



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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):

See attached statement of hardship

Multiple horizontal lines for providing details of the hardship.

Signature of Applicant

Handwritten signature of the applicant.

Date

2-10-17

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

Statement of Hardship

Applicant: Derrick Haber

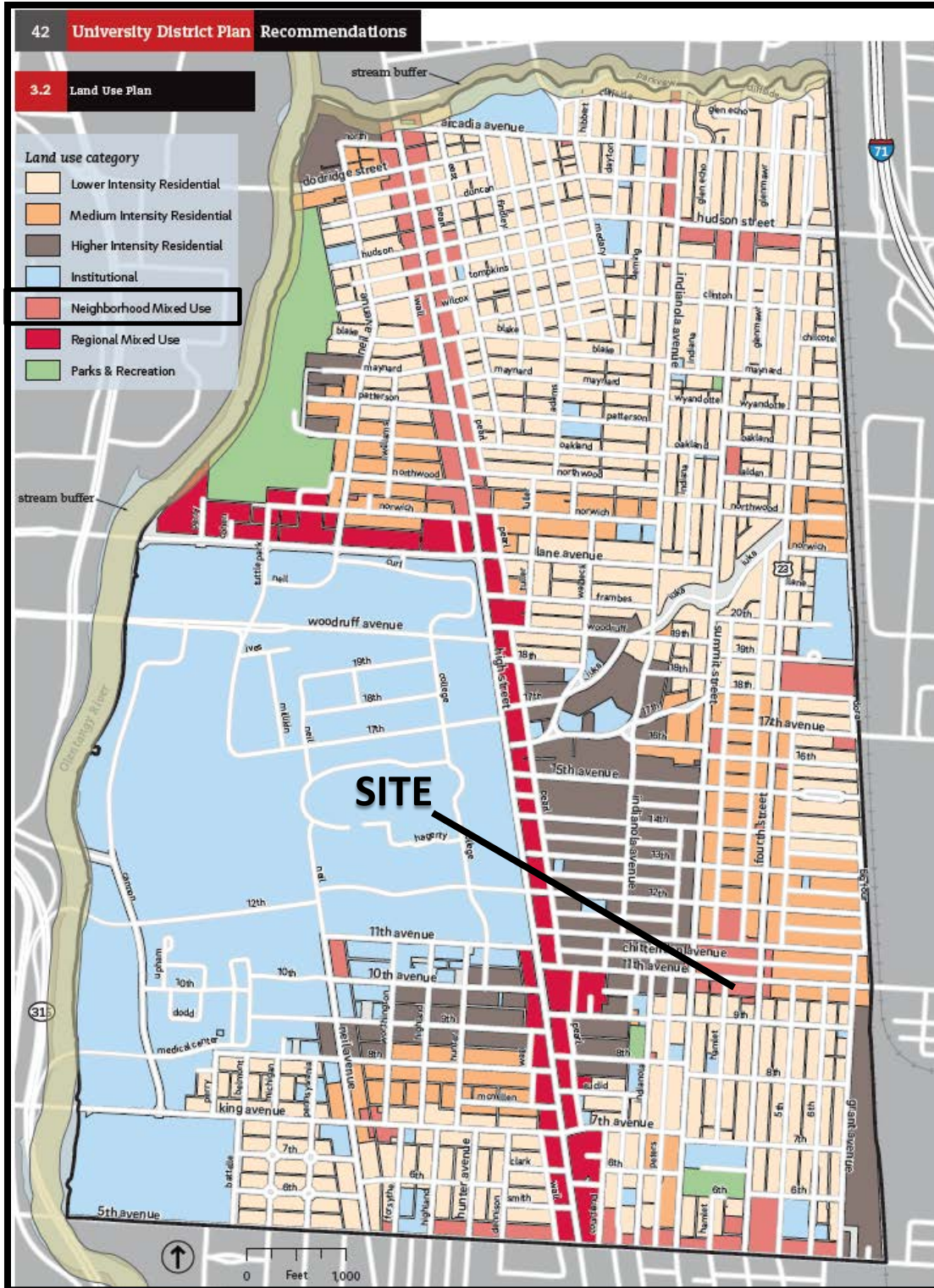
Proposed Use: Single-unit dwelling.

I am requesting a use variance to construct a single-unit dwelling on the site located at 257 E. 11th Avenue under C-4 Code Section 3356.03. It is currently a flat parcel that is zoned C-4, Commercial District, and was previously developed with a single-unit dwelling that was demolished in 2011. The requested variance will not adversely affect the surrounding uses and will be consistent with the area it is located in. This single unit dwelling will be constructed in a manner similar to 253 E. 11th Avenue and 225 E. 11th Avenue, which both have approved Council Variances in April 2009, and December 2012, respectively. A Certificate of Approval from the University Area Review Board, ensuring adequate architectural design of the proposed dwelling, will be required prior to building permit issuance.

Although properties along E. 11th Avenue and Chittenden Avenue between Summit Street and N. 4th Street are zoned C-4, the predominant land uses are residential in nature. Approval of this request will not introduce a new or incompatible use to the neighborhood. The requested variance will not impair an adequate supply of light and air to the adjacent properties, increase the congestion of public streets, increase the danger of fires, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.



CV17-008
257 East Eleventh Avenue
Approximately 0.11 acres



CV17-008
257 East Eleventh Avenue
Approximately 0.11 acres



CV17-008
257 East Eleventh Avenue
Approximately 0.11 acres



City of Columbus
Mayor Andrew J. Ginther

ORD # 1171-2017; CV17-008; Page 6 of 8

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
President
Susan Keeny*
1st Vice President
David Hegley
2nd Vice President
Aaron Marshall*
Corr. Secretary
Brian Williams*
Recording Secretary
Seth Golding*
Treasurer

Craig Bouska*
Mario Cespedes
Jacob Dretzka
Omar Elhagmusa
Pasquale Grado*
Abby Kravitz
Rory Krupp*
Michael Sharvin
Lauren Squires
Deb Supelak
Steve Volkmann
Alex Wesaw
Tom Wildman

*Denotes Zoning
Committee member

TO: Tim Dietrich
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-6665
tedietrich@columbus.gov

March 15, 2017

RE: 257 E. 11th Street
CV17-008

Dear Tim:

This letter is to confirm that on March 15, 2017 the University Area Commission voted to *approve* the request for council variance to allow the construction of a new single family residence in a C-4 commercial zone, located at 257 E. 11th Street. The variance being requested is as follows:

1. Sect. 3356.03, C-4 permitted uses: to a residential use to be permitted in a C-4 Commercial zone.

The UAC saw this new build single family residence as appropriate and fitting in with the adjacent neighborhood. The vacant site is owned by the Land Bank. It is bordered on the east and west by 2 existing residential structures, which are also on parcels that are zoned C-4. The Commission felt that allowing the new residential dwelling unit on this vacant site would help maintain the residential character of this block.

The vote to approve the above variance request was unanimous: **For – 16; Against – 0; Abstentions – 0.**

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-6675 fax

RECOMENDATION

zoning case no. CV17-008
property address 257 East 11th Avenue
hearing date April 20, 2017
applicant Derrick Haber
issue date April 25, 2017

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3372.580.

Variance or Zoning Change Request

- | | |
|-------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Graphics |
| <input type="checkbox"/> Parking Variance | <input type="checkbox"/> Special permit |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Split | <input checked="" type="checkbox"/> Other |

TYPE(S) OF ACTION(S) REQUESTED:

To support the requested Variances to allow the proposed single family residence.

Variance requested: 3356.05(C)- To allow residential use on the ground floor on a C-4 Regional Commercial Zoned property

RECOMMENDATION:

- SUPPORT REQUESTED VARIANCE OR ZONING CHANGE DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Daniel Ferdelman
University Area Review Board, Staff

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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 # CV17-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Derrick Haber
of (COMPLETE ADDRESS) 257 E. 11th Avenue, Columbus, OH 43201

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

1. Urban Development Ventures, LLC 3892 Powell Rd (suite 202) Powell, OH 43065	2. Columbus Land Bank 50 w. Gay Street (fl 4) Columbus, OH 43215
3.	4.

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 10 day of February, in the year 2017

[Signature]

SIGNATURE OF NOTARY PUBLIC



My Commission Expires
ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

Notary Seal Here

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