

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.

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):

See separate page.

Signature of Applicant Sean Knoppe

Digitally signed by Sean Knoppe
Date: 2021.05.21 14:22:05 -04'00'

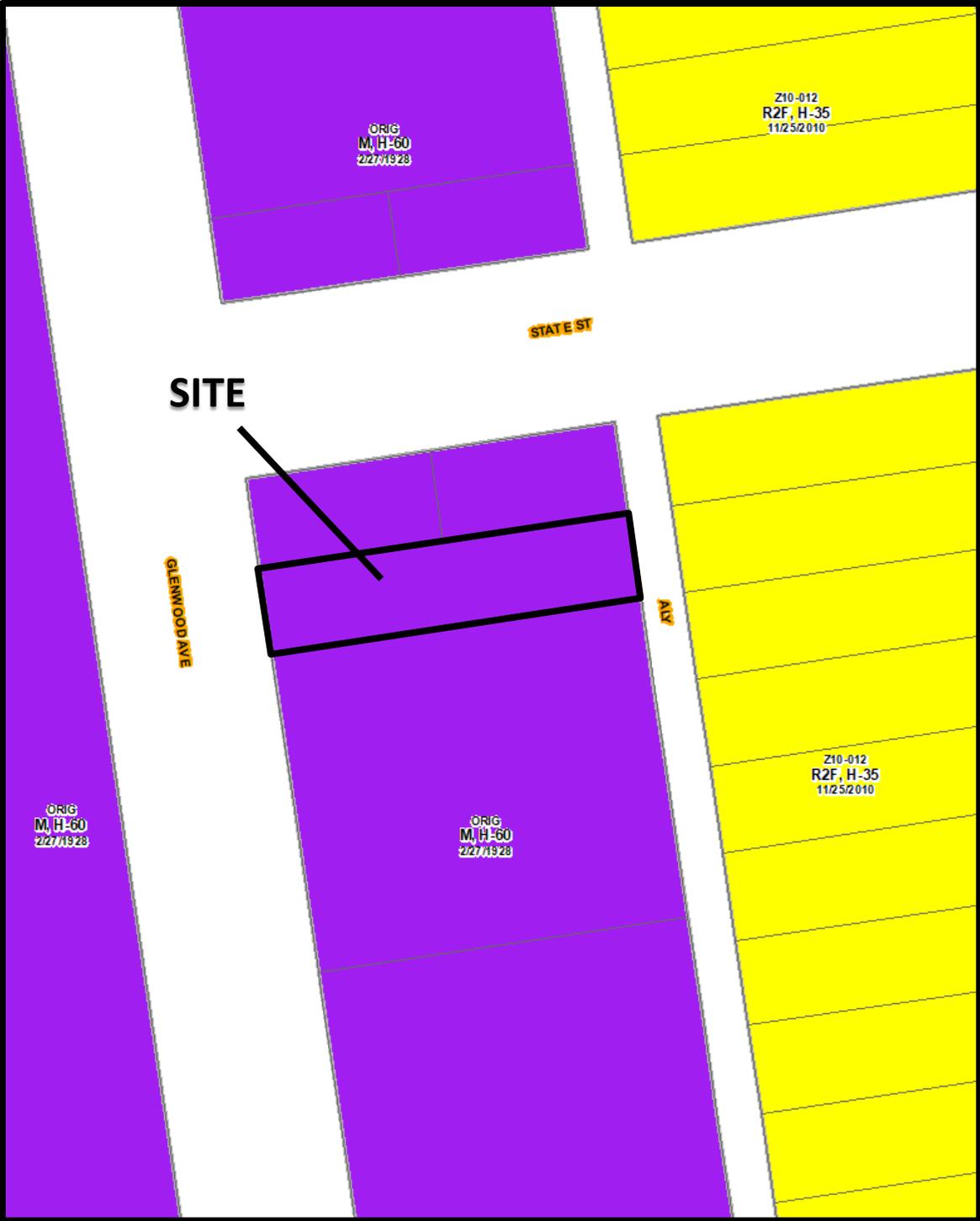
Date 5/21/21

Statement of Hardship

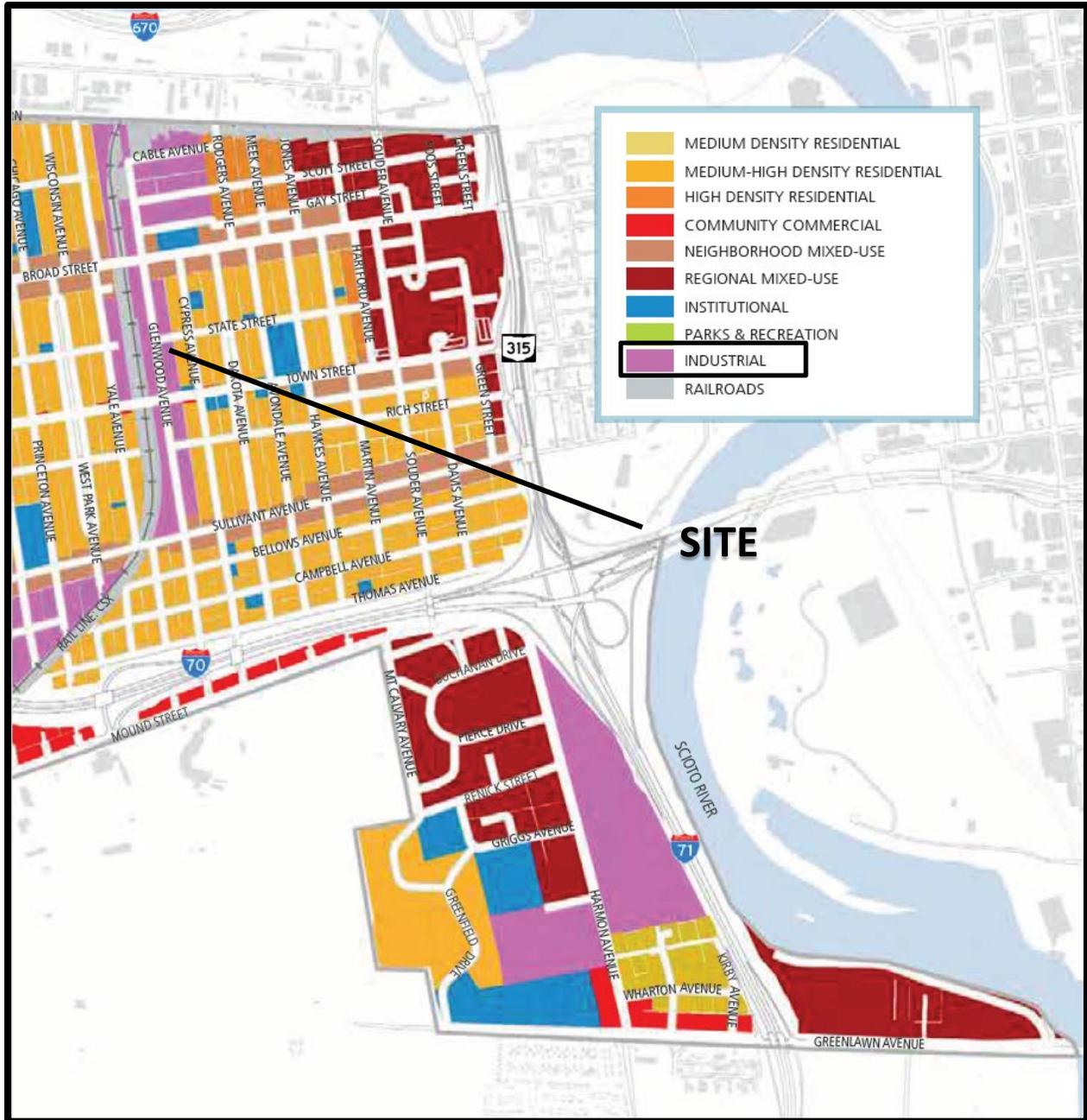
Property Address: 108 S Glenwood Ave, Columbus, OH 43222

Franklin County Parcel ID: 010-050420-00

The subject is an existing single-family home located in an M, Manufacturing zoning district which makes it a nonconforming use. It is currently a 1.5 story "cape cod" style home. We would like to raise the roof to make it a full 2 story home so that the upstairs has reasonable ceiling height for functional living space. Zoning code 3391.07 (Expansion of nonconforming uses) prohibits the expansion of properties with nonconforming uses. So, we are seeking a council variance to permit a single unit dwelling in the M, Manufacturing District in order to conform the home so that the expansion is permitted.



CV21-061
108 S. Glenwood Ave.
Approximately 0.09 acres



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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV20-061

Address: 108 S. Glenwood Ave.

Group Name: Franklinton Area Commission

Meeting Date: July 13, 2021

Specify Case Type:

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

Recommendation:
(Check only one and list basis
for recommendation below)

Approval
 Disapproval

NOTES:

Vote: 14 Yes - 0 No - 1 ABSTAIN

Signature of Authorized Representative: W B Warner

SIGNATURE

7 AL Zoning Chair

RECOMMENDING GROUP TITLE

614-581-6419

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-061

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) Sean Knoppe
of (COMPLETE ADDRESS) 108 S Glenwood Ave, Columbus, OH 43222
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Supra Investments LLC c/o Sean Knoppe 614-961-4315; PO Box 732, Worthington, OH 43085 # of Columbus-based employees - N/A</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Sean Knoppe

Sworn to before me and signed in my presence this 21st day of May, in the year 2021

Beverly L Kazee
SIGNATURE OF NOTARY PUBLIC

4/28/25
My Commission Expires

Notary Seal Here



BEVERLY L KAZEE
Notary Public
State of Ohio
My Comm. Expires
April 28, 2025

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