

**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:

*Please see attached sheet.*

Signature of Applicant

*Scott Messer*

Date

*2/20/16*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule. e

Please make checks payable to the Columbus City Treasurer

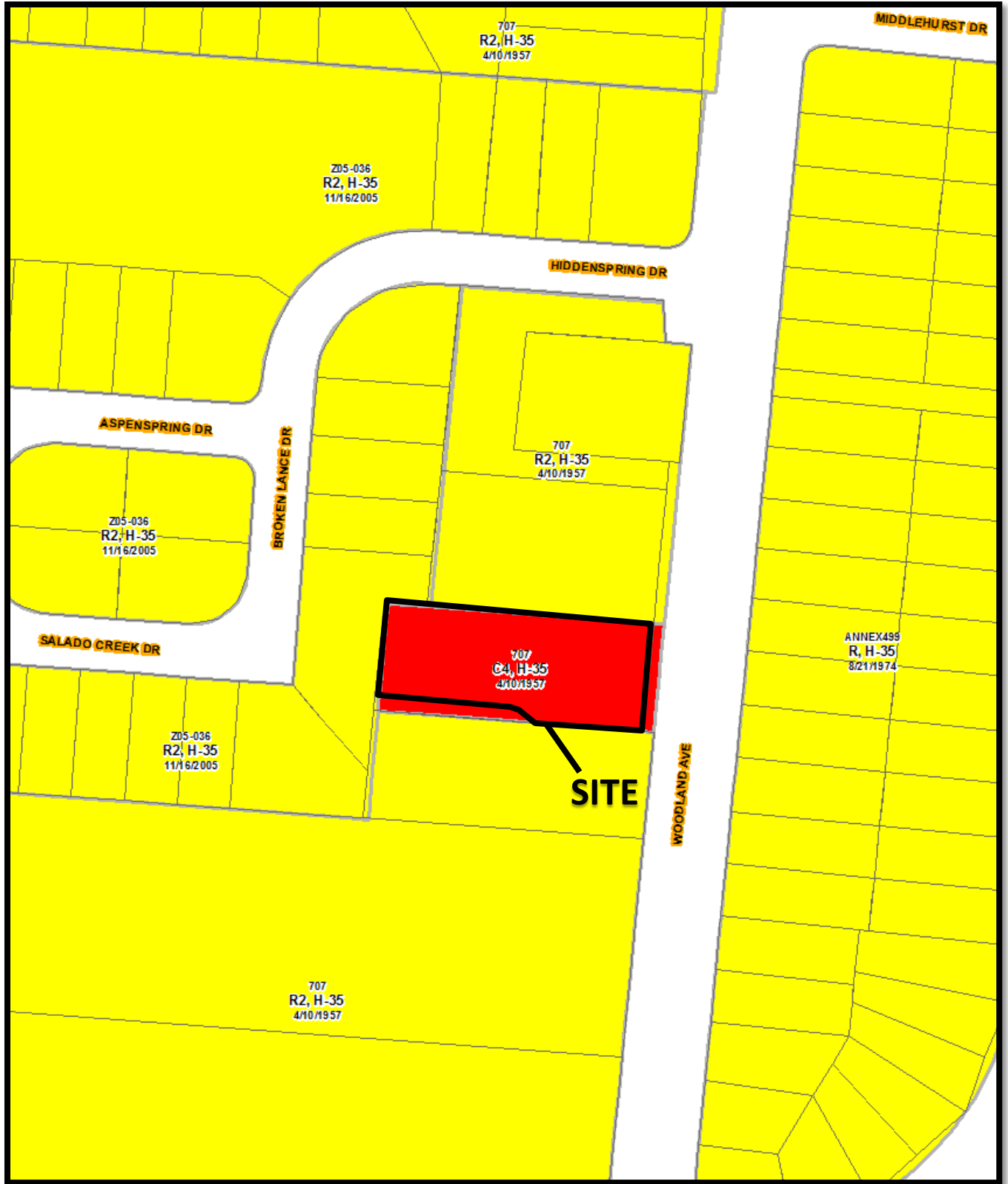
CV16-013

**Background to Council Variance Request**

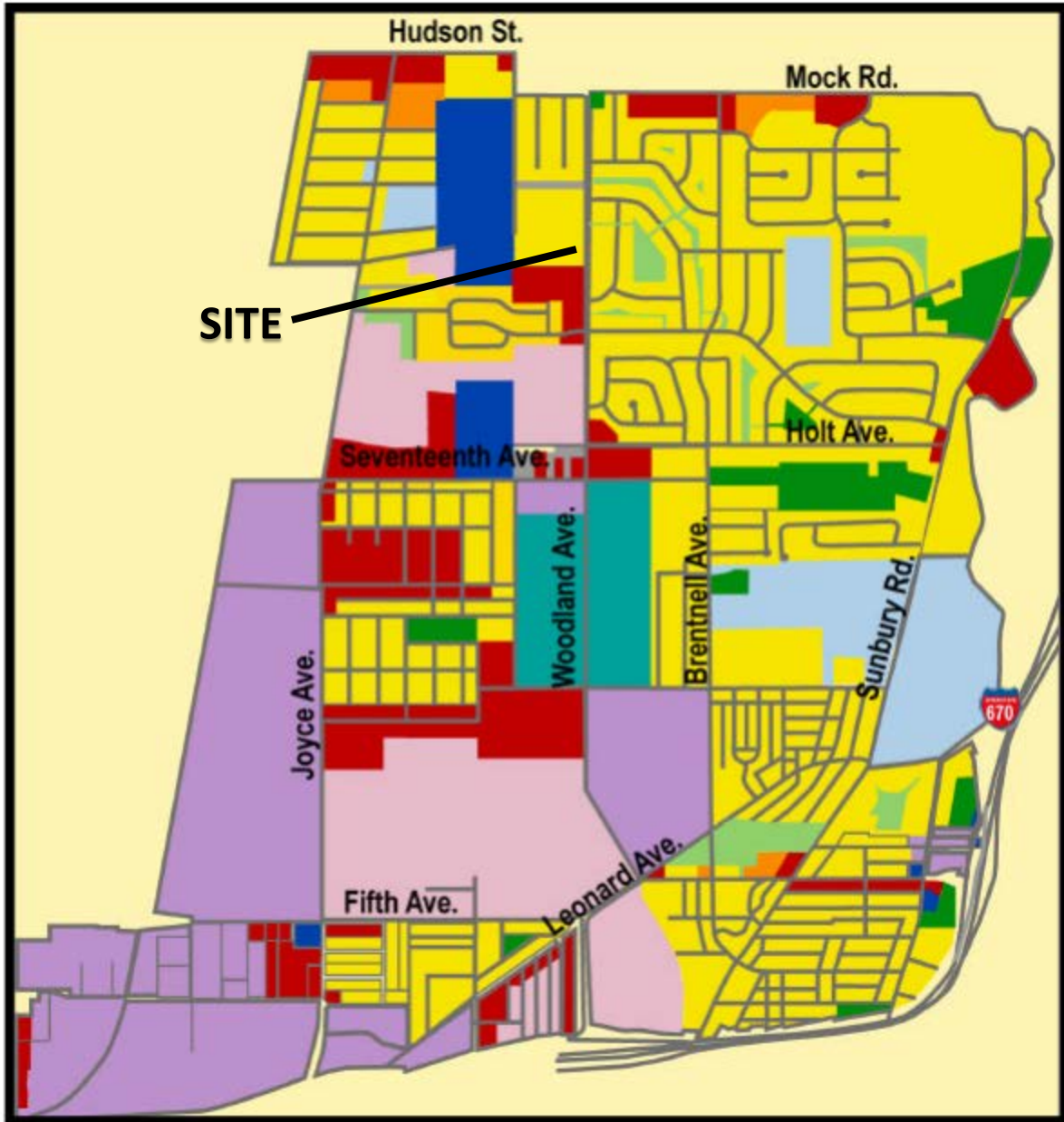
The property located at 1875 Woodland Avenue is currently zoned C-4. The land is C-4 but the house is a residence. There is a statement added to the city paperwork that the "structure cannot be rebuilt if it is destroyed more than 50%". It was deemed a non-conforming structure.

I am currently attempting to secure a mortgage on this property. The bank is not willing to finance the property as it stands. It is now listed as non-conforming use, but that is not good enough for financing.

I need the property to be zoned residential.



CV16-013  
1875 Woodland Avenue  
Approximately .55 acres



**Proposed Land Use**

- Neighborhood Commercial Services
- Light Manufacturing
- Multi-family Residential
- Public/Institutional
- Single-family Residential
- Open Space
- Office/Light Manufacturing
- Parkland
- Cemetery
- School

CV16-013  
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**STANDARDIZED RECOMMENDATION FORM**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number CV16-013

Address 1875 Woodland Avenue

Group Name NCAAC

Meeting Date 4-7-16

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

- Recommendation (Check only one)
- Approval
  - Disapproval

NOTES: Approval from C4 to residential.

Vote unopposed

Signature of Authorized Representative [Signature]

Recommending Group Title NCAAC (Chairperson)

Daytime Phone Number 614 570 5369

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 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 # CV16-013

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Edna I Cranford  
of (COMPLETE ADDRESS) 1875 Woodland Avenue, Columbus OH 43219

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

1. <u>Edna I Cranford</u> <u>1875 Woodland Avenue</u> <u>Columbus OH 43219</u>	2. <u>Karensa Mallory</u> <u>6547 Rocky Den Road</u> <u>Reynoldsburg OH 43068</u>
3.	4.

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

SIGNATURE OF AFFIANT Edna I Cranford

Sworn to before me and signed in my presence this 20<sup>th</sup> day of Feb, in the year 2016

Brandon M. Wheeler  
SIGNATURE OF NOTARY PUBLIC

09/23/2017  
My Commission Expires

Notary Seal Here



BRANDON M. WHEELER  
Notary Public, State of Ohio  
My Comm. Expires 09-23-2017

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