



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

CV12-018

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:

THE FIRST FLOOR OF THE BUILDING IS ZONED FOR COMMERCIAL USE. THERE HAS NOT BEEN A BUSINESS THERE FOR 27 YEARS. APPLICANT WANT THE SPACE REZONED FOR RESIDENTIAL USE, THAT REFLECTS THE NATURE OF RESIDENTIAL NEIGHBORHOOD.

Signature of Applicant

Dorcas Thompson

Date

May 1, 2012



CV12-018

recommendations

Goals

The following goals were established for land use and zoning within the South Side Planning Area:

- ▼ *Reduce inventory of pre-existing non-conforming properties.*
- ▼ *Establish development standards for commercially and industrially zoned property that achieves greater compatibility with residential uses.*
- ▼ *Disallow rezoning from residential to manufacturing or commercial classifications.*

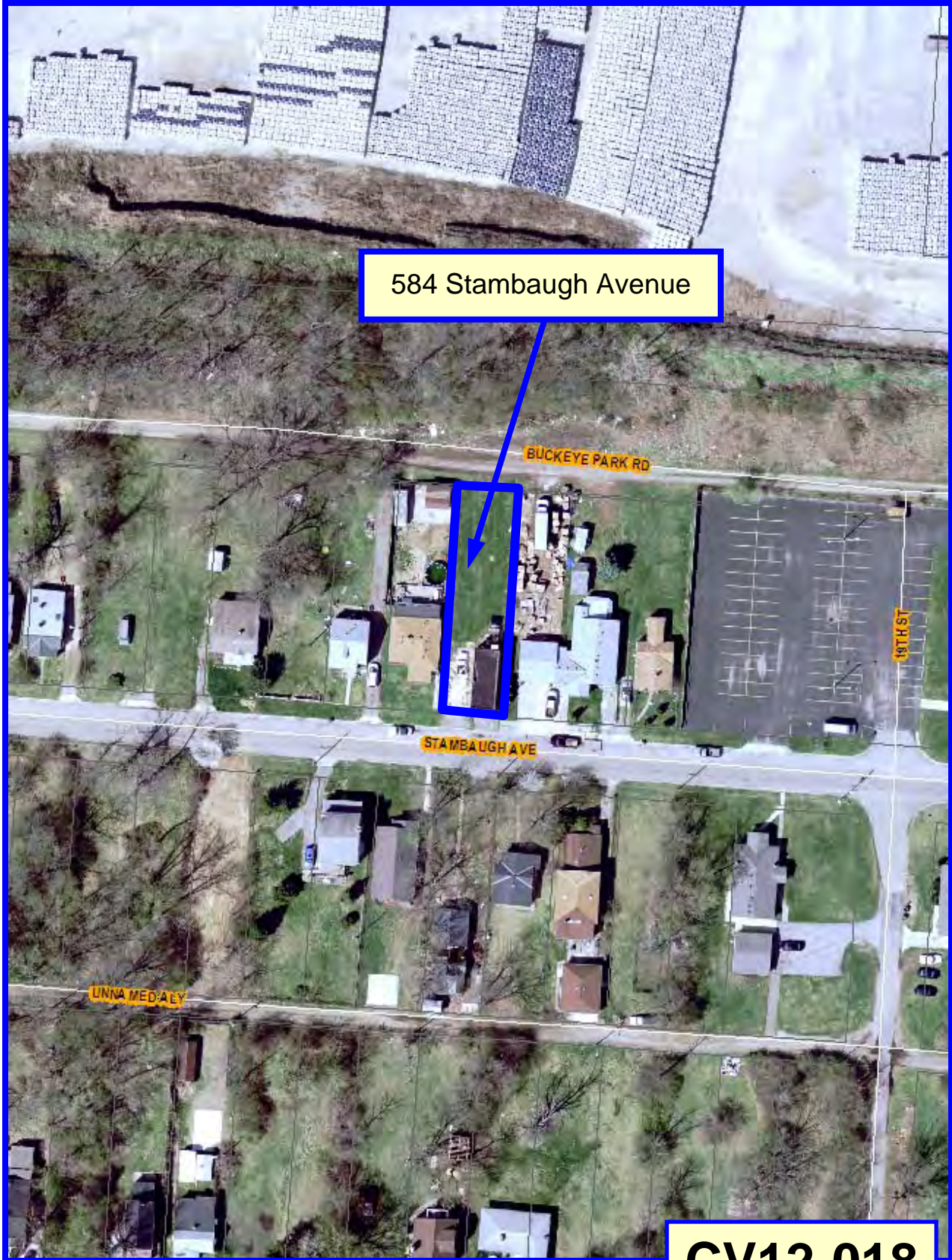
Issue

Zoning classifications and existing land use patterns are inconsistent in some portions of the planning area.

Recommendations

Prioritize the following problem areas. Request area rezonings through the City Planning Division to implement appropriate zoning classifications:

- Merion Village neighborhood from R4 (1-4 family residential) to R2 (single-family residential).
- Those portions of Moler Street, Neff Street, and Jenkins Avenue that are west of High Street from M (manufacturing) to R2 (single-family residential).
- Champion Avenue at Markison Avenue from C (commercial) to R2 (single-family residential).



584 Stambaugh Avenue

BUCKEYE PARK RD

STAMBAUGH AVE

19TH ST

UNNA MED AVE

CV12-018

From: Bob Eros [mailto:penny.rkd@gmail.com]
Sent: Wednesday, May 23, 2012 2:23 AM
To: Makley, Richard P.
Subject: 584 Stambaugh Avenue

This is notification that 584 Stambaugh Avenue, variance # 12315-00224, was voted on by the South Side Area Commission at their May 22, 2012 meeting. The application was approved.

If there are any questions about this permit, feel free to call or e-mail me at the below information.

Signed,

Robert Dickerscheid

Bob Eros
CSSAC - Vice Chair & District 8 Commissioner
Zoning Committee Chair and Public Services Committee
penny.rkd@gmail.com
445-8319



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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 # CV12-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] ODESSA THOMPSON

Of [COMPLETE ADDRESS] 686 ELWOOD AVE. COLS, OHIO 43207

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

1. <u>ODESSA THOMPSON</u> <u>686 ELWOOD AVE</u> <u>Columbus, OHIO 43207</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Odessa Thompson

Subscribed to me in my presence and before me this 27 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Jaime Delgado

My Commission Expires:

November 29th - 2012.



JAIME F. DELGADO
Notary Public, State of Ohio
My Commission Exp. Nov. 29, 2012

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

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