

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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:

This application seeks a Variance from Section 3356.03 of the Columbus City Code (C4 Permitted Uses) to allow for residential use. Although currently zoned C4, the property's current use is a single family residence, which is consistent with other structures in the area. Property owners intend to list the property for sale and anticipate issues with prospective buyers lenders approval of residential loan on a property currently zoned commercial without a variance. Applicant does not believe this Variance will negatively affect any adjoining property or the general welfare, as the immediate vicinity is exclusively residential and not commercial.

Signature of Applicant



Date

3/13/17

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



CV17-015
943 East Frebis Avenue
Approximately 0.14 acres

South Side Plan (2014)



CV17-015
943 East Frebis Avenue
Approximately 0.14 acres



CV17-015
943 East Frebis Avenue
Approximately 0.14 acres

STANDARDIZED RECOMMENDATION FORM

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: CV17-015

Address: 943 East Frebis Avenue

Group Name: SOUTH SIDE AREA COMMISSION

Meeting Date: May 23 2017

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one) Disapproval

NOTES:

Vote: 10 FOR AGAINST 0

Signature of Authorized Representative: 

SIGNATURE SOUTH SIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-332-3355

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.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 # CV17-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nancy Anderson for Pine Hill Investments LLC
of (COMPLETE ADDRESS) 1077 Franklin Ave Heath Oh 43056

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. <u>Pinehill Investments LLC</u> <u>1077 Franklin Ave</u> <u>Heath Oh 43056</u> <u>& Columbus employees</u> <u>Nancy Anderson 740-973-1834</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT *Nancy Anderson*

Sworn to before me and signed in my presence this 10th day of March, in the year 2017

[Signature] 2/23/21 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC My Commission Expires



RICHELLE L. SAMMONS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
2/23/21

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