



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.

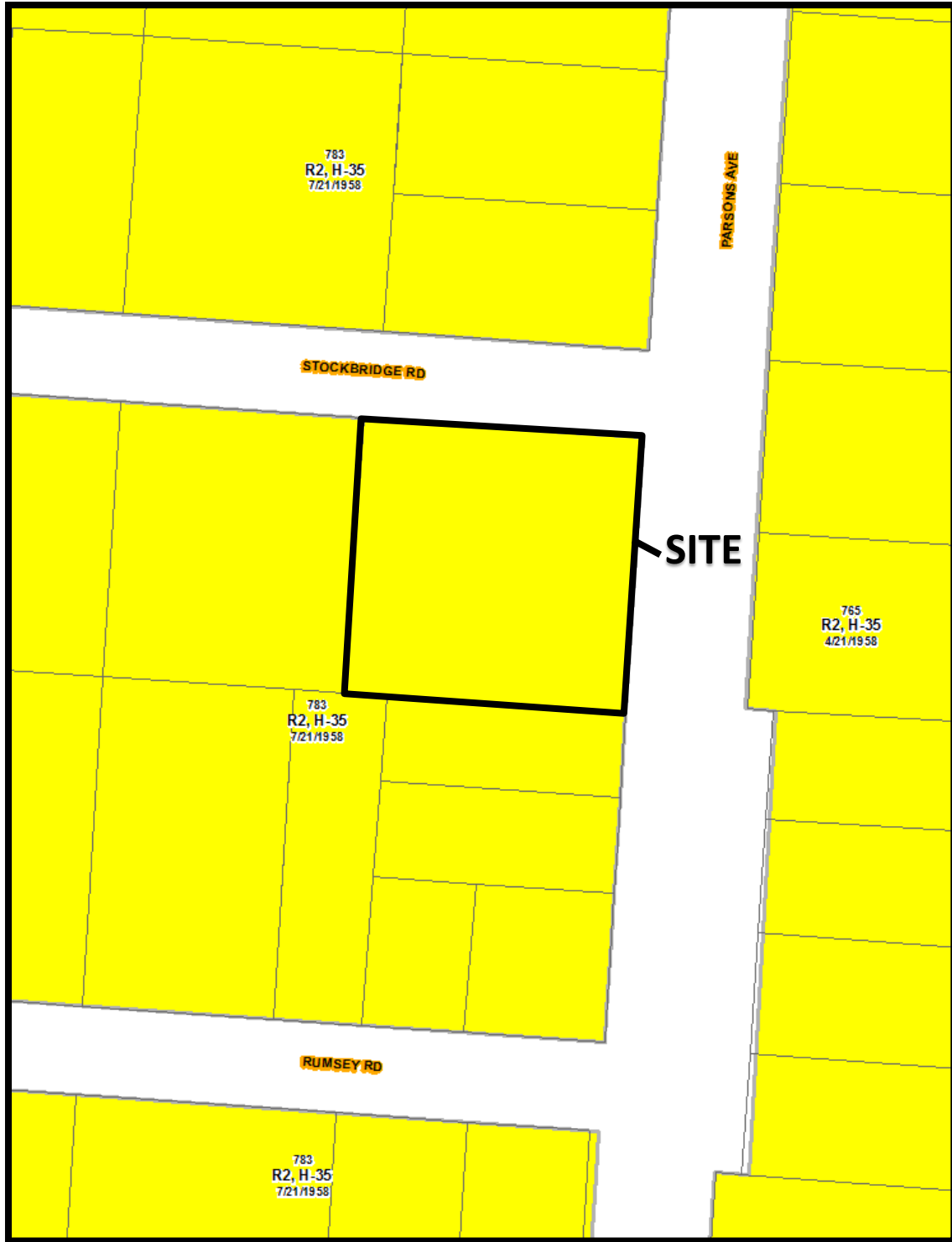
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

SECTION 3332.033, SECOND DWELLING R-2 ZONING DISTRICT ALLOWS FOR SINGLE FAMILY DWELLING. THE SUBJECT PROPERTY HAS ANOTHER SINGLE FAMILY DWELLING ATTACHED TO THE GARAGE. THE MAIN HOUSE HAS EXISTED SINCE 1934. THE SECOND HOUSE WAS BUILT ONTO THE GARAGE FOR A MOTHER IN-LAW SUITE FOR HIS PARENTS. AT THIS TIME WE ARE TRYING TO SELL THIS PROPERTY AND ARE UNABLE TO SELL IT TO ANYONE WHO HAS TO FINANCE THE PROPERTY. THIS IS DEVALUATING THE PROPERTY. BANKS WILL NOT FINANCE THE PROPERTY BECAUSE OF THE NON CONFORMING USE.

