

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

CV21-069

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):

This application seeks a variance from Section 3356.03 of the Columbus City Code (C4 Permitted Uses) to allow for residential usage. Although currently zoned as C4, the property's current use is a residential, single-family home and will function as such for the foreseeable future. This is also consistent with other structures in the area.

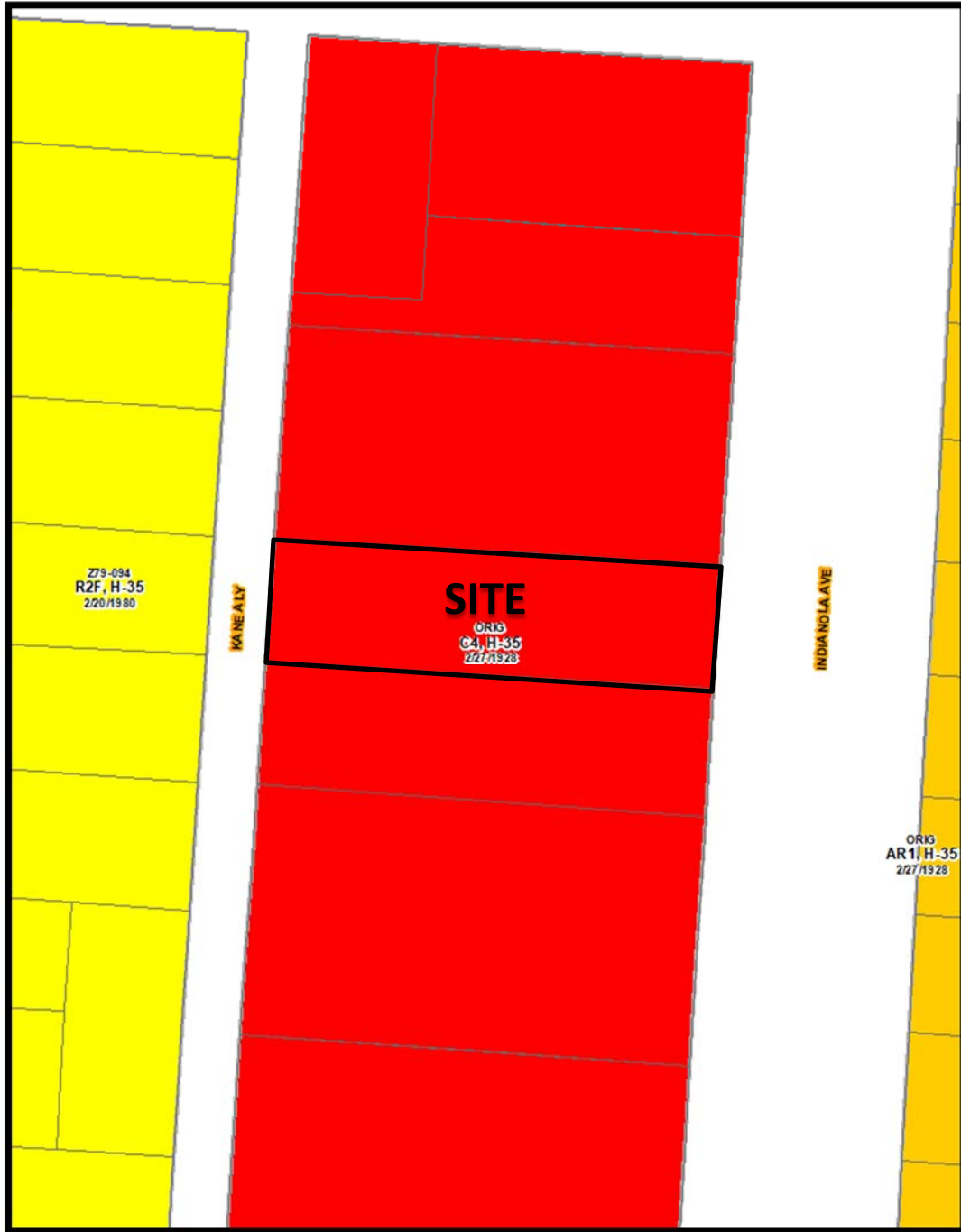
After recently purchasing the property as a single-family home, the applicant/property owner was notified of the C4 zoning classification and wishes to pursue obtaining a variance to avoid any future discrepancies. The applicant does not believe this variance will negatively impact any surrounding property owners or the general welfare of the area, as it is also primarily residential.

