

Council Variance Application

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.

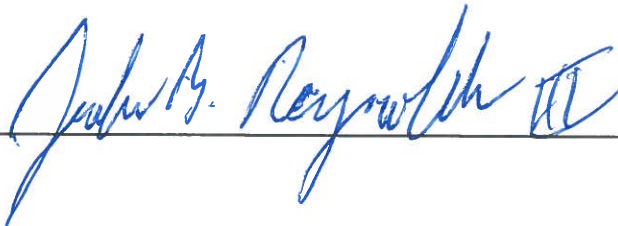
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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



Date

7/7/22

Statement of Hardship
360 Jackson Street

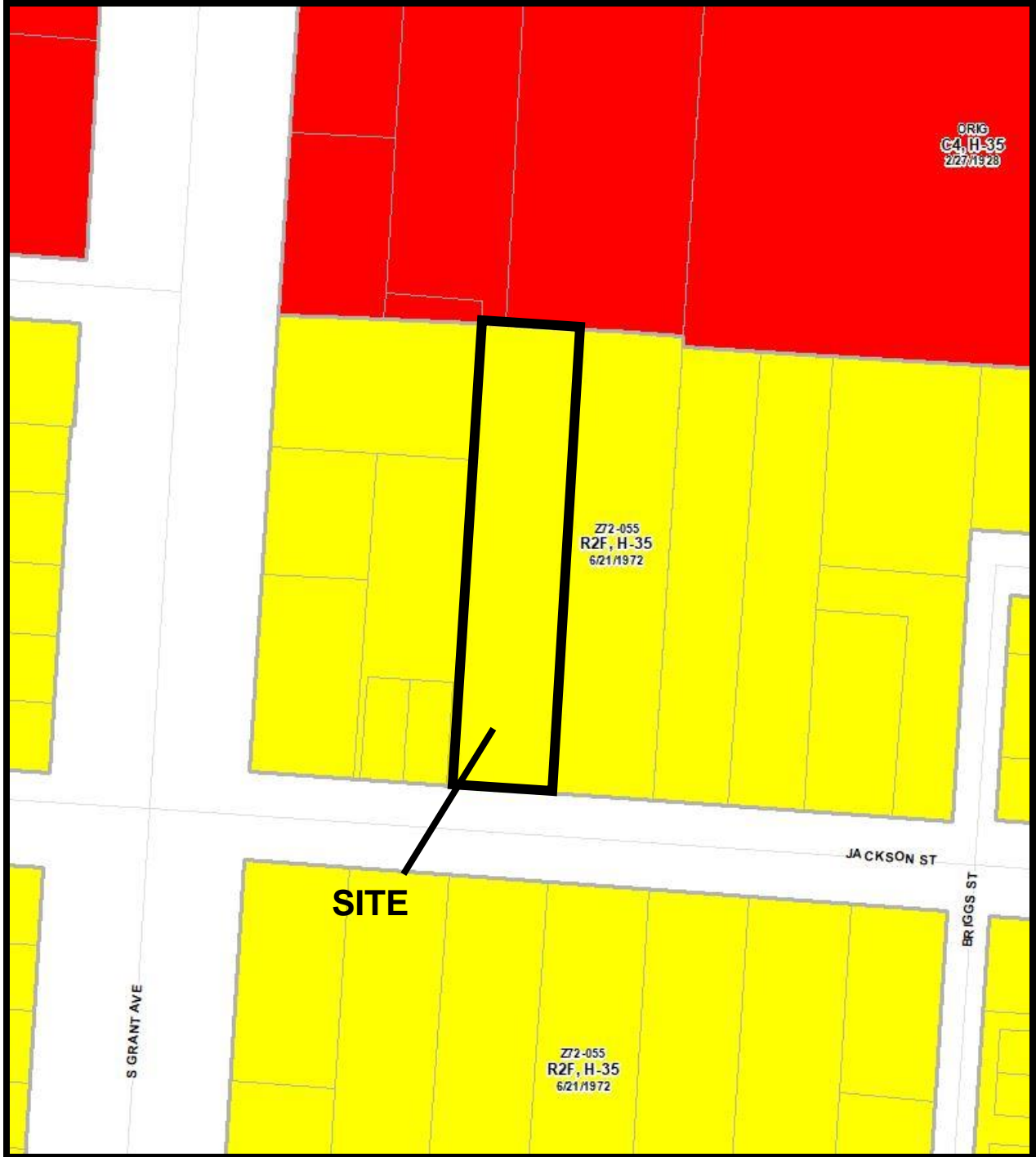
The owner/applicant is seeking to legitimize a three family dwelling unit that was converted prior to 1970. The property at that location was rezoned to R2-F in 1972 and a record search has failed to determine what the property was zoned at the time of the conversion from 2 units to 3 units so the owner/applicant seeks the council variance to allow the 3rd unit. The addition of the one unit also requires two (2) parking spaces for that unit so the owner/applicant is requesting a variance to waive the additional two (2) parking spaces on site as there has been no on site parking for any of the units prior to the 1970s. The lot is very narrow at only 33.3' in width and depth of 145', and there is no way to access the rear yard to provide on site parking. The alley which served the home was vacated a number of years ago landlocking the rear yard from vehicular access. The house was constructed in the 1880s and functioned as a duplex for many years. The modification was made in 1970 to expand to three (3) units. The 3rd unit has been occupied for the past 52 years without harming the neighborhood and the granting of the use and lot size variances for the additional unit and the variance for the two (2) parking spaces will not adversely affect the surrounding properties nor the immediate neighbors as the third unit has been an existing condition for over 50 years.

