



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

CV12-022

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:

I am licence by the state and I have been doing this for the last 20 years. I am also licence by the V.A. This is a group home for persons with mental issues who need a place to live. The variance ^{does} not cause any endangerment to public safety. If I cannot get a variance the hardship is 8 men will be homeless and may be living back on the street

Signature of Applicant Mr. Bertha Powell Date 5/8/12

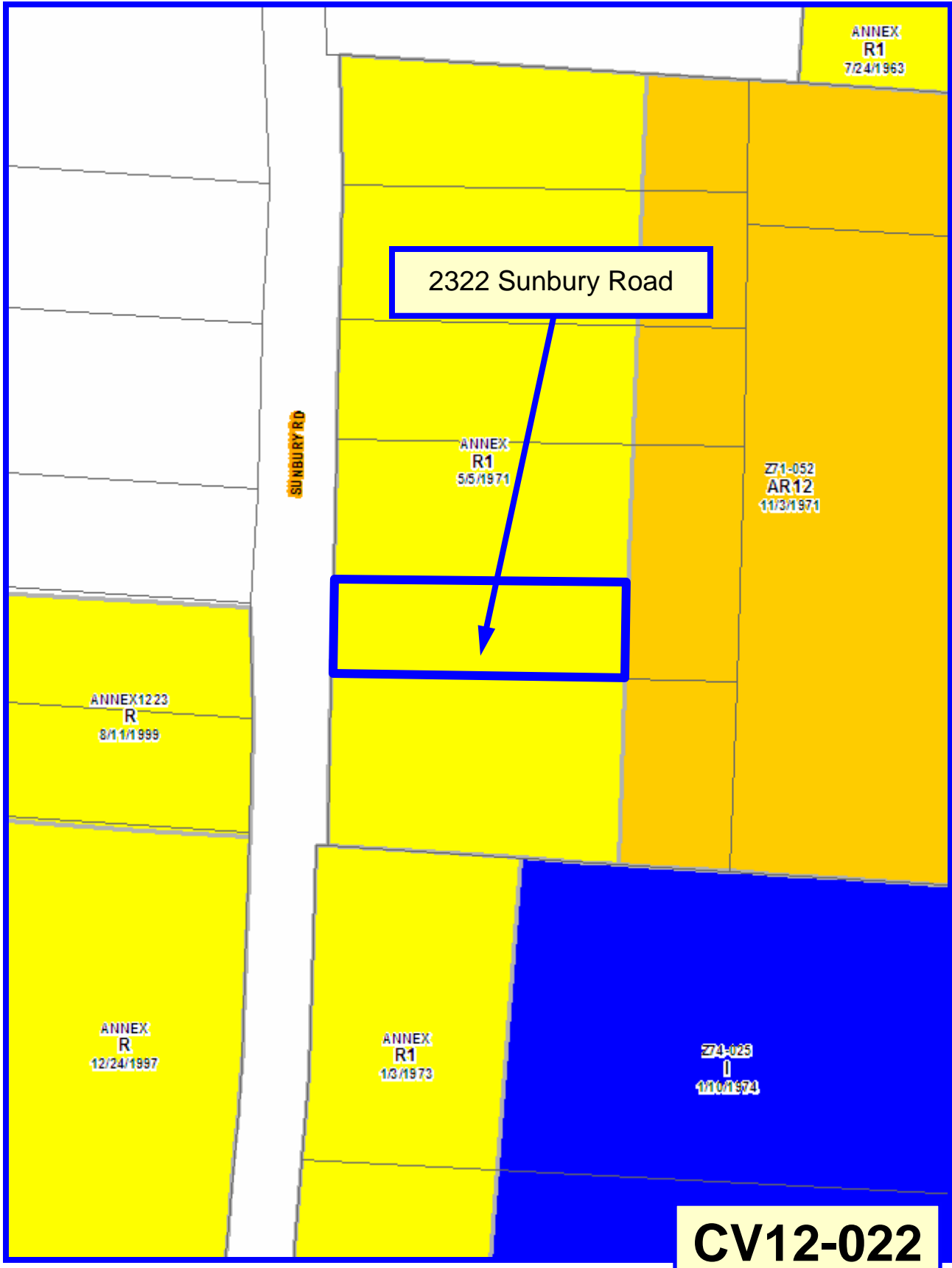
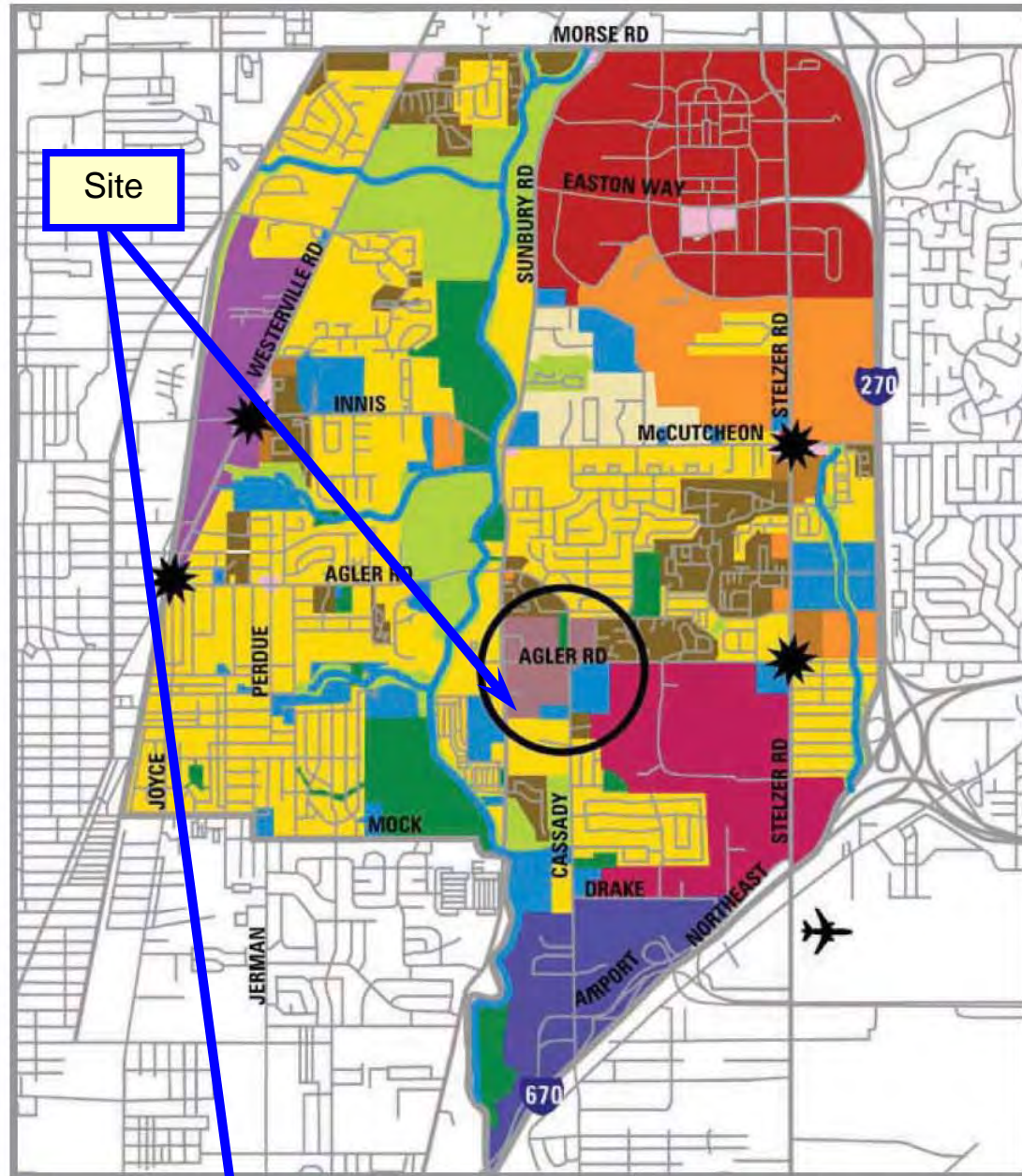