Signature of Applicant

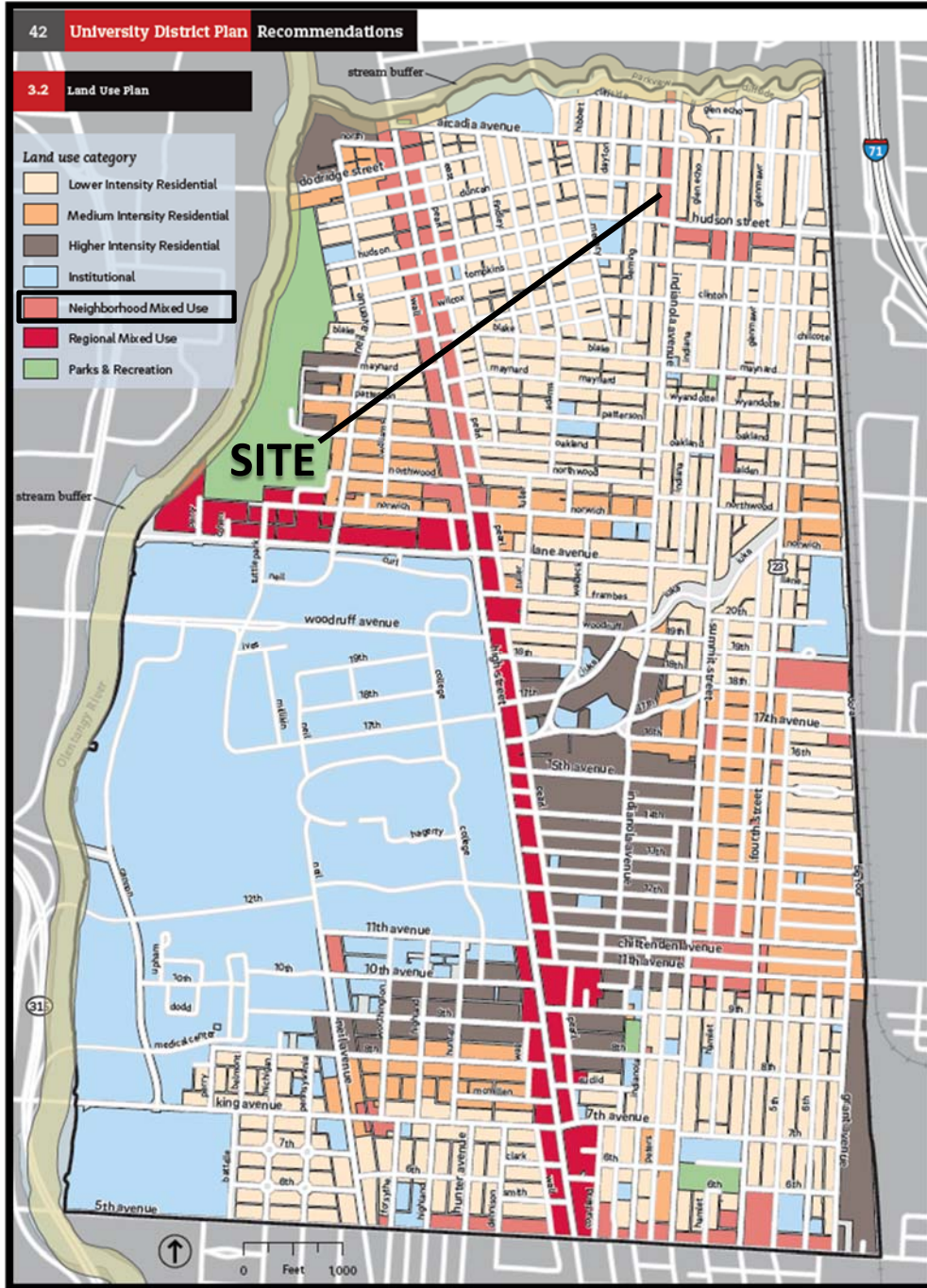


Date

6/14/2021



CV21-069
2573 Indianola Ave.
Approximately 0.10 acres



CV21-069
2573 Indianola Ave.
Approximately 0.10 acres



CV21-069
2573 Indianola Ave.
Approximately 0.10 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number	<u>CV21-069</u>
Address	<u>2573 Indianola Ave., Columbus 43202</u>
Group Name	<u>University Area Commission</u>
Meeting Date	<u>8-18-2021</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The full University Area Commission and Zoning committee were both supportive of this rezoning. The committee passed it Yes 4 No 0 Abstain 1

Several committee members expressed a preference for the type of neighborhood commercial uses the building is zoned for, but understood the position the owner is in, and noted that the property had no commercial uses in several years.

Vote	<u>Yes 16 No 1</u>
Signature of Authorized Representative	<u>Michael Kehlmeier</u> <small>Digitally signed by Michael Kehlmeier Date: 2021.08.22 10:34:19 -04'00'</small>
Recommending Group Title	<u>University Area Commission Zoning Chairman</u>
Daytime Phone Number	<u>614-352-7875</u>

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-069

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) DANIEL M. DEFALLO
of (COMPLETE ADDRESS) 2573 INDIANOLA AVE, COLUMBUS, OH 43202

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. DANIEL M. DEFALLO 2573 INDIANOLA AVE COLUMBUS, OH 43202	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

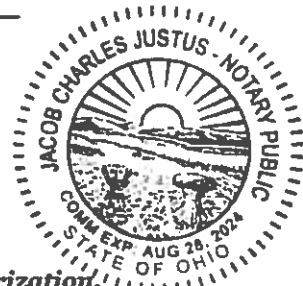
Sworn to before me and signed in my presence this 14th day of June, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

08/28/24

Notary Seal Here



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