



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

Application #: CV18-112

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

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):

3353.03 - C-2 uses

Please see attached details

Signature of Applicant [Handwritten Signature]

Date 4-30-19

Statement of Hardship
3726 N. High Street.

April 30, 2019

The property owner is seeking approval to convert the existing office building into a single-unit dwelling. The property was purchased in October 2018, and the original intention was to construct a rear detached garage structure for a neighborhood café, but due to a sanitary line running through the middle of the property, this was not a viable option. The plan was revised to convert office space to café space within the existing structure, with dwelling space also requested on the first floor. Due to opposition encountered at the Clintonville Area Commission on the proposed café, and the costs and building code requirements associated with having a mixed-use building, the revised proposal is only for residential use.

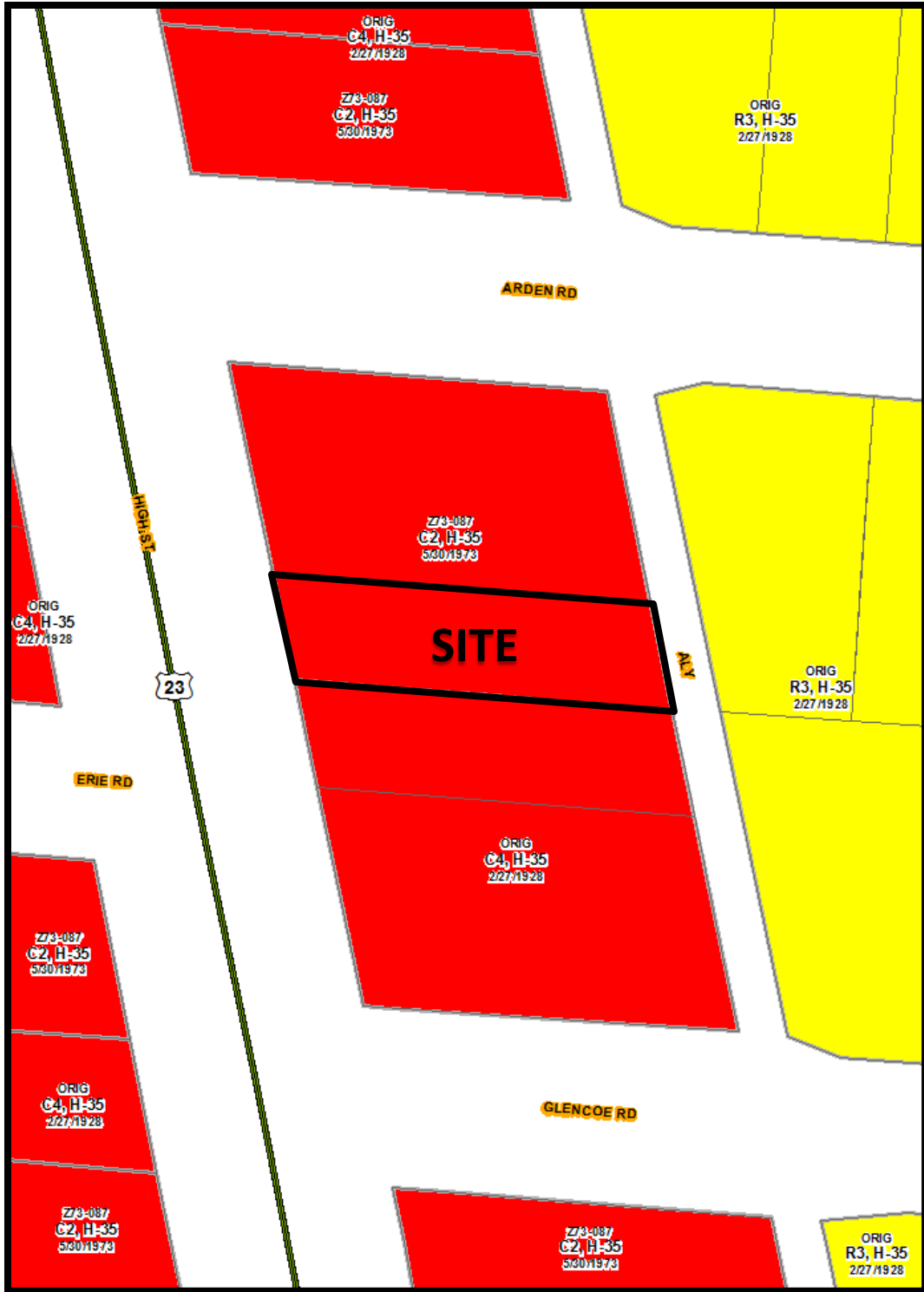
The existing structure was constructed as a dwelling prior to being converted to office use in 1980. The development pattern along this part of North High Street is mixed with offices, apartments, and single-unit dwellings, so the requested use will complement the surrounding uses. The underlying C-2 zoning district will remain intact thereby permitting future office development on the site.

Zoning Variances for this Project include the following:

- 3353.03, C-2 use: to allow a single-unit dwelling.

The requested 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, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. I appreciate your time in reviewing this application and thank you for your consideration.

Sincerely,
Aigool Zhumasheva.



