

CV10-025

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



**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:

SEE ATTACHED STATEMENT

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Signature of Applicant Thomas J. Gustafson Date 6/28/10  
*Member*

**COUNCIL VARIANCE  
1329-1331 E. 18th Avenue**

**COUNCIL VARIANCE:** To conform an existing 2-family dwelling in a R3 zoning district  
**PROPERTY ADDRESS:** 1329-1331 E. 18th Avenue, Columbus, Ohio 43211  
**PARCEL NUMBERS:** 010-060262  
**OWNER:** G. Hudecek Trustee  
**APPLICANT:** TRZ Group, LLC  
**DATE OF APPLICATION:** September 21, 2010

**STATEMENT OF HARDSHIP**

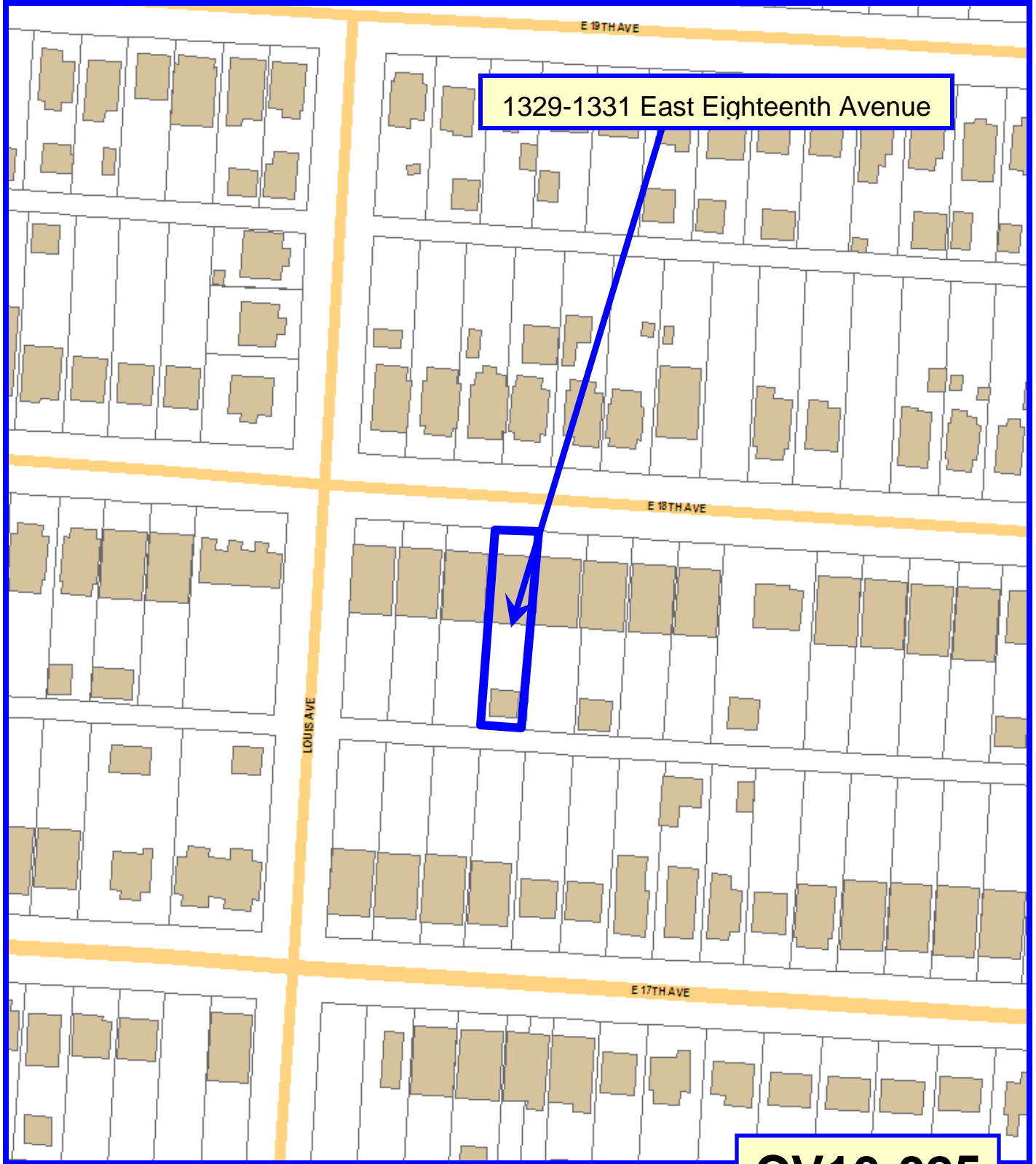
The property subject to this Council Variance application is approximately 0.120 acres in size. It is commonly known as 1329-1331 E. 18th Avenue and consists of Parcel Number 010-060262 (the site). The site is currently zoned in the R-3, Residential District. The applicant requests the following Council Variances for the site:

1. C.C. §3332.035 R3 Residential District - To permit a Two-Family Dwelling in this R3 Zoning District.
2. C.C. §3332.05 Area District Lot Width Requirements – To conform to the existing conditions on the site by reducing the lot width from 50 feet to 35 feet in this R3 district.
3. C.C. §3332.25 Maximum Side Yard – To conform to the existing conditions on the site by reducing the maximum side yard from 7 feet to 3 feet.
4. C.C. §3332.26 Minimum Side Yard Permitted – To conform to the existing conditions on the site by reducing the minimum side yard from 3 feet to 1.5 feet.
5. C.C. §3312.49 Minimum Number of Parking Spaces Required – To conform to the existing conditions on the site by reducing the required number of parking spaces from 4 to 2.

The Applicant has requested these variances for this site in order to avoid an unnecessary hardship. This site became non-conforming to the Zoning Code for the City of Columbus prior to the Applicant's ownership of the property. However, the Applicant is seeking these variances to bring the property into conformance with the Zoning Code in order to prevent problems with financing and to ensure the ability to rebuild the dwelling, as is, in the event of property damage or destruction.

These variances would be in harmony with the general purpose and intent of the Zoning Ordinance and preserve its spirit. This area of East Eighteenth Street is primarily residential and includes mostly Two-Family Dwellings throughout the neighborhood. Therefore, the granting of these variances will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.





1329-1331 East Eighteenth Avenue

**CV10-025**



1329-1331 East Eighteenth Avenue

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**South Linden Area Commission**

410 Cleveland Ave., Suite 1 • P.O. Box 11593 • Columbus, Ohio 43211  
www.greaterlinden.org/comm\_slac.html

Phone: (614) 294-9600  
Fax: (614) 294-9601



September 27, 2010

Rebecca L Egelhoff Esq.  
Mental & Associates LLC  
88 E Broad Street, Suite 2000  
Columbus, Ohio 43215  
Phone # (614) 360-2382  
Fax (614) 227-6041

Dear Rebecca L Egelhoff Esq.

Per your request of the South Linden Area Commissions . We are providing you with a letter of support for the variances project on 1329-1331 E 18<sup>th</sup> Ave. We know that this will help the community growth .

The South Linden Area Commissions believes in economic development is Vital to our community, and commends you for supporting the Community. If there is anything else that you need. Please don't hesitate to contact us.

Sincerely,

George M Walker Jr.  
South Linden Area Commissions Chair

City of Columbus | Department of Development | Building Services Division | 757 Gady Avenue Columbus, Ohio 43224



### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # CV10-025

Being first duly cautioned and sworn (NAME) Rebecca Egelhoff  
of (COMPLETE ADDRESS) 77 E. Broad St, Ste 2000 Cols, 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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

TRZ Group, LLC  
396 S. Washington  
Columbus, OH 43215  
Contact: Tom Armstrong  
740-361-7315  
  
# of Cols. employees = 1 (ret)

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Rebecca Egelhoff  
 Subscribed to me in my presence and before me this 29<sup>th</sup> day  
 of June, in the year 2010  
 SIGNATURE OF NOTARY PUBLIC Laura L. Gerber  
 My Commission Expires: 2/4/2014



This Project Disclosure Statement expires six months after date of notarization.  
 Laura L. Gerber  
 Notary Public, State of Ohio  
 My Commission Expires 02-04-2014