

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.

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 Statement of Hardship.

Signature of Applicant _____



Date 11/16/23

Code Section to be varied:

Section 3353.03, Permitted uses, permits dwelling units only when above commercial uses, while the applicant proposes first floor residential use or a dwelling unit within an existing office building.

Section 3370.05, Permitted uses

Section 3370.04, Conditions and limitations

Hello, my name is Dimitri Smirniotopoulos and I am the Owner (under DSR LLC) of the property located at 2690 W. Dublin Granville Road, Columbus, Ohio 43235.

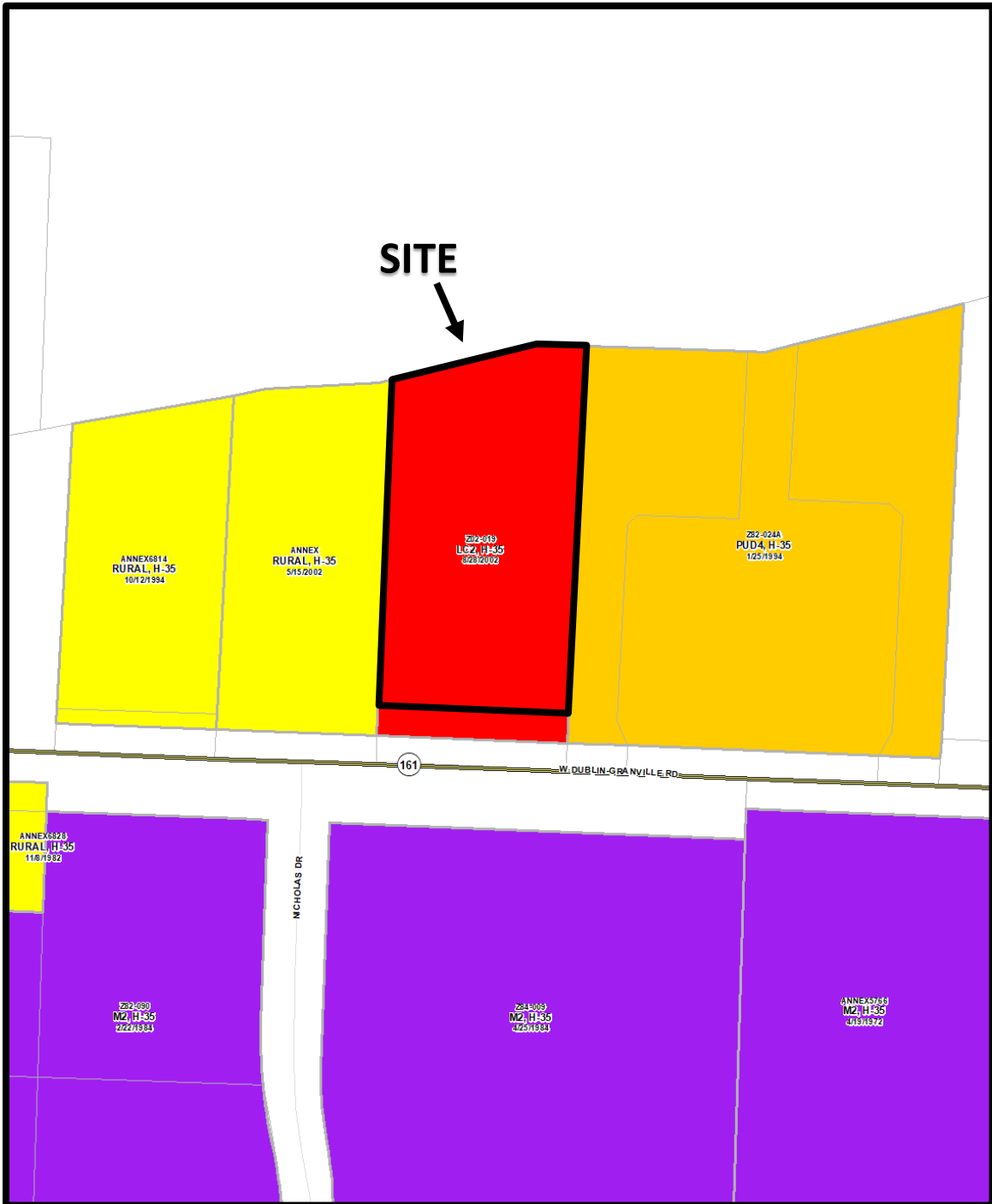
I purchased the property in 1997 for the purpose of using it as my architectural office (DSI Architects) and on May 9, 2002 I had it annexed to the City Of Columbus and rezoned for Office Development; it has been used as an office since then and I was able to sublease portions of it to other Architects and Interior designers.

The year 2020 brought a lot of changes to all businesses and mine in particular. My architectural business was reduced tremendously as well as the business of all my tenants for the DSR LLC property. The demand for office space for my firm has been reduced, as I had to layoff several of my employees. The same has happened to my tenant's business since 2020 and the working patterns have changed because a lot of employees want to work from home.

