

# Council Variance Application

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

## 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):**

*see attached sheet*

Signature of Applicant

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

Date

*1/29/23*

Council Variance Hardship Statement  
2937 Courtright Road

The applicant wants to develop the site with both single family homes along with one multi-family building. The site is divided into two parts with the future extension of Askins Road. The existing single-family house will remain.

The proposed multi-family building will require a reduction in the parking setback Section 3312.27 from 25 to 7 feet, in number of parking spaces Section 3312.49 from 56 to 40; a reduction in the building setback Section 3333.18 from 40 feet to 25 feet along Askins Road and a reduction in the parking lot screening from 4 feet to 3 feet along the west property line and to eliminate the screening along south property line.

To the north and west is an unbuilt single-family development and a multi-family development, to the east and south are single family houses. The proposed mixed residential development would be compatible to the area. The granting of these variances will not adversely affect surrounding property, neighborhood, and general welfare.









0X22-01  
2937 Courtright Rd.  
Approximately 1.1 acres

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

Case Number CV22-068 Z22-055

Address 2937 COURTRIGHT RD

Group Name Mideast Area Commission

Meeting Date October 18, 2022

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:**

*Applicant met the requirements.*

Vote Unanimously approved  
Signature of Authorized Representative *Mohan Patel*  
Recommending Group Title Zoning Chair  
Daytime Phone Number 614-456-9409

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

*Emailed 10/19/22  
9:36am*



# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV22-068

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) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 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 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)

<p>1. Hope and Heart Properties Juli Woods 246 Lincoln Circle STE H-30202 Gahanna, OH 43230-2232 614-831-0501 No Cols. based employees</p>	<p>2. Sandra J. Jackson 563 Wickham Way Columbus, OH 43230-2232 614-270-3970 No Columbus based employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT \_\_\_\_\_

Sworn to before me and signed in my presence this 26<sup>th</sup> day of January, in the year 2023

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

9/4/2025

My Commission Expires \_\_\_\_\_

Notary Seal Here



**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

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