

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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.

CV22-123

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):

Signature of Applicant

Luis Morquecho

Date 10/25/2022

Statement of Hardship

Good Afternoon to Everyone,

My name is Luis Morquecho and I currently own a home that is located in the Greater Hilltop Area. I am writing this statement in hopes of reaching out to my neighbors, fellow friends, and community. I would like to make some changes to my home, but first it requires approval from my area of commission. I appreciate the time you are taking to read this statement and hope you are able to approve my plans for my home. I have read the foregoing and believe my application for relief from the requirement of the Zoning code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variances(s) requested as detailed below. The first variance I would like to discuss is getting permission to convert a detached garage into a second dwelling (Code 3332.035). The second variance is reducing the required parking spaces from 2 parking spaces to zero for the new dwelling. While maintaining the two parking spaces in the rear for the main structure (Code 3312.49). The third variance would be for the dwelling to not front on a public street (Code 3332.19). The fourth variance in relation to (Section 3332.13) R-3 area district requirements which is to reduce the required lot area from 5,000 sq ft per dwelling unit. Current lot area is 5,120sq ft and reducing this would be to 2,560 sq ft per dwelling unit. The last variance is for the rear yard requirement to be reduced from 25% of the lot to 0% (Code 3332.27). The reason I believe this request should be granted is because I have been trying to find solutions to improve my property. Ever since I purchased the property I have been trying to find a solution for the private garage we have in the back. Its purpose has always been for storage but once we cleaned it out we realized we had nothing to put in it. Since our kids are all grown up and are finishing college or soon to be married we figured we could make it into one of those tiny homes we see on television. I have been driving around the area and have seen many improvements on other

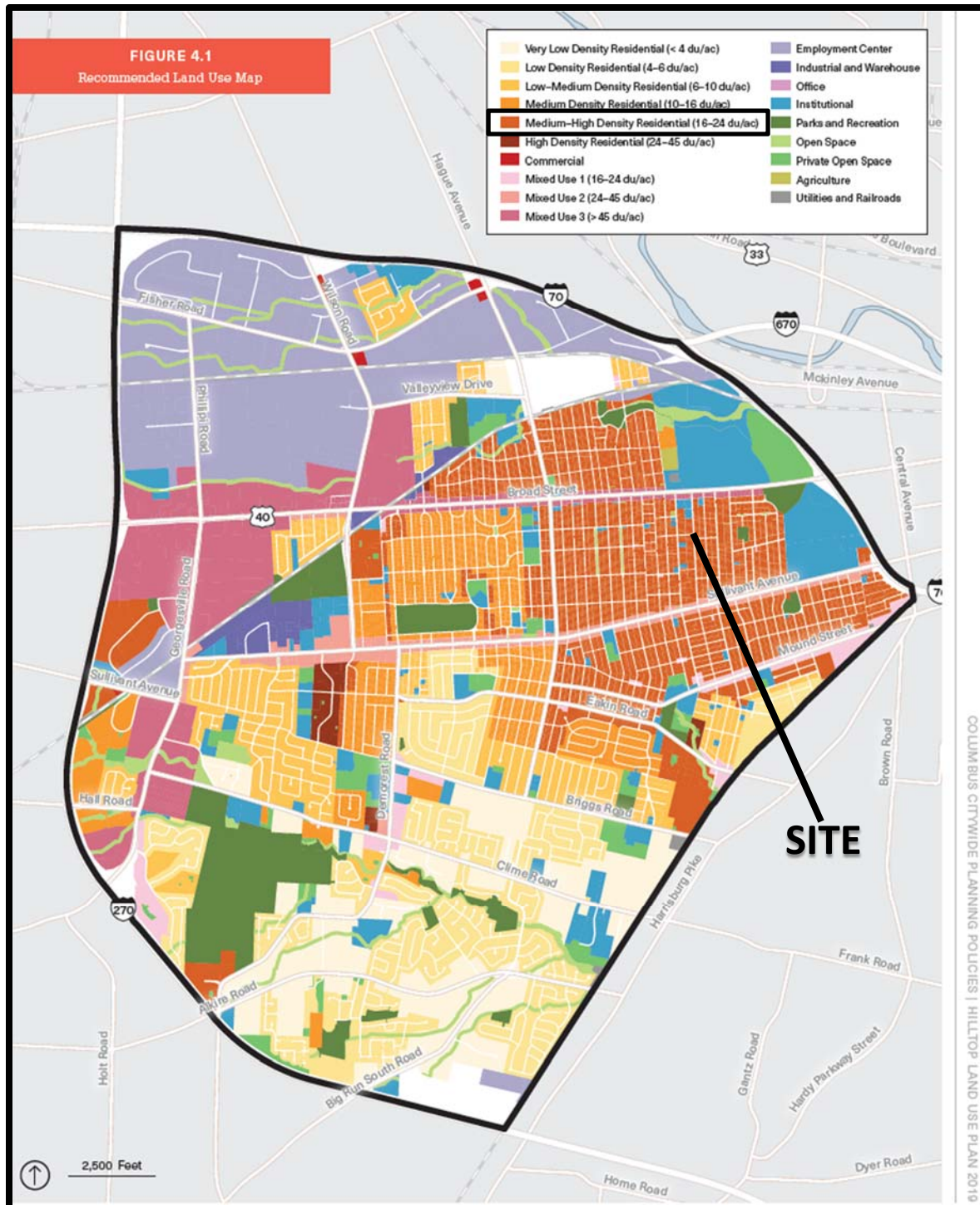
properties. Whether it means the property got renovated/remodeled or companies/homeowners making new builds in the area. I believe this is awesome for our area of commission. It's allowing us to grow as a community as well as bringing in new homeowners who are eager to be living in their new home. I have also gotten many new neighbors who are just amazing people and very helpful. My plan was to make the garage into my small livable oasis and downsize from the main structure. In the meantime I would rent out the main structure to renters who are interested and would be able to use the home to raise their own family. This being said I am grateful to anyone who took the time to read/listen to my statement of hardship. Once again thank you so much and apologize for such a long statement.

