

CV04-012



**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.

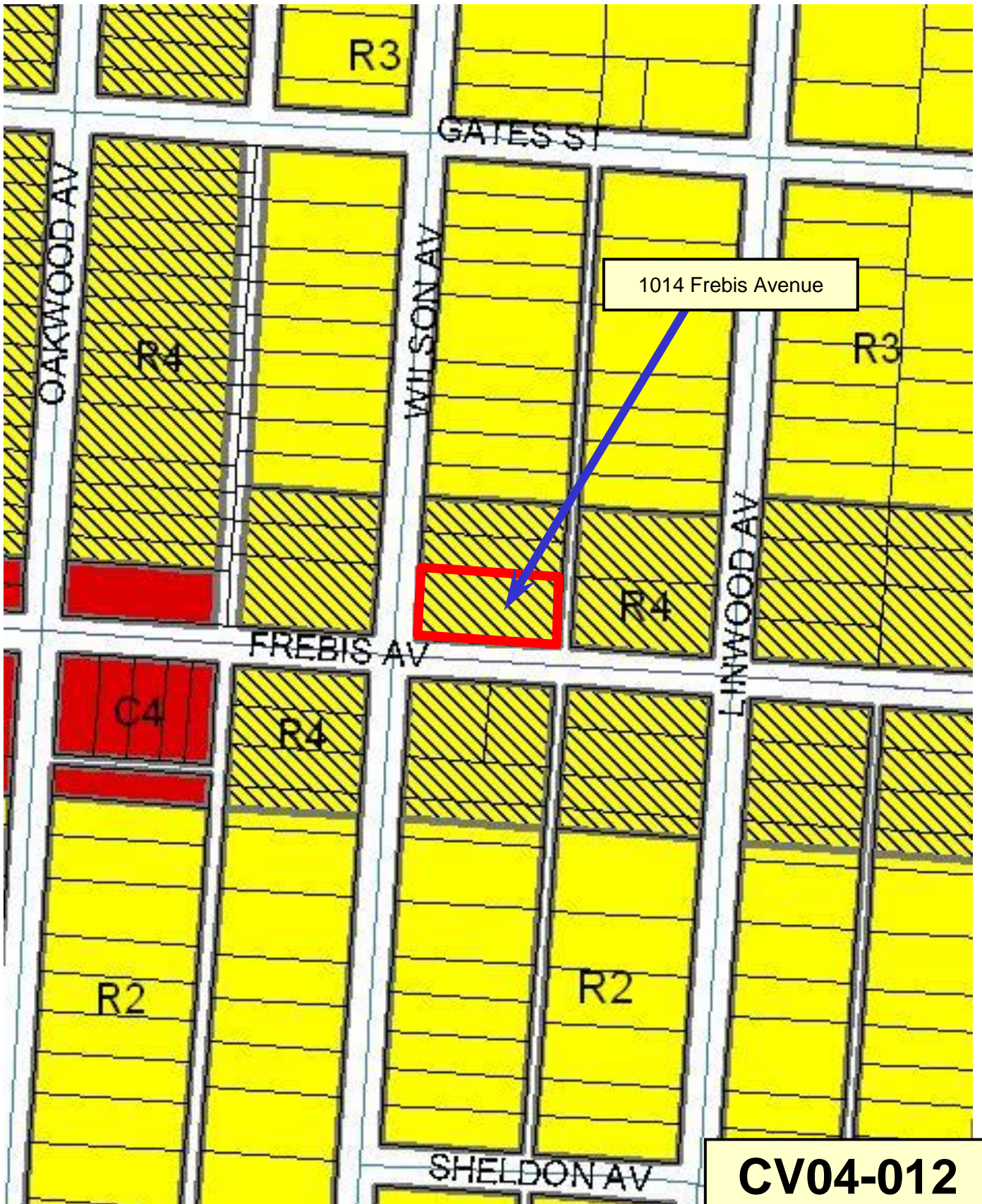
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

