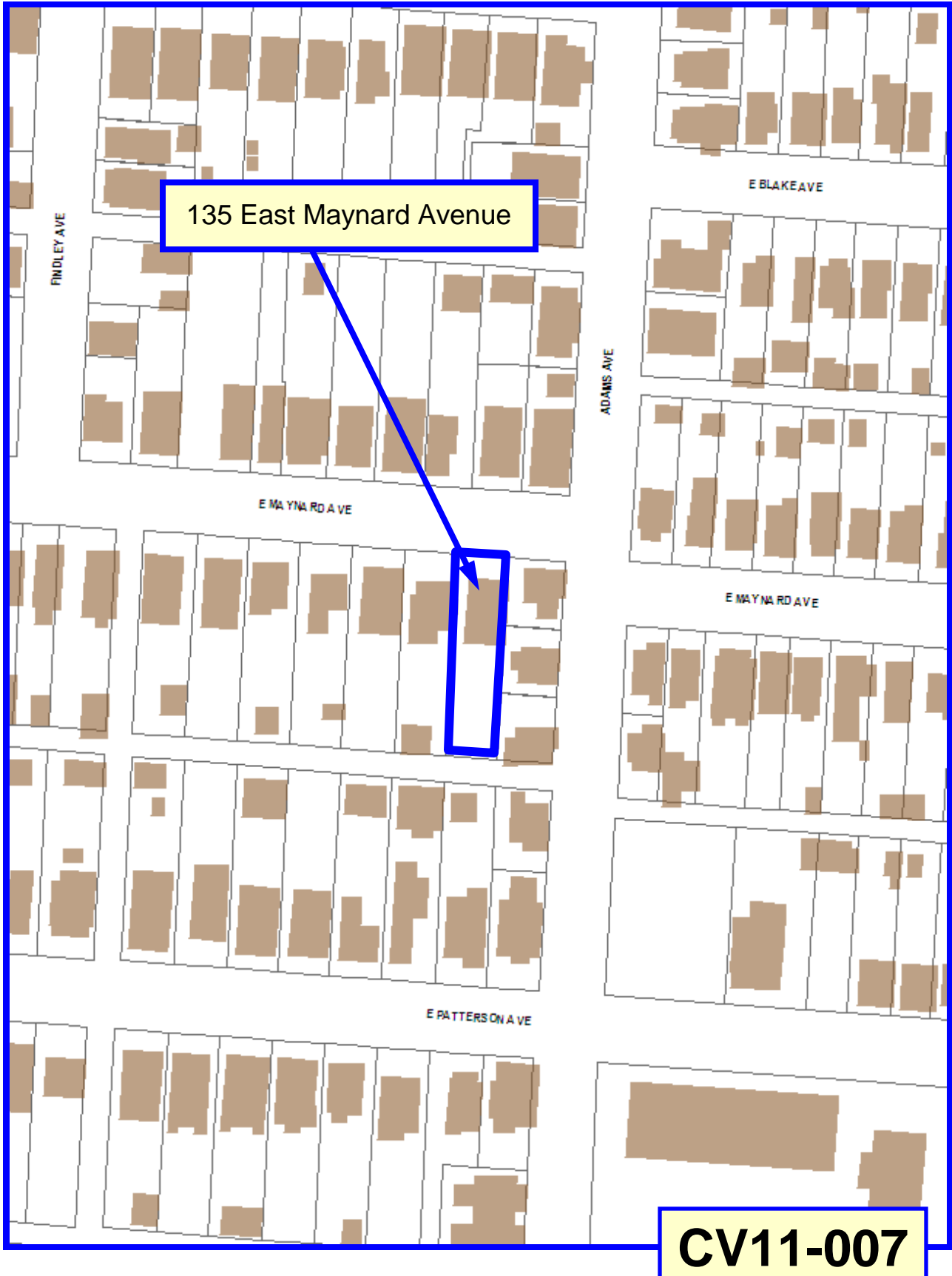
It should be emphasized that in seeking this variance, Applicant merely desires to continue the pre-existing, non-conforming use of the Site that has existed for many years. Importantly, granting of this variance will not in any way affect the essential character of the Site as it relates to surrounding properties nor will there be any adverse effect on the surrounding property owners. Furthermore, there will be no effect on the delivery of governmental services. Instead, the use of the Site will remain the same with the existing structure.

