residential structure



DEPARTMENT OF BUILDING AND ZONING SERVICES

# ORD # 1562-2017; CV17-028; Page 1 of 6 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

CV17-028

#### 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 conjuction 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.

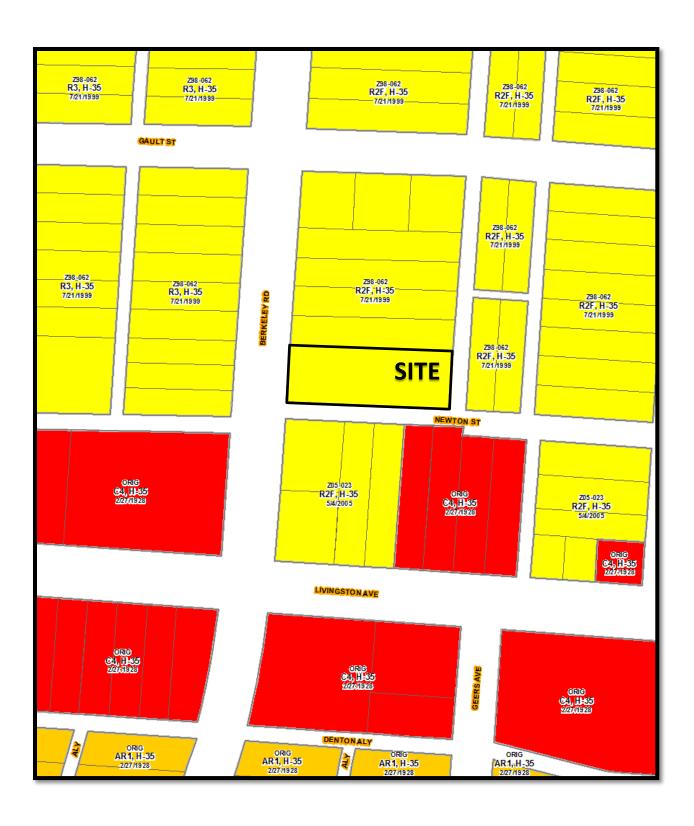
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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.

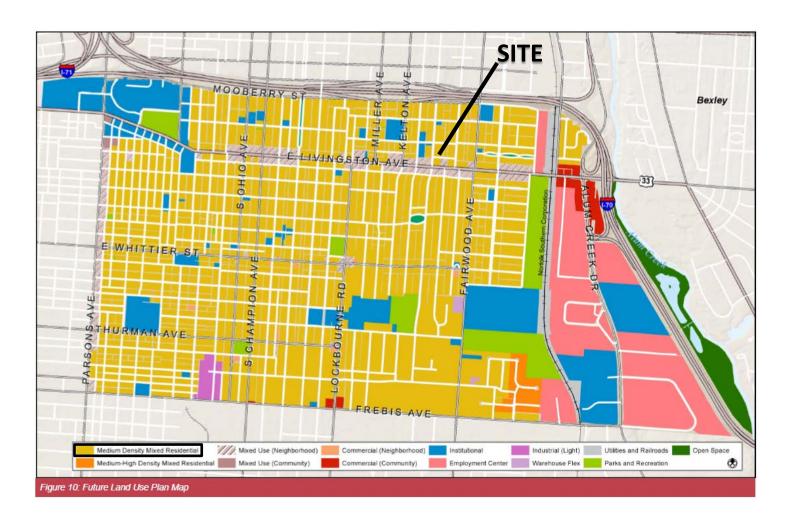
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