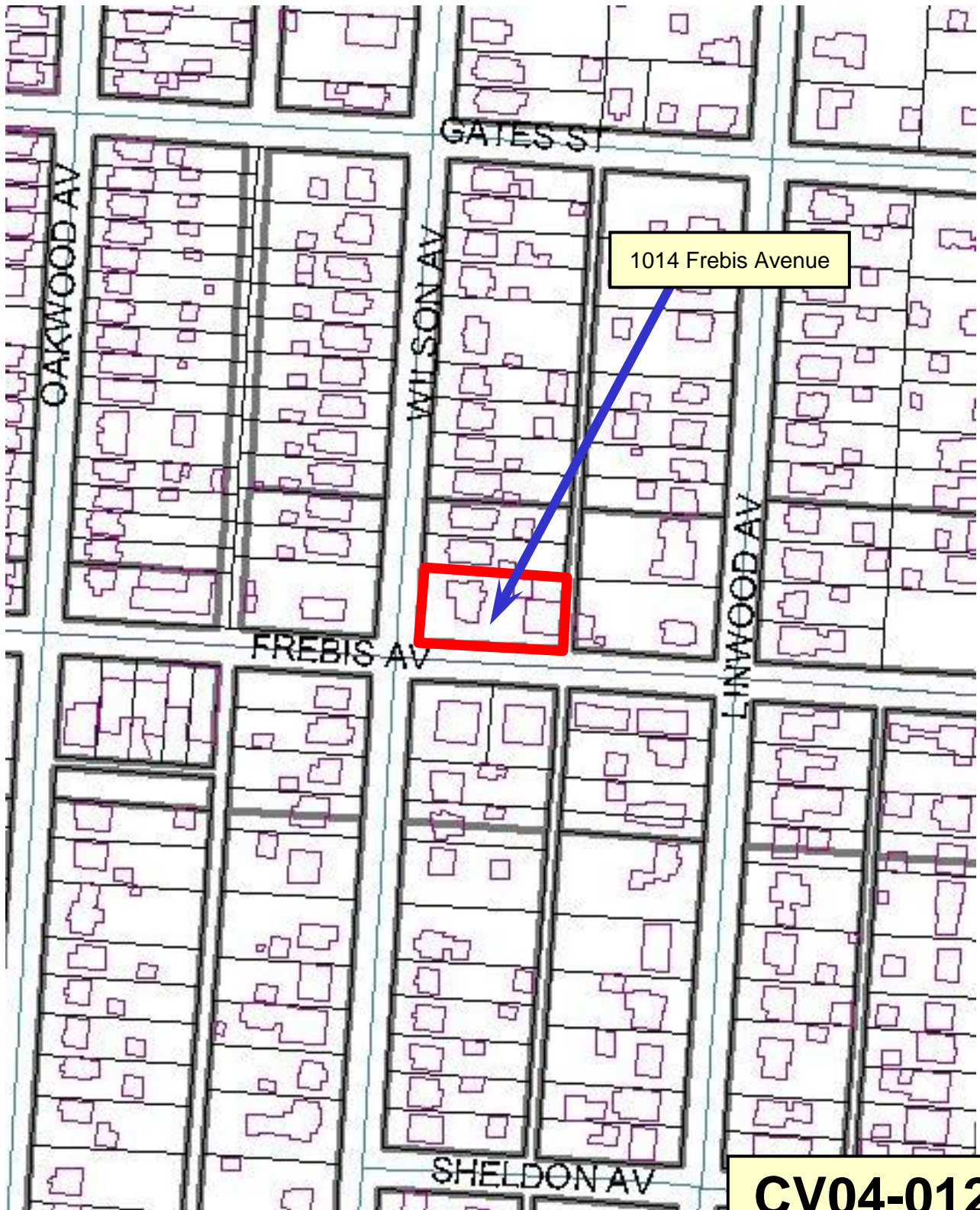
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:**

There are no childcare centers in the 43206 zip code. I will be providing a much needed service to the community by providing an environment for children ages 2 yrs old to 12 years old that is full of learning and care. I have operated a small scale day care business out of my home for eight years and I have many clients and clients to be in the 43206 area. No reconstruction or heavy traffic flow will result from this business. It will benefit all.