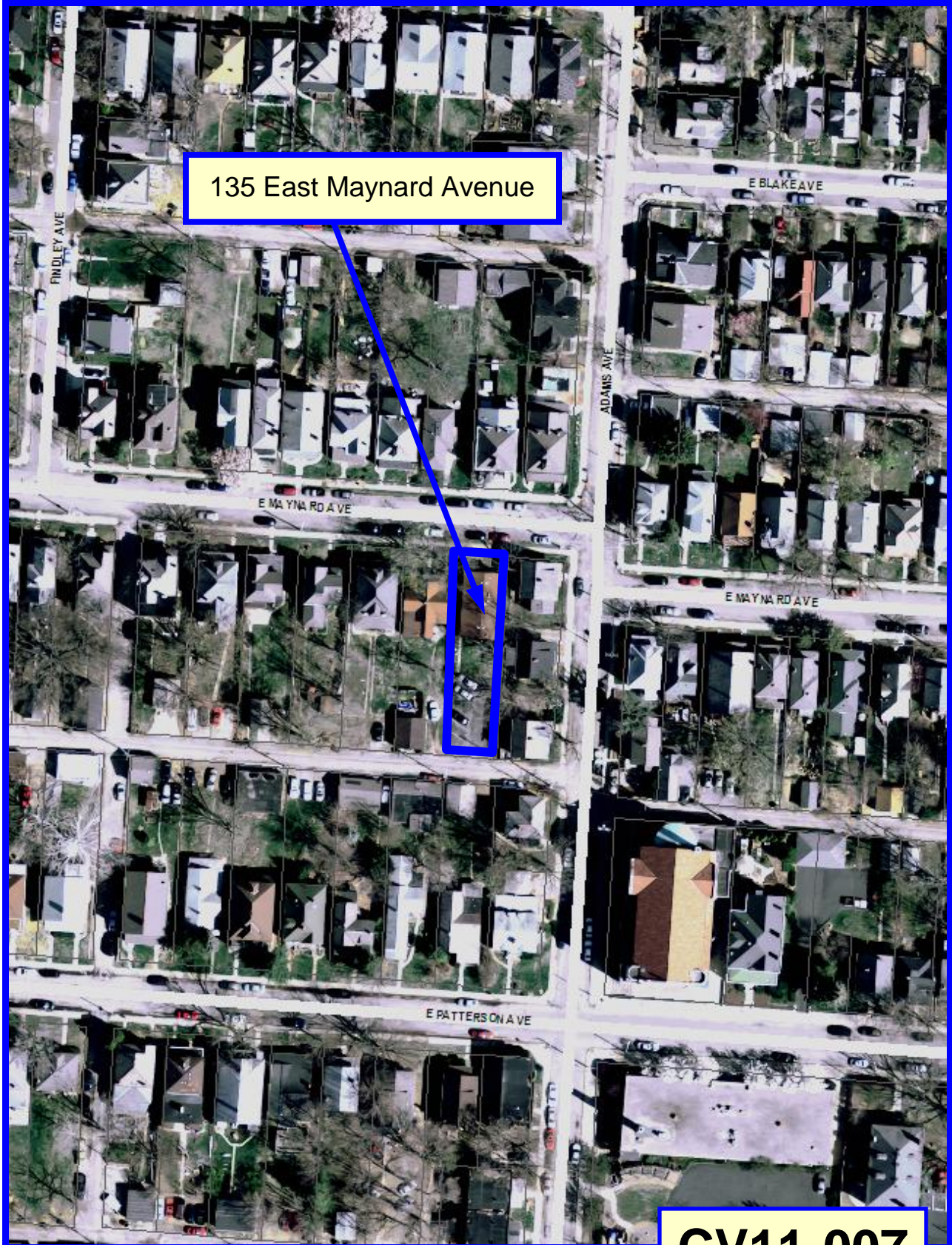
Furthermore, the granting of this variance will in no way impair an adequate supply of light and air to adjacent property as the structure to be constructed will be a two-story structure similar in height to the existing structure. The granting of this variance also will not unreasonably increase the congestion of the public streets, increase the danger of fires, endanger the public safety or unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus, as the ultimate use of the property will remain the same.

In light of the obvious hardship and the practical difficulties being experienced by it, the Applicant respectfully requests that City Council grant the variance to permit the continued use of the Site as a three family dwelling.



CV11-007





135 East Maynard Avenue

CV11-007

-----Original Message-----

From: Ronald Hupman [<mailto:hupman1@att.net>]

Sent: Sunday, April 24, 2011 1:04 PM

To: Hitt, Dana

Subject: 135 E. Maynard Ave.

Dana

At its regular meeting on April 20, the UAC heard the above case.

Motion: the UAC recommends approval of a council variance that permits the existing 3 dwelling unit building at 135 E. Maynard Ave. Approved.

Vote: 12 yes; 1 No.

Ron Hupman

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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 #

CV11-007

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Michael D. Saad, Esq.

Of [COMPLETE ADDRESS] 41 South High Street, Suite 2000, Columbus, Ohio 43215

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 formats

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

☒ If applicable, check here if listing additional parties on a separate page [required]

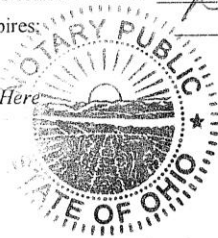
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23rd day of February, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



Beverly J. Kantor
Notary Public, State of Ohio
My Commission Expires 12/16/2011

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

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PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-8637
Please make all checks payable to the Columbus City Treasurer

Revised 10/10

PROJECT DISCLOSURE STATEMENT

Thomas D. Saad
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Columbus, Ohio 43220
0 Columbus based employees
Thomas D. Saad 614-208-1071

Jennifer A. Saad
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