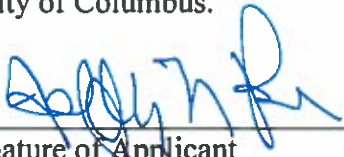


Statement of Hardship

The applicant is requesting a variance to Section 3332.037 R2F Residential district and to Section 3312.49, minimum number of parking space requested to permit three dwelling units with three parking spaces.

The site was developed as a residential care facility in the 1980's. The building plans showed three units in the building. Each unit had its own kitchen, bathroom and two bedrooms. The City approved an area wide rezoning in 2000 which changed the zoning classification on this property from R-4 which allowed these units to R2F which allow two units. The variance request would permit three units with reduced parking from 6 to 3 parking spaces (an existing condition, three parking spaces).

The 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 the 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.


Signature of Applicant

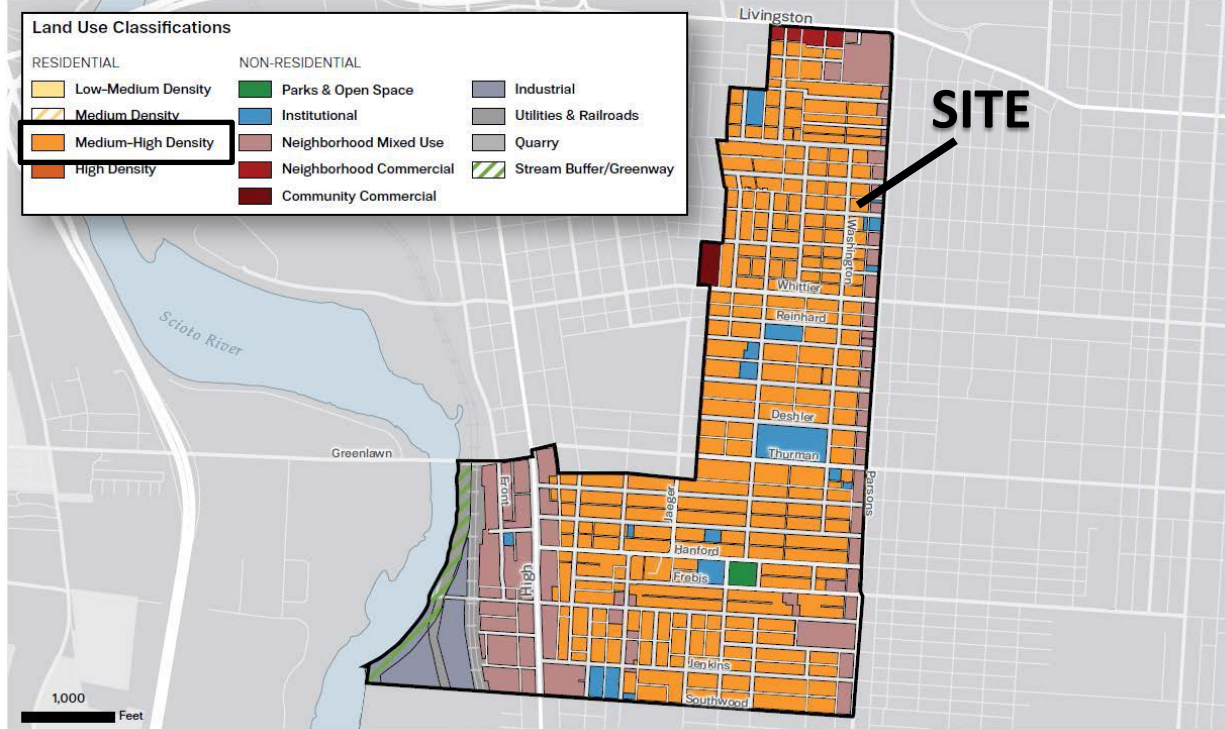
10/29/18
Date



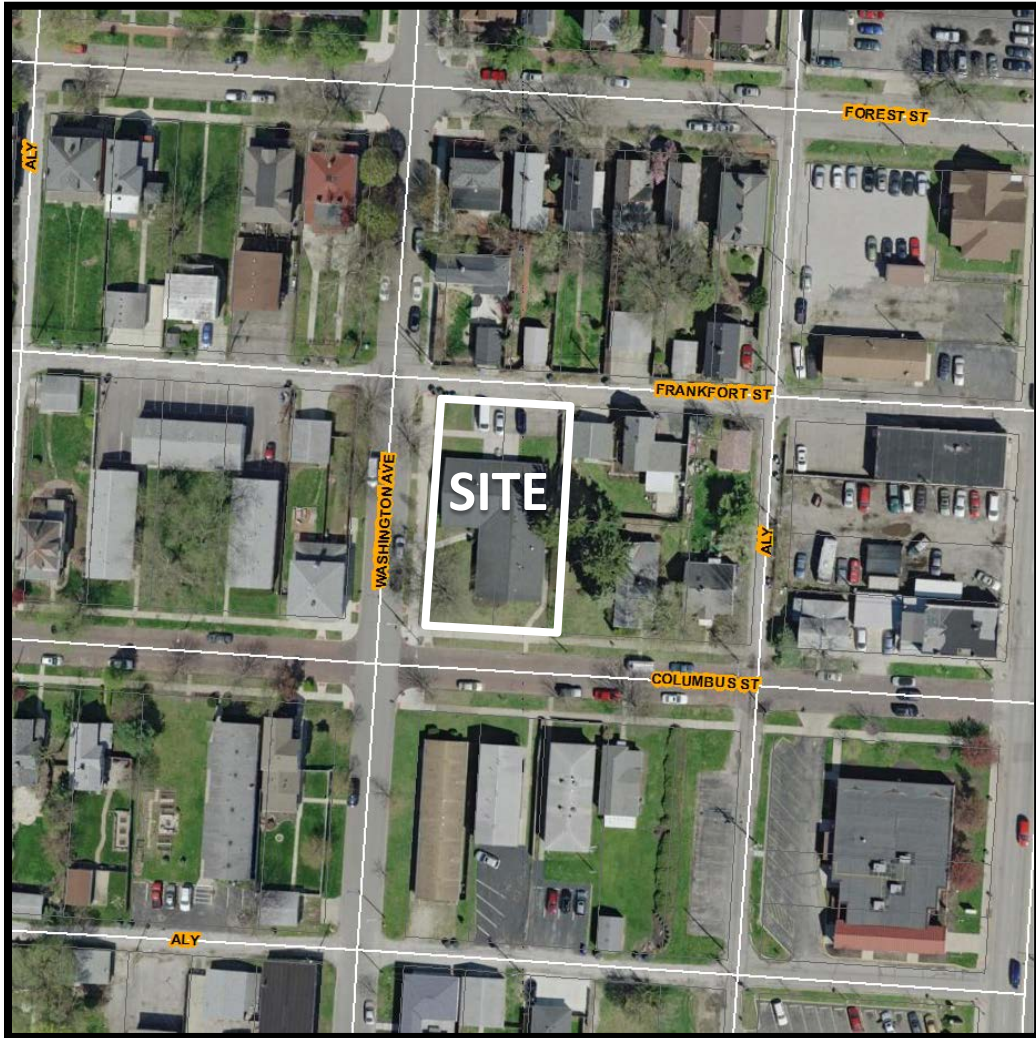
CV18-076
500 East Columbus Street
Approximately 0.26 acres

South Side Plan (2014)

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV18-076
500 E. Columbus St.
Approximately 0.26 acres



CV18-076
500 East Columbus Street
Approximately 0.26 acres

Board of Zoning adjustment application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

for use By: **area commission / community group / historic architectural review**

Case number CV18-076

Address 500 E. Columbus Street

Group name Schumacher Place Civic Association

Meeting date October 2, 2018

Specify case type

- BZA variance / special permit
- council variance
- rezoning
- graphics variance / plan / special permit

Recommendation **Approval**
(Check only one) **Disapproval**

Notes: Variances are supported with some concern raised over the variance not being linked to the use of
the building for independent living for developmentally handicapped patrons.

There was a strong belief that the two parcels must be combined for the variance as well.

