

COUNCIL VARIANCE APPLICATION**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP Amended on January 24, 2017

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

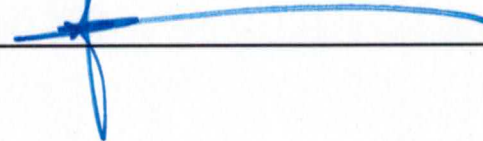
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):

This application seeks a variance from Section 3356.03 of the Columbus
City Code (C4 Permitted Uses) to allow for first floor residential uses.
Although currently zoned C4, the property's current use is a single
family residence, which is consistent with other structures in the area.
Property owners intend to list the property for sale and anticipate
issues with prospective buyer's lender's approval of residential loan
on a property currently zoned commercial without a variance.
Applicant does not believe this variance will negatively affect any
adjoining property or the general welfare, as the immediate vicinity
is exclusively residential and not commercial.

Signature of Applicant



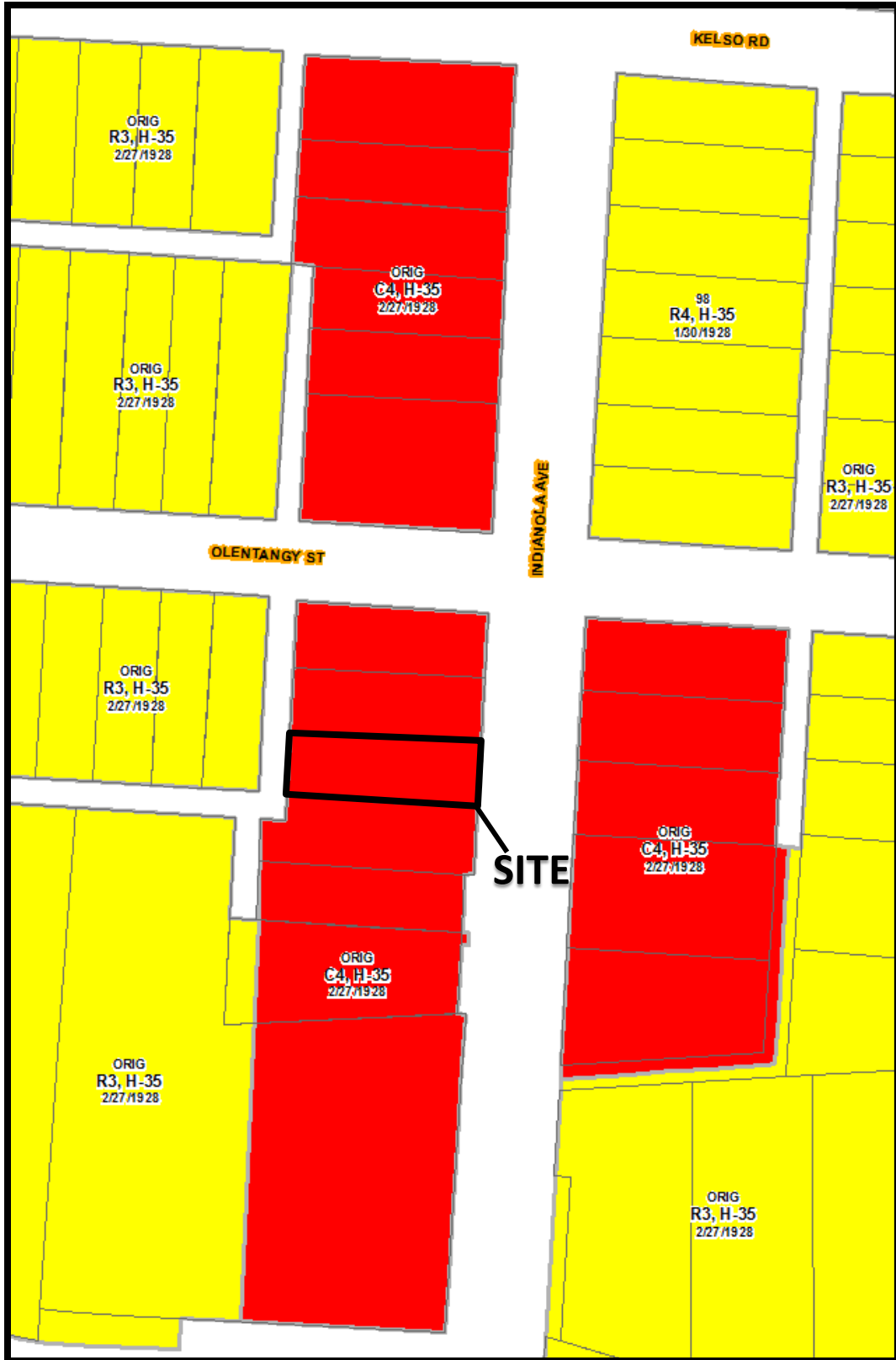
Date

1-24-2017

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



CV16-080
2767 Indianola Avenue
Approximately 0.11 acres

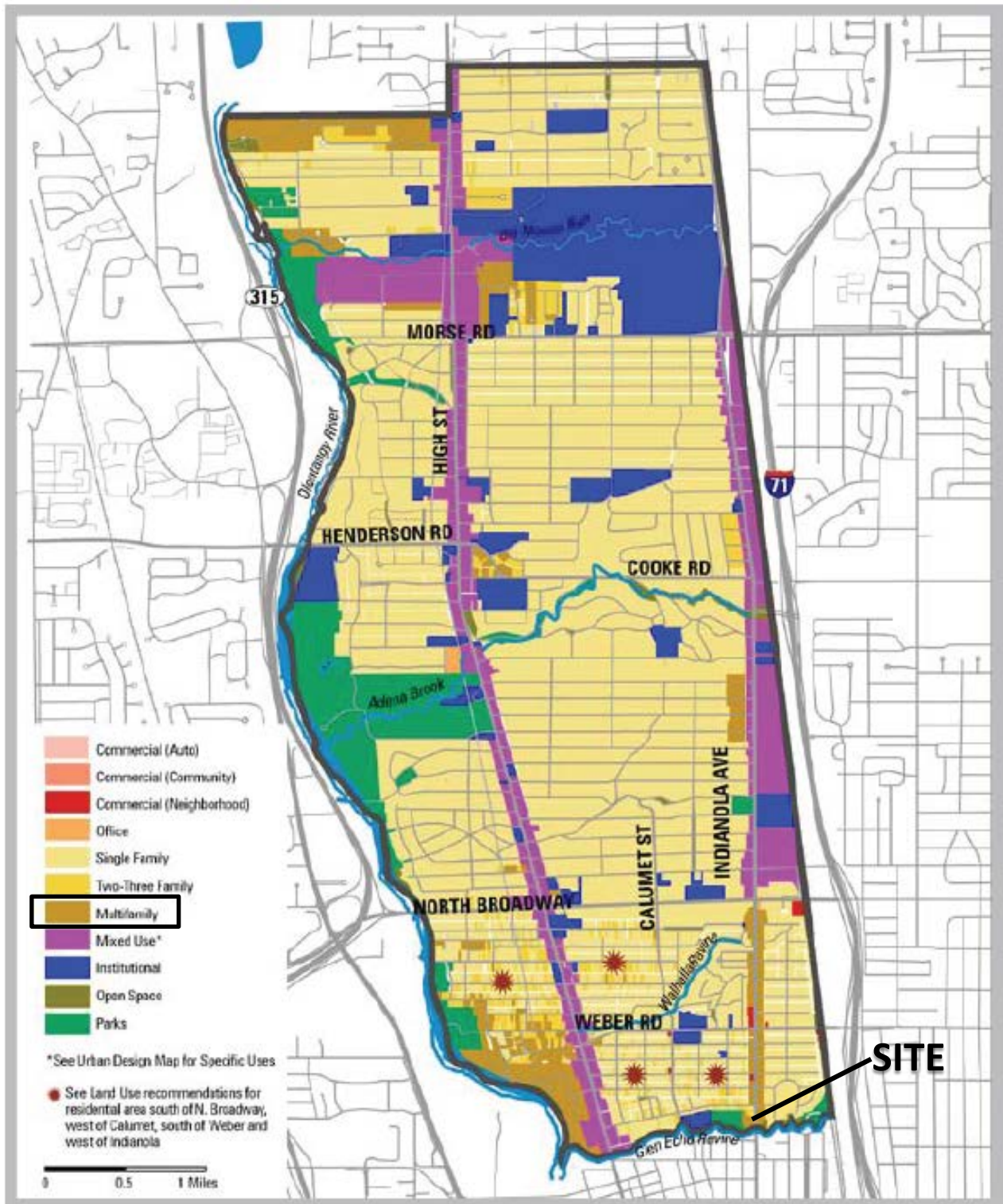
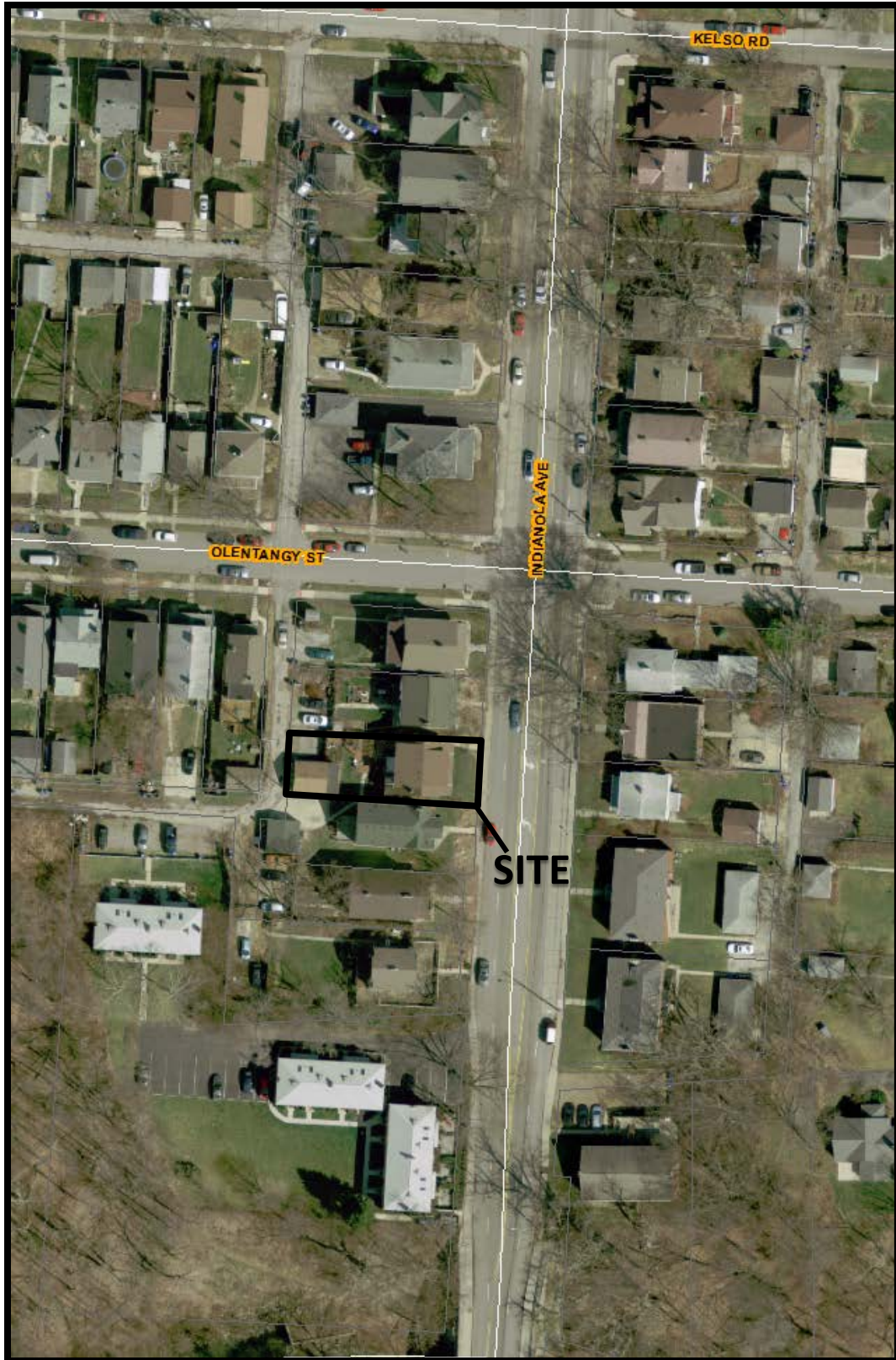


