



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

CV20-087

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

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 discovered after your application is approved, a new application 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):

See Exhibit B

Signature of Applicant: 262 South Monroe LLC by David B. ... Date: 8-29-2020
Signature of Attorney: Wesley W. Gilliland Date: 8/24/2020

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

Exhibit B
Statement of Hardship CV20-087
282 S Monroe Avenue, Columbus, OH 43205

The site (PID: 010-044970) is zoned R-3, Residential and is developed with a single unit dwelling. Applicant proposes to remodel the existing dwelling and build an addition for a second dwelling unit. The area has many forms of residential uses. The proposed two-family dwelling is consistent with a wide range of residential uses and styles in the area.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections in an area characterized by a wide range of residential uses and styles. There are many forms of residential uses in the neighborhood. The proposed use is consistent with the area. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, require the variances as noted for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3332.035, R-3 Residential District, to permit a two (2) unit dwelling.
- 2). Section 3312.29, Minimum Numbers of Parking Spaces Required, to reduce parking from two (2) per dwelling unit to one (1) per dwelling unit.
- 3). Section 3332.13, R-3 Area District Requirements, to reduce the lot area for a principal building from 5,000 SF to the existing 3,487 SF.
- 4).Section 3332.18(D), Basis of Computing Area, to increase lot coverage from 50% to 51%.
- 5). Section 3332.21, Building Lines, to reduce the S. Monroe Avenue building setback line from the minimum ten (10) feet to the existing seven (7) feet.
- 6). Section 3332.26, Minimum Side Yard Required, to reduce the minimum side yard from 5.75 feet to 0 feet for the existing north side yard and from 5.75 feet to 5.0 feet for the north side yard of the new dwelling unit.
- 7). Section 3332.27, Rear Yard, to reduce Rear Yard from 25% of lot area to 7% of lot area.



CV20-082
282 S. Monroe Ave.
Approximately 0.08 acres



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Approximately 0.08 acres

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV20-087

Address: 282 S. Monroe Avenue

Group Name: Near East Area Commission

Meeting Date: December 10, 2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: 11-1-0

Signature of Authorized Representative:

Kathleen J. Buz
SIGNATURE
CHAIR NEAR EAST AREA COMM
RECOMMENDING GROUP TITLE
614-582-3053
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-087

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) Wesley Gilliland
of (COMPLETE ADDRESS) Havens Limited, 141 East Town Street, Suite 200, Columbus, OH 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 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. 282 South Monroe, LLC; 222 South Monroe Avenue, Columbus, OH 43205; # Cols based emps: Zero (0) Contact: Igal Gershoni, (614) 288-1178	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Wesley W. Gilliland*

Sworn to before me and signed in my presence this 9th day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC *Brian G. Morrice*

My Commission Expires 10/24/2023 Notary Seal Here



Brian G.J. Morrice
Notary Public, State of Ohio
My Commission Expires 10/24/2023

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