



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

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):

See attached statement of hardship

Signature of Applicant

Date

1/2/18

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

CV17-055

Statement of Hardship

I am seeking to rezone the property to match the zoning designation with its new use. Without a residential zoning I am unable to access city trash services, city water service is more expensive, some utilities refuse to recognize the property as a residence and charge much higher prices. It is also extremely difficult to find a bank willing to finance a residential property that is not zoned as residential.

3321.05 – Vision clearance

(B) (1) The applicant seeks a hardship variance from the required vision clearance triangle of 10 ft. since the existing building encroaches into the vision clearance triangle on both corners. The building has been in place for over 50 years without issue.

3332.18 – Basis of computing area

(D) The existing structures comprise approximately 52% of the lot.

3332.21 – Building lines

The existing structures are located on the lot line and within 15' of the front line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.

3332.25 - Maximum side yards required

The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.

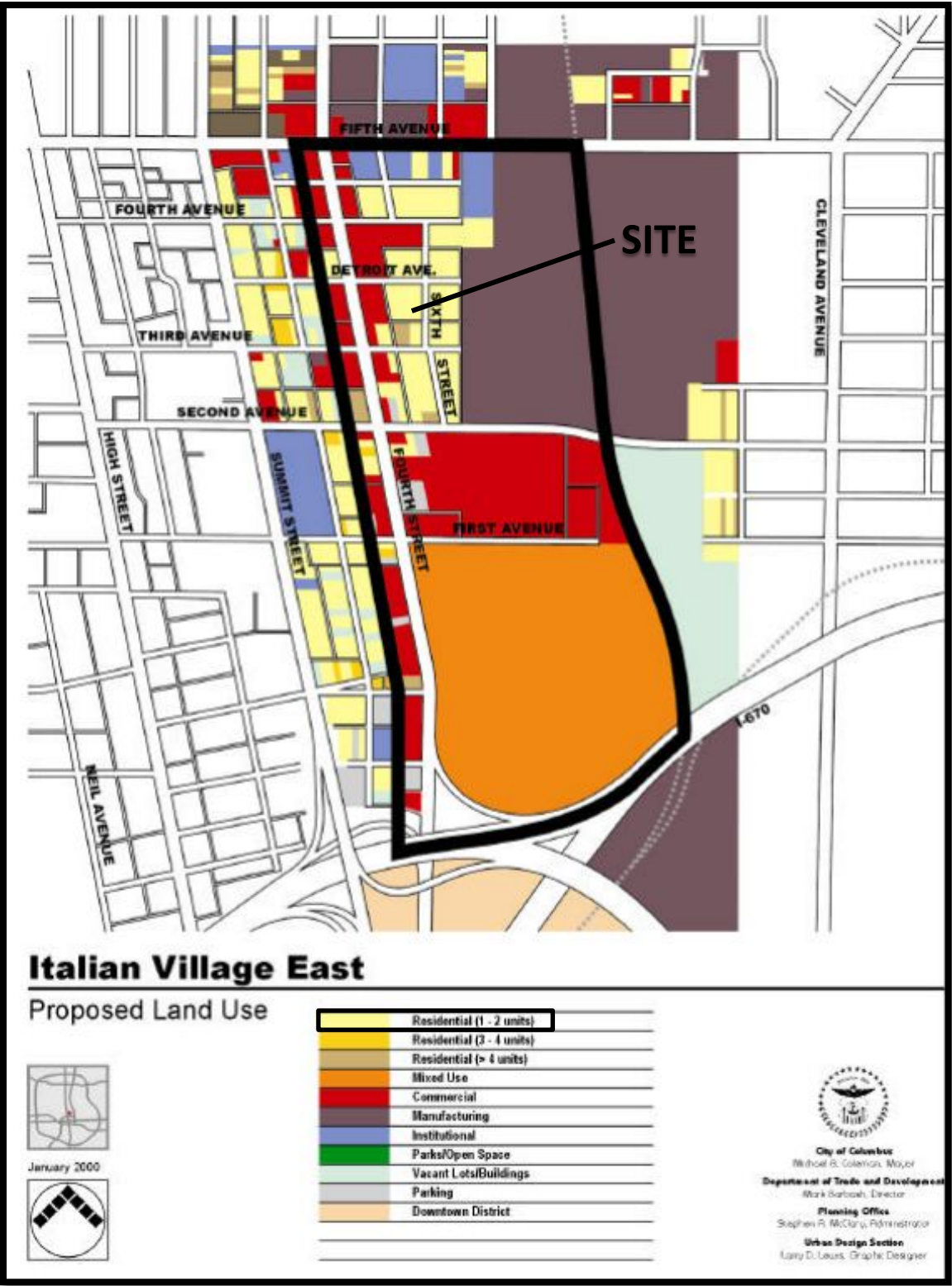
3332.26 – Minimum side yard permitted

The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.

3332.27 – Rear yard

The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.

Approximately 0.22 acres



CV17-055
1023 North Sixth Street
Approximately 0.22 acres
Italian Village East Redevelopment Plan (2000)



CV17-055
1023 North Sixth Street
Approximately 0.22 acres

CERTIFICATE OF APPROPRIATENESS
ITALIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1023 N. Sixth St.

APPLICANT'S NAME: Jennifer McGann (Owner)

APPLICATION NO.: 17-11-8

STAFF APPROVAL: 11-14-17

EXPIRATION: 11-14-18

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- ☒ **Approved:** Exterior alterations per APPROVED SPECIFICATIONS
☐ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend approval of application 17-11-18, 1023 N. Sixth St., as submitted:

Variance Recommendation Request

- Rezone property from M-2, Manufacturing to R-4 Residential.
- 3332.25 - Maximum side yards required - The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.
- 3332.26 - Minimum side yard permitted - The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.
- 3332.27 - Rear yard - The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.
- 3332.21 - Building lines - The existing structures are located on the lot line and within 15' of the front line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.
- 3332.18 - Basis of computing area - (D) The existing structures comprise approximately 52% of the lot.
- 3321.05 - Vision Clearance - (B) (1) The applicant seeks a hardship variance from the required vision clearance triangle of 10ft. since the existing building encroaches into the vision clearance triangle on both corners. The building has been in place for over 50 years without issue.

☐ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer



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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 #

CU17-055STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Jennifer McGannof (COMPLETE ADDRESS) 1023 North Sixth Street, Columbus, Ohio 43201

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. Jennifer McGann 1023 North Sixth Street Columbus OH 43201 614.270.8310	2. JASON SLAGLE 1023 N. 6TH ST COLUMBUS OH 43201 614-783-4663
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 28 day of August, in the year 2017

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

2-24-2018**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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