



COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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 discovered after your application is approved, a new application 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):

Section 3332.033 - R-2 zoning district allows for only single family dwellings. The subject property has (2) detached single family residences. These residences have existed since 1955 or earlier. With current zoning I am unable to sell this property at market value or even the value listed on the Auditor's website. A bank refuses to finance the property because of the non-conforming use.

see attached

Signature of Applicant David A. Egan

Date 1/17/17

CV17-005

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

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

January 17, 2017

STATEMENT OF HARDSHIP cont.

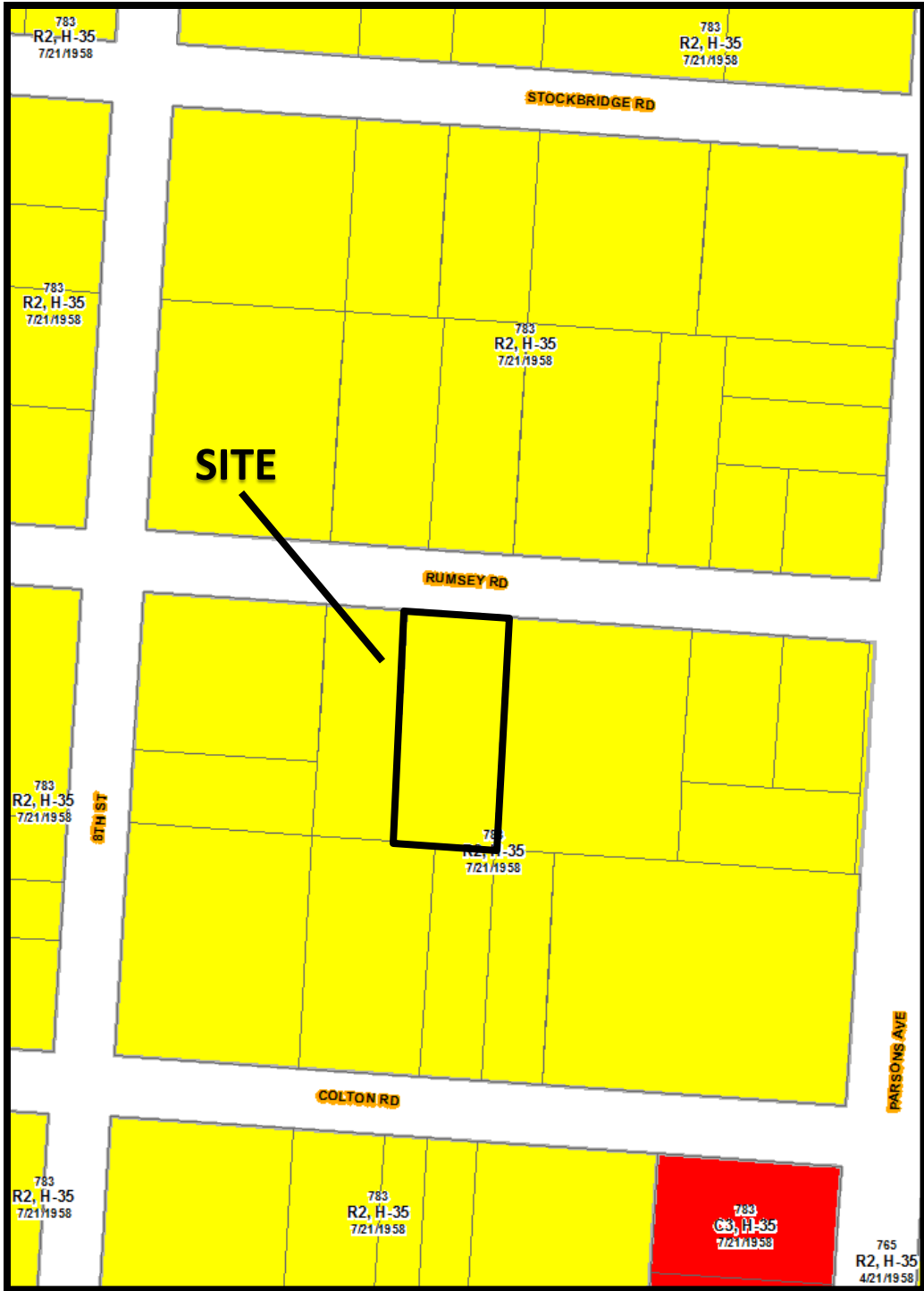
Subject property 010-113962

Section 3332.26 (B) Minimum side yard requirement is 5'-0"
Current the existing Dwelling 2 as shown on attached site plan has a side yard of 2'-5"
and has existed that way since the building was constructed prior to 1955. Currently the
fence line is at the edge of the dwelling and the adjacent neighbor to the west is
maintaining the area of the subject property outside of the fence line and has not
rendered any issues to that affect.