Figure 10 : Land Use Plan

CV16-080
2767 Indianola Avenue
Approximately 0.11 acres



CV16-080
2767 Indianola Avenue
Approximately 0.11 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV16-080

Address 2767 Indianola Ave 43202

Group Name Clintonville Area Commission

Meeting Date February 2, 2017

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one) Approval
 Disapproval

NOTES: There was no opposition. However, as this is an issue (C4 for residential) for multiple homes near the
subject property, the CAC would like the City to look into doing a block-rezoning, rather than putting
the requirement on individual home owners.

Vote 8-0

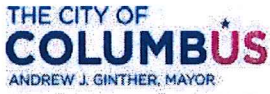
Signature of Authorized Representative  (L. Wetherholt, Chair)

Recommending Group Title Clintonville Area Commission

Daytime Phone Number 614-795-3137 (CAC Secretary, Matthew Cull)

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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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 # CV16-080

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Istvan Gajary, Esq.

of (COMPLETE ADDRESS) Two Miranova Place, Suite 330, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows. Row 1: 1. Gary DeLashmutt, 2767 Indianola Ave., Columbus, OH 43202, 614.262.8484; 2. Beverly DeLashmutt, 2767 Indianola Ave., Columbus, OH 43202, 614.262.8484. Row 2: 3. (empty), 4. (empty).

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 23rd day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC

10/24/18 My Commission Expires Notary Seal Here



CATHERINE J SCHWARTZ
Notary Public
In and for the State of Ohio
My Commission Expires
October 24, 2018

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