Sincerely,

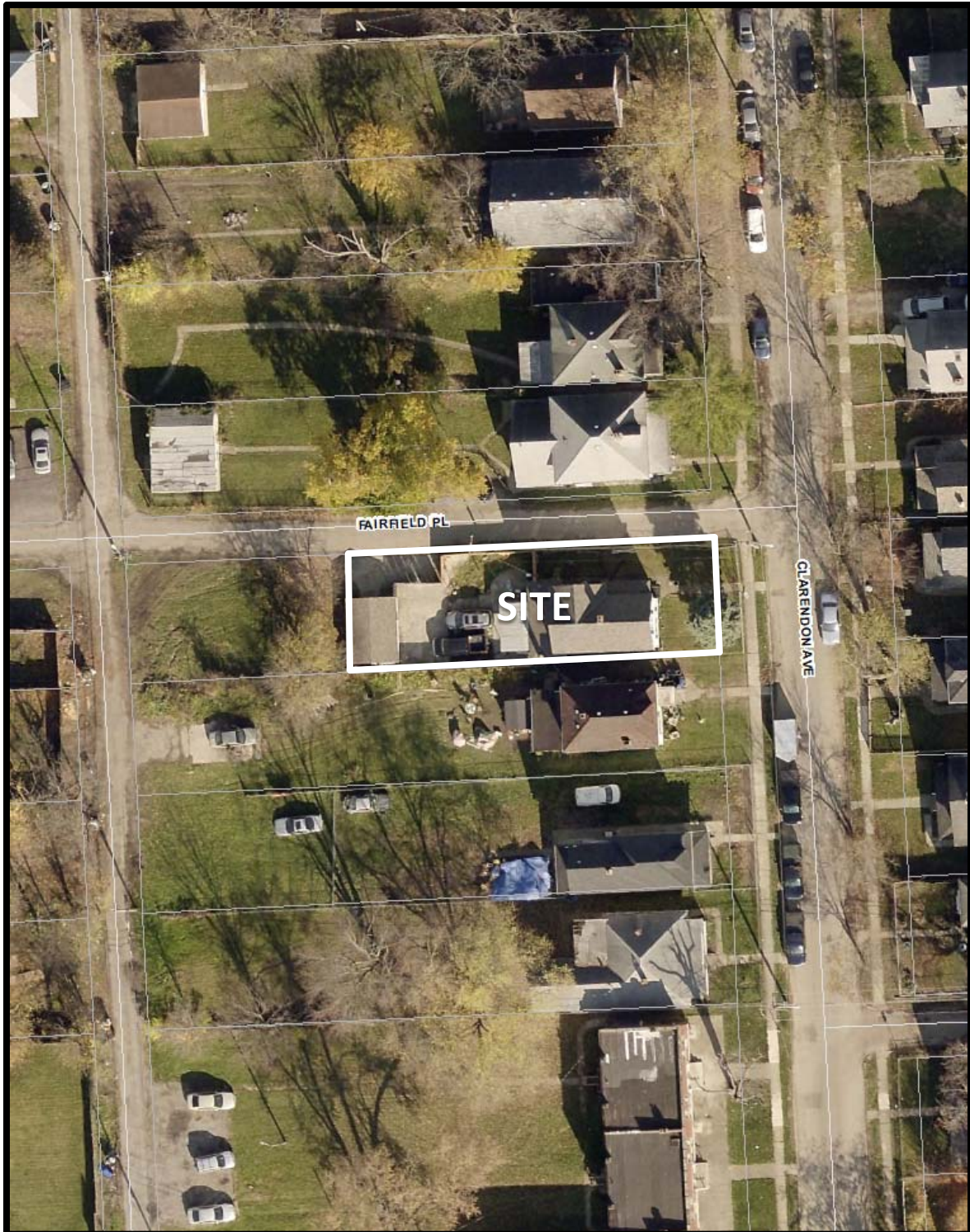
Luis Morquecho



CV22-123
235 Clarendon Ave.
Approximately 0.12 acres



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Standardized Recommendation Form

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-123

Address 235 Clarendon Ave

Group Name Greater Hilltop Area Commission

Meeting Date 12/16/2022

Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

No objections to Applicant's plans

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

12 yes - 0 no - 3 Absent

[Signature]

GREATER HILLTOP AREA COMMISSION

614 623 5069

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.

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-123

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) Luis Morquecho

of (COMPLETE ADDRESS) 235 Clarendon Ave Columbus OH 43223

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. Luis Morquecho 1952 Harrisburg Pike Grove City, OH 43123 347-440-6980 0 Columbus Based Employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFILIANT

Luis G Morquecho

Sworn to before me and signed in my presence this 25 day of October, in the year 2022

Jennifer T Maguana
SIGNATURE OF NOTARY PUBLIC

05/15/2027
My Commission Expires

Notary Seal Here



Jennifer T Maguana

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
05/15/2027

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