

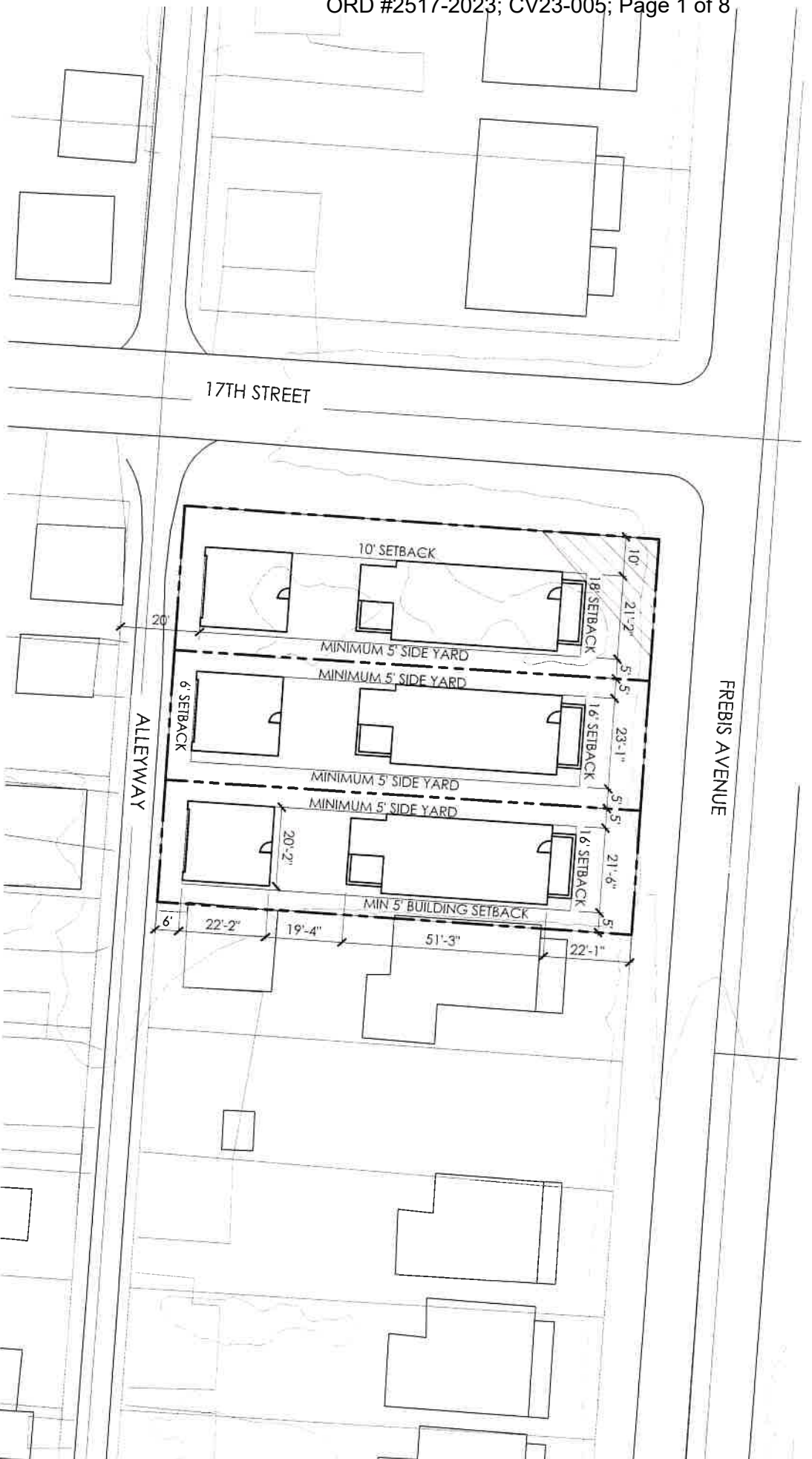
# SITE PLAN

# FREBIS AVE AND 17TH ST

PREPARED FOR CV REAL PROPERTIES

DATE: 04/06/23

