

CV10-015



**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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant Dan Jones Date 05/03/10

STATEMENT OF HARDSHIP FOR 1212 S. FRONT ST.

The Following Variance is being requested for the code section 3363.01 to conform an existing single-family dwelling in the M, Manufacturing District. Property was a residence and office/small warehouse building (multi use) prior to purchase in 2003.

The small warehouse space is now a 4 car garage with a residential dwelling. The office space on the west side of the building is being used as storage and currently rented as such. It has potential for 5 offices with kitchenette and a conference room and I desire to remodel such space to be used as a nice office space which entrance on Front St.

The entrance to the residential space is mainly through the garage door located on the back alley facing High St. and it has a side door also.

This Variance is also needed to apply for Building Permits to perform some updates and finishing the outside of the property with brick, stucco or other, adding some trees and other nice landscaping, updating the parking lot and remodeling the interior of the office space.

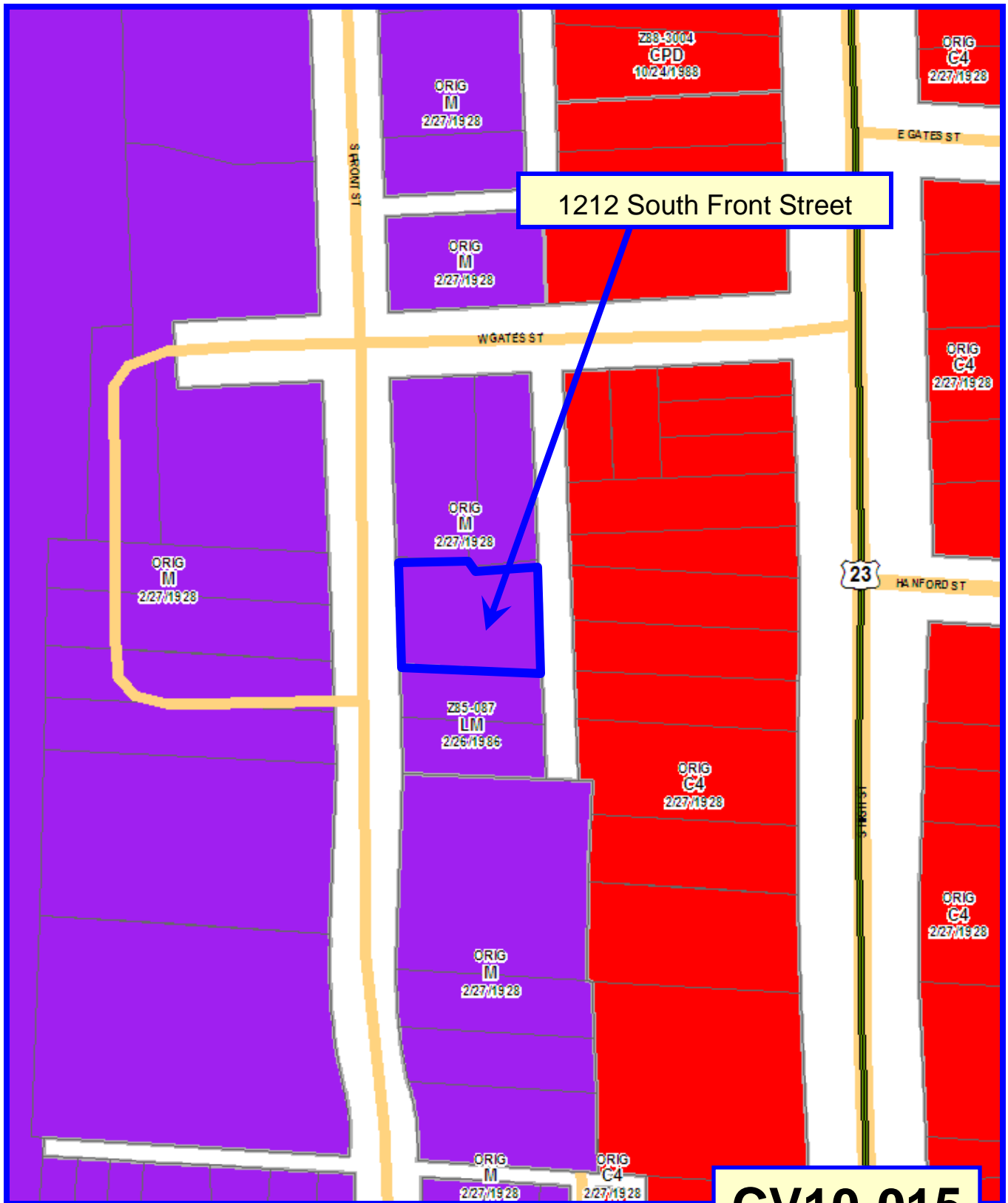
Property is surrounded by other 2 multi use buildings, one to the south being a print shop and a single family residence to its owners, another to the north-east being an office and a single family dwelling.

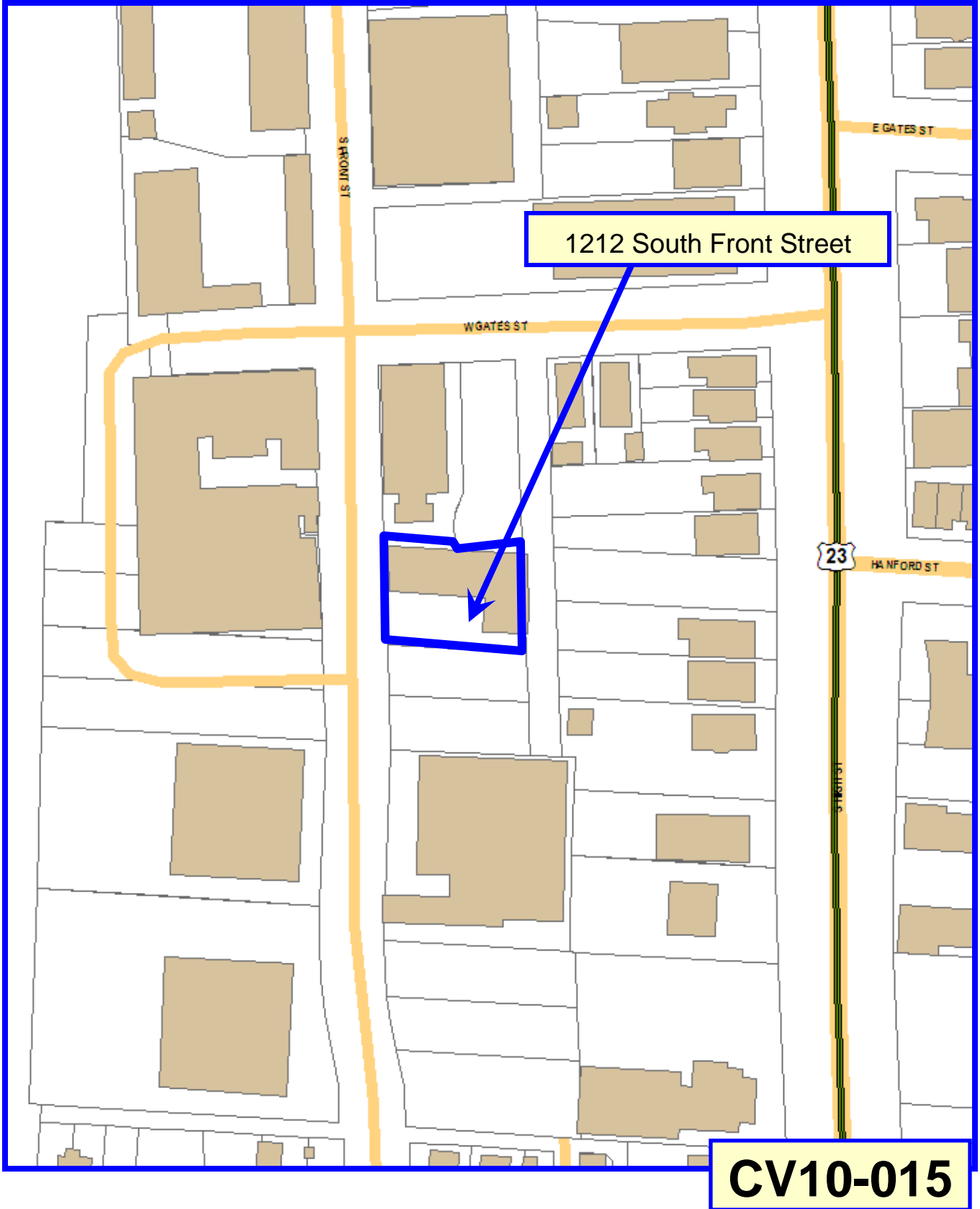
Property is surrounded by other 4 single family dwellings within 100 feet of this property to the east and south east, and 1 multi-family apartment building next door to the north, housing at least 20 people.

Property is surrounded by 4 other houses being used as offices, mainly for attorneys, accountants and other professionals, to the east, north-east and south-east on High St.

Property is surrounded by a few commercial buildings: a dry cleaning commercial building to the west, an electrical contractor office/small warehouse to the north-west, and 3 office/warehouse spaces to the south-west.

Thank you.







1212 South Front Street

**CV10-015**



Dear Shannon,

Merion Village Association has requested that conditions be placed on this variance. They have requested that while the building has residential dwelling space that the owner follow those usage permitted for C-4 zoning under city code 3356.03. The Columbus South Side Area Commission has agreed to those conditions and has voted in approval of the variances with the condition mentioned above. Mr. Vera has agreed to these conditions.

### **City code 3356.03 - C-4**

The following are uses permitted in the C-4, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-4 district.

#### **Commercial uses allowing dwelling units above the primary use, including:**

Appliance Stores  
 Automotive Accessories, Parts and Tire Stores  
 Automobile and Light Truck Dealers  
 Automobile Driving Training Facility  
 Automotive Sales, Leasing and Rental  
 Bars, Cabarets and Nightclubs  
 Blood and Organ Banks  
 Building Material and Supplies Dealers  
 Caterers  
 Check Cashing and Loans  
 Community Food Pantry  
 Consumer Goods Rental  
 Discount Department Stores  
 Electronics Stores  
 Floor Covering Stores  
 Furniture and Home Furnishings Stores  
 General Merchandise Stores  
 Home Centers  
 Household and Personal Goods Maintenance and Repair  
 Linen and Uniform Supply  
 Missions/Temporary Shelters  
 Motorcycle , Boat, and Other Motor Vehicle Dealers  
 Motor Vehicle Accessories and Parts Dealers  
 Outdoor Power Equipment Stores  
 Parking Lots and Parking Garages as allowed in C.C. 3356.05  
 Pawn Brokers  
 Recreational Vehicle Dealers  
 Reupholster and Furniture Repair  
 Sporting Goods and Outfitters Stores  
 Supermarkets

Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing  
Used Merchandise Stores  
Vending Machine Operators  
Warehouse Clubs and Super Centers

**Commercial uses not allowing dwelling units above the primary use, including:**

Automotive Maintenance and Repair  
Bowling Centers  
Carpet and Upholstery Cleaning Services  
Drive-In Motion Picture Theaters  
Exterminating and Pest Control Services  
Farm Equipment and Supply Stores  
Garden, Landscaping and Nursery Centers and Sales  
Hotels and Motels  
Hospitals  
Janitorial Services  
Lawn and Garden Equipment and Supplies Stores  
Limousine and Taxi Service  
Paint and Wallpaper Stores  
Performing Arts, Spectator Sports and Related Industries  
Theaters, Dance Companies and Dinner Theaters

**Commercial uses not allowing dwelling units above the primary use and subject to the additional provisions of C.C. 3356.05, including:**

Animal Shelter  
Amusement Arcade  
Halfway House  
Veterinarians (Unlimited practice)

Sincerely,

Joe Stefanko  
District Three Commissioner  
Zoning Chair  
Columbus South Side Area Commission.



### 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 # CV10-015

Being first duly cautioned and sworn (NAME) Danfer Vera  
of (COMPLETE ADDRESS) 1212 S. Front St. Columbus

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

<p>Danfer R. Vera 1212 S. Front St. Columbus, OH 43206 614-554-6397</p>	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Danfer Vera  
 Subscribed to me in my presence and before me this 4 day  
 of May, in the year 2010  
 SIGNATURE OF NOTARY PUBLIC Shayla M. Norman  
 My Commission Expires: 11/02/2010

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

Notary Seal Here



**SHAYLA M. NORMAN**  
Notary Public, State of Ohio  
My Commission Expires Nov 2, 2010