



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Budding & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Mayor Michael B. Coleman

## STATEMENT OF HARRDSHIP

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:

\_\_\_\_\_  
*see attached*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant *Barbara Bunder* Date *7/29/2015*

HARDSHIP LETTER

I am requesting City Council grant a use variance of my existing property located at 1125 Linwood Avenue to be used as a Type A Daycare Center providing affordable Childcare for parents that work or go to school and live near an/or in walking distance.

This Daycare is a Faith Based Environment and the children will be cared for and taught in a delicate manner to respect and build on integrity for the neighborhood they live in.

Because I have 3 children of my own and take the time to teach every day, Neighbors and parents have expressed to me the need of a safe place they can bring their child(ren) before and after school to be cared for while they work or go to school.

Opening a Type A Daycare Center will allow me to help and teach up to 12 children at one time with an assistant if over 6 children. Hours of operation will be from 6am-6pm, Monday-Friday.

The center plans to help the school aged children that attend the Daycare after school with tutoring. This will help increase the child's learning capacity, complete their homework assignments so they will become successful students in school and this community.

The Type A Daycare Center will not interfere or cause congestion with Parking, public streets, increase the dangers of fires, endanger the public safety or unreasonably diminish or impair the public health, safety, comfort, morals or welfare to the surrounding residents.

Picking up and/or dropping off children will not interfere with surrounding residents because the property is situated on a corner and there is parking in the front and parking on the side/ SW corner where at least 5 vehicles can park at one time and at least 2 vehicles can park in the driveway.

It will not materially affect the character of the sight as it relates to surrounding property owners. In no way an adequate supply of light and air to the surrounding properties. It will not increase the congestion and public streets, increase the dangers of fires, endanger the public safety or unreasonably diminish, or impair the public health safety, comfort, morals or welfare to the surrounding residents.

Furthermore, it will also not interfere with or be no effect on governmental services. The granting of the variances will enable the applicant to lease the property if necessary, to a person who will provide affordable quality childcare to low income residents in the city and add to the vibrancy of the surrounding neighborhood

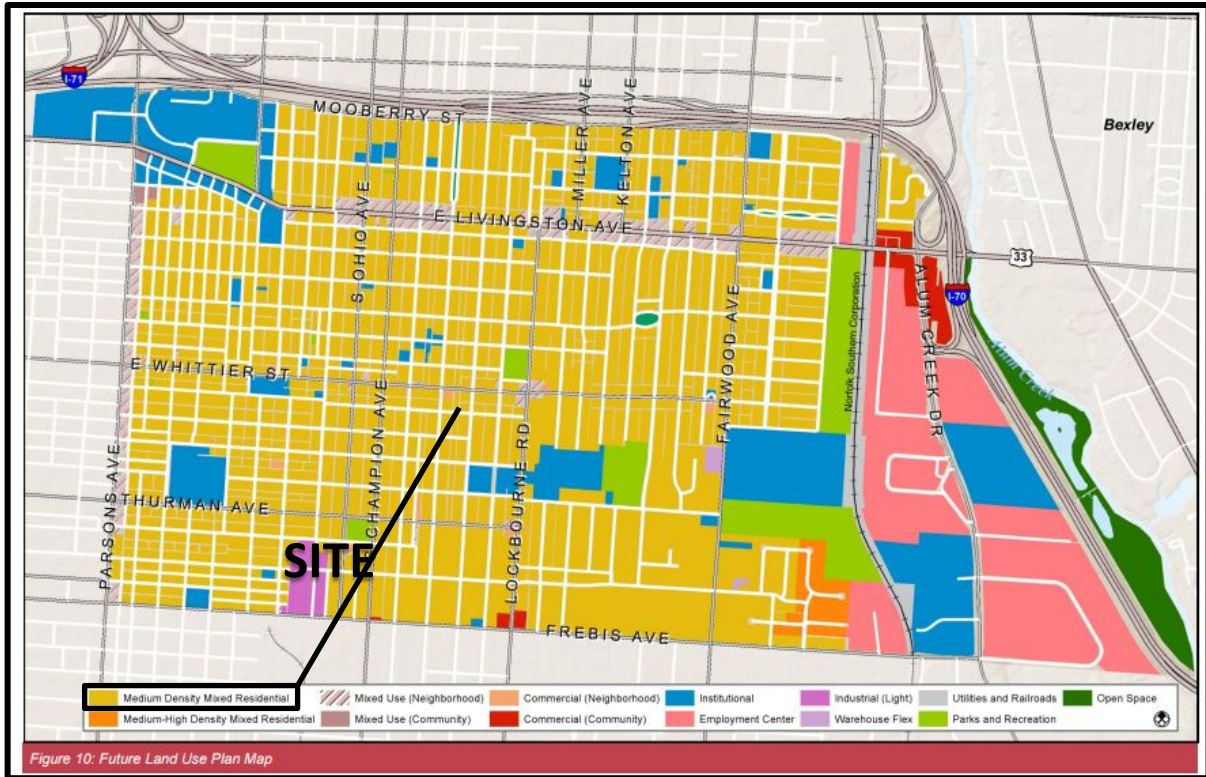
I do expect to follow all the rules required by ODJF

Respectfully

Barbara Burden

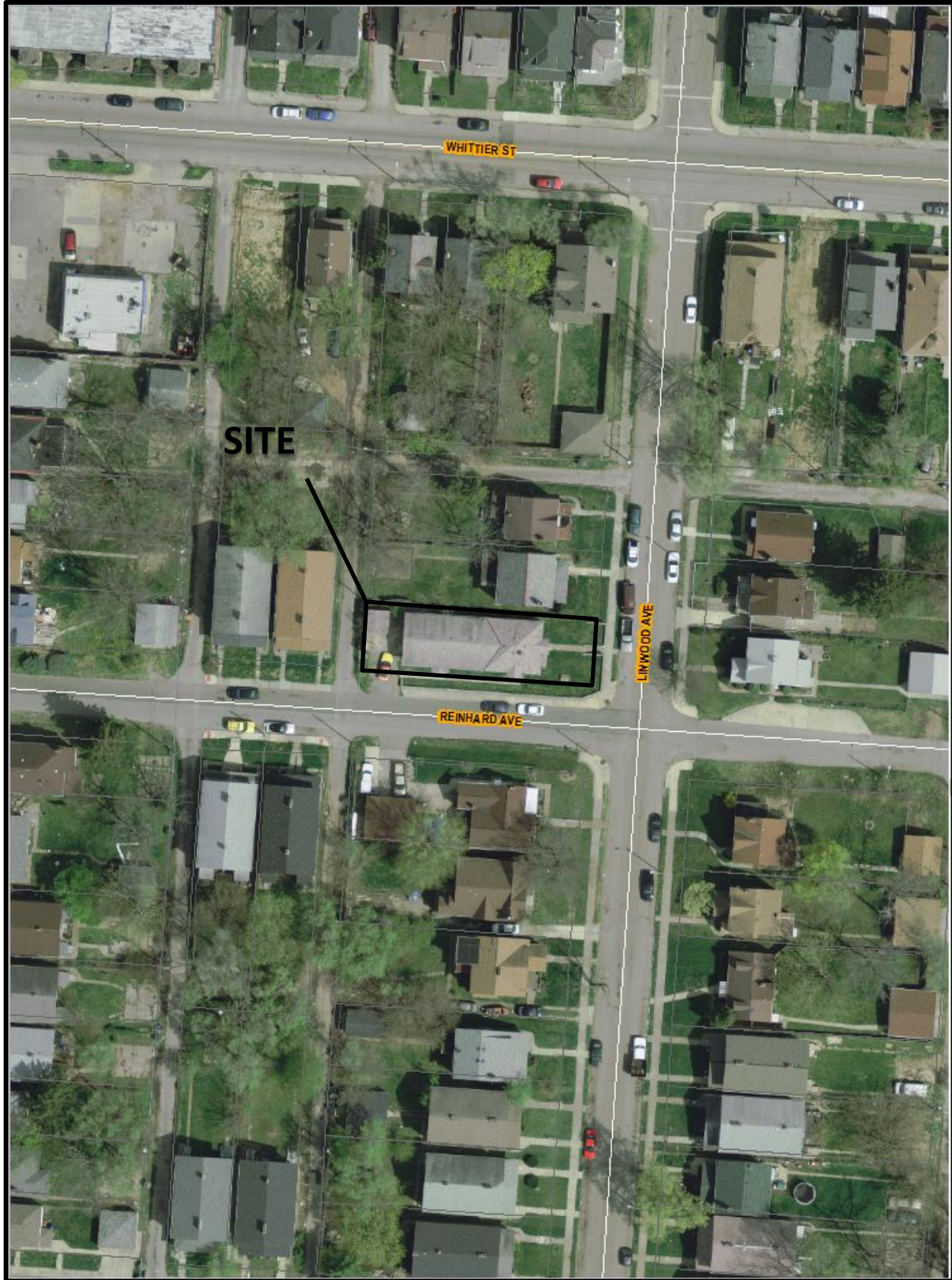


CV15-047  
1125 Linwood Avenue  
0.10 Acres



CV15-047  
1125 Linwood Avenue  
0.10 Acres  
Southside Plan (2014)





CV15-047  
1125 Linwood Avenue  
0.10 Acres



# STANDARDIZED RECOMMENDATION FORM

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)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV15-047  
Address 1125 Linwood Avenue  
Group Name Columbus South Side Area Commission  
Meeting Date 1-26-16

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)  
 Approval  
 Disapproval

**NOTES:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote 11-yes; 0-no; 0-abstained  
Signature of Authorized Representative James E. Griffin, Chair  
SIGNATURE  
CSSAC  
RECOMMENDING GROUP TITLE  
614-260-5321  
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**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

**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 # CV15-047

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Barbara Burden  
of (COMPLETE ADDRESS) 1125 Linwood Avenue, Columbus, Ohio 43206

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. Barbara Burden 1125 Linwood Avenue Columbus, Ohio (614) 515-7067	2. Hattie Heller 1958 N. Cassady Ave. Columbus, Ohio 43219 (614) 471-4077
3. Qiona Bennett 971 Alton Avenue Columbus, Ohio (614) 397-7307	4. Angela Stevens 1125 Linwood Avenue Columbus, Ohio (614) 817-6682

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

SIGNATURE OF AFFIANT Barbara Burden

Sworn to before me and signed in my presence this 5<sup>th</sup> day of MARCH, in the year 2016

Ruth A. Armstrong  
SIGNATURE OF NOTARY PUBLIC

MAY 14, 2017  
My Commission Expires

Notary Seal Here



RUTH A ARMSTRONG  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
May 14, 2017

**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