Signature of Applicant Kerwin A. Jones Date 3-29-04





**CV04-012**

<i>Issue</i>	<i>Issue</i>
<p>Lack of adequate parking for commercial and institutional establishments along Livingston Avenue, Parsons Avenue, Whittier Street, and Frebis Avenue. The result of insufficient parking in these areas is increased traffic and utilization of limited parking spaces in residential areas.</p>	<p>Typical of most older inner city neighborhoods, the Near Southside planning area has developed primarily as a residential neighborhood. Within the planning area, examples exist where institutions and businesses are expanding into residential areas. In these instances, determining an appropriate balance of residential, institutional, and industrial land uses is of concern to the community.</p>
<p><b>★</b> <i>Recommendations</i></p> <p>Concentrate commercial development in contiguous locations along Livingston Avenue, Parsons Avenue, Frebis Avenue, Whittier Street, and Lockbourne Road. (Development Regulation Division, Neighborhood Development Division, Driving Park Business Association, Parsons Avenue Merchant Association, and developers)</p> <ul style="list-style-type: none"> <li>✓ Encourage shared parking between businesses, as well as between businesses and neighborhood institutions such as churches. (Development Regulation Division, Driving Park Business Association, and Parsons Avenue Merchants Association)</li> <li>✓ Monitor commercial development proposals to ensure that:             <ul style="list-style-type: none"> <li>◆ Pedestrian access is given priority attention,</li> <li>◆ Development is accessible by transit, and</li> <li>◆ Bicycle access is accommodated and encouraged. (Development Regulation Division, Public Service Department, Central Ohio Transit Authority, Driving Park Business Association, Parsons Avenue Merchants Association, and Livingston Avenue Merchants Association)</li> </ul> </li> </ul>	<p><i>Recommendations</i></p> <ul style="list-style-type: none"> <li>✓ Encourage institutions and industries located within the planning area to develop a master plan in conjunction with the city and community. (Planning Division, Development Regulation Division, institutions, industries, and community residents)</li> <li>✓ Establish guidelines for maintaining the residential and historic character of neighborhoods impacted by new and/or expanding institutions and industries. Guidelines should include standards for buffering and building setbacks. (Planning Division, Development Regulation Division, Columbus Neighborhood Design Assistance Center, institutions, industries, and community residents)</li> </ul>

**Near Southside Plan (1997)**

0404-012

# MYERS SURVEYING Co.

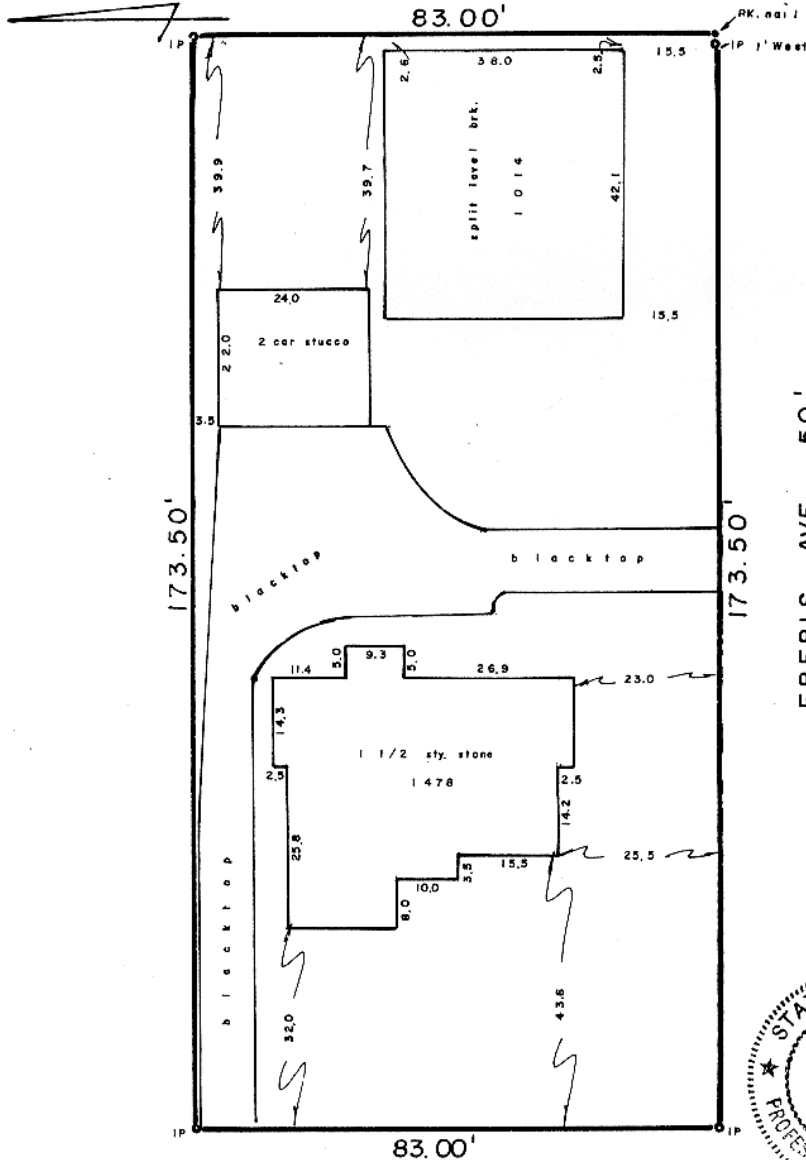
2740 East Main Street, Columbus 43209 (Bexley), Ohio

LOT 79 EDGWOOD ACRES COLUMBUS, OHIO  
FOR  
FREBIS AVENUE CHURCH OF GOD

P.B. 7 Page 444  
Scale 1" = 20'

15' ALLEY (Unimproved)

Franklin Co. Rec. Office  
8 - 31 - '89



WILSON AVE. 50'

We hereby certify that the foregoing plat was prepared from an actual survey of the premises. Iron pins set are 30" X 1" (O.D.) with orange plastic caps. 5-8-24

MYERS SURVEYING Co.  
By *Albert J. Myers*  
Registered Surveyor

**Existing Survey**



Council of South Side Organizations  
Post Office Box 77542  
Columbus, Ohio 43207  
May 16, 2004

Kidsmart Childcare Center  
1478 Wilson Ave.  
Columbus, Ohio 43206

Dear Steve and Khristy Younger:

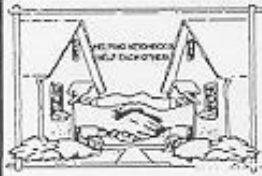
This letter serves as notification that the Council of South Side Organizations during their general monthly meeting in May did vote in favor of the request for zoning. However, approval is based on the outcome of you meeting with the SouthSide C.A.N. The area you are requesting zoning for is located within the C.A.N. boundaries. Please contact the zoning chair Robert Patterson after meeting with C.A.N. to inform him of their decision.

The Council of South Side Organizations voted in support of the zoning variance based on the information that was provided at the monthly meeting.

If you or any interested parties have any questions, please feel free to contact the zoning chairperson. Mr. Robert L. Patterson is the contact person and his number is 491-0840.

Sincerely

Robert L. Patterson,  
CSSO Second Vice-President  
Zoning Chairperson



**SOUTHSIDE COMMUNITY  
ACTION NETWORK**  
PO Box 6490  
Columbus, Ohio 43206 -0490

Phone: 614-598-2237

Email: mommsdiggs@sahoo.com

**President**  
Debera Diggs

**1st Vice President**  
Mark Woodford

**Treasurer**  
Donald A. Davis

**Recording Secretary**  
Patrick Justice

**President Youth Board**  
Donald A. Davis

**Youth Board Members**  
Renata Campbell  
Patrick Justice  
Dustin Moore  
Benjamin Baldwin

**Helping Neighbors Help  
Each other**

Ms. Shannon Pine  
Department of Development  
Division of Building Services  
757 Carolyn Avenue  
Columbus, Ohio 43224-3218

Dear Ms. Pine:

On January 10th 2005 the representatives of 1014 Frebis Avenue came before our organization at its regularly scheduled general meeting and gave us their proposal for our consideration.

After explaining their proposal in detail and some conversation a motion was brought forth to approve, the vote was taken and won by unanimous vote. We are glad to be of assistance in this matter.

Respectfully submitted,

Debera Diggs, President

Cc Robert Patterson, Zoning Chair CSSO

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



**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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CV04-012

Being first duly cautioned and sworn (NAME) Kristy A. Stires / Steven M. Younger  
of (COMPLETE ADDRESS) 1478 Wilson Ave. Columbus, OH 43206  
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Kristy A. Stires</u>	<u>1478 Wilson Ave. Columbus, OH 43206</u>

<u>Steven M. Younger</u>	<u>1478 Wilson Ave. Columbus OH 43206</u>
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SIGNATURE OF AFFILIANT Kristy A. Stires / Steven M. Younger

Subscribed to me in my presence and before me this 10 day of January, in the year 2005

SIGNATURE OF NOTARY PUBLIC Mary E. Hughes

My Commission Expires: March 26, 2009

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



MARY E. HUGHES  
Notary Public, State of Ohio  
My Commission Expires  
March 26, 2009 — Council Variance Packet