

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

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

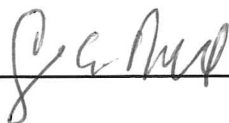
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):

Add a single-unit dwelling to an existing commercial building for a live-work unit. Requested variances include: C.C.C. 3356.03, C-4 Permitted Uses, To allow ground floor dwelling unit. Square Footage of Studio Area: 1695 Sq.Ft.; Parking space in back approx. 20ft x 24ft; Additional parking space along West side of building, approx. 10ft x 2974ft;

Signature of Applicant

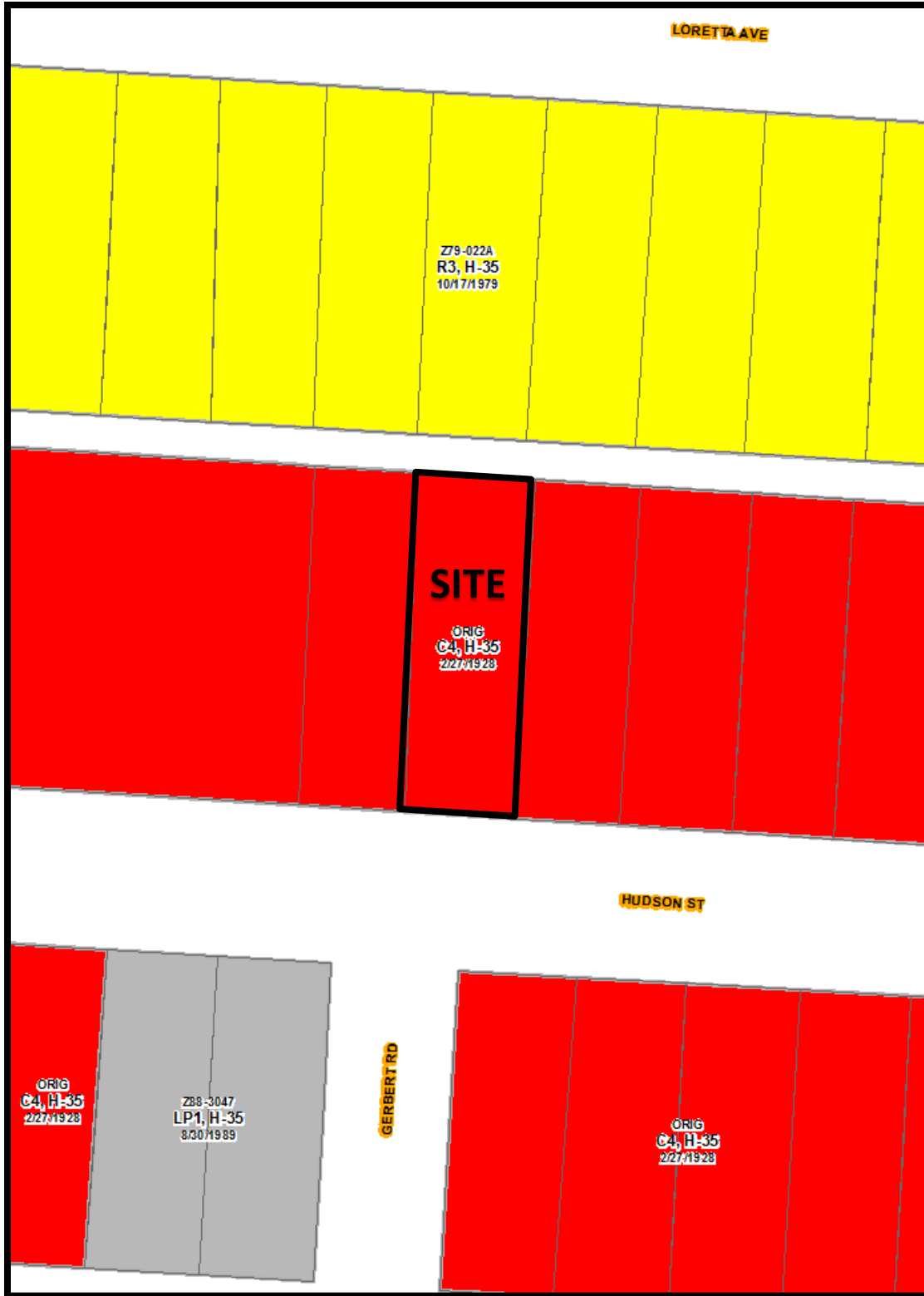


Date

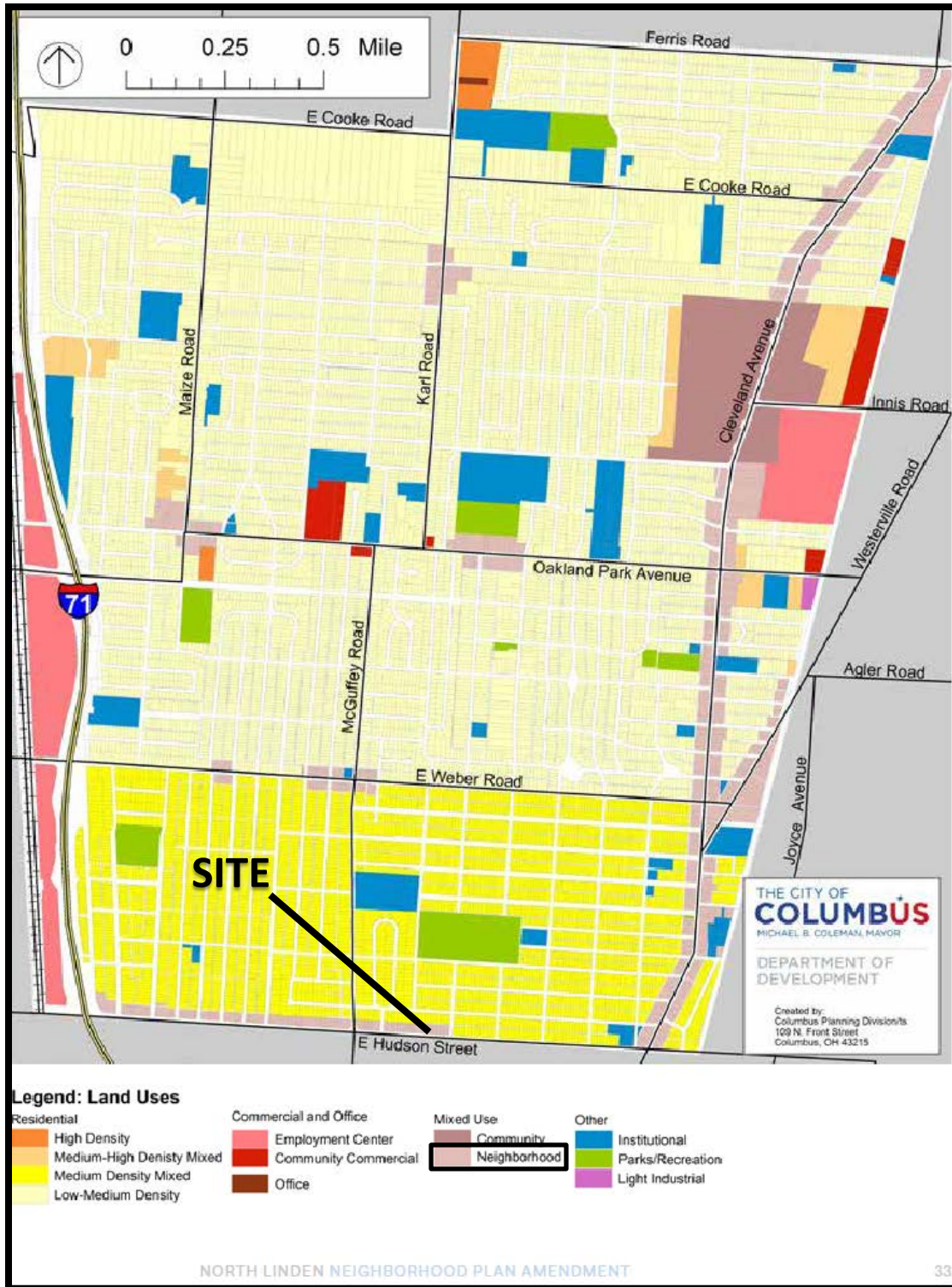
4/19/17

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

CV17-030



CV17-030
1208 East Hudson Avenue
Approximately 0.14 acres



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Approximately 0.14 acres



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Approximately 0.14 acres

North Linden Area Commission
c/o 5030 Westerville Rd.
Columbus, Ohio 43231
614-882-0800

May 19, 2017

City of Columbus
Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

VIA EMAIL

Re: 1208 East Hudson Street
Variance Application CV17-030

To Whom It May Concern:

On May 18, 2017, the North Linden Area Commission, with a quorum present, voted as follows:

