

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

CV16-038

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.

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 requested as detailed below:

Hardship Statement for 825 S. Front Street

- 1) The following variance is being requested for the code section 3363.01 (Manufacturing Districts, to allow a residential building)
- 2) Property was originally built as a residence
- 3) Best + highest use is as a residential property
- 4) Variance is needed to secure financing of property. Lender will not loan since the residence could not be rebuilt as a residence under current zoning
- 5) Granting variance will allow this property to be sold as a residence
- 6) Without variance, property will lie vacant since no manufacturing usage is available

Signature of Applicant

Date

5/8/16

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



CV16-038
825 South Front Street
Approximately 0.07 acres



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825 South Front Street
Approximately 0.07 acres

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

BREWERY DISTRICT COMMISSION

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.

PROPERTY ADDRESS: 825 S. Front St.

APPLICANT'S NAME: Cutler Properties, Ltd. (Owner)

APPLICATION NO.: 16-9-3

COMMISSION HEARING DATE: 9-7-16

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special Permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of variance application #16-9-3, 825 S. Front St., as submitted:

Staff Recommended Application

Variance Request

- CC3363.01 - M-manufacturing districts – To allow residential use in an M-manufacturing district.
- CC3363.24 - Building lines in an M - manufacturing district - to allow a building setback at 0-ft on S. Front St.
- CC3312.27 - Parking in setback, to allow existing parking in setback of 0-ft on Bank St.
- CC3312.25 - Maneuvering – to allow stacked parking spaces.
- CC3312.29 - Parking spaces – to allow stacked parking spaces.

MOTION: Pongonis/Hunt (4-0-0) RECOMMEND APPROVAL.

RECOMMENDATION:

RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

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


Randy F. Black
Historic Preservation Officer



THE CITY OF COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

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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 # CV16-038

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey W. Cutler Managing member Cutler Properties, LTD, of (COMPLETE ADDRESS) 825 South Front St Columbus, Ohio 43206-2501

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

Table with 4 columns and 2 rows. Column 1: 1. Cutler Properties, LTD, 591 Carle Ave, Lewis Center, Ohio 43035. Column 2: 2. (Empty). Column 3: 3. Jeffrey W. Cutler, 591 Carle Ave, Lewis Center, Ohio 43035. Column 4: 4. (Empty).

Check here if listing additional property owners on a separate page.

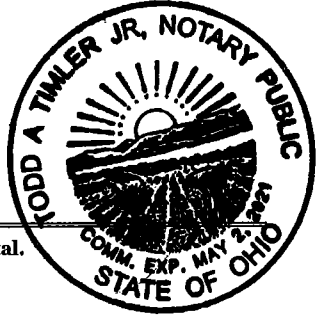
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 11th day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires May 2, 2021

Notary Seal Here



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