

CV08-026

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

**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.

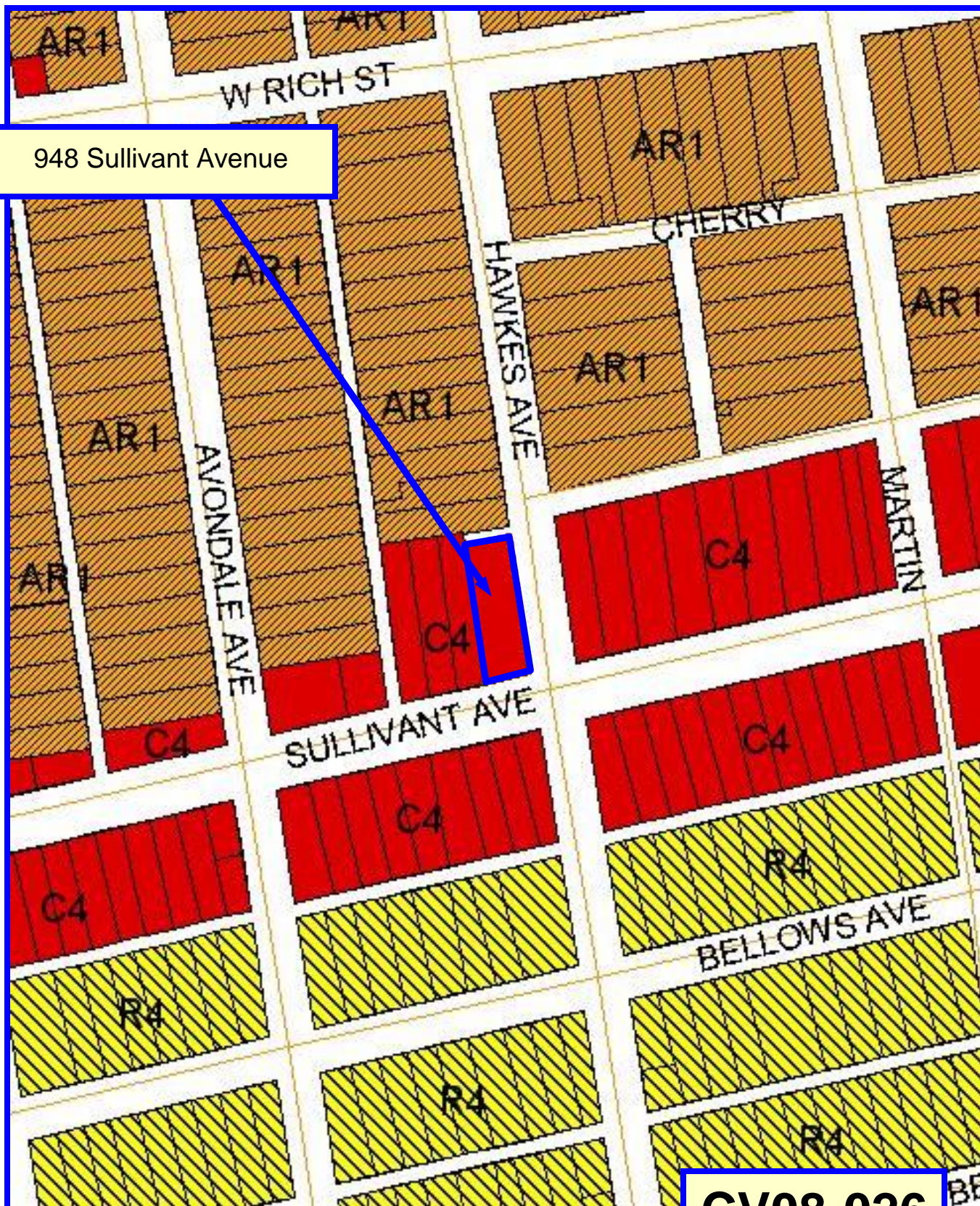
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Without this variance, we can not sell the property; as the property has been a residence for well over 50 years; It is not a "Commercial" property as it is listed.

Furthermore, per the Franklinton Area Planned Development pamphlet on the Columbus City Website - Proposed - July 21st, 2003; shows Sullivant Ave. intersection at Hawkes as being a Residential Neighborhood. (Please see Attached Map or Pamphlet.)

Signature of Applicant

*Lizzette M. Caldwell*Date *09-06-2008*



CV08-026



ISSUES/POLICIES/RECOMMENDATIONS**ISSUE**

Inappropriate commercial and manufacturing uses in residential neighborhoods, especially east of SR 315.

ISSUE

Zoning does not reflect existing land use patterns in portions of the planning area.

POLICY

Establish compatible land uses in residential neighborhoods.

POLICY

Rezone areas in which the current zoning district does not accurately reflect the existing land use pattern.

STRATEGIES

- Initiate area re-zonings to establish more suitable zoning districts in residential neighborhoods.
- Encourage regional commercial uses (non-neighborhood oriented uses) to locate on Broad Street, Sullivant Avenue and Mound Street.
- Encourage the relocation of manufacturing uses to the manufacturing districts located along McKinley or Harmon avenues.
- Encourage existing commercial and manufacturing land uses to install additional buffering.

STRATEGIES

Pursue the following area rezonings:

- Sullivant Avenue - Though zoned commercial, the predominant use is residential. Rezone the entire street, except for existing commercial nodes at key intersections, to Residential (R2).
- Glenwood Avenue - Though zoned manufacturing, the predominant use is commercial. Rezone the entire street to Commercial (C4).
- South Yale Avenue between Broad and Town streets - Though zoned commercial, the predominant use on the west side of the street is residential. Rezone the west side to Residential (R2).
- West Franklinton between W. Broad Street and Sullivant Avenues - Though much of this portion of Franklinton is zoned for apartments, the predominant use is single family residential. Rezone those portions of West Franklinton zoned Apartment Residential (AR1) to Residential (R2).



948 Sullivant Avenue

CV08-026

-----Original Message-----

From: Cjstewart@aol.com [mailto:Cjstewart@aol.com]

Sent: Tuesday, October 21, 2008 9:16 AM

To: Pine, Shannon L.; jimsweeney@franklinton.org

Subject: Re: Franklinton Area Commission Recommendation for CV08-026, 948

Sullivant Avenue

The Franklinton Area Commission voted unanimously with one abstention to support CV08-026, 948 Sullivant Avenue.

We know the zoning is wrong on Sullivant Avenue and need to work to fix it.

My apologies for not sending it out the next day. If you need it on letterhead I can do that, too.

Carol J. Stewart, Chair
Franklinton Area Commission
192 South Princeton Avenue
Columbus, Ohio 43223
Telephone: 614-279-9382
Fax: 614-279-9848
e-mail: cjstewart@aol.com

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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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV08-026

Being first duly cautioned and sworn (NAME) lmc Lizzetta M. Caldwell
of (COMPLETE ADDRESS) 948 Sullivan Ave., Columbus, Ohio 43223
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 of individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Lizzetta M. Caldwell 948 Sullivan Ave. Columbus, Ohio 43223	

☐ If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Lizzetta M. Caldwell

Subscribed to me in my presence and before me this 8th day
of September, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Judy L. Turner
5/22/2011

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

Notary Seal Here



JUDYL. TURNER
Notary Public, State of Ohio
My Commission Expires 5/22/2011