

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

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## STATEMENT OF HARDSHIP

### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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 attached sheet*

Signature of Applicant \_\_\_\_\_

*[Handwritten Signature]*

Date \_\_\_\_\_

*7/17/23*

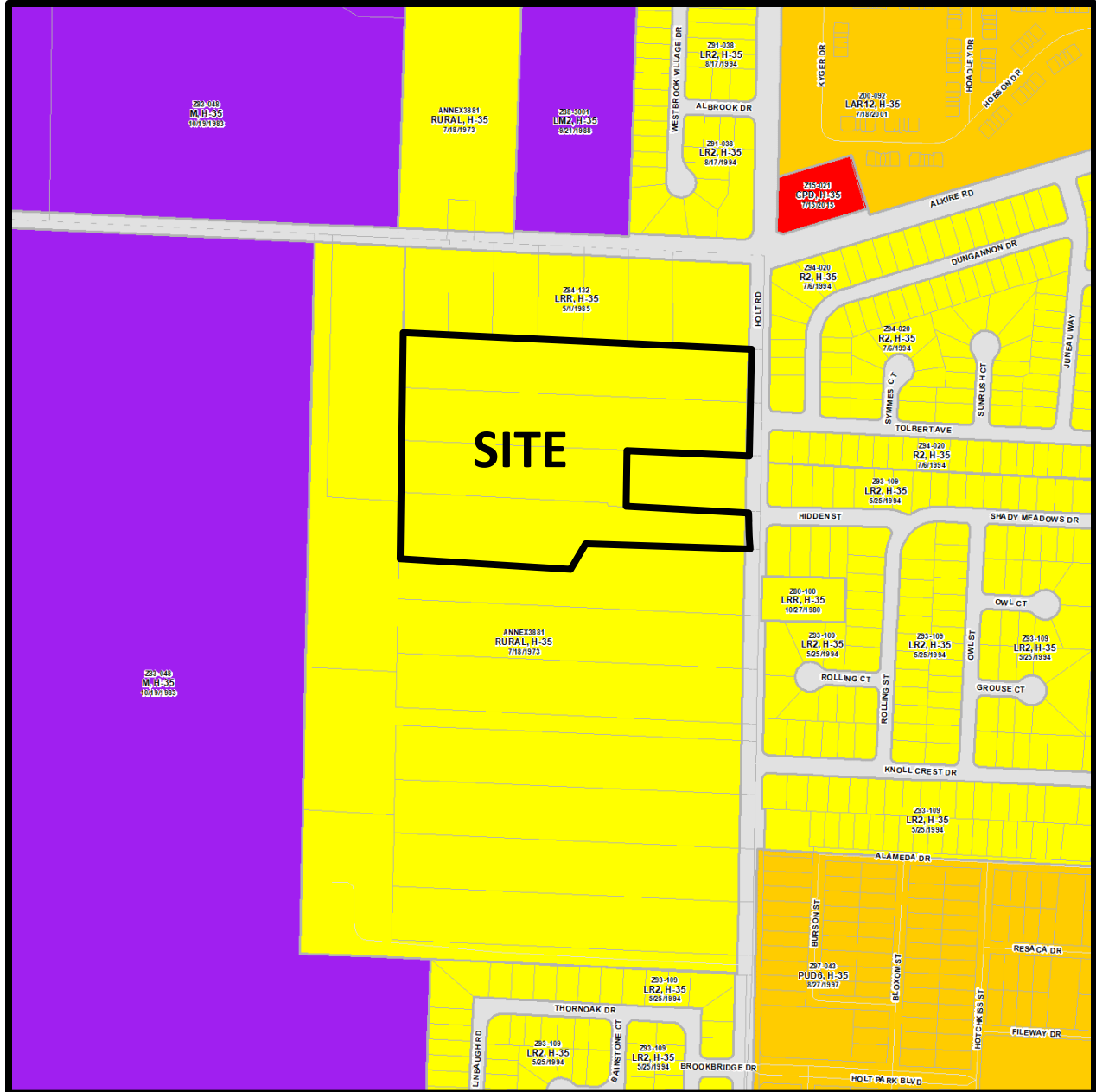
### Hardship Statement

The applicant is proposing a multi-family development on the west side of Holt Road. As part of that development, the applicant provides garages on the site. Due to the pitched roof on the garages the applicant needs to increase the building height from 15 to 16 feet. The increase in height provides for better drainage of the garage's roof.

The applicant is requesting to increase the height of the garages from 15 to 16 feet (3333.35(G) Private Garage).

The requested variance will not seriously affect adjoining properties or the general welfare. The granting of this variance will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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CV23-078  
2195 Holt Rd.  
Approximately 18.11 acres



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# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** CV23-078

**Address** 2195 Holt Rd

**Group Name** Westland Area Commission

**Meeting Date** January 9, 2024

**Specify Case Type**

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


**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The Westland Area Commission accepted a motion to approve the request for a Council Variance to allow for the height of the garages to be increased from 15 feet to 16 feet.

While this variance request is associated with the Z23-045 re-zoning application for the same address, the Commission dealt with this variance application as a stand-alone request. The Commission is not opposed to a variance for the garage height, but the Commission is unanimously opposed to the re-zoning request in application Z23-045.

**Vote** 10-0

**Signature of Authorized Representative** 

**Recommending Group Title** Michael McKay, Chairman, Zoning Committee

**Daytime Phone Number** 614-645-5452

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV23-078

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) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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)

<p>1. Metro Development LLC 470 Olde Worthington Road, Suite 100 Westerville, OH 43082 Joe Thomas 614-564-2400 65 Columbus based employees</p>	<p>2. Robert E &amp; Katherine D Williams 2195 Holt Road Grove City, OH 43123 614-989-4663 No Columbus based employees</p>
<p>3. James B Mickelson 2197 Holt Road Grove City, OH 43123 614-327-7381 No Columbus based employees</p>	<p>4. Redeemer's Church West 2199 Holt Road Grove City, OH 43123 Mike Lape 614-208-9684 No Columbus based employees</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

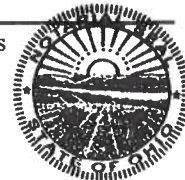
Sworn to before me and signed in my presence this 20<sup>th</sup> day of June, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/2025

Notary Seal Here



**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

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