



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

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.

Signature of Applicant

Chris G. Bell LATIN FOR APPLICANT

Date

10/5/2011

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

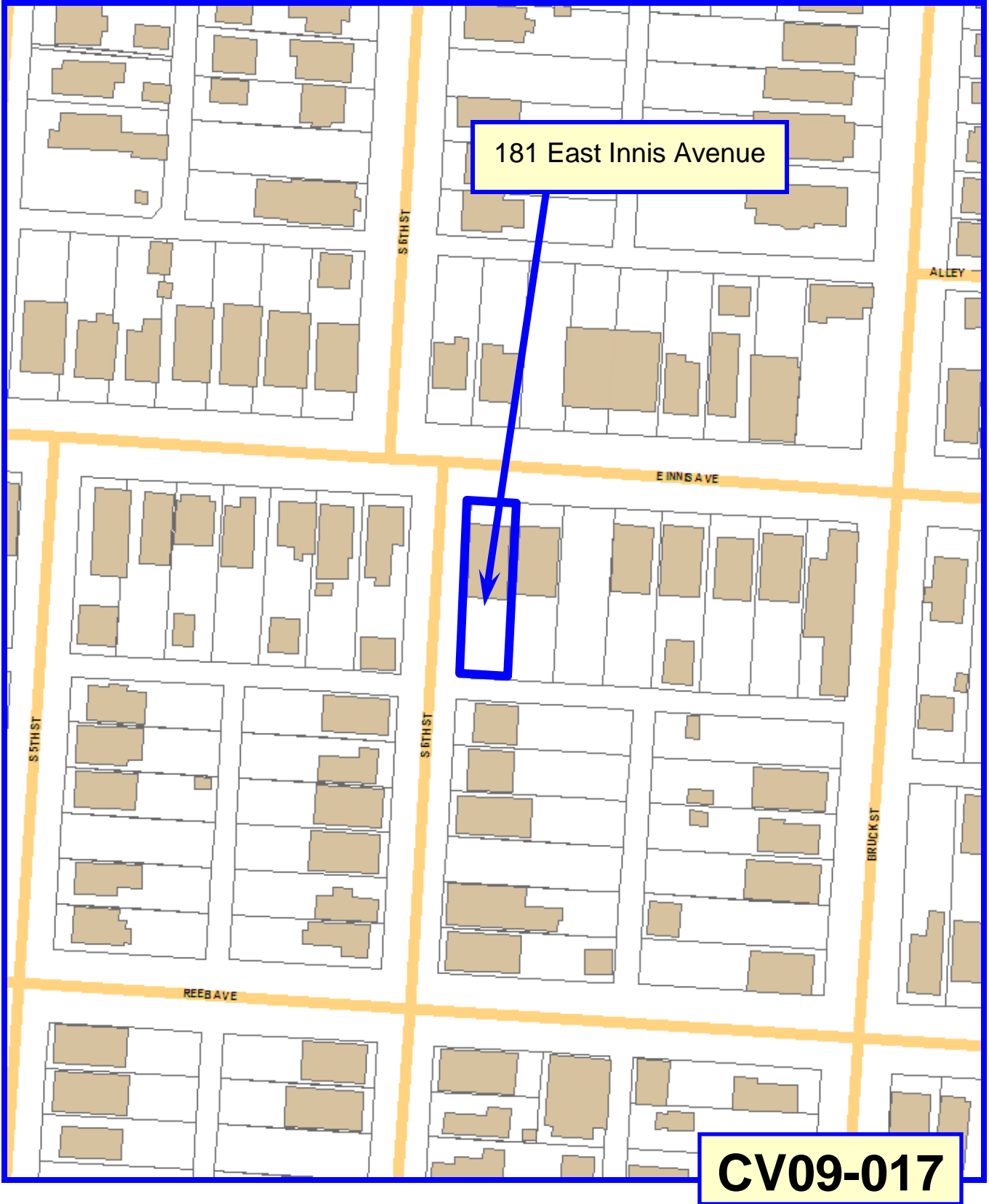
STATEMENT OF HARDSHIP:

The subject property is currently zoned R-3. However, the first floor of the property has previously been used as a restaurant/lounge pursuant to a prior variance that has ceased to exist. The first floor remains outfitted for such purpose. The applicant wishes to use the first floor of the subject property to operate a neighborhood carryout pizza shop. The second floor of the subject property would remain residential use as it always has. Given the property's previous use, the applicant does not believe the proposed use will adversely affect surrounding property owners. In order to fulfill the intended use of the property by the applicant, the applicant requests the following variances:

1. Variance to Section 3332.035(A) to permit a carryout pizza shop to be operated on the first floor of the subject property.
2. Variance to 3312.21(B) to eliminate setback and perimeter parking lot screening.
3. Variance to Section 3312.27(3) to reduce the parking setback requirement from ten feet (10') to 0' to accommodate the parking area.
4. Variance to Section 3312.49(C) to reduce the required number of parking spaces from seven (7) to (2). The subject site can only fit two properly designed parking spaces, including one for handicap parking.
5. Variance to Section 3321.05(B) (2) to allow the encroachment of the existing building into the clear vision triangle. Traffic at the intersection of Sixth and Innis would not be required to look in the direction of the subject property for oncoming traffic.
6. Variance to Section 3332.05 to reduce the minimum lot width requirement from 50 feet to 33 feet.
7. Variance to Section 3332.18 (D) to permit greater than 50% lot coverage by the existing building, front porch, ADA ramp, and parking lot.
8. Variance to Section 3332.21 to reduce the required building setback line for the existing building.
9. Variance to Section 3332.25 to reduce the maximum side yard requirement.
10. Variance to Section 3332.26 to reduce the minimum side yard requirement.
11. Variance to Section 3332.27 to exclude the requirement for a rear yard area. The subject site currently has almost all of its rear yard paved for a parking area and would not be able to comply with this requirement.



CV09-017





181 East Innis Avenue

CV09-017

December 8, 2009

Christopher Rinehart
Rinehart & Rishel, Ltd.
300 E. Broad Street, Suite 190
Columbus, OH 43215

Dear Mr. Rinehart,

This letter is to inform you that the Columbus South Side Area Commission has reviewed the variance application for the property located at 181 E. Innis Avenue and recommended **approval** of the proposed variances. Should you have any questions or concerns, please do not hesitate to contact me.

Regards,



Scott Fulton
CSSAC Zoning Chairman



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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 # CV09-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Christopher A. Rinehart, Esq.

Of [COMPLETE ADDRESS] Rinehart, Rishel & Cuckler, Ltd., 300 E. Broad St., Ste 450, 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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. John F. Heil (Stephenson) 1815 Bruck Street Columbus, Ohio 43207 NA / Christopher A. Rinehart / 221-0717	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

Notary Seal Here

JAMES ROBERT RISEL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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

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