

# Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## 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 page

Signature of Applicant 

Date 11/13/23

### Statement of Hardship

My company, BRS Holdings LLC, purchased 1914 Parsons Avenue, Columbus, Ohio 43207 (the "Property") in late 2017 with intent to utilize the space as an art studio/workshop under the name Opus Woodworking LLC ("Opus"). At time of purchase, I was advised (incorrectly) that I would be able to operate Opus under the property's current C-4 zoning. Opus creates one-of-a-kind installations and furniture. Opus's operations and craft are very light industrial work; we are not a production outfit. Usually, only one or two Opus workers are on the shop floor, turning only one or two custom projects per month.

We are very conscientious as to the waste that goes into our dumpster, which consists mostly of wood scraps and sawdust from our dust collectors, and normal everyday waste. Rarely, if ever, do we dispose of solvents or hazardous finishing materials. However, when necessary, we do so in an environmentally-responsible manner and take waste to a chemical recycling company off-site. This is an extremely rare need and said materials stay in a fire-proof cabinet while at the Property.

As the owner and operator, I am a simple, small-business person, and I take incredible pride in what I do and create. During the first showing of the property, there were cars rammed in and scattered about the lot, automotive parts, oil everywhere, and a pool with a stream of antifreeze heading directly for the sewer grate (some of which is evidenced in photos attached). Prior to my purchase of the property, I requested a series of environmental testing be executed, including a complete Phase 1 and Phase 2 report to ensure that the previous owner did not contaminate the soil. I will gladly provide full copies of the reports and additional photo documentation at your request. I have taken significant measures to drastically improve the overall appearance and condition of the Property and will continue to do so moving forward. I have contracted an asphalt company to professionally repave and restripe the parking lot in accordance with the City's requirements, which will be completed the last week of August 2023. I am also currently in the planning/design phase of renovating and re-siding the upper portion of the building's exterior.

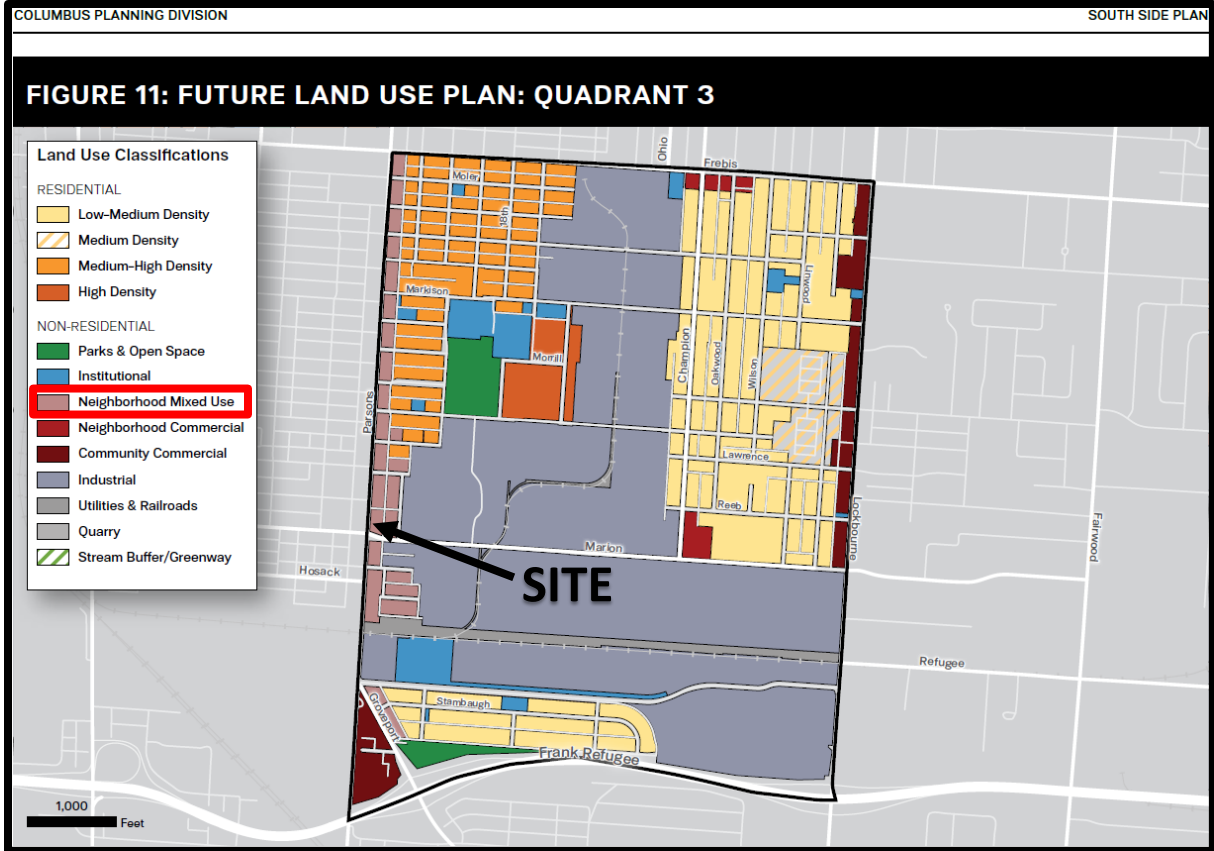
The properties immediately south of Marion Road are all zoned as manufacturing. The properties just east of Wager Street are zoned as manufacturing. The closest residential properties are at least a block away with properties zoned as manufacturing between my Property and the aforementioned residential properties. My Property only enhances the area both from a cleanliness and aesthetic perspective.

In summation, the variance sought will not impair an adequate supply of light and air to any adjacent properties; will not unreasonably increase the congestion of public streets; will not increase the danger of fires; will not endanger public safety; will not unreasonably diminish or impair established property values within the surrounding area; and will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

Section 3356.03, C-4 permitted uses, does not permit artist woodworking workshops as a primary use, while the applicant proposes to conform the existing artist woodworking workshop use.



CV23-138  
1914 Parsons Ave.  
Approximately 0.31 acres



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

**Case Number** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** February 27, 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:**

**Vote** 9-0-0

**Signature of Authorized Representative** *Kathryn Green*

**Recommending Group Title** Columbus South Side Area Commission, Zoning Chair

**Daytime Phone Number** 614-565-1476

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.

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-138

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

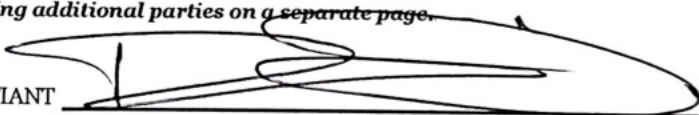
Being first duly cautioned and sworn (NAME) BRIAN SCANO  
of (COMPLETE ADDRESS) 995 NORTHWEST BLVD, COLUMBUS OH 43212  
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities 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)


1. OPUS WOODWORKING LLC 1914 PARSONS AVE, Cols OH (1) EMPLOYEE - SELF	2.
3. BRS HOLDINGS LLC SAME AS ABOVE BRIAN SCANO 614-580-2006	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 13<sup>th</sup> day of November, in the year 2023

  
SIGNATURE OF NOTARY PUBLIC

9-18-2028  
My Commission Expires

Notary Seal Here



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