

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):

Signature of Applicant



Date

2/21/23

KINGS KIDS LEARNING CENTER

Statement in support of Variances

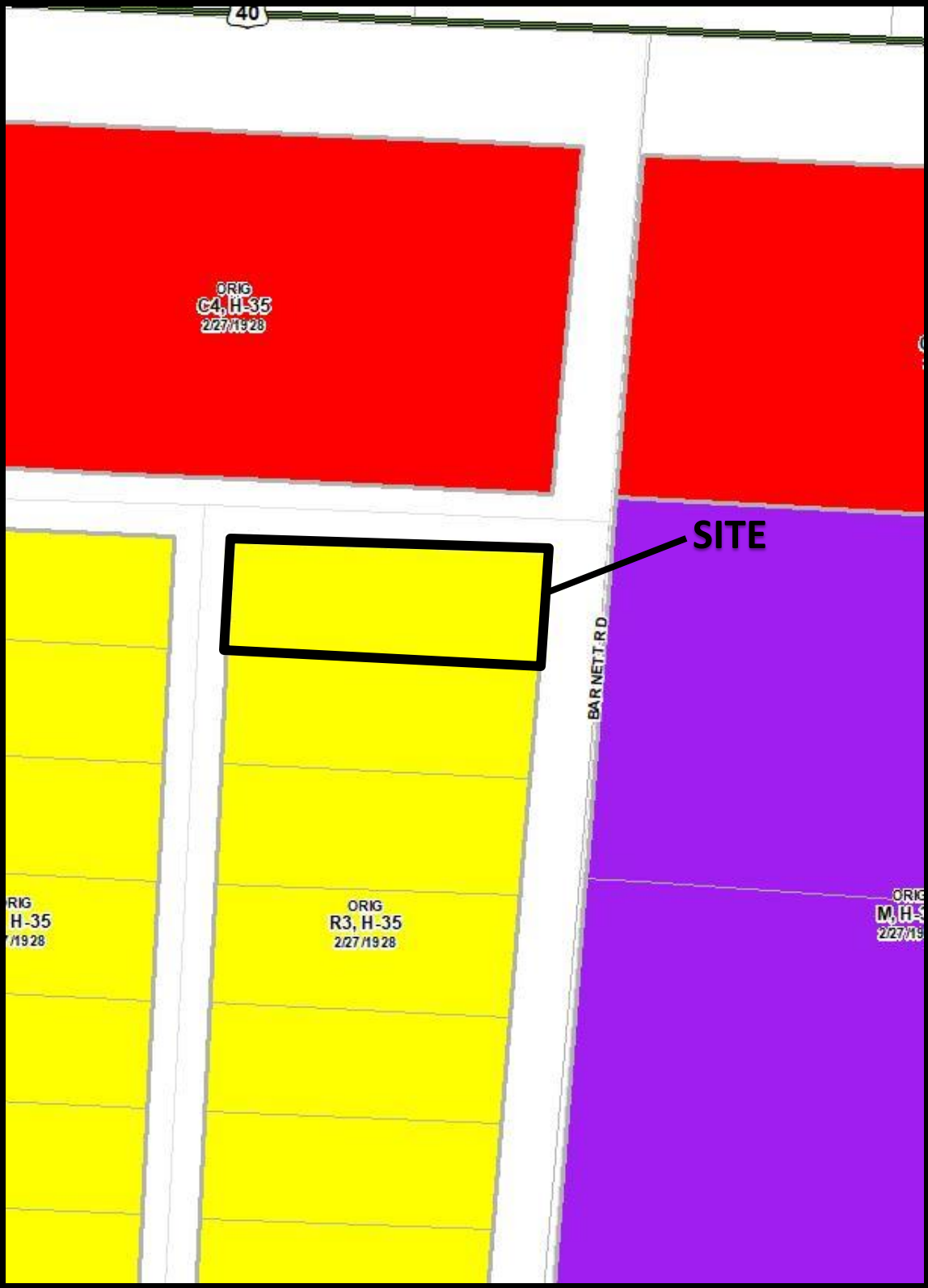
This site is located on the west side of Barnett Rd. approximately 155 feet south of East Main St. This parcel is zoned R-3 (010-089074), as is much of the Mideast Area Commission area. The Applicant purchased location in January of 2017 as banquet hall and catering service. Upon obtaining facility it was licensed with Health Department and the Department of Agriculture to provide catering services. Applicant was forced to move to another location to provide catering services due to water issue at location causing license to cancel. Once water issued was address, was unable to obtain license due to incorrect zoning of location.

Applicant would like to request to allow a commercial use (catering service) in a residential district. As there is a fully operable existing kitchen and banquet facility there that was used in previous years. Our catering service has 3 workers that prepare food on site for delivery to childcare centers thought-out Columbus and outside events. There is no on site dining for customers. Due to existing conditions of the site the following variances are requested:

Section 3332.035 – R-3 residential district; permitted uses, to permit a commercial use (catering service) in a residential district.

3312.49 – Requires 12 off-street parking spaces. No onsite parking is proposed.

Phillina Pender 7/12/23



CV23-021
803 Barnett Rd.
Approximately 0.10 acres



CV23-021
803 Barnett Rd.
Approximately 0.10 acres

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

Case Number CV23-021

Address 803 BARNETT ROAD

Group Name MIDEAST AREA COMMISSION

Meeting Date 4/18/2023

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:

None

Vote 12 ^{IN} FAVOR 0 NOT IN FAVOR

Signature of Authorized Representative *Quay H. Barner*

Recommending Group Title MIDEAST AREA COMMISSION

Daytime Phone Number 614-216-6418

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 #: CV23-021

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) Phillina Poindexter
of (COMPLETE ADDRESS) 6160 McNaughten Grove Ln. Columbus Ohio 43227
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. Kings Kids Learning Center LLC 4001 E Livingston Ave Columbus Oh- 43227 | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFLIANT Phillina Poindexter

Sworn to before me and signed in my presence this 21 day of FEB, in the year 2023

Renee L Keys
SIGNATURE OF NOTARY PUBLIC

January 11, 2026
My Commission Expires



Notary Seal Here
RENEE L KEYS
Notary Public
State of Ohio
My Comm. Expires
January 11, 2026

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