willoughby-jackson-hardship.ste (nct)
7/7/22 S:Docs

360 Jackson Street
Variance List
CV22-012

1. CCC 3332.037(A) to allow a 3 unit dwelling structure
2. CCC 3312.49(B) to reduce the number of parking spaces from 2 to 0 for the 3rd unit
3. CCC 3332.14 R-2 F to allow a 3 unit dwelling on a lot of less than 6,000 square feet

willoughby-jackson-var.1.lst (nct)
6/3/22 S:Docs



CV22-012
360 Jackson St.
Approximately 0.11 Acres



CV22-012
360 Jackson St.
Approximately 0.11 Acres

Certificate of Appropriateness
German Village Commission

DEPARTMENT OF
DEVELOPMENT

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 360 Jackson Street

APPLICANT'S NAME: Jackson B. Reynolds, III (Applicant)/ 360 Jackson LLC (Owner)

APPLICATION NO.: GV-22-07-019

MEETING OR STAFF APPROVED DATE: 07-06-22 **EXPIRATION:** 07-06-23

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- Approved: Commission** **or Staff** Exterior alterations per APPROVED SPECIFICATIONS
 Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Recommend application GV-22-07-019, 360 Jackson Street, as submitted;

Variance Recommendation

- A duplex was modified to a three family home in 1970 which the owner wants to legitimize.
- **CCC 3332.037(A)** - to allow a 3 unit dwelling structure.
- **CCC 3312.49(B)** - to reduce the number of parking spaces from 2-0 for the 3rd unit.
- **CCC 3332.14** - R-2 F to allow a 3 unit dwelling on a lot of less than 6,000 square feet.

MOTION: Durst/McCoy (3-0-1 [Hartke]) RECOMMENDED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


James A. Goodman, M.S.
Historic Preservation Officer

MJ

Staff Notes: Originally recommended in May 2022 (COA #GV-22-04-020) but came back for an additional variance needed. Previous COA noted a "Pin survey with application to be submitted for review once completed."



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-012

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 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)

1. 360 Jackson LLC 297 South Cassady Avenue Columbus, OH 43209 Tom Willoughby 614-638-6983 0 employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Jackson B. Reynolds, III*

Sworn to before me and signed in my presence this 11th day of February, in the year 2022

Natalie C. Timmons
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.