CV18-112
3726 North High Street
Approximately 0.14 acres

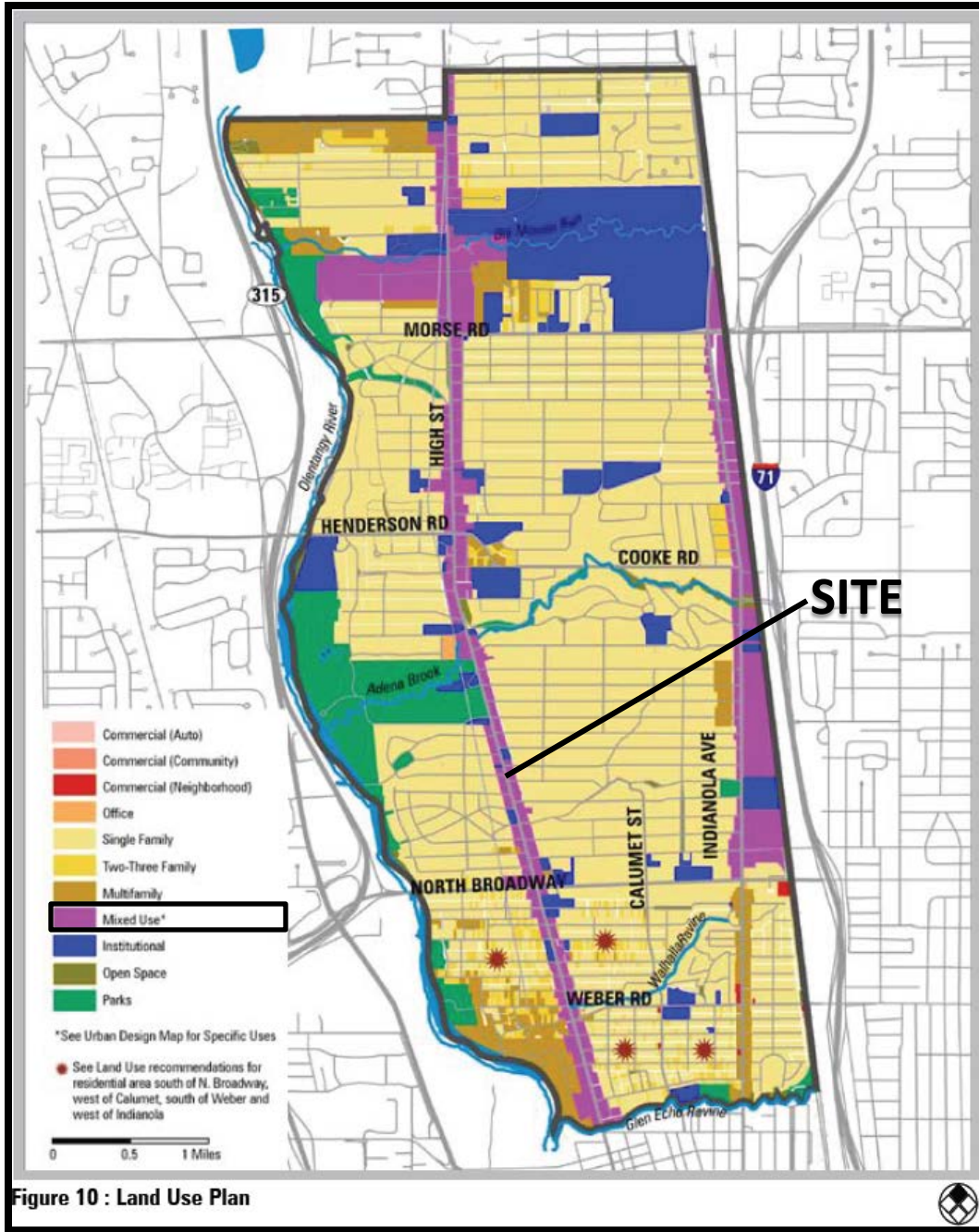


Figure 10 : Land Use Plan

Clintonville Neighborhood Plan (2009)

CV18-112
3726 North High Street
Approximately 0.14 acres



CV18-112
3726 North High Street
Approximately 0.14 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 ▪ www.columbus.gov/bzs ▪ zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number: CV18-112

Address: 3276 North High Street Columbus, Ohio 43214

Group Name: Clintonville Area Commission

Meeting Date: 6/6/2019

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: A revised application to: permit residential use on the first floor of this commercial office (C-2) property. CC3353.03.

Vote: 7-0

Signature of Authorized Representative:  Secretary

SIGNATURE

Clintonville Area Commissioner

RECOMMENDING GROUP TITLE

614-560-9124

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.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV18-112

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aigool Zhumashava
of (COMPLETE ADDRESS) 3726 N. High St Columbus OH 43214
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. <u>Aigool Zhumashava</u> <u>3726 N. High St</u> <u>Columbus OH 43214</u> <u>(614) 747 6437</u>	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 26 day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

02-06-2023



TRISHA A. CHANEY
Notary Public, State of Ohio
My Comm. Expires Feb. 06, 2023
Recorded in Franklin County

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 all checks payable to the Columbus City Treasurer