

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

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.

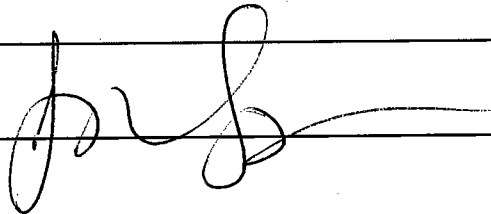
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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:

See Attached

Signature of Applicant



Date

9/18/16

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

Statement of Hardship

New Life Group Home is a group home for boy's ages 10-21 years who are in need of temporary housing until a permanent housing opportunity can be found. The boys that will reside at the Natalia Drive address will preferably be ages 16-21 years and in transition to return home, foster care, and/or independent living. Some of the boys will transition into college living as well. The Natalia Drive address will house 10 boys who will occupy the homes 4 bedrooms (2 rooms with 3 boys, 2 rooms with 2 boys). The boys who are placed with New Life Group Home are carefully screened and interviewed by the New Life team of professionals. Boys who have a violent history, developmental delays, and/or sexual offending history will not be accepted. Furthermore, all New Life staff members are fully trained individuals and are capable of supervising the youth. The youth will be supervised at a minimum of 2 staff 24/7.

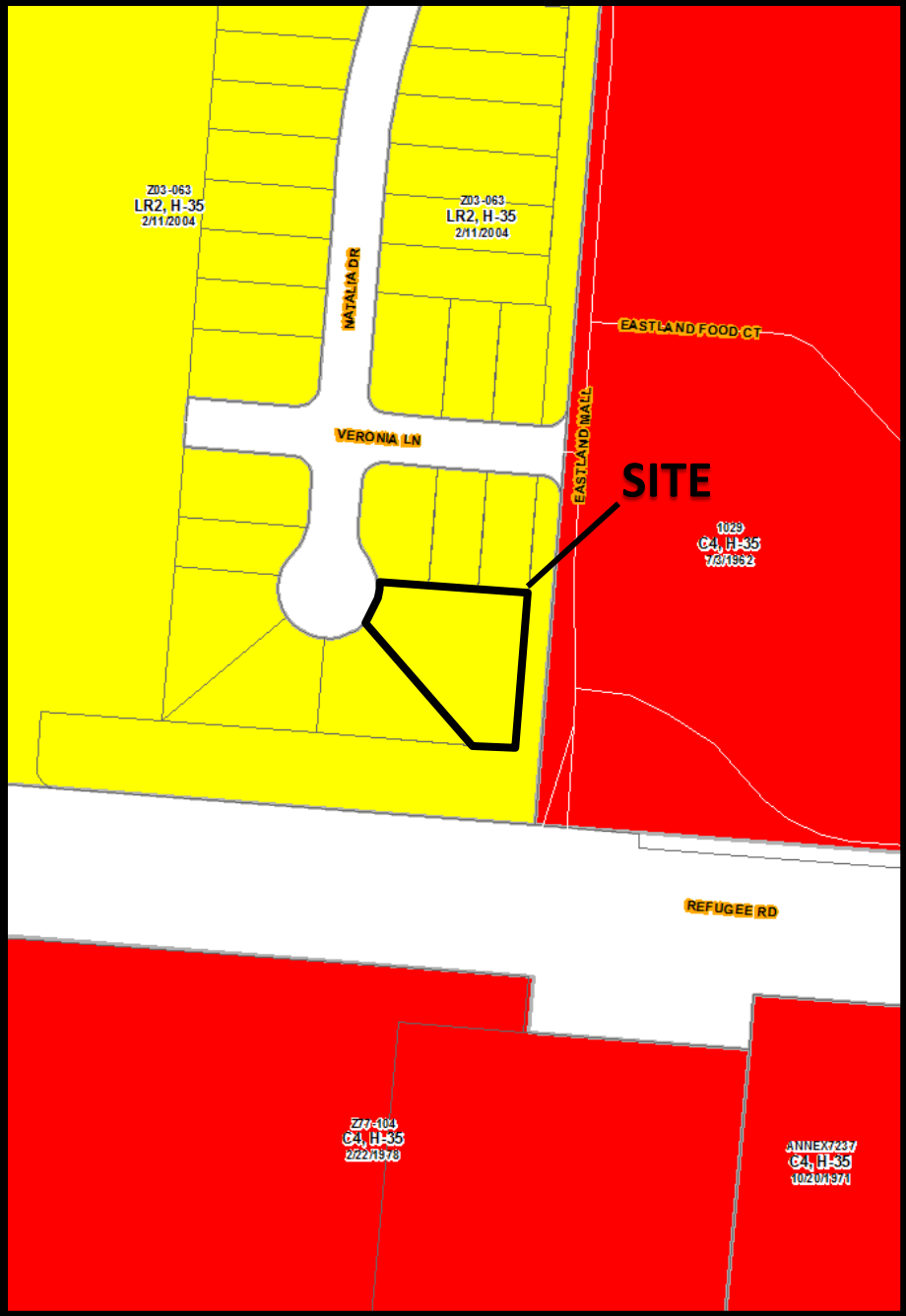
The location on Natalia Drive is convenient as it is located near two bus lines as well several public/charter school programs. Furthermore there are multiple options for employment within the community in which these boys are expected to gain employment. We fully expect these boys to integrate into the community as successful, productive members of society. We will establish community partnerships and relationships within the community to help our boys succeed.