Figure 5. Land Use Plan



- | | | | |
|------------------------------|-------------------------------|---|--------------------------------|
| Open Space | Institutional | Neighborhood Commercial | Office-Light Industrial |
| Parks | Mixed Use Neighborhood Center | Mixed Use-Regional Retail/Office/Light Industrial | Airport Related |
| Very Low Density Residential | Office | Office-Commercial-Light Industrial | Sub-Neighborhood Centers |
| Low Density Residential | | | Agler Cassady Mixed-Use Center |
| Medium Density Residential | | | |
| High Density Residential | | | |

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Land Use

CV12-022



2322 Sunbury Road

CV12-022



"Together We Can Make a World of Differences"

North East Area Commission

September 20, 2012

Ms. Shannon Pine
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Ms. Pine:

Subject: CV12-022/12315-00000-00254, property known as 2322 Sunbury Road, Columbus, OH 43219. The North East Area Commission at a public meeting on September 14, 2012 voted to approve the above application with the conditions listed below.

- A. If ownership of this property is changed or modified in any way within the next five (5) years (2017), our approval of the above Council Variance becomes null and void. The above stipulation was recommended to protect current residents against and to avoid an over saturation of this type of group and or rooming housing in the community/area.
- B. Rooming license are to be renewed each year while this business is in operation.

Sincerely,

Alice Porter – Zoning Chair

Cc: Elwood Rayford – NEAC Chairperson
Bertha Powell - Applicant



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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 # CV12-022

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Bertha Powell

Of [COMPLETE ADDRESS] 2330 Sunbury Rd.

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>Ms. Bertha Powell</u> <u>2330 Sunbury Rd.</u> <u>Col. OH 43219</u>	2.
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 9th day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Katoya Huland
June 20, 2016



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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer