

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.

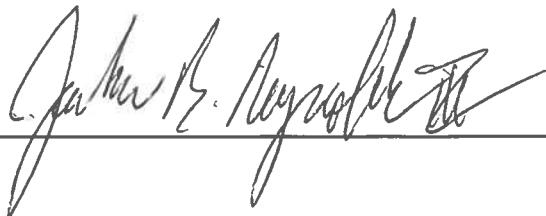
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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

12/15/23

Hardship Statement
325 Livingston LLC
325 East Livingston Avenue

The site is developed with two (2) single family homes constructed in the late 1800s. The site was zoned C-4 in 1928 and over the years the homes have housed a variety of different uses. The owner wants to legitimize the 1st and 2nd floors for residential use, therefore the request for the council variance to permit residential use on the first floor of each structure (a variance to CCC 3356.03 and CCC 3356.05 (C)). This part of East Livingston Avenue, especially the west of the site are single family homes, built in the late 1800s, that are being used for a variety of commercial uses but retain the single family look and layout. The owner wants the available to legally rent out the two (2) homes each as a single family home, so only two dwellings on the lot without falling afoul of any code enforcement action. The request is simply to go back to the use of the structure when it was built in the late 1800s. Four (4) additional variances are requested to reflect the existing conditions that are currently located on the site. These variances will allow the owner/applicant to replace the existing structures and parking locations if the site were damaged or destroyed in the future. There are two (2) variances that pertain to the parking lot, CCC 3312.13 driveway width to be reduced from 20' to 17' and CCC 3312.21(D)(1) to reduce the landscape screening area from 4' to 0'. The last variance is to reduce the building setback from 25' to 0' to reflect the location of the existing building situated along the East Livingston Avenue right of way line as required in CCC 3356.11(A)(3).

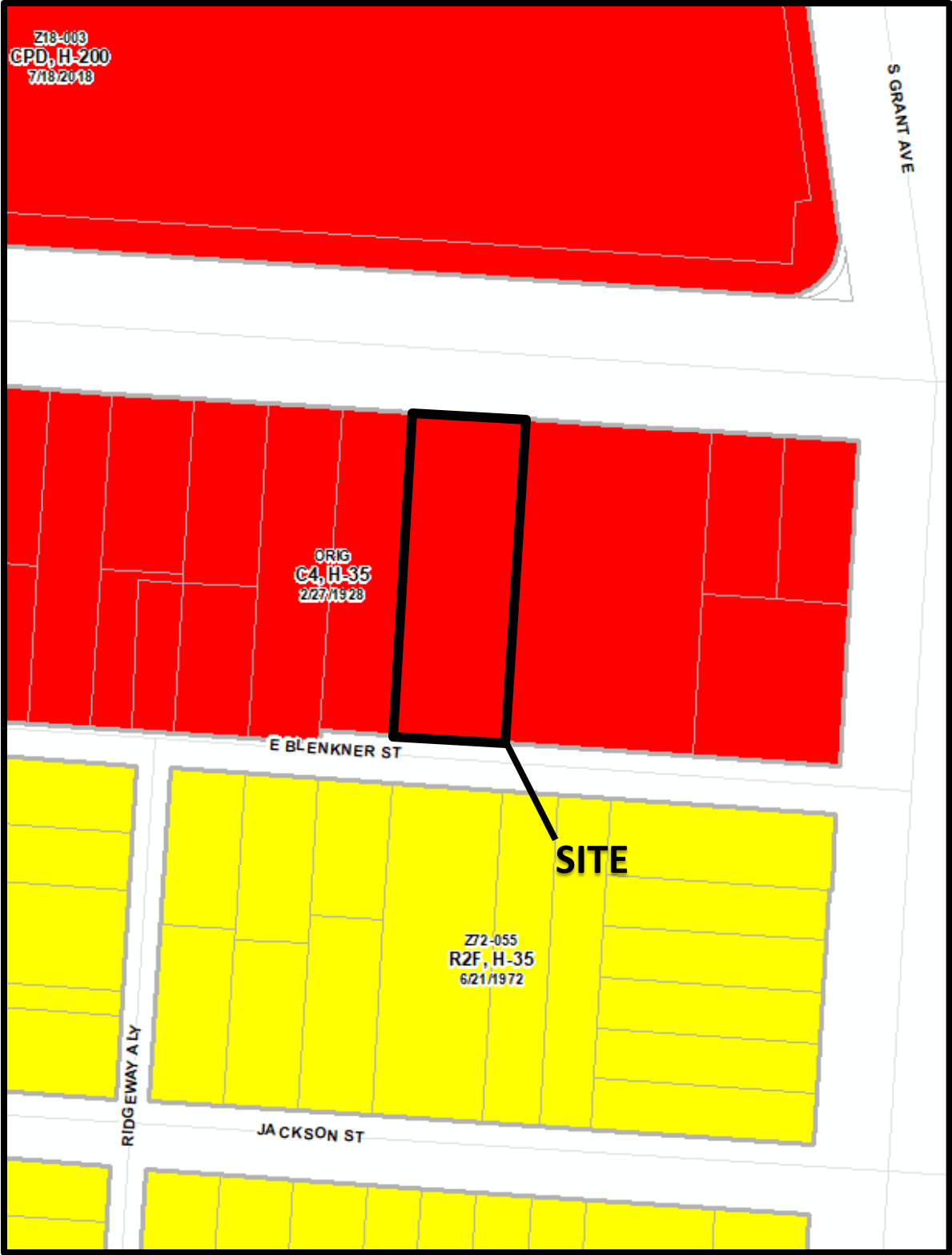
3356.03 – to allow residential use in the C-4 district

