









# 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](http://www.columbus.gov)

## 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:**

Under L-ARLD zoning, the subject property can be improved with dwellings containing no fewer than three and no more than four dwellings units, apartment houses containing five or more units, and no fewer than three townhouses in a row, but cannot be improved with two family dwellings. Developing this property with multi-dwelling structures mixed with single and two family dwellings results in a development that has fewer dense structures and one that will not impair an adequate supply of light and air to adjacent property. Having single and two unit dwellings intermingled with higher density structures does not impair but serves to better support the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

Signature of Applicant W. Scott Newcomb

Date 11/30/2012

### **Statement of Hardship**

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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 # CV12-057

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Scott Newcomb

Of [COMPLETE ADDRESS] 169 South Liberty Street Powell, Ohio 43065

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

<p>1. Brittany Place LP 169 South Liberty Street Powell, Ohio 43065 1 Columbus Based Employee Scott Newcomb 614-785-1414</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30 day of November, in the year 2012

### SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*W. Scott Newcomb*  
*Anthony J. Wonderly*  
4/25/2014



ANTHONY J. WONDERLY  
Notary Public, State of Ohio  
My Commission Expires 04/25/2014

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