





**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**STATEMENT OF HARDSHIP**

Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

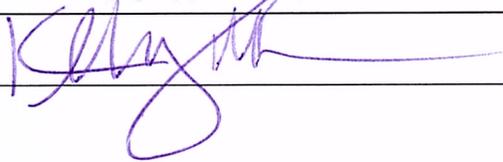
- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular 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.

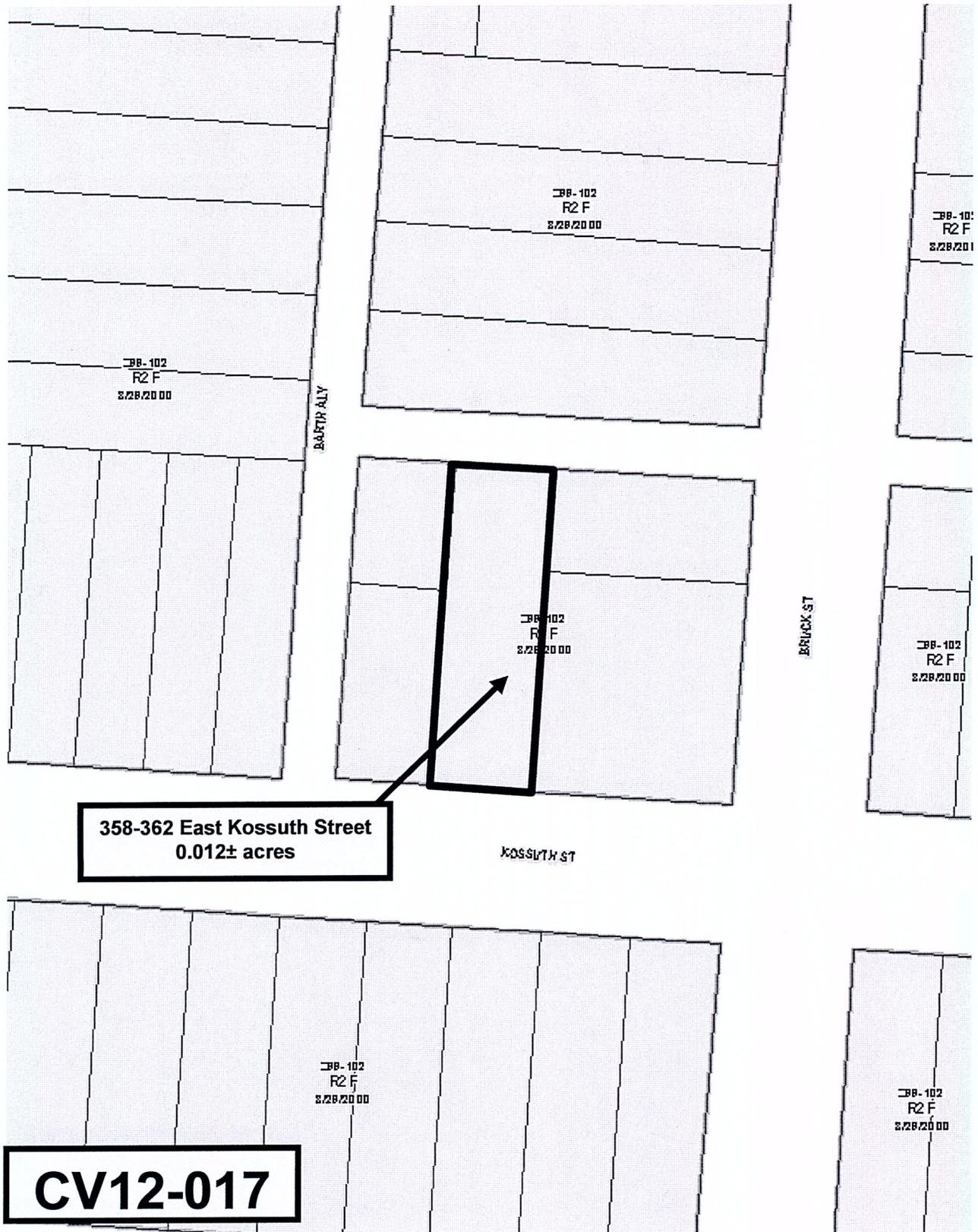
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the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

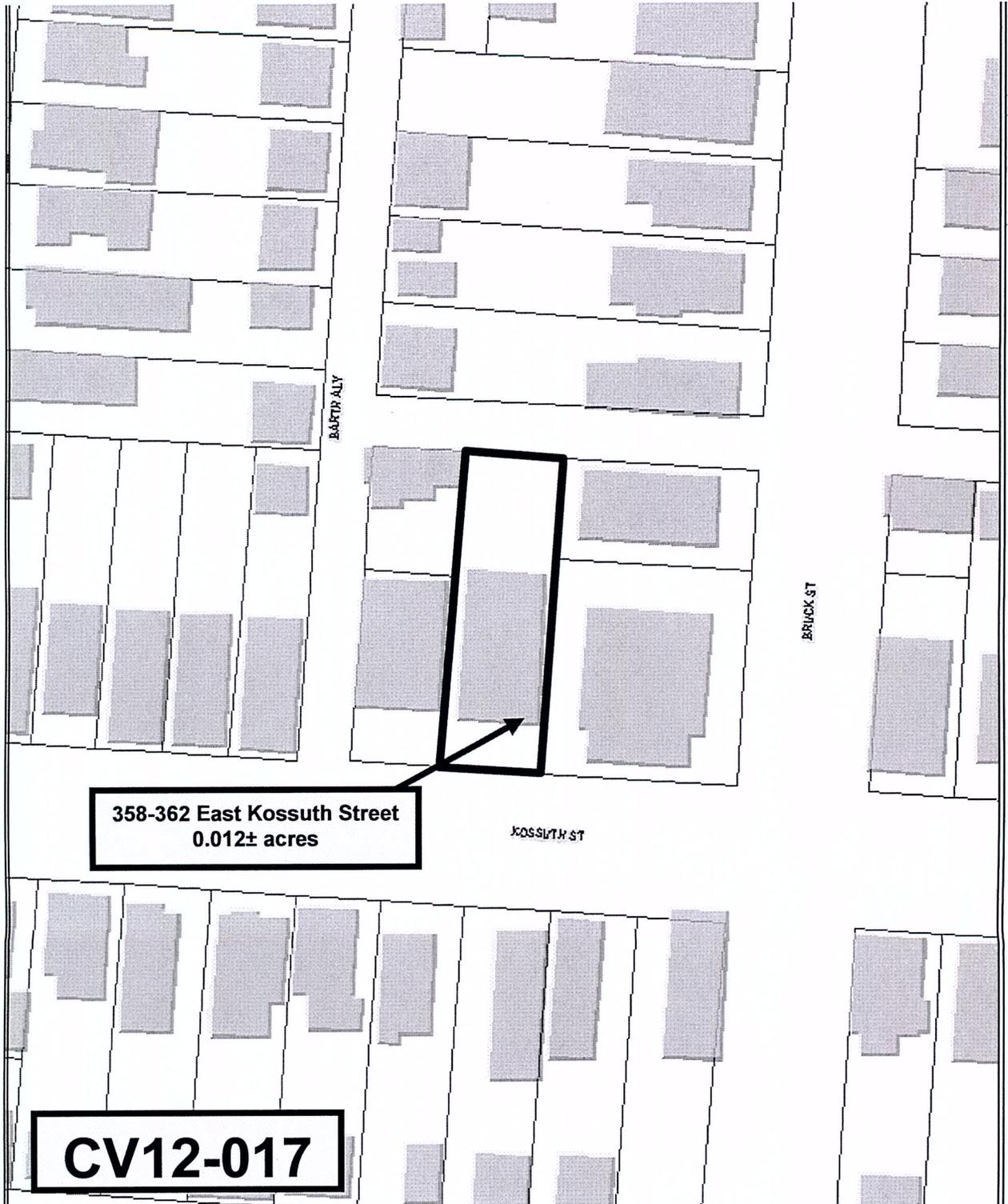
**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

As a result of a rezoning to R2F by the City of Columbus effective 3/29/2000, the affected property noted in this application (parcel #010028550) has been in continued operation as a 3-family dwelling as a non-conforming use. Applicant seeks to continue this non-conforming use. Applicant wishes to continue the pre-existing, non-conforming use that has existed for 12 years. Granting of this variance will not in any way affect the character of the site as it relates to surrounding properties; nor will there be any adverse effect on the surrounding property owners. Furthermore, the granting of this variance will in no way impair an adequate supply of light and air to adjacent properties as any replacement structure will be a two-story structure similar in height to the existing occupied dwelling. Due to the hardship as a result of the re-zoning, applicant requests continued use of site as a non-conforming 3-family dwelling.

Signature of Applicant  Date 4/27/2012

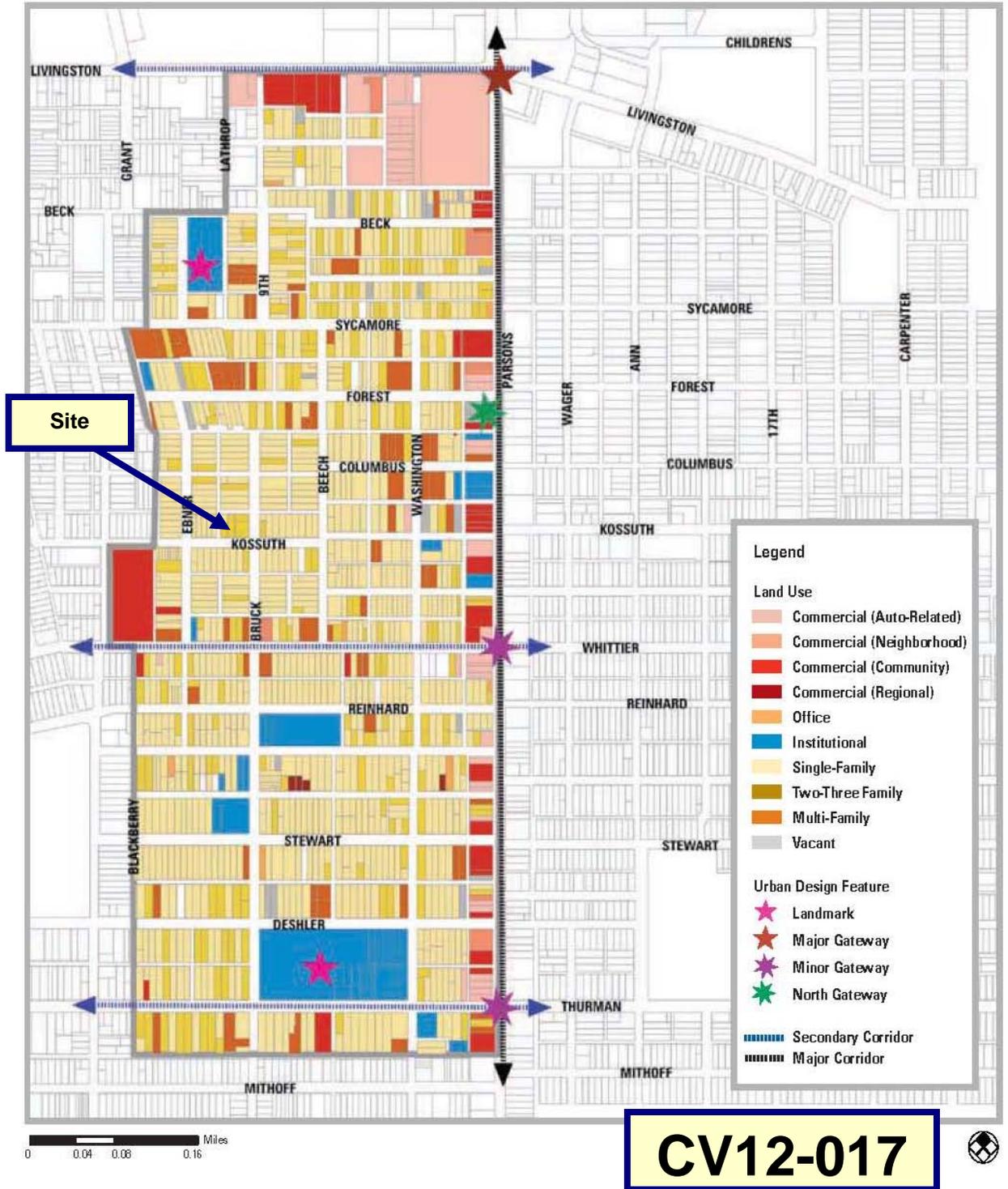
**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer





**SOUTH SIDE PLAN**  
Merion Village and Schumacher Place Amendment

Figure 5: Urban Design Plan



**Hitt, Dana**

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**From:** Makley, Richard P.  
**Sent:** Wednesday, May 23, 2012 11:41 AM  
**To:** Hitt, Dana  
**Subject:** FW: 358-360-362 E. Kossuth Street

Doesn't look like he sent this to you.

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**From:** Bob Eros [mailto:penny.rkd@gmail.com]  
**Sent:** Wednesday, May 23, 2012 2:18 AM  
**To:** Makley, Richard P.  
**Subject:** 358-360-362 E. Kossuth Street

**This is notification that 358-360-362 E. Kossuth Street, variance # 12315-00219, was voted on by the South Side Area Commission at their May 22, 2012 meeting. The application was approved.**

**If there are any questions about this permit, feel free to call or e-mail me at the below information.**

**Signed,**

**Robert Dickerscheid**

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**Bob Eros**  
**CSSAC - Vice Chair & District 8 Commissioner**  
**Zoning Committee Chair and Public Services Committee**  
**[penny.rkd@gmail.com](mailto:penny.rkd@gmail.com)**  
**445-8319**



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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 # CV12-017

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Kelly J McClellan

Of [COMPLETE ADDRESS] 8045 Pickerington Rd., Canal Winchester, Ohio 43110  
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 or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Kelly McClellan and Lori Kelley 8045 Pickerington Rd. Canal Winchester, Ohio 43110	2.
3.	4.

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT**

Subscribed to me in my presence and before me this 30 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC Victoria S Hawk

My Commission Expires: 6-14-12

Notary Seal Here



**VICTORIA S. HAWK**  
Notary Public, State of Ohio  
My Commission Expires June 14, 2012

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

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