

**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

CV14-039

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:

REQUEST TO LEAVE STANDING A GARAGE
 ON SITE WHEN HOME IS DEMOLISHED
 SITE WILL BECOME A COMMUNITY GARDEN
 AND GARAGE WILL PROVIDE SECURE STORAGE
 FOR SUPPLIES & TOOLS.

GARAGE IS IN GOOD SHAPE - needs new
 roof shingles

Signature of Applicant

Date

6/2/14

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.
 Please make all checks payable to the Columbus City Treasurer

CV14-039

Proposal for 99 Guilford Ave.

This site is about 300 feet from my home where I have an extensive garden. My husband and I own 27 buildings with 39 housing units in Franklinton and we have tried to landscape them with limited success. Tenants in the past have not been into gardening but that is changing.

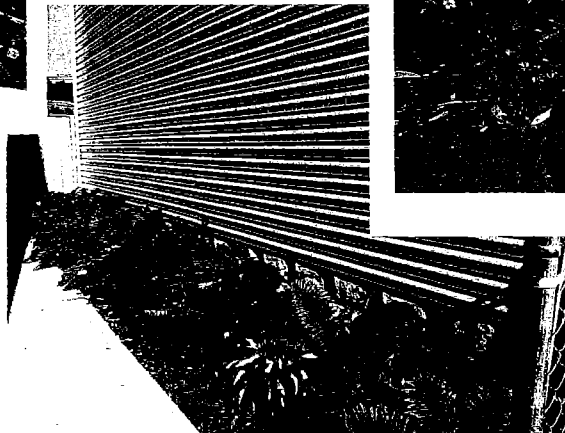
The best plants to use are perennials that grow easily and are divided every 3 years or so. As they fill in, the labor to take care of them diminishes drastically.

Avid gardeners often offer me their thinnings but at times when I don't have soil ready for them. Prices are high when I am ready to plant flowers at rentals. And, neighbors homes would look so much better with some flowers but, they have no clue how to take care of them. I have had neighbors pull daffodils after they are finished flowering – or mow down daylilies thinking they are weeds.

SO – I plan to put beds at 99 Guilford and plant thinnings, throw-away's from stores and plants that self seed. Hostas, Irises, Sedum, Columbine, Johnny Jump Ups, Hyacinth Bean vine, Daffodils, Day Lillies, Lilly of the Valley – to name but a few. All easy to grow and need little care after being established.

At 99 Guilford there is a very fine garage that needs some new roof sheeting and all new shingles. The roof trusses, walls and foundation are in good shape. And if the men who just boarded up the garage didn't ruin it, the overhead door works well too. I will fix the roof and paint the exterior. I'd like to have a mural on the wall facing the street. I will fence the rear with chain link and hope to do the front with a wooden fence. Perhaps plant two apricot trees.

If volunteers will help, and learn in the process, so much the better. Plants would be given away to partnering in some fashion. I can afford to pay for the help I need if it comes to that. I may charge a small fee to those who can afford to pay and don't do some volunteer work. I find people are more likely to take care of the things for which they paid, whether by sweat or treasure



Jim Bost



CV14-039
99 North Guilford Avenue
Approximately 0.2 acres



CV14-039
99 North Guilford Avenue
Approximately 0.2 acres

**STANDARDIZED RECOMMENDATION FORM**

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

Case Number

CV14-039 / 14315-00000-00521

Address

192 N Guilford Ave. Col. OH 43222

Group Name

Franklinton Area Commission

Meeting Date

9/9/2014

Specify Case Type

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

Recommendation

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

NA

Vote

Signature of Authorized Representative

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Unanimous / David Haire Abstained

Franklinton Area Commission

614/746-0287

Please **FAX** this form to **Zoning** at (614) **645-2463** within **48 hours** of your meeting day; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 # CV14-039

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Reza ReyaziOf [COMPLETE ADDRESS] 50 W. Gay St Columbus OH 43215

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>City of Columbus Land Redevelopment Office 50 W. Gay St 4th Floor Columbus OH 43215</u>	2.
3. <u>Reza Reyazi 645 7274</u>	4.

☐ Check here if listing additional parties on a separate page.**SIGNATURE OF AFFIANT**Subscribed to me in my presence and before me this 2nd day of June, in the year 2014SIGNATURE OF NOTARY PUBLIC Melissa RayMy Commission Expires: 2/7/18

Notary Seal Here

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

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