
STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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):

I reside in an uprising rennovated community that has new and tenure low to moderate income families who work or go to school. These families are struggling to pay bills due to the rising economy for food, rent, utilities and even seeking childcare has been difficult since the pandemic. Mnay parents have expressed the need for an affordable, safe, healthy,nurturing place to bring their children for care and learning. My center is Christian based and I provide quality care. Many families are also in need of non-traditional hours, 6pm-6am and weekends. This varance will allow me to offer care to more families at one time and also families that have new additions. I have been in business as a type B childcare Professional since 2010 and I am a 5 Star rated center. I am situated one block South of Whittier Avenue on the corner of Reinhard, before Thurman Avenue. Champion is west of my home and Lockboune Avenue is east. I am in close proximity to downtown area where many parents walk or ride the bus to work. I would also like to request a variance for parking spaces. See page 2

Signature of Applicant

Barbara Busde

Date

5-21-2024

Statement of Hardship

Amended Page 2

Property: 1137 Linwood Avenue, Columbus, Ohio 43206

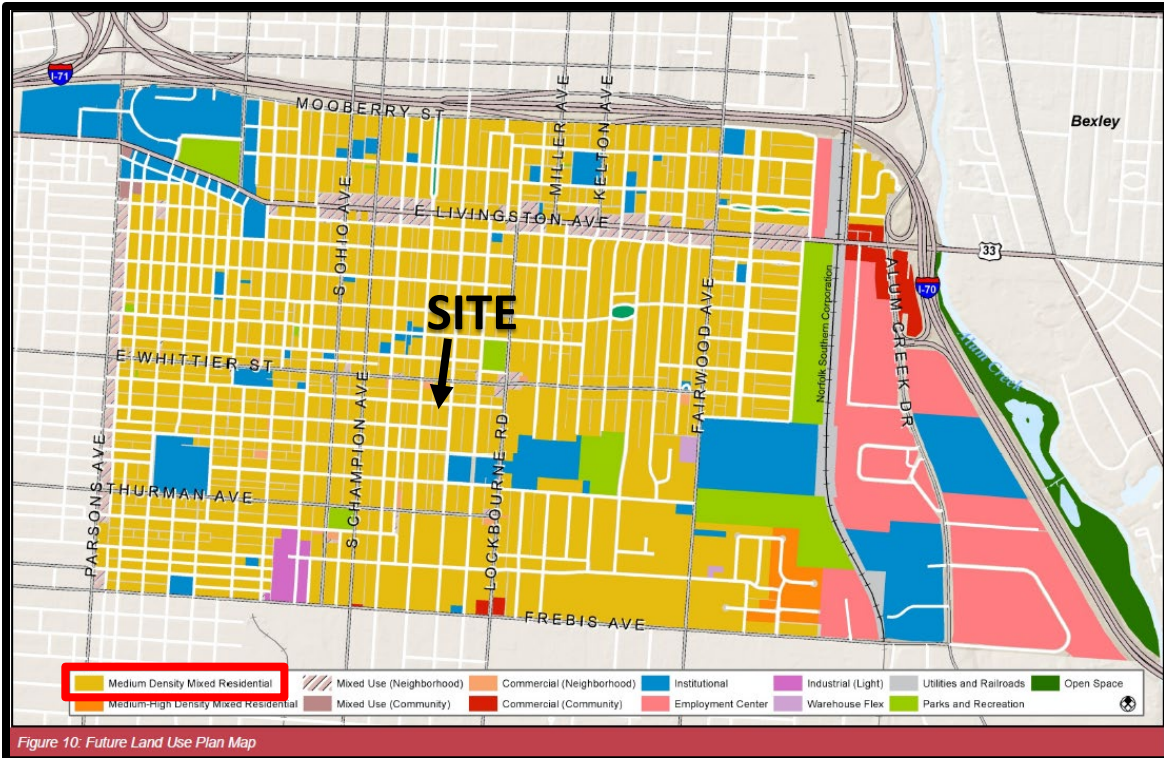
Total Square Footage of Type A home is 1458

Total Square Footage for areas used for my type A Childcare Center is 543

1. Section 3332.039, R-4, residential district, permits only Type "B" home day care facilities, or child day care centers as accessory uses to a religious facility or school, while the applicant proposes to operate a Type "A" home day care facility serving a maximum of twelve children within a single-unit dwelling.
2. Section 3312.49, Required parking, requires 2 parking spaces for the single-unit dwelling use and 2 parking space per 500 square feet of day care facility space, a total requirement of 5 spaces, while the applicant proposes maintain 3 parking spaces for the single-unit dwelling for the Type "A" home day care facility.



CV24-045
1137 Linwood Ave.
Approximately 0.13 acres



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Approximately 0.13 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>CV24-045</u>
Address	<u>1137 LINWOOD AVENUE</u>
Group Name	<u>COLUMBUS SOUTH SIDE AREA COMM</u>
Meeting Date	<u>June 25, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Approved as requested 8-0-0. No objections from the civic association or zoning committee.

Vote	<u>8-0-0</u>
Signature of Authorized Representative	<u><i>Kathryn Green</i></u>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-565-1476</u>

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-045

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

Being first duly cautioned and sworn (NAME) Barbara Burden
of (COMPLETE ADDRESS) 1137 Linwood Avenue

deposes and states that they are 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:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

<p>1. Barbara Burden 1137 Linwood Avenue Columbus, Ohio 43206 # of Columbus-Based Employees: 0</p>	<p>2. Hattie Heller Board Member 1958 N. Cassady Avenue Columbus, Ohio 43219 # of Columbus-Based Employees: 0</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Barbara Burden

Sworn to before me and signed in my presence this 19 day of April, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

Dec 22, 2025 Notary Seal Here
My Commission Expires



KENIA BRITO
Notary Public
In and for the State of Ohio
My Commission Expires
December 22, 2025

This Project Disclosure Statement expires six (6) months after date of notarization.