Approved to add a single-unit dwelling to an existing commercial building for a live-work unit.
Requested variances include: C.C.C. 3356.03, C-4 Permitted Uses, To allow ground floor dwelling unit.



Walter G. Reiner
Planning and Development-Zoning Chairman

WGR/ms

cc: Columbus Building and Zoning Services/Tim Dietrich, Planner (via email)
Jennifer A. Adair, Chair, North Linden Area Commission (via email)
North Linden Area Commission (via email)
Craig Null, Applicant (via regular mail)
John C. & Martha R. Wells, Owner (via regular mail)

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 # CV17-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CRAIG NULL
of (COMPLETE ADDRESS) 187 NORTH OAKLEY AVENUE

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

<p>1. CRAIG NULL 187 NORTH OAKLEY AVENUE COLUMBUS, OHIO 43204-3738</p>	<p>2. JOHN C. & MARTHA R. WELLS 40 WINTHROP ROAD COLUMBUS, OHIO 43214-3629</p>
<p>3.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT *Craig Null*

Sworn to before me and signed in my presence this 25th day of April, in the year 2017

Deborah A. Williams
SIGNATURE OF NOTARY PUBLIC

5-25-2019
My Commission Expires

Notary Seal Here



Deborah A. Williams
Notary Public, State of Ohio
My Commission Expires 05-25-2019

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