Signature of Applicant [Handwritten Signature] Date 4-18-17

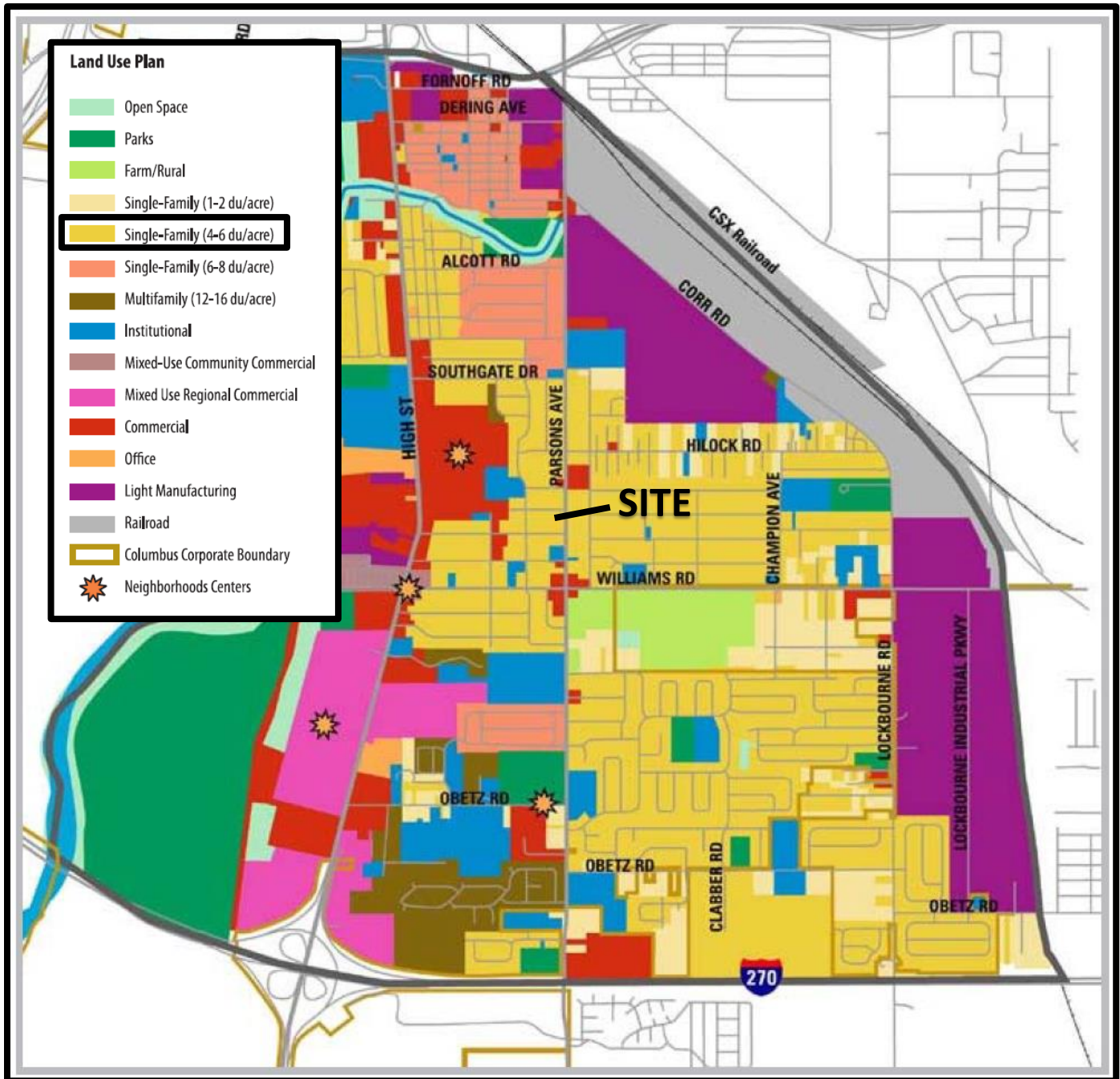
CV17-025

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



CV17-025  
3301 Parsons Avenue  
Approximately 0.59 acres

Scioto Southland Plan (2007)



CV17-025  
3301 Parsons Avenue  
Approximately 0.59 acres



CV17-025  
3301 Parsons Avenue  
Approximately 0.59 acres

**Priebe, Kelsey R.**

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**From:** Becky Walcott <bwalcott65@gmail.com>  
**Sent:** Thursday, June 08, 2017 8:57 AM  
**To:** Priebe, Kelsey R.  
**Subject:** Re: CV17-025 - 3301 Parsons Avenue

Thank you Kelsey.  
The FSCAC voted in favor of the application.  
The vote was yes=10  
No=0

On Jun 8, 2017 8:43 AM, "Priebe, Kelsey R." <[KRPriebe@columbus.gov](mailto:KRPriebe@columbus.gov)> wrote:

Hi Becky,

Could you please send me the recommendation from the Far South Columbus Area Commission for CV17-025, 3301 Parsons Avenue?

Let me know if you have any questions!

Thank you,

Kelsey

Kelsey Priebe

Planner II

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**City of COLUMBUS**

**Department of Building & Zoning Services**

Zoning/Council Activities Section

757 Carolyn Avenue  
Columbus, OH 43224

Direct: [614.645.1341](tel:614.645.1341)

E-mail: [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)



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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 # CV17-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Carol Stewart
of (COMPLETE ADDRESS) 6199 Lockbourne Rd. Lockbourne OH 43137
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 rows and 2 columns listing property owners: Carol Stewart, Harold Stewart, Park National Bank, and Beverly Reynolds.

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

SIGNATURE OF AFFIANT Carol Stewart

Sworn to before me and signed in my presence this 6th day of MARCH, in the year 2017

SIGNATURE OF NOTARY PUBLIC



R. Scott Brown
Notary Public, State of Ohio
My Commission Expires 09-06-2017

My Commission Expires 9/6/17 Notary Seal Here

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