

THE CITY OF COLUMBUS

**Council Variance Application** 

CM5-132

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.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 conjuction 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.

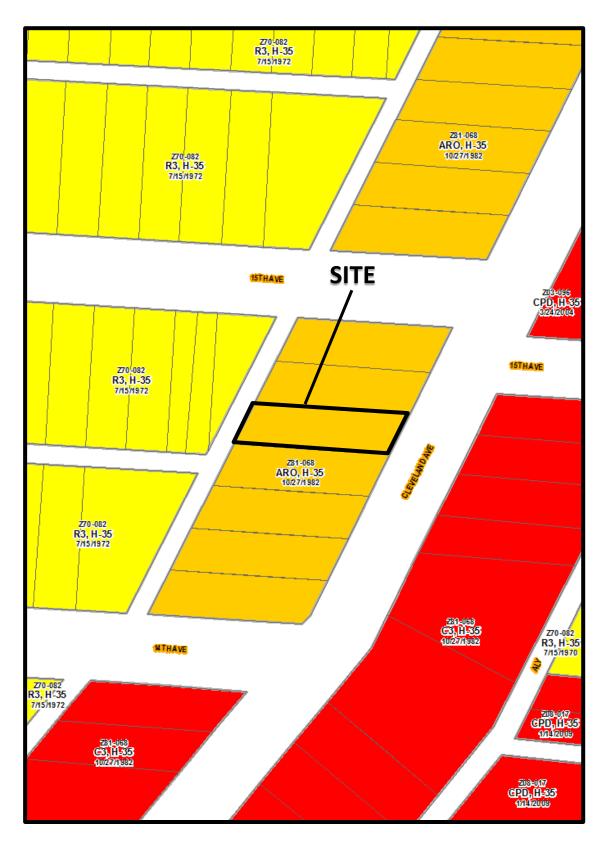
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

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PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call \$14-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



CV15-032 1597 Cleveland Avenue Approximately 0.24 acres

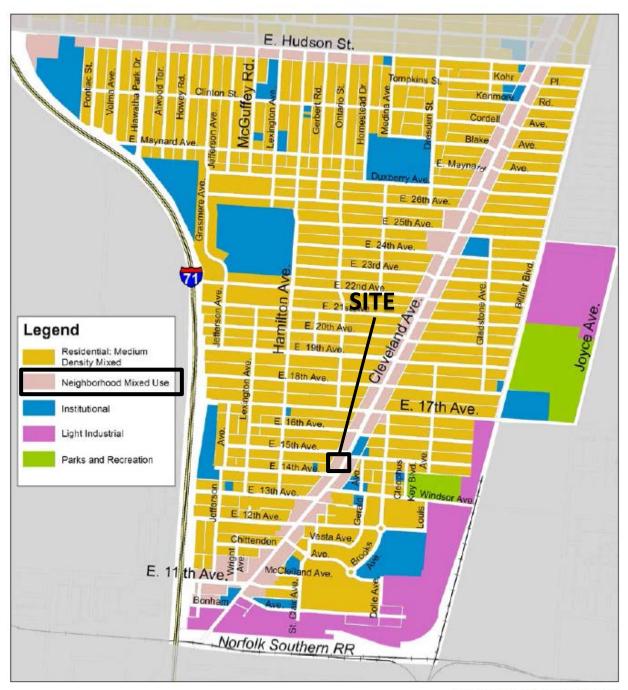
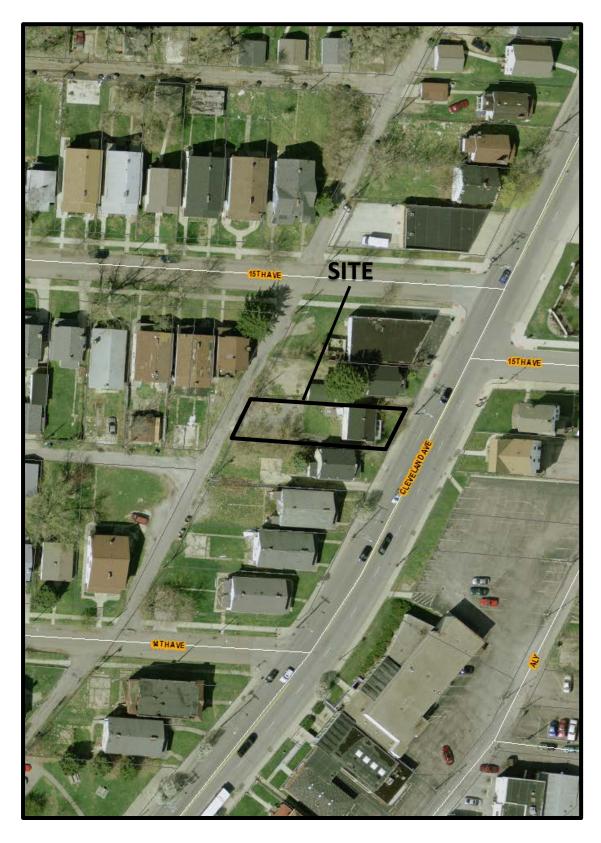


Figure 8: Future Land Use Plan Map

CV15-032 1597 Cleveland Avenue Approximately 0.24 acres South Linden Neighborhood Plan Amendment (2012)

Table 3: Land Use Classifications	Typical Density/Intensity	Map Color	Description and Guidelines
Sub-Category			
Medlum Density Mixed Residential	6-10 dwelling units per acre		This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
Nelghborhood Mixed Use	20,000 square feet per acre; 16-28 dwelling units/acre		The function of this classification is to provide neighborhood commercial services and residential opportunities. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards and located at key intersections and nodes along minor arterials and collectors that intersect with arterials. This classification includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre.
Institutional	NA		Institutional uses include schools, government property, and houses of worship. These uses should be located on major arterials, in nodes of commercial activity, and within neighborhoods but only along arterials or collectors provided sites are sufficiently large to accommodate on-site parking.
Light Industrial	12,500 square feet per acre		Light industrial uses should be located in older industrial areas, within industrial parks, and in limited locations on major arterials but not within close proximity of residential uses. Typical uses include light assembly, fabrication, and related uses.
Parks and Recreation	NA		Parks should be integrated into residential neighborhoods and/or located adjacent to preserve open space. Parks are either publicly

CV15-032 1597 Cleveland Avenue Approximately 0.24 acres South Linden Neighborhood Plan Amendment (2012)



CV15-032 1597 Cleveland Avenue Approximately 0.24 acres

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# THE CITY OF

### Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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0022112	OMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
Case Number	CY15-032
Address	1597 WENKLAND SHE
Group Name	SOUTH LINGEN DOMS CONTINUESTICH
Meeting Date	
Specify Case Type	BZA Variance / Special Permit Council Variance
	Rezoning Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	Approval  Disapproval
TES:	
	7-0
Vote	7-0 0
	rized Representative
	(1100, 161) - (1600/16- WOUNES)

Ohio 43224.

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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 # CV15-032 STATE OF OHIO COUNTY OF FRANKLIN Being first duly cautioned and sworn (NAME) of (COMPLETE ADDRESS) 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 Check here if listing additional property owners on a separate page. SIGNATURE OF AFFIANT Sworn to before me and signed in my presence this day of MAY, in the year 2015 My 8,2018 My Commission Expires This Project Disclosure expires six (6) months after the date of notarization.