



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

Application Number: CV17-057

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

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 discovered after your application is approved, a new application 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):

See Attachment

Signature of Applicant

Stacie Williams

Date

28 Aug 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

STATEMENT OF HARDSHIP

APPLICATION # CV17-057

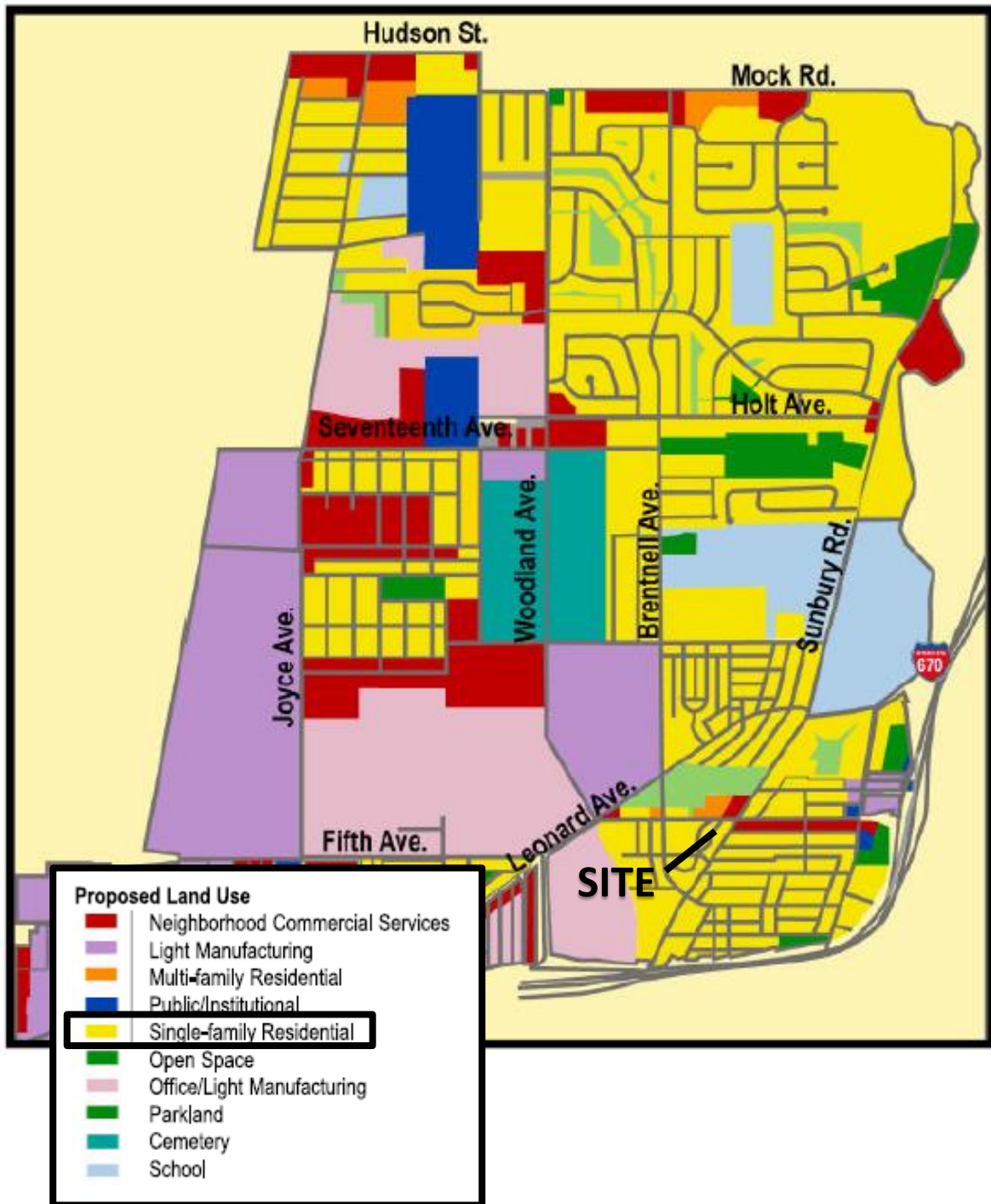
The reason for the variance at 2129 Sunbury Road, is to 1) Have on-site parking spaces beyond the building set back lines, reducing the 8 required parking spaces to 4 (four) including 1 (one) handicap accessible space. 2) To allow existing reduced setbacks along Sunbury Road and East 5th Avenue. 3) Allow 5 unit apartment building in the existing C-4 Zoning District. 4) To reduce parking setback along East 5th Avenue and Sunbury Road (for existing pavement) and to whatever the distance from East 5th Avenue is for new parking area.

The parking lot for the property, as it's laid out, does not meet the minimum required parking spaces to satisfy zoning code. **There are only 2 (two) existing spaces.**

We purchased the property at a sheriff's auction on 08/16/06. Upon hiring an architect, we discovered the parking space problem. The architect determined the property didn't meet code concerning the parking spaces. To be clear, this property has never met the zoning code concerning the parking spaces.

By having safe, convenient and organized private parking on site along with the property renovation, will help enhance the building/property. This along with professional, hands on property management will be a plus for the neighborhood.

North Central Plan (2002)



CV17-057
2129 East Fifth Avenue
Approximately 0.19 acres



CV17-057
2129 East Fifth Avenue
Approximately 0.19 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: CV17-057

Address: 2129 E. 5th Ave

Group Name: North Central

Meeting Date: 10-12-17

Specify Case Type:

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

Recommendation:
(Check only one)

- Approval
- Disapproval

NOTES:

Vote: 5-0

Signature of Authorized Representative: Tiffany White
SIGNATURE

Chairperson
RECOMMENDING GROUP TITLE

614-570-5369
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.



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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 Number: CV17-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Pillar Properties, LLC
of (COMPLETE ADDRESS) P.O. Box 13321, 6288 Alissa Lane, Columbus, OH 43213

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

Table with 2 columns and 2 rows. Row 1: 1. Dino Y Smith, 6288 Alissa Lane, Columbus, OH 43213; 2. Stacia E. Williams, 6288 Alissa Lane, Columbus, OH 43213. Row 2: 3. (empty), 4. (empty).

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

SIGNATURE OF AFFIANT

Handwritten signature of Stacia E. Williams

Sworn to before me and signed in my presence this 28th day of August, in the year 2017

Handwritten signature of Jana S. Dickendesher

SIGNATURE OF NOTARY PUBLIC

6/09/2019

Notary Seal Here

My Commission Expires



JANA S. DICKENDESHER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
June 09, 2019

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