

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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.

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):

please see attached

Signature of Applicant



Date

6.9.24

COUNCIL VARIANCE STATEMENT

Applicant/Owner: You Know It Takes A Village LLC
c/o Laura MacGregor Comek, Esq.
17 S. High St., Ste 700
Columbus, Ohio 2958 E. 11th Ave.

Parcel Nos.: 010-066074

Zoning District: R4, Residential

Date: July 30, 2024

This Statement is provided in support of the Owner’s Council Variance application, to allow for a shared living facility, and for existing ancillary standards/uses to be varied in association therewith.

The Site has been zoned R4 since 1928. The Owner wishes to utilize the home as a shared living facility, specifically for African American teenagers, released from juvenile detention centers and who would otherwise be homeless. The intention is to give young men a home, within a neighborhood/family/community, upon release. The owner plans to maintain 24-hour, on-site supervision with hired professionals. The request is for a maximum 8. This plan will keep young teens off the street.

The Owner is in the process of obtaining all permits and approvals (State and County) for such shared living family. Proper zoning is a requirement of that process for approval.

The following variances are hereby requested:

3332.039 – to allow a shared use facility in the R4, Residential District.

3312.49 – to reduce required parking spaces from 3 to zero (existing zero on-site parking).

3332.25 – to reduce maximum side yard to 6 feet (existing, legal non-conforming condition).

3332.26 - to reduce required side yard from 3 feet to 2 feet (legal, existing, non-conforming).

This request is in keeping with the general character of the area, that being residential. The proposed use is to incorporate the need for housing within a residential (home) and local community. And, the Site is immediately adjacent (east), of a local community church.

The request for reduced parking is not significant – the likelihood of homeless 16 (and under) year olds owning a car is limited. Furthermore, there is significant on street availability for parking, such that a larger family would be accommodated without the necessity for use variance. There currently are no spaces ‘on site.’ The lot appears to be non-conforming with no legal driveway or parking pad/garage in recent historical records.

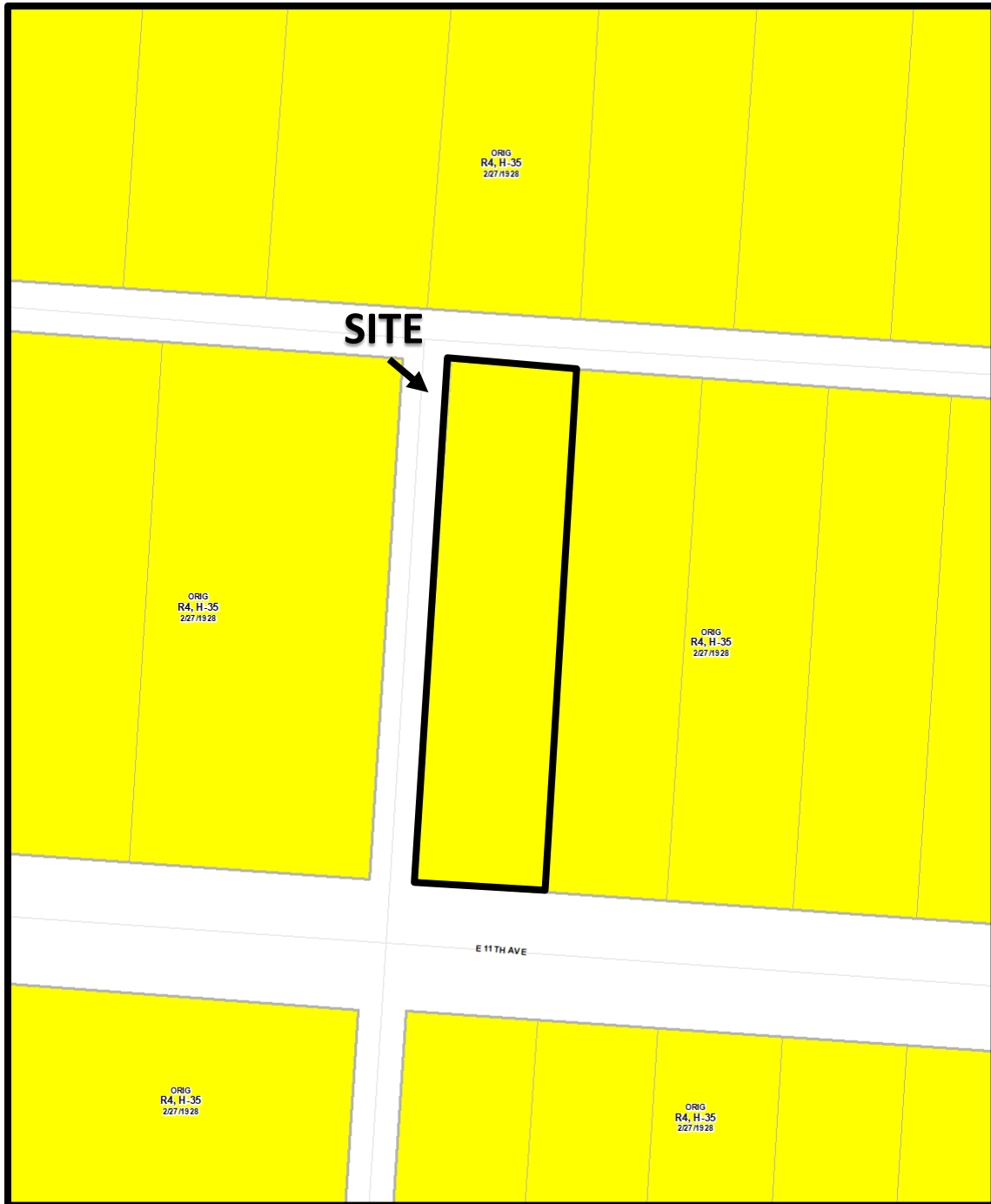
There will be no effect on the neighbors, as this use is residential and again similar to a larger family that would utilize a larger single family home. The request has no effect on the delivery of city governmental services. In fact, this request will assist the State of Ohio to facilitate this important residential housing service.