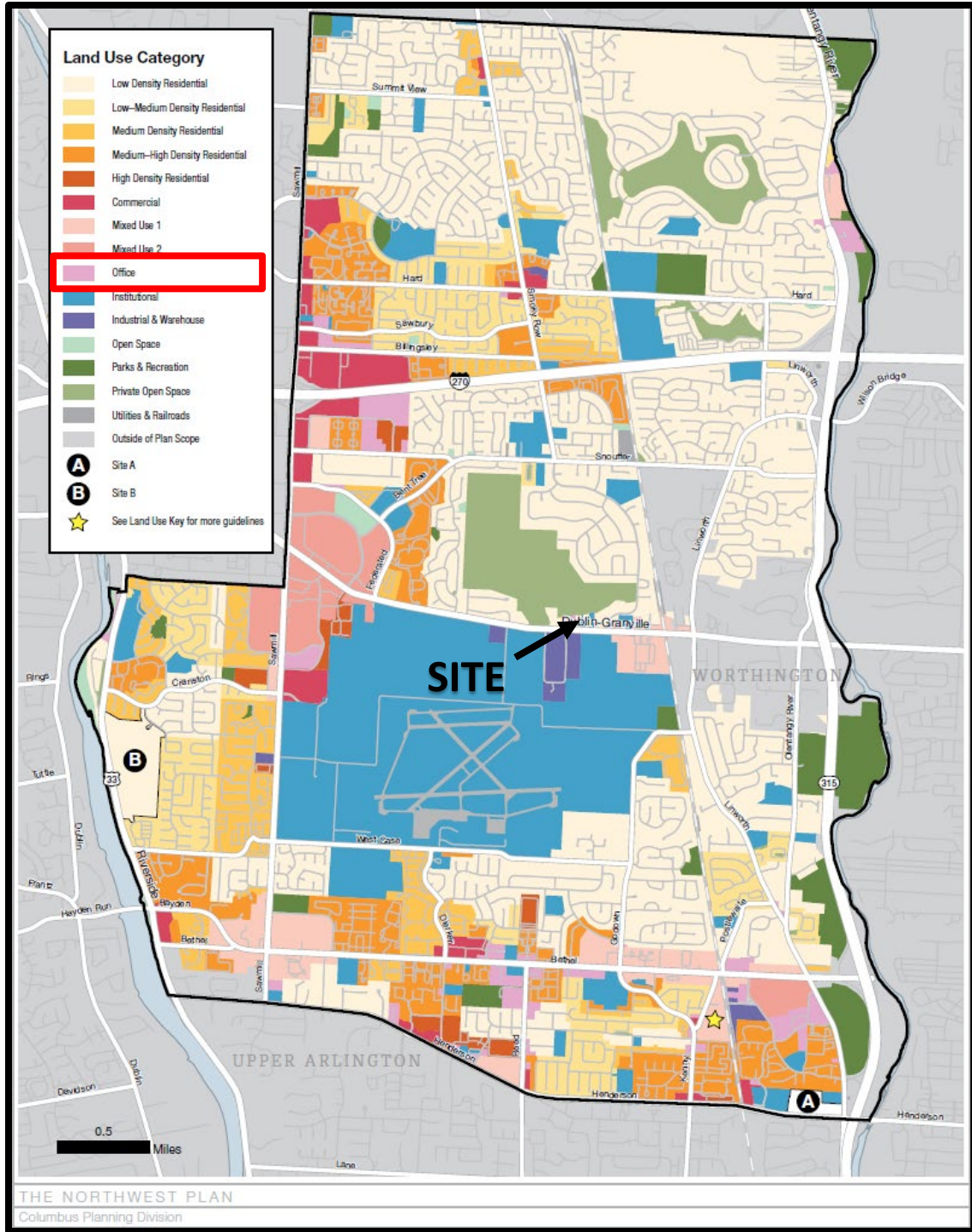
The office expenses and specifically the Commercial Real estate taxes have been very difficult to pay and I am having a serious financial hardship under the current situation.

In addition, the pandemic year 2020 affected me personally, as I got divorced and I found myself without a residence.

For the reasons outlined above, I would like to request a variance that will allow me to reside in my building and also allow me to have my architectural business as well as other professional related business under the same roof.



CV23-133
2690 W. Dublin-Granville Rd.
Approximately 1.53 acres



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Standardized Recommendation Form

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

Case Number: CV23-133
Address: 2690 WEST DUBLIN-GRANVILLE ROAD
Group Name: FAR NORTHWEST COALITION OF COLUMBUS
Meeting Date: JANUARY 25, 2024

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

BASED ON THE APPLICATION AND INFORMATION PRESENTED AT THE PUBLIC HEARING, THE BOARD OF THE FAR NORTHWEST COALITION OF COLUMBUS RECOMMENDS APPROVAL OF APPLICATION CV23-133.

Vote: 3 TO APPROVE - 0 TO DISAPPROVE

Signature of Authorized Representative: 
SIGNATURE
PRESIDENT
RECOMMENDING GROUP TITLE
202-6314-3370
DAYTIME PHONE NUMBER

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-133

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) Dimitri Smirniotopoulos
of (COMPLETE ADDRESS) 2690 W Dublin Granville Rd, Columbus, OH 43235
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. DSR LLC, c/o D. Smirniotopoulos, (614)561-6412 2690 W Dublin Granville Rd, Columbus, OH 43235 1 Columbus based Employee	2.
3.	4.

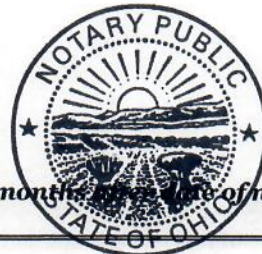
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 16th day of November, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

October 19th, 2026 Notary Seal Here
My Commission Expires



MASON HOOVER
Notary Public, State of Ohio
My Commission Expires
October 19, 2026
COMMISSION #2021-RE-838997

This Project Disclosure Statement expires six (6) months after the date of notary commission.