3356.05(C) – to allow residential use on the first floor

3356.11(A)(3) – to allow a building setback at 0' from the right-of-way line

3312.13 – Driveway width to be reduced from 20' to 17'

3312.21(D)(1) – to reduce the parking lot screening area from 4' to 0'



CV23-152
325 E. Livingston Ave.
Approximately 0.17 Acres



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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: 325 E. Livingston Ave.

APPLICANT'S NAME: Jackson B. Reynolds III (Applicant)/ 325 Livingston LLC (Owner)

APPLICATION NO.: GV-24-02-009

MEETING OR STAFF APPROVED DATE: 02-07-24

EXPIRATION: 02-07-25

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/variance per APPROVED SPECIFICATIONS
☒ **Recommended** or ☐ **Not Recommended**

Recommend application GV-24-02-009, 325 E. Livingston Ave., as submitted:

Variance Recommendation

- 3356.05 (C). To allow residential use on the first floor of a property zoned C-4. There are two structures on the property impacted by the variance.
- 3356.11(A)(3). To allow a building to be setback at 0' from the right of way line.
- 3312.13. To allow a driveway to be 17' in width, when 20' is required.
- 3312.21(D)(1). To allow for reduced parking lot screening area of 0' from the required 4'.

MOTION: Thiel/Schultz (4-0-0) 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

NC

Staff Notes:

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-152

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.

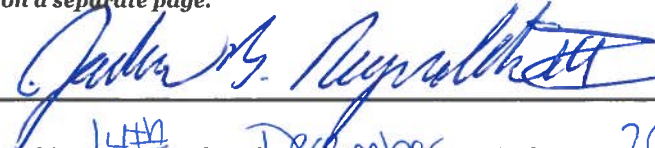
STATE OF OHIO
COUNTY OF FRANKLIN

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:

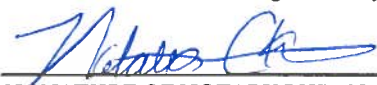
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. 325 Livingston 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.

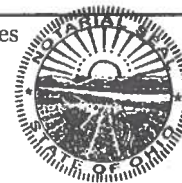
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 14th day of December, 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.