
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.

PLEASE 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):

Signature of Applicant _____ **Signature on attached page** _____ **Date** _____

Statement of Hardship:

The property at 1286 Key West Avenue consists of an individual lot that is 69'-6" wide and 130'-0" deep. The property is a corner lot fronting onto Key West to the west and Woodford Avenue to the south.

The new owner would like to split the lot and construct a new side-by-side duplex on each property.

The parcels in this area consist of single lots 33'-6" wide, double lots 70' wide, and an occasional triple lot at 103'-6" wide. Therefore, the request to split the parcel into single lots is not creating an unusual development pattern for the area.

The parcel size created by the lot split is smaller than the lot width and area requirements of the current zoning code. Therefore, variances are being requested for the parcels to deviate from the minimum lot width, lot area, and building line requirements.

The owner is part of The Affordable Housing Trust's Emerging Developer's Acceleration Program. This program focuses on bringing emerging developers, particularly women and people of color, into the developer pipeline. As part of the program, the projects must comply with affordable requirements that are at or below 80% AMI. In order for new build projects to comply with the financial standards, duplexes are being proposed. Due to the property being located in the R-3 zoning district, a variance is required to allow for two-family dwellings.



Brenda Parker

April 24, 2024

South Parcel - 1286 Key West Avenue (Parcel 010-126321)
R3, Residential
List of Requested Variances

Request a variance from Section 3332.21 (Building Lines) to reduce the building line at Woodford Avenue from 10 feet to 4.5 feet.

Request a variance from Section 3332.035 (R-3 Residential District) to allow for a duplex in R3 district.

Request a variance from Section 3332.05 (Area District Lot Width Requirements) to reduce the required lot width for zoning district R3 from 50 feet to 34.5 feet.

Request a variance from Section 3332.13 (R3 Area District Requirements) to reduce the required lot size of 5,000 sf for a principle building to 3,570 sf.

North Parcel - TBD Key West Avenue (Parcel TBD)
R3, Residential
List of Requested Variances