For these reasons, the Applicants respectfully request approval of these variances.

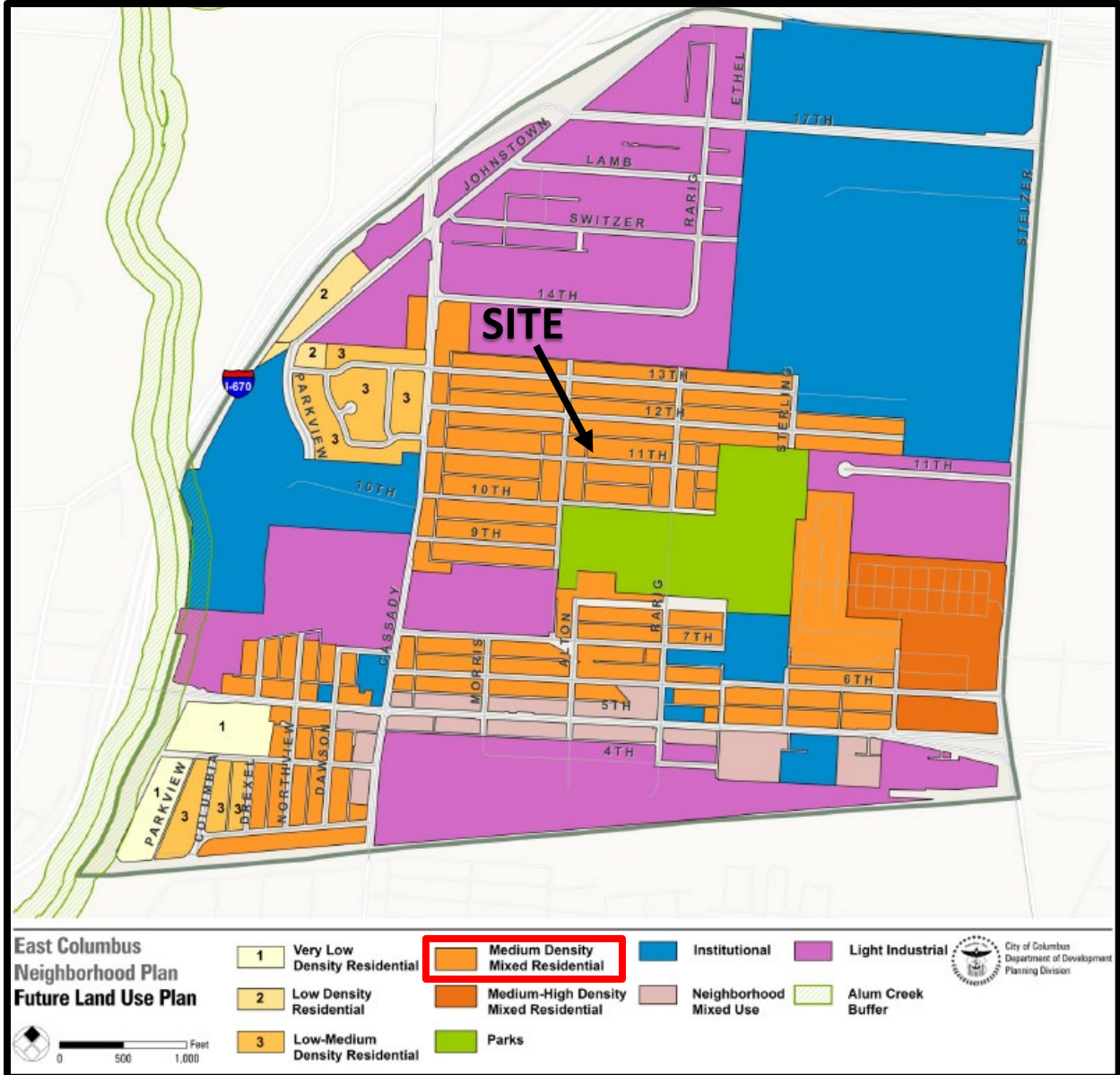
Respectfully submitted,

_____/s/ Laura MacGregor Comek ____

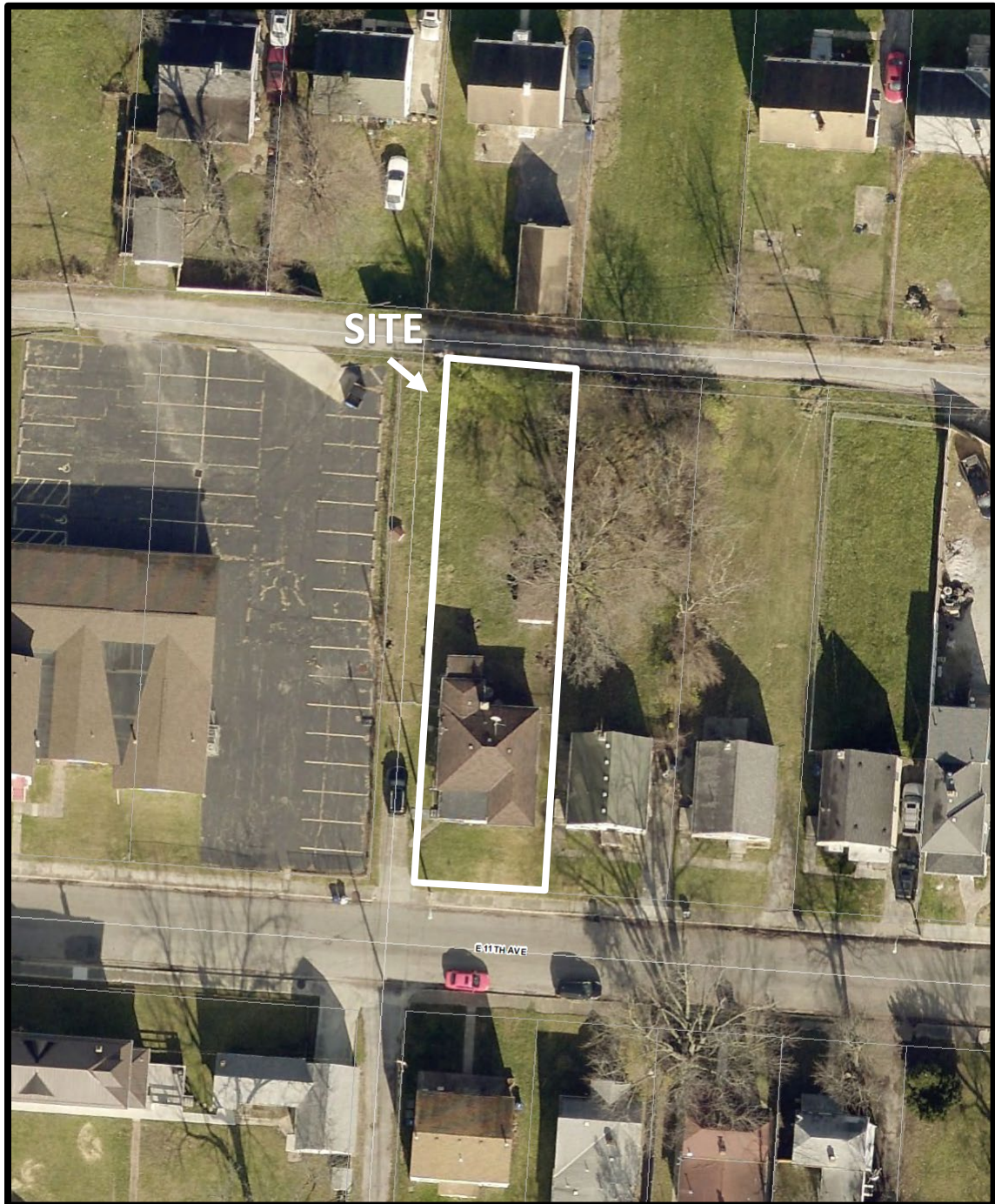
Front view
Bus stop



CV24-077
2958 E. 11th Ave.
Approximately 0.15 acres



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Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Case Number CV24-077

Address 2958 E 11th AVENUE

Group Name EAST COLUMBUS CIVIC ASSOCIATION

Meeting Date 7/3/2024

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:

This is a great opportunity to help people grow and thrive in our community.

Vote Unanimous

Signature of Authorized Representative *Me*

Recommending Group Title East Columbus Civic Association

Daytime Phone Number (614) 886 5060

Please e-mail this form to the assigned planner within 48 hours of meeting day; 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 #: CV24-077

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
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

L M Comek, Esq

17 S. High St. Ste 700 Cols, Oh 43215

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>You Know It Takes A Village LLC</u> <u>Tamara Haarsten</u> <u>625 Piney Glen Dr.</u> <u>Gahanna, OH 43230</u> <u>0</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 17 day of June, in the year 2024

Haleigh Renee Velazquez
SIGNATURE OF NOTARY PUBLIC

Oct. 4th, 2027
My Commission Expires

Notary Seal Here



Haleigh Renee Velazquez
Notary Public
State of Ohio
My Commission Expires
October 4, 2027

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