

CV12-002



**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](http://www.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:**

\_\_\_\_\_

I am trying to get a lot split on the land I own that is on one parcel with split zoning. With current zoning no one

\_\_\_\_\_

can purchase the parcel because it is non conforming unless they pay cash. I had the whole parcel for sale

\_\_\_\_\_

for over 4 years with no offers so I am now trying to split the parcel into 4 separate lots so I can sell each

\_\_\_\_\_

building separately.

\_\_\_\_\_

Doing this will not change or impair health, safety or welfare of the public. It will make it easier for me to

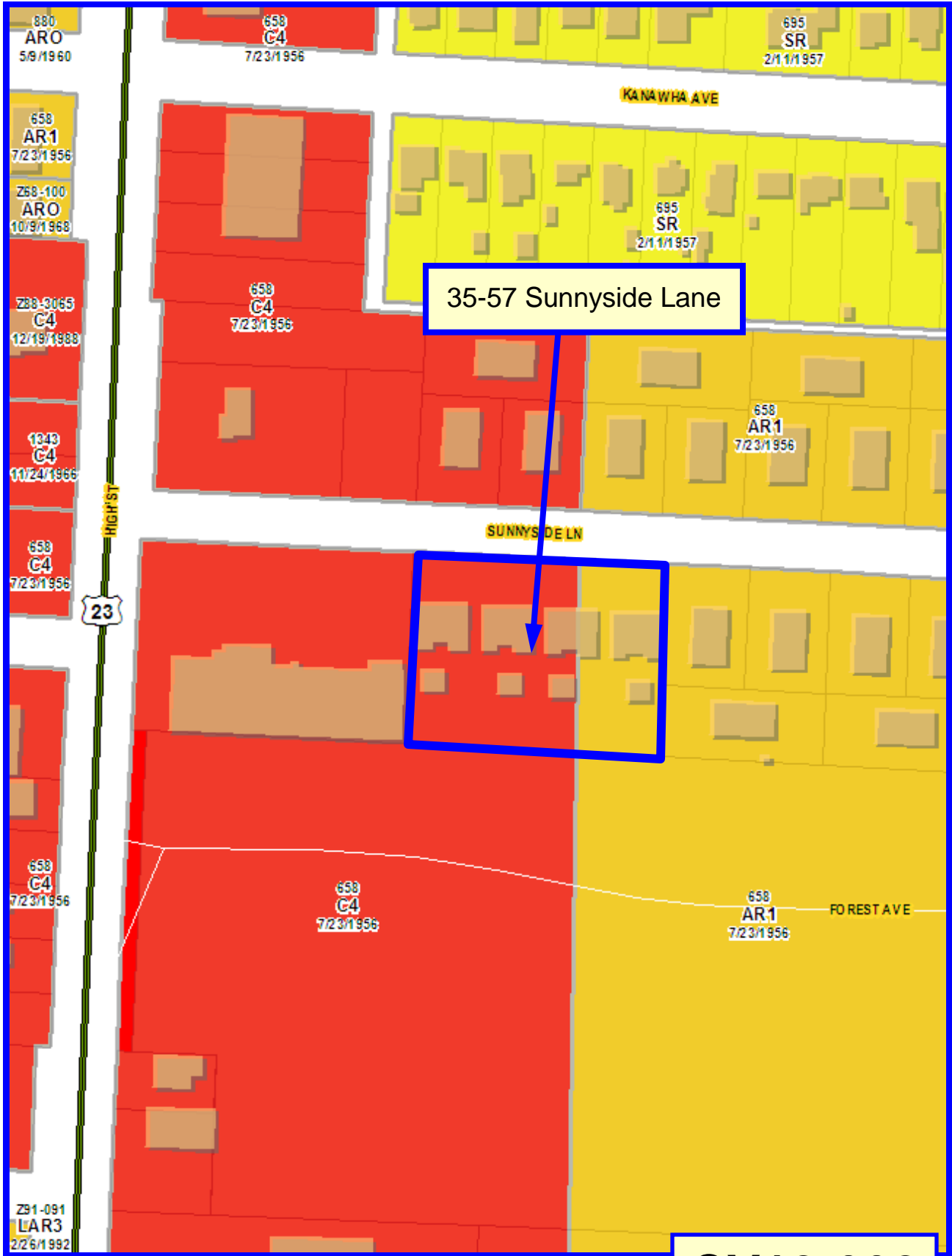
\_\_\_\_\_

sell.

\_\_\_\_\_

Signature of Applicant Kenneth W. Peltier Date 1/9/12

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
**Please make all checks payable to the Columbus City Treasurer**



**CV12-002**

35-57 Sunnyside Lane

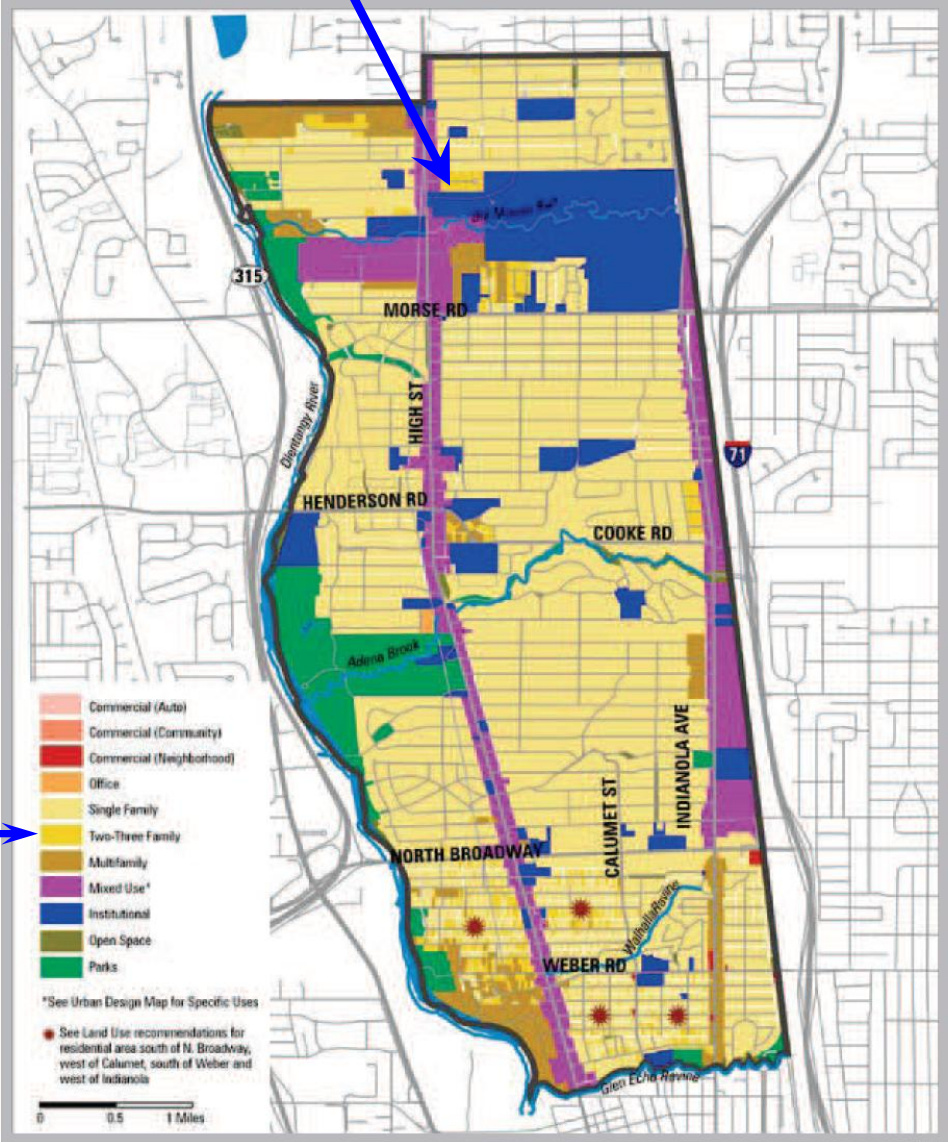


Figure 10 : Land Use Plan



Plan Recommendations/Development Principles

CV12-002

-----Original Message-----

**From:** Jennifer Kangas [mailto:jkangas2@columbus.rr.com]

**Sent:** Wednesday, April 11, 2012 6:50 PM

**To:** Pine, Shannon L.

**Subject:** Clintonville Area Commission Development Report

Hello Ms. Pine-

On Thursday April 5, 2012 the Clintonville Area Commission considered the following variance request:

**35-57 Sunnyside Lane** – Council Variance for zoning change.

Purpose – Lot split

Owner/Applicant – Kenneth W. Peltier

The Clintonville Area Commission unanimously voted in favor of recommending approval of the council variance request as submitted.

Please let me know if you require any additional information.

Thank you.

Jennifer Kangas, Secretary  
Clintonville Area Commission



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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 # CV12-002

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] KENNETH W. PELTIER

Of [COMPLETE ADDRESS] 4065 SATURN RD HILLIARD, OH 43026

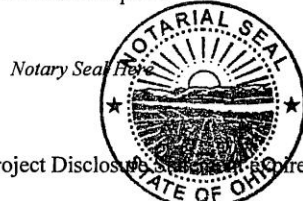
deposes and states that [he/she] is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following formats

- 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

<p>1. <u>KENNETH W. PELTIER</u> <u>4065 SATURN RD</u> <u>HILLIARD, OH 43026</u></p>	<p>2. <u>BARBARA J. PELTIER</u> <u>2905 1<sup>ST</sup> LANE</u> <u>VERO BEACH, FL 32968</u></p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

**SIGNATURE OF AFFIANT** Kenneth W. Peltier  
Subscribed to me in my presence and before me this 9th day of January, in the year 2012  
**SIGNATURE OF NOTARY PUBLIC** Debra Baker  
My Commission Expires: Feb 1, 2014



**DEBORA BAKER**  
**NOTARY PUBLIC**  
**STATE OF OHIO**  
**MY COMM. EXP**  
**FEB 1, 2014**

This Project Disclosure Statement and all other statements are true and correct as of the date of notarization.

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