



COUNCIL VARIANCE APPLICATION

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

CV14-055

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:

Please see letter

Signature of Applicant *Janet Mendola* Date *10-30-14*

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 all checks payable to the Columbus City Treasurer

CV14-055

Richard and Janet Mendola
4913 Vicksburg Lane
Hilliard, OH 43026

To: Department of Building and Zoning Services

Re: 71 E. Como Variance Request.

We are applying to allow a second detached dwelling unit above a detached accessory garage. This dwelling unit was present at the time we purchased the house in February 2012. We know the unit has been in use since at least 2005, as is indicated by the most recent gas meter that is connected to the unit. In addition, mortgage documents (attached) indicate that since at least 1994, the unit was established. This can be seen by the 1-4 family riders that were attached to the mortgages. This means that for over 20 years this unit has already been established as a dwelling unit.

We have not changed the usage of this second detached dwelling unit since the purchase of the property. It has its own separate electric and gas service.

The unit is an efficiency and has its own dedicated parking space in the garage and as such adds no congestion to the neighborhood.

Our purchase of the property was based on its value related to this dwelling unit. As such, being unable to use this dwelling unit would adversely affect us as the owners and the current resident.

You favorable action on this request will be greatly appreciated.

Sincerely,


Rich and Janet Mendola

Owners



CV14-055
71 East Como Avenue
Approximately 0.21 acres

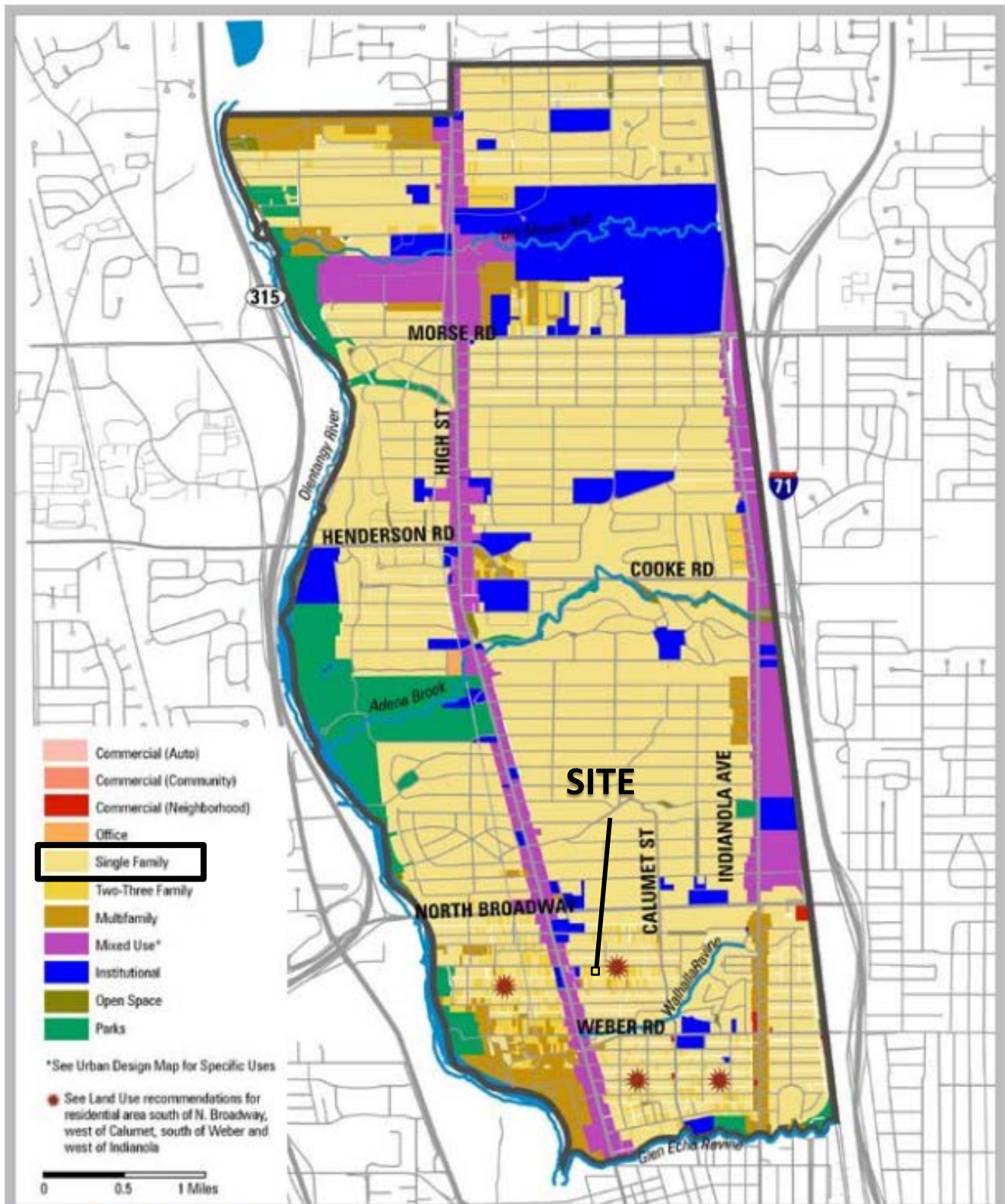


Figure 10 : Land Use Plan



CV14-055
71 East Como Avenue
Approximately 0.21 acres

Pine, Shannon L.

From: Libby Wetherholt <libbywd3@gmail.com>
Sent: Tuesday, December 16, 2014 9:18 AM
To: Pine, Shannon L.
Cc: Dana Bagwell; Dan Miller
Subject: Clintonville Area Commission Votes

Hi Shannon - CAC took the following votes on council variances at the December 4 meeting:

71 E. Como Avenue - CV14-055/14315-00000-00784
5 voted yes; 1 voted no; 2 abstained

3870 N. High Street - CV14-061/14315-00000-00835

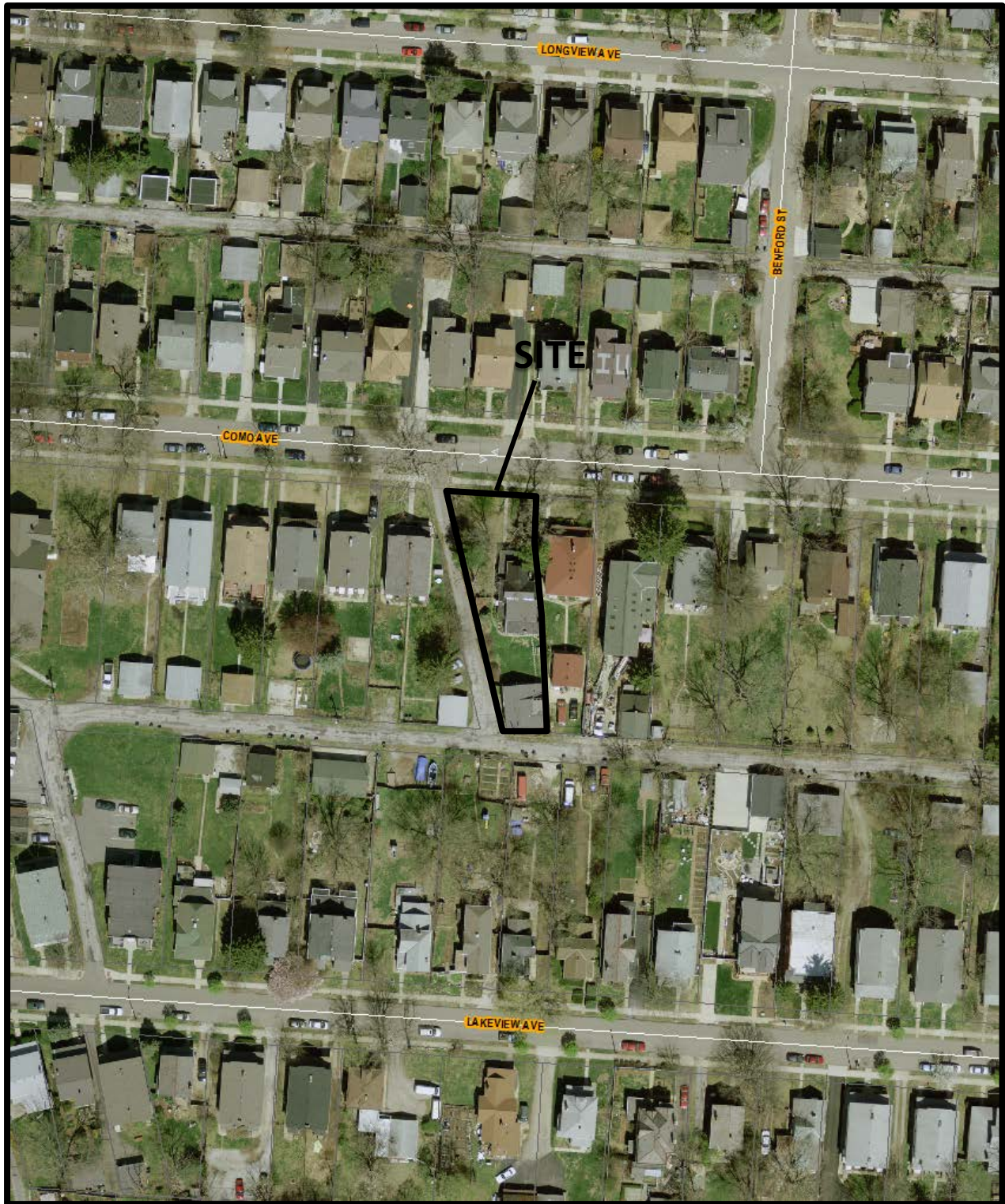
The commission voted to amend the variance to limit the use of the building to no more than 25% retail on the first floor and 0% of retail on the second floor.

The commission voted 7 yes; 0 no; 1 abstain on the amendment.

Vote on the amended variance:

8 yes; 0 no; 0 abstain

Libby Wetherholt
CAC District 3 Commissioner
libbywd3@gmail.com
541 East North Broadway
[614.267.4998](tel:614.267.4998)



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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 # CV14-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Richard Mendola and Janet Mendola
Of [COMPLETE ADDRESS] 4913 Vicksburg Ln. Hilliard, OH 43026
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 formats

- 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. Richard Mendola 4913 Vicksburg Lane Hilliard, OH 43026 0 Columbus based employees Richard Mendola 614-975-5686	2. Janet Mendola 4913 Vicksburg Lane Hilliard, OH 43026 0 Columbus based employees Janet Mendola 614-282-4411
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Richard Mendola Janet Mendola

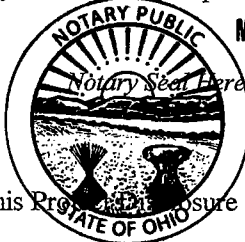
Subscribed to me in my presence and before me this 03 day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Matthew Cochran

My Commission Expires:

Feb 23, 2017



MATTHEW COCHRAN

NOTARY PUBLIC
STATE OF OHIO

My Commission

Expires

February 23, 2017

This Project Disclosure Statement expires six months after date of notarization.

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