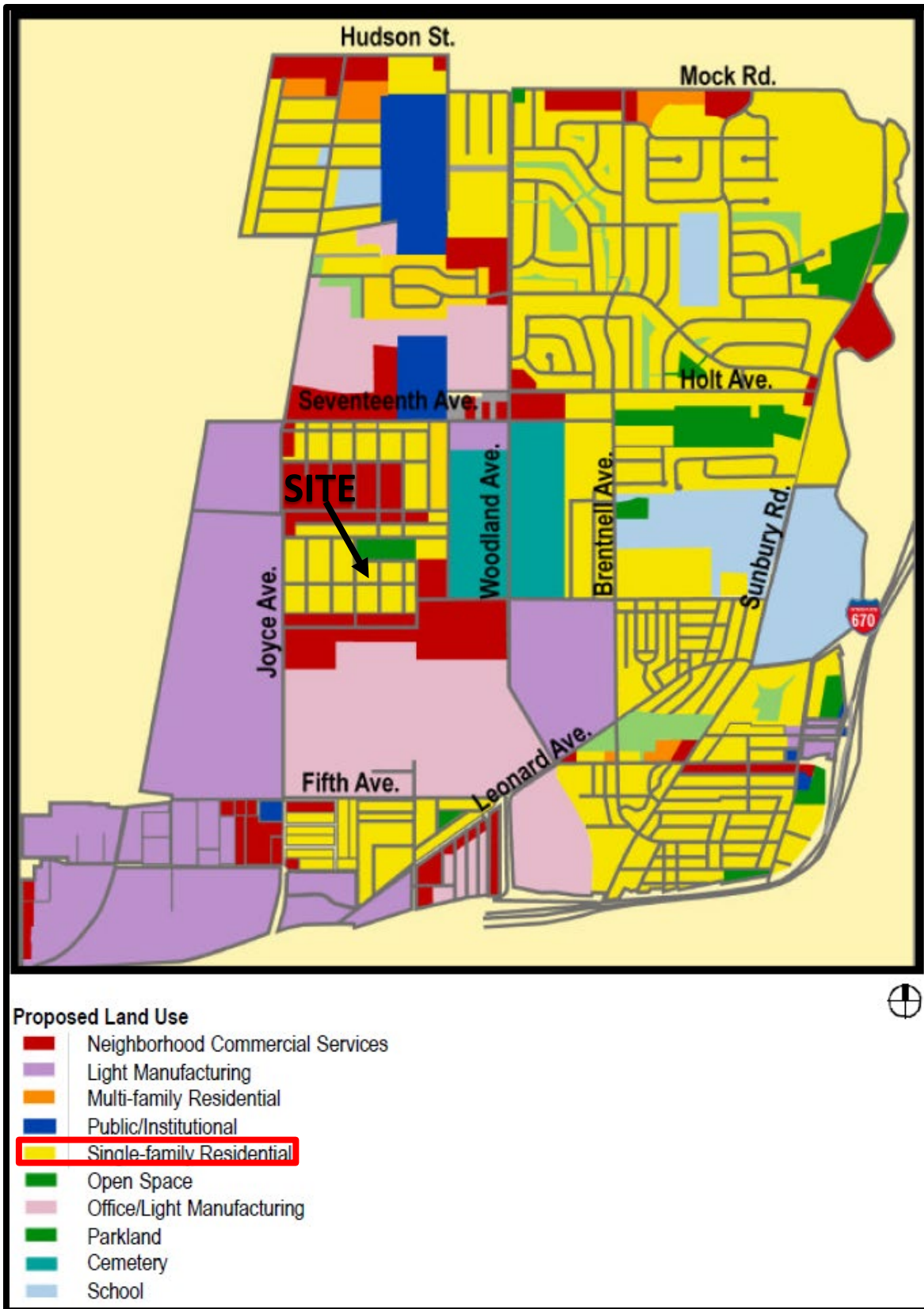
Request a variance from Section 3332.035 (R-3 Residential District) to allow for a duplex in R3 district.

Request a variance from Section 3332.05 (Area District Lot Width Requirements) to reduce the required lot width for zoning district R3 from 50 feet to 35 feet.

Request a variance from Section 3332.13 (R3 Area District Requirements) to reduce the required lot size of 5,000 sf for a principle building to 3,675 sf.



CV24-038
1286 Key West Ave.
Approximately 0.21 acres



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Approximately 0.21 acres



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Approximately 0.21 acres

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

Case Number CV24-038

Address 1286 KEY WEST AVENUE

Group Name NORTH CENTRAL AREA COMMISSION

Meeting Date 05/02/2024

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

1286 Key West Avenue (Parcel 010-126321)
3332.035 (R-3 Residential District) to allow for a duplex in R3. 3332.05 (Area District Lot Width Requirements) to reduce the required lot width for zoning district R3 from 50 feet to 34.5 feet. 3332.13 (R3 Area District Requirements) to reduce the required lot size of 5,000 sf for a principle building to 3,570 sf.

TBD Key West Avenue (Parcel TBD)
3332.035 (R-3 Residential District) to allow for a duplex in R3 district. 3332.05 (Area District Lot Width Requirements) to reduce the required lot width for zoning district R3 from 50 feet to 35 feet. 3332.13 (R3 Area District Requirements) to reduce the required lot size of 5,000 sf for a principle building to 3,675 sf.

Vote 1-5 1286 Key West; 0-6 TBD Key West Parcel

Signature of Authorized Representative Asmara Williams Digitally signed by Asmara Williams
Date: 2024.06.05 20:25:59 -04'00'

Recommending Group Title North Central Area Commission

Daytime Phone Number 937-304-4068

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.

Council Variance Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-038

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) Brenda Parker
of (COMPLETE ADDRESS) 405 N Front Street, Columbus, Ohio 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Corner Stone Property Investments LLC 3691 Gale Road, Granville, Ohio 43203 0	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 22 day of MARCH, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires June 18, 2024



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