

CV10-024



**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. Lewis Date 6-28-10  
*Member*

**COUNCIL VARIANCE  
506-508 S. Champion Avenue**

**COUNCIL VARIANCE:** To conform an existing 2-family dwelling in a R3 zoning district  
**PROPERTY ADDRESS:** 506-508 S. Champion Avenue, Columbus, Ohio 43211  
**PARCEL NUMBERS:** 010-039030  
**OWNER:** G. Hudecek Trustee of 506-508 Champion Columbus Land Trust  
**APPLICANT:** TRZ Group, LLC  
**DATE OF APPLICATION:** July 20, 2010

**STATEMENT OF HARDSHIP**

The property subject to this Council Variance application is approximately 0.105 acres in size. It is commonly known as 506-508 S. Champion Avenue and consists of Parcel Number 010-039030 (the site). The site is currently zoned in the R-3, Residential District. The applicant requests the following Council Variances for the site:

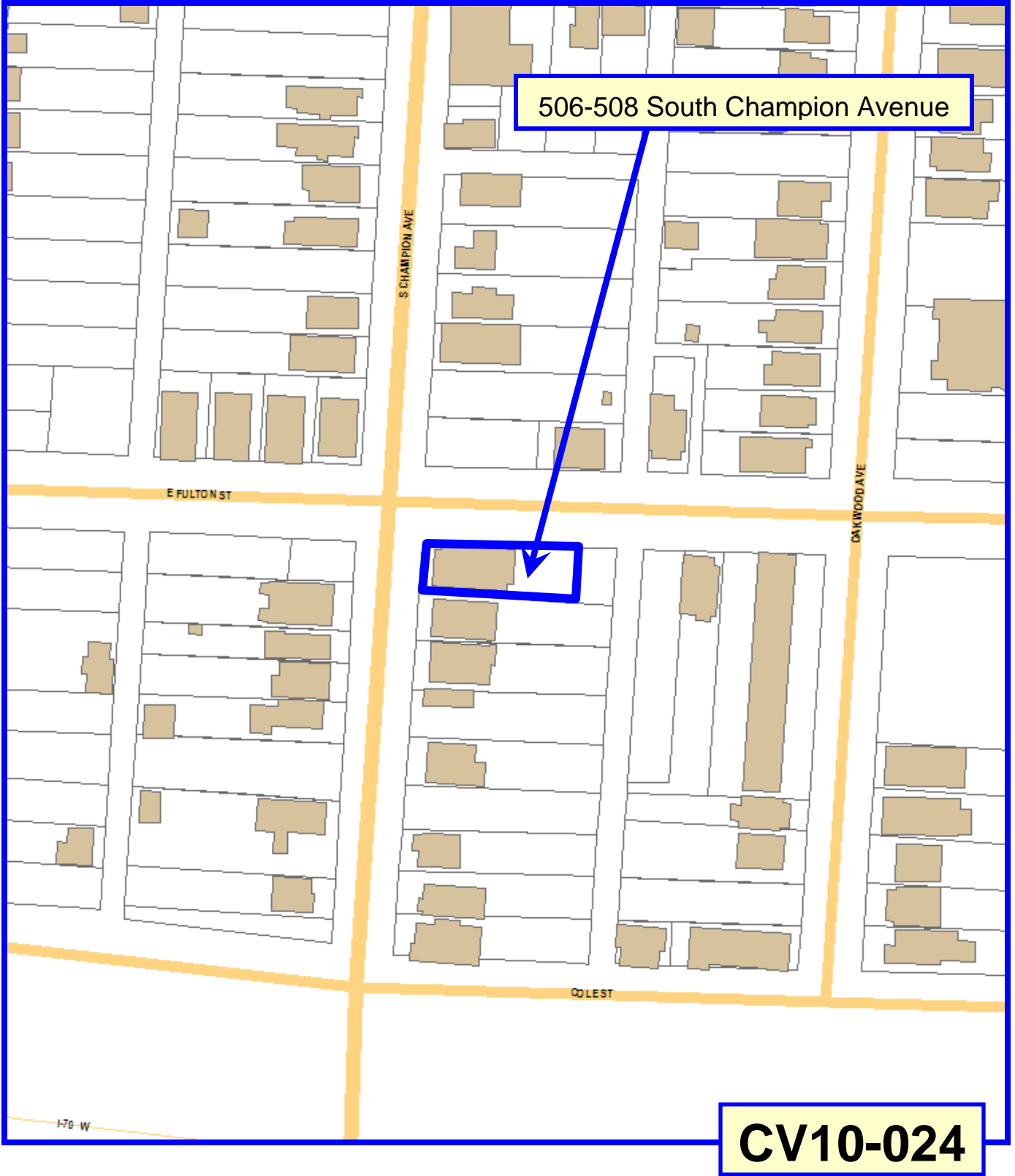
1. C.C. §3332.035 R3 Residential District - To permit a Two-Family Dwelling in this R3 Zoning District.
2. C.C. §3332.05 Area District Lot Width Requirements – To conform to the existing conditions on the site by reducing the lot width from 50 feet to 35 feet in this R3 district.
3. C.C. §3332.13 R3 Area District Requirements – To conform to the existing conditions on the site by allowing a two-family dwelling or other principal building on a lot that is 0.105 acres.
4. C.C. §3332.18(D) Basis of computing area – To conform to the existing conditions on the site by permitting lot coverage for the structure on the lot from fifty (50) percent to fifty-six (56) percent.
5. C.C. §3332.22(a)(2) Building lines on corner lots-Exceptions – To conform to the existing conditions on the site by reducing the required building lines along the long side of the lot from 4.5 feet required to 1.5 feet.
6. C.C. §3332.25 Maximum side yard required – To conform the existing conditions on the site by reducing the required maximum side yard from 7.5 feet to 4.5 feet .
7. C.C. §3332.30(b) Vision Clearance – To permit the existing conditions on the site by allowing the dwelling to encroach the vision triangle.
8. C.C. §3312.49 Minimum Number of Parking Spaces Required – To reduce the required number of parking spaces from 2 per dwelling to 0 per dwelling.

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 South Champion Avenue and Fulton 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.



**CV10-024**





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

**STANDARDIZED RECOMMENDATION FORM**

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS



GROUP NAME NEW/ENST AREA COMMISSION MEETING DATE 9/9/10  
CASE NUMBER CV10-024 Case type  Council Variance  Rezoning  
10315 - 00238  
ZONING ADDRESS 506 S CHAMPAIN APPLICANT G. HADECK, TRUSTEE  
PERSON(S) REPRESENTING APPLICANT AT MEETING REBECCA L. EGBELHOFF

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)  
Area commission see note at the bottom.

	Applicant Response	
	Yes	No
1. <u>PRESENT PLANS FOR PROPERTY UPDATES</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval  Disapproval  Conditional approval (list conditions and applicant response)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

APPLICANT PRESENT PLANS FOR PROPERTY UPDATES

Recommending Commission / Association / Accord Partner Vote: For 10 Against 0

Signature / Title of Authorized Representative Kathleen S. BJS  
Daytime phone number 614-252-3283

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval." Recommendations for "Conditional Approval" will be treated as a "Disapproval." If, at the time the ordinance is sent to Council, any condition that has checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

City of Columbus | Department of Development | Building Services Division | 757 Gardyn 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 # CV10-024

Being first duly cautioned and sworn (NAME) Rebecca Egelhoff  
of (COMPLETE ADDRESS) 81 E. Broad St., Ste. 200, 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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

TR2 Group, LLC  
396 S. Washington  
Columbus, OH 43215  
Contact: Tom Armstrong  
740-361-7315

# of employees = 1

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 29th 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.



Notary Here **Laura L. Gerber**  
Notary Public, State of Ohio  
My Commission Expires 02-04-2014