Vote All variances supported; see results page for per variance vote count.

Signature of Authorized Representative *Brenda K Gischel*

Recommending group title Schumacher Place Civic Association

Daytime phone number (614) 406-2077

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **fax** to Zoning at (614) 645-2463; OR **mail** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

please note: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Tally

Schumacher Place Civic Association
Variance Voting Results Page

Subject: 500 E. Columbus Street [CV18-076]

332.037 – R-2F Residential District

Allow a three-unit dwelling in the R2F district.

YES	<u> </u>	28	= 39
NO	<u> </u>	11	

3312.49 – Minimum Number of Required Parking Spaces

Allow 3 spaces instead of the required 6.

YES	<u> </u>	30	= 39
NO	<u> </u>	9	

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

(PLEASE PRINT)

Case Number:

CV18-076

Address:

500 E Columbus Street

Group Name:

Meeting Date:

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

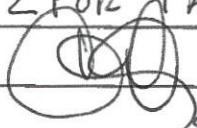
NOTES:

Vote:

12 For / ABS

Signature of Authorized Representative:

SIGNATURE



RECOMMENDING GROUP TITLE

SOUTH SIDE AREA COMMISSION

DAYTIME PHONE NUMBER

614-285-4901 x1100

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, 111 N. Front St., Columbus, OH 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV18-076

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 460, 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 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. Banyon Park Resources LLC 41 S. High Street Columbus, OH 43215 Phil Barrett - 614-370-8070 0 Columbus based employees	2. Creative Housing Inc. 2233 Citygate Drive Columbus, OH 43219 Pat Rafter - 614-418-7725 21 Columbus based employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

9/4/2020

My Commission Expires:

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

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2020



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