

DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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):

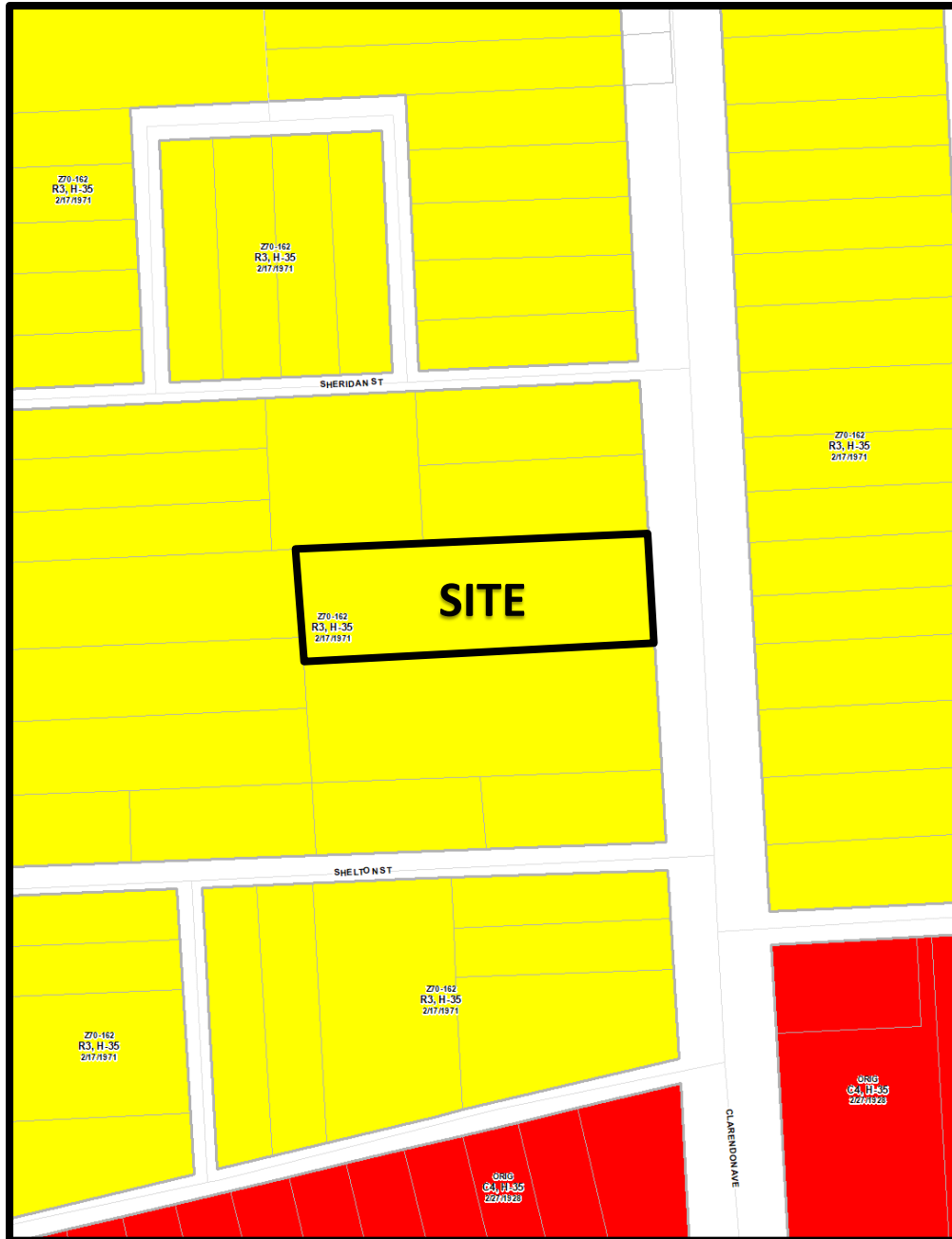
This application seeks a variance changing the zoning code to 3332.035 to allow two two-unit dwellings on one lot. The current land use is 520-Two Family Dwelling and there are two- 2 unit residential structures on the site. This is being done so that financing can be obtained.

Additionally, a variance to Section 3332.27 (Rear yard) is being requested to vary the rear yard requirement from 25% to 10% for the western dwelling and from 25% to 15% for the eastern dwelling.

Signature of Applicant

dotloop verified
11/29/23 2:02 PM EST
KOWE-PYJS-XWZP-P5CT

Date 11/29/2023



CV23-149
385 Clarendon Ave.
Approximately 0.33 acres



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Approximately 0.33 acres

Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-149

Address 385 CLARENDON AVE.

Group Name GREATER HILLTOP AREA COMMISSION

Meeting Date 2/6/24

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

No objections to variances for yard area %. These are existing conditions.

Applicant needs variance in order to obtain conventional financing. Use as two

2-unit duplexes was pre-existing to their ownership.

Vote 10 For 1 Abstention 3 Absent (1 new member not voting)

Signature of Authorized Representative *[Signature]* Zoning chair

Recommending Group Title Greater Hilltop Area Commission

Daytime Phone Number 614 623 5069

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-149

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.

STATE OF ~~OHIO~~ Florida
COUNTY OF ~~FRANKLIN~~ Broward

Being first duly cautioned and sworn (NAME) GINO LIZZA
of (COMPLETE ADDRESS) 7957 N UNIVERSITY DR. SUITE 145 PARKLAND FL 33067
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. <u>WHITESTONE PARK ESTATE TRND III, LP</u> <u>7957 N UNIVERSITY DR. SUITE 145</u> <u>PARKLAND FL 33067</u>	2.
3.	4.

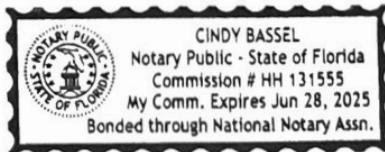
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 1 day of MARCH, in the year 2024

SIGNATURE OF NOTARY PUBLIC

JUNE 21 2025 Notary Seal Here
My Commission Expires



This Project Disclosure Statement expires six (6) months after date of notarization.