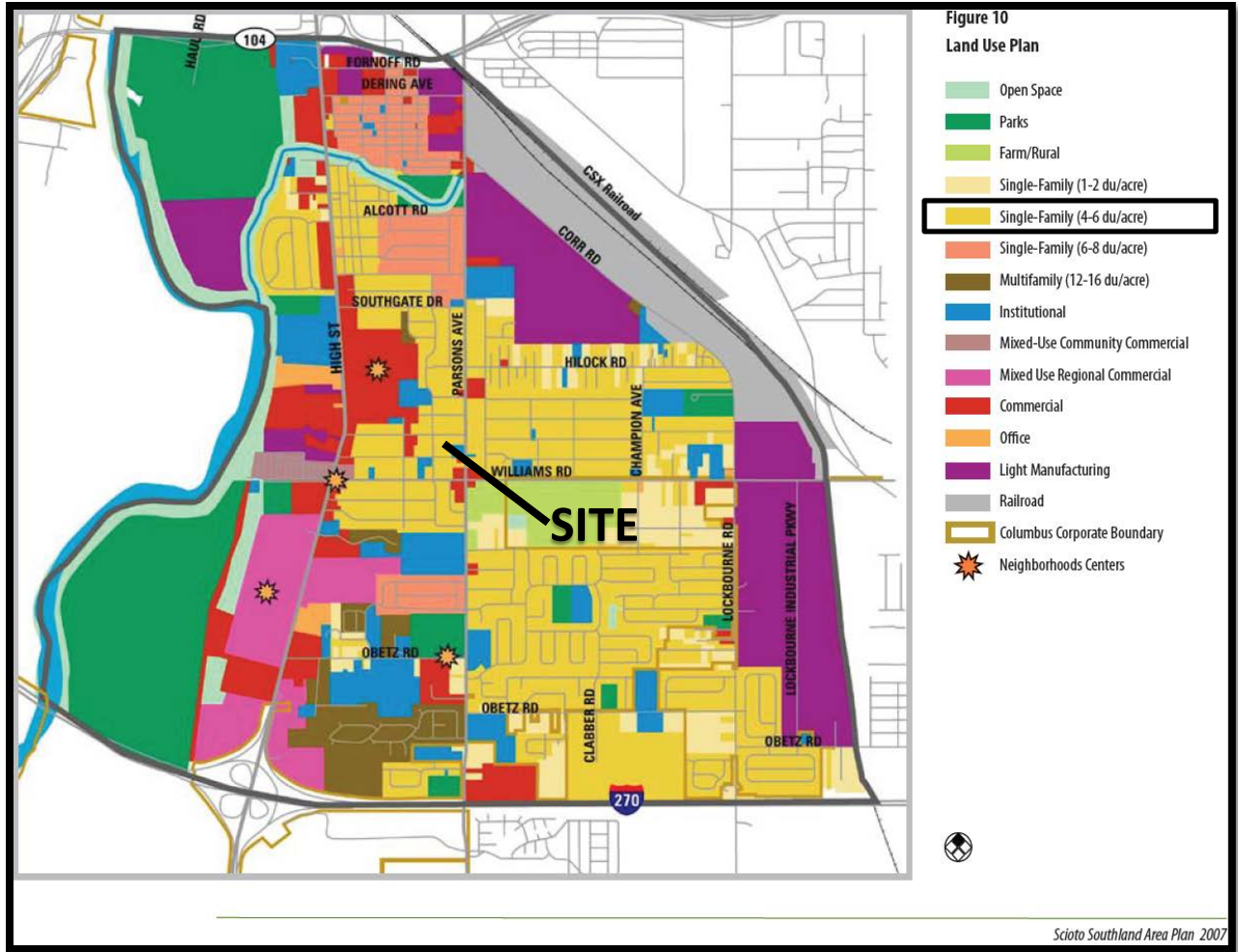
Signature of Applicant

A handwritten signature in cursive script that reads "David A. Efaw".

David A. Efaw



CV17-005
350 Rumsey Road
Approximately 0.37 acres



CV17-005
350 Rumsey Road
Approximately 0.37 acres



CV17-005
350 Rumsey Road
Approximately 0.37 acres

From: [Becky Walcott](#)
To: [Dietrich, Timothy E.](#)
Cc: [Dave Efaw](#); robingetsreal@yahoo.com
Subject: Council Variance CV17-005
Date: Sunday, February 05, 2017 12:07:23 PM

Tim,

The Far South Columbus Area Commission voted to approve the variance for David Efaw Thursday, Feb. 2, 2017.

The vote was:

10 yes

0 No

Thank You,

Becky Walcott
Far South Columbus Area Commission
Vice Chair
Zoning Chair
614-491-6786
Bwalcott65@gmail.com

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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 # CV17-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David A. Efav
of (COMPLETE ADDRESS) 2655 Sherwood Road Columbus, OH 43209

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

1. <u>David A. & Laurak Efav</u> <u>2655 Sherwood Rd.</u> <u>Columbus, Ohio 43209</u>	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT David A. Efav

Sworn to before me and signed in my presence this 17th day of January, in the year 2017

SIGNATURE OF NOTARY PUBLIC Christine Gillespie

03/16/19
My Commission Expires

Notary Seal Here



Christine Gillespie
Notary Public, State of Ohio
My Commission Expires 03-16-19

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