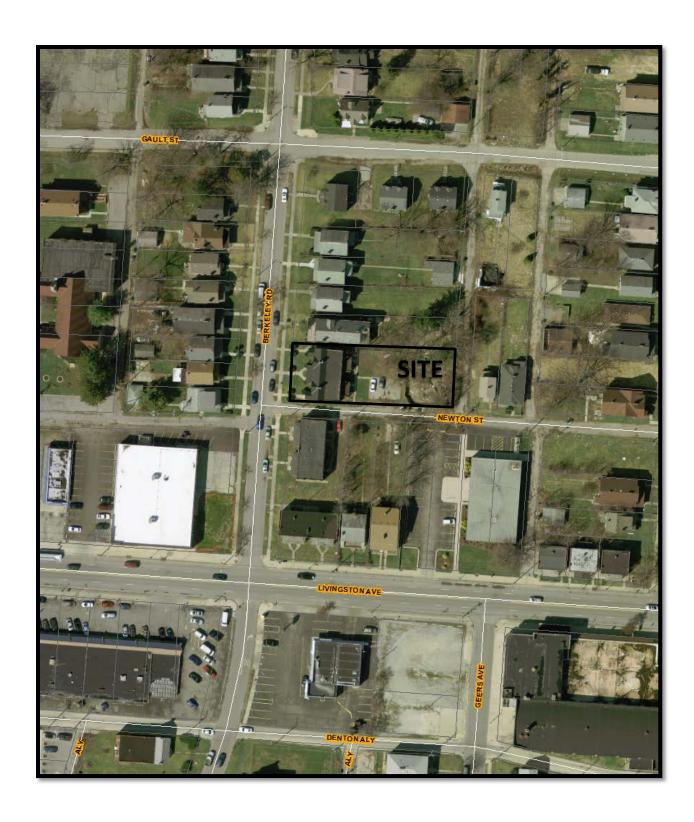
This application seeks a variance from section 3332.37 of the Columbus City Code (R2F Permitted Uses) to allow for 4 - unit
residential structure.
Although currently zoned R2F, the property's current use is 4 unit family residence, which is consistent with other structures
in the area.
Property owners intend to list the property for sale and anticipate issues with prospective buyer's lender's approval of residental
loan on a property currently zoned R2F without a variance.
Applicant does not believe this variance will negatively affect any ajoining property or the general welfare, as the immediate
vicinity is similarly developed.
Signature of Applicant Henry K MMC Date 4/24/20



CV17-028 830-836 Berkeley Road Approximately 0.31 acres

Near Southside Plan (2011)
"Medium Density Mixed Residential" Recommended





CV17-028 830-836 Berkeley Road Approximately 0.31 acres

\*\* INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY \*\*

TIME RECEIVED May 17, 2017 12:58:57 PM EDT REMOTE CSID 6142534664

DURATION 43

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**PAGES** 

**STATUS** Received

01/01/2005 00:01

6142534664

TERRY ELLIOTT

PAGE 01

THE CITY OF

## 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

	10 7400
OR USE BY: AREA COMMISS	SION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
Case Number:	CV17-028
Address:	930-836 BENTE EU RI
Group Name:	LAVA-C
Meeting Date:	May 16 2017
Specify Case Type:	B7.A Variance / Special Permit Council Variance Rezoning Graphics Variance / Plan / Special Permit
Recommendation: (Check only one)	Approval Disapproval
NOTES: 4 485	. 16BS+.
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VV. 70.	
Vote:	4 485/108stain
Signature of Authorized Repri	Chair - LAVA C
	RECOMMENDING GROUP TITLE  ( ) ( ) 50 ( - //() 5

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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THE CITY OF

### 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

### 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 # CV17-028
STATE OF OHIO COUNTY OF FRANKLIN	
Being first duly cautioned and sworn (NAME) Henry K	Park
of (COMPLETE ADDRESS) 68 E Oakland Avenue,	
	OR DULY AUTHORIZED ATTORNEY FOR SAME and the following lities having a 5% or more interest in the project which is the subject of
	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. Henry K Park 68 E Oakland Avenue, Columbus OH 43201 Henry K Park 614)266-0785	2.
3.	4.
Check here if listing additional property owners on a se	pharate nage
Content note it instang additional property owners on a se	Parace Page.
SIGNATURE OF AFFIANT Henry	K PAUC
Sworn to before me and signed in my presence this	day of, in the year
SIGNATURE OF NOTARY PUBLIC	My Commission Expires Notary Seal Here
Diane L Hoenig 62 East Oakland Avenue Columbus, OH 43201-1279	

Franklin County License Expires: July 17, 2021