Permitting a group home with the community will not adversely affect surrounding property owners, but instead add to the community. This home will be giving our boys a supportive, caring, nurturing environment that they would not have otherwise. With the support of our neighbors our boys will be afforded the ability to know what it is like to be a good neighbor, live in a good community, and give back to the community. Our home will be treated as any other family home within the community. We will ensure that the home will be maintained in a fully functioning manner. The yard maintained clear of trash and debris. Parking for our staff who supervises our boys will not overwhelm the neighborhood as there is adequate parking for all. Furthermore, no services are offered within the group home, any youth needing medical, psychological, and/or educational services will obtain such services within the community.

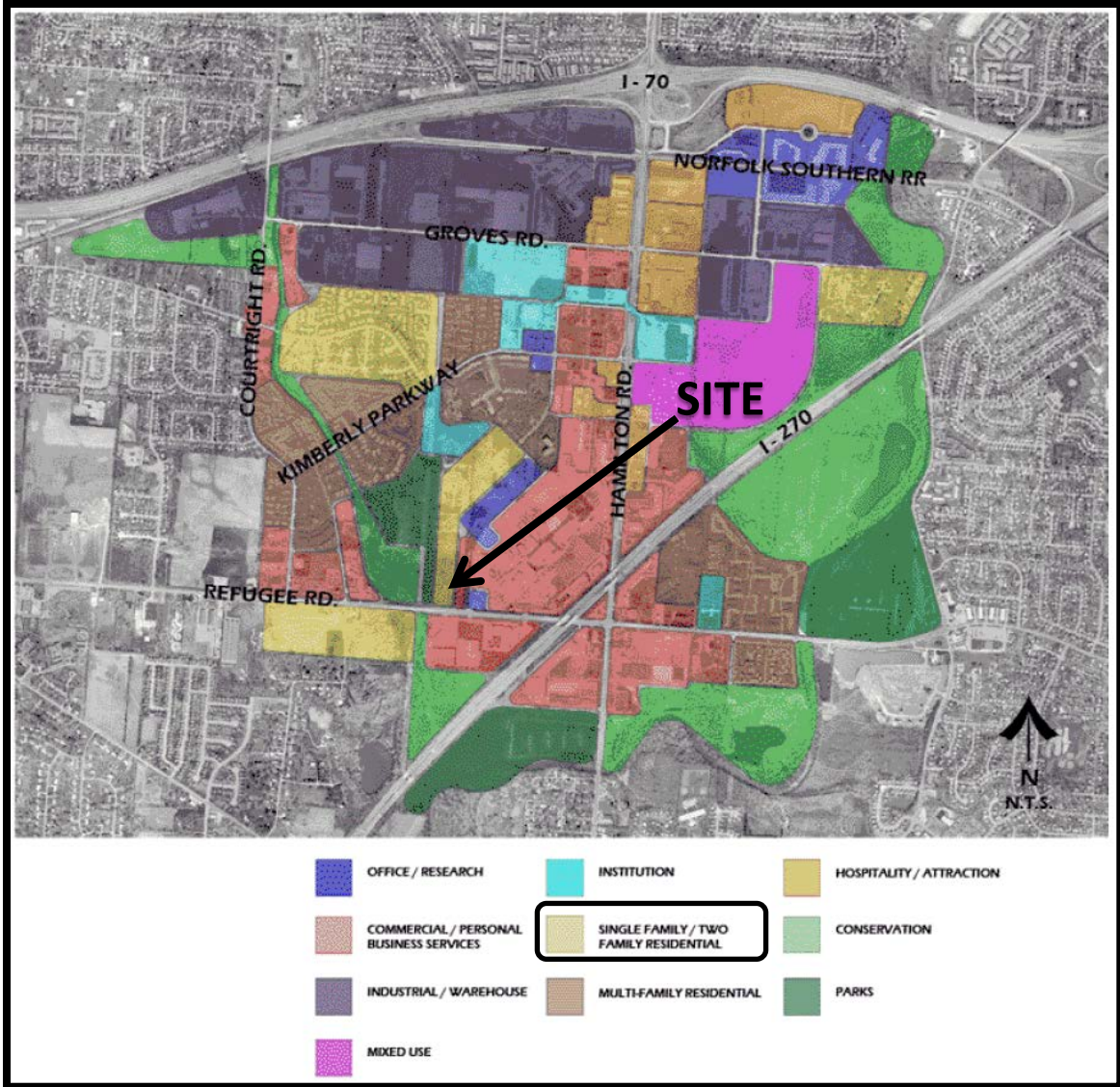
New Life Group Home is requesting that the council consider granting the following variances and allow the group home to function within the community and allow our boys a safe and supportive community.

Section 3332.037, R-2F, Residential district, prohibits shared living facilities, while the applicant proposes to construct a shared living facility for 10 residents.

Section 3312.49(C), Minimum numbers of parking spaces required, requires 1 parking space per 400 square feet for shared living facilities, and the 2,720 square foot house will require 7 total spaces, while the applicant proposes 2 parking spaces.



CV16-059
2764 Natalia Drive
Approximately 0.41 acres



Hamilton Road Corridor/Eastland Area Revitalization Plan (2007)

CV16-059
2764 Natalia Drive
Approximately 0.41 acres



CV16-059
2764 Natalia Drive
Approximately 0.41 acres

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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

Case Number: CV16-059

Address: 2746 NATALIA DR. Columbus, OH 43232

Group Name: MidEast Area Community Collaborative (MAcc)

Meeting Date: MARCH 28, 2017

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

Recommendation:
(Check only one)

- Approval
- Disapproval

NOTES: The Easthaven Civic Association approved this
variance March 9, 2017.

Vote: Unanimous both Easthaven and the MAcc.

Signature of Authorized Representative: Quay H. Barnes

SIGNATURE
MidEast Area Community Collaborative (MAcc)
RECOMMENDING GROUP TITLE

614-216-6418
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

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DEPARTMENT OF BUILDING AND ZONING SERVICES

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 # CV16-059

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Felicia S. Moon of (COMPLETE ADDRESS) 2140 Baldwin Rd Reynoldsburg, OH 43068

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

Table with 4 columns and 2 rows. Column 1 contains handwritten entry for 'Gitari LLC' with address and contact info. Other cells are empty.

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

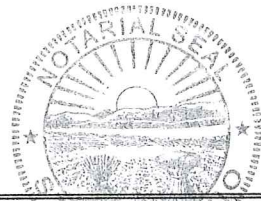
SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 22 day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires 12-20-2019

Notary Seal Here



DARLENE M. SMITH Notary Public, State of Ohio My Commission Expires 12-20-2019

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