

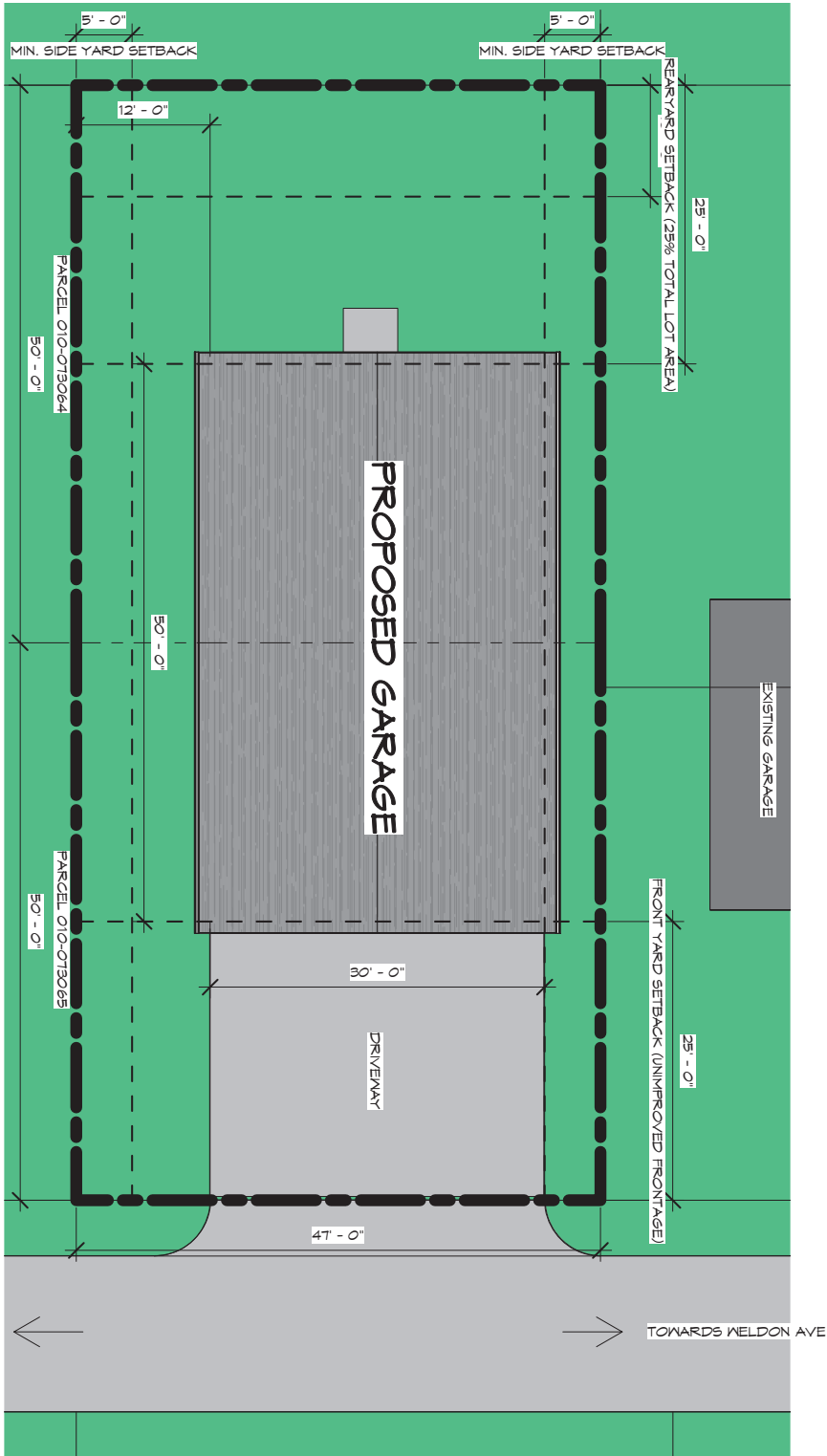


448 W Nationwide Blvd
Loft 100
Columbus, OH 43215

FINAL SITE PLAN RECEIVED 8.24.23 SHEET 1 OF 1 CV23-038

PROPOSED GARAGE
FOR
THE HARDY CENTER

 **SITE PLAN**



TOWARDS E LAKEVIEW AVE

TOWARDS WELDON AVE

Stephen Gouland
Executive Director
08/24/23



The HARDY Center

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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):

Please see the attached hardship statement.

Signature of Applicant

Stephen E. Spill
Executive Director

Date

4/19/23

Per Columbus City Code Section 3307.10 - Variances by City Council, please find below the Statement of Hardship and associated code section variances being sought. It is our belief that the circumstances and variance requests listed below do demonstrate unusual and practical difficulties in the carrying out of the zoning district provisions. With the granting of the requested variances, the applicant's hardship would be alleviated and the action will not adversely affect adjoining property or the general welfare.

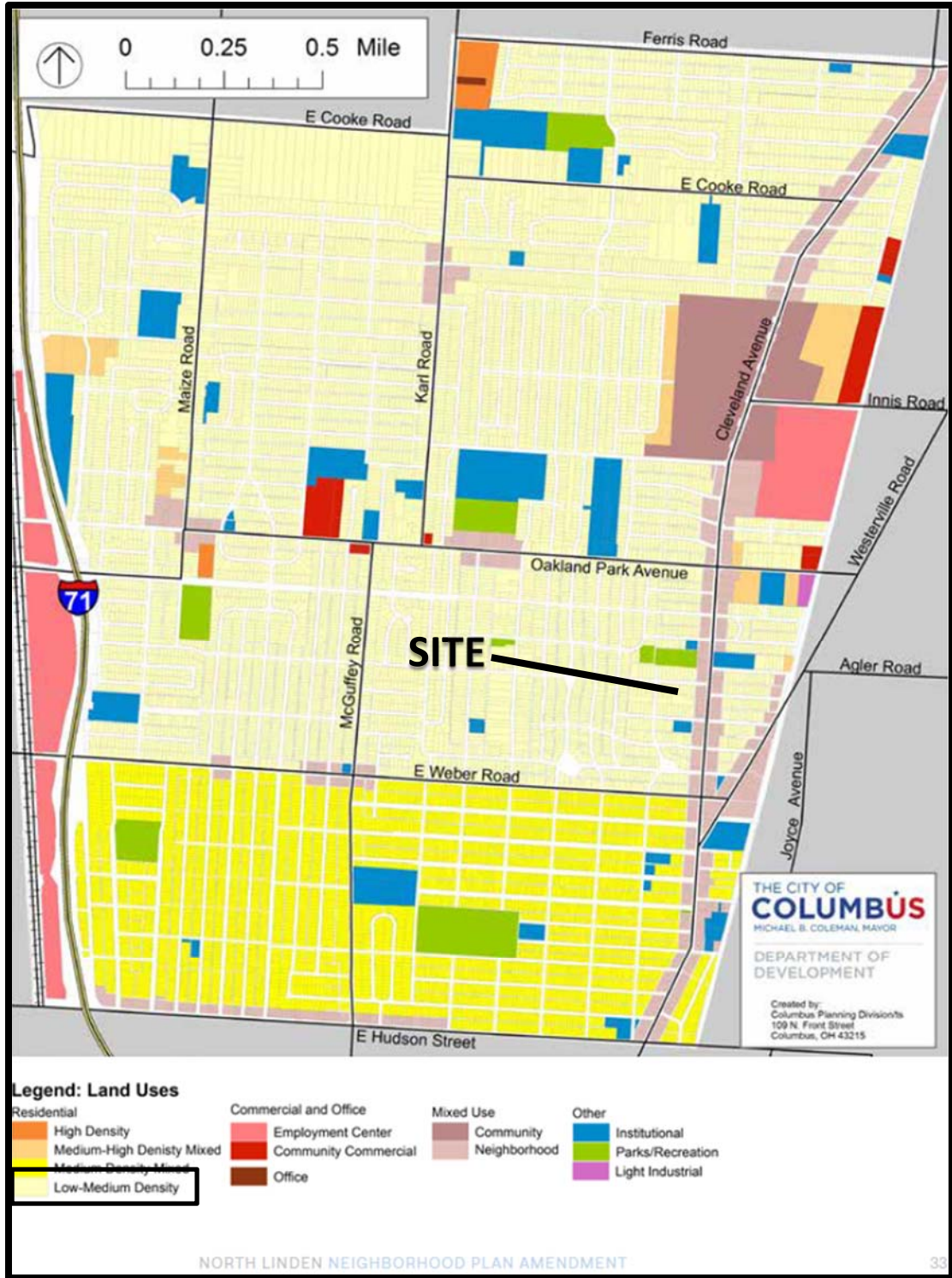
LIST OF VARIANCE REQUESTS

- 1) The Applicant requests a use variance to Section 3332.035 - R-3 residential district.
 - a. To permit transfer bus parking for an off-site use.
- 2) The Applicant requests a use variance to Section 3312.35 (B) - Prohibited parking.
 - a. To permit transfer bus parking on a residentially zoned lot.
- 3) The Applicant requests a variance to Section 3332.05 (A-4) - Area district lot width requirements.
 - a. To permit a building to be constructed on an R-3 residential district lot with a width measured at the front lot line of no less than 50', while this lot is 47'.
- 4) The Applicant requests a variance to Section 3332.13 - R-3 area district requirements.
 - a. To permit a principle building to be constructed on an R-3 residential district lot less than 5,000 square feet in area, while this lot is 4,700 square feet in area (after combination).
- 5) The Applicant requests a variance to Section 3332.19 - Fronting.
 - a. To permit a principle building to be constructed fronting an alley.

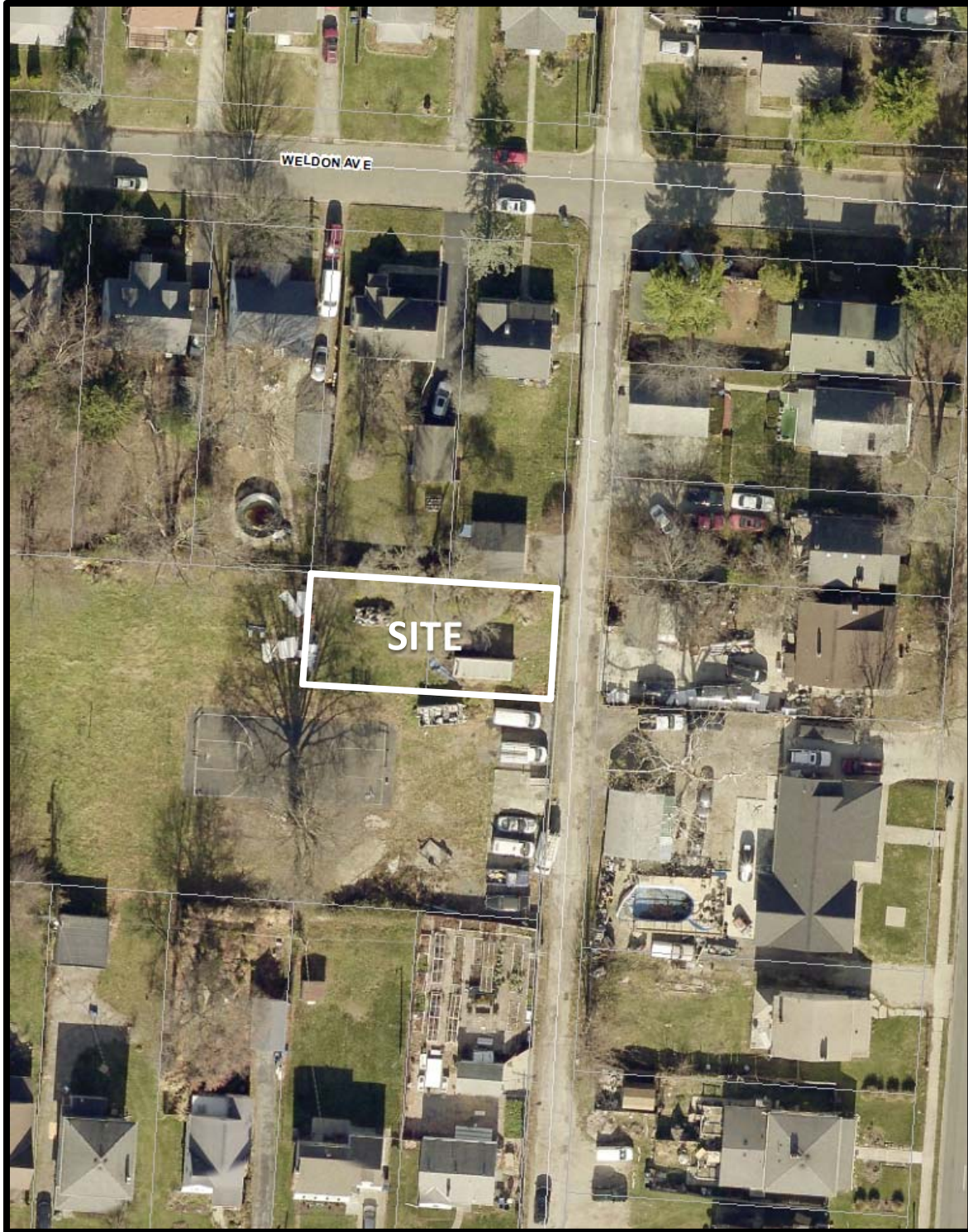
In summary, the combined parcels creating the 0.107 acre lot is well situated in close proximity to The Hardy Center and will provide the necessary security to alleviate the hardship. None of the adjoining R-3 homes front the lot and the backs of neighboring residents are in excess of 100 feet from the property line. The alley serves as the vehicular access point for many of the lots that it abuts and the Applicant intends to build a structure of a height and character in keeping with the neighborhood.



CV23-038
2877 Cleveland Ave.
Approximately 0.11 acres



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Approximately 0.11 acres



CV23-038
2877 Cleveland Ave.
Approximately 0.11 acres

Dietrich, Timothy E.

From: Benjamin Keith <benlkeith@gmail.com>
Sent: Monday, October 23, 2023 10:05 AM
To: Dietrich, Timothy E.
Cc: cperkins.nlac@gmail.com; mdranichak.nlac@yahoo.com
Subject: [EXTERNAL] Re: Council Variance CV23-038 - 2877 Cleveland Ave

Hi Tim,

The NLAC recommendation for CV23-038 at 2877 Cleveland Avenue was to approve the variance.

The vote was held on September 21, and was 6 for, 1 against, 1 abstain, and 12 not present. Reasons for opposition included that it didn't match the character of the neighborhood, and might be converted to a commercial use at some unspecified future time. Reasons for approval centered on the necessity of the garage for the continued operation of the Hardy Center's programs that rely on the safe storage of the buses.

Ben Keith
Zoning Committee Chair
North Linden Area Commission

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-038

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) Stephen Garland
of (COMPLETE ADDRESS) 1743 E Lakeview Ave. Columbus Ohio 43224

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)

<p>1. The Hardy Center 1743 E Lakeview Ave. Columbus, Ohio 43224 Contact: Stephen Garland, 614-267-3733 Employees: 2 full time 5 consultants 40 seasonal part</p>	<p>2. time , 40 after school part-time</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Stephen Garland*

Sworn to before me and signed in my presence this 18th day of October, in the year 2023

Chasnie L. Townsend
SIGNATURE OF NOTARY PUBLIC

11-16-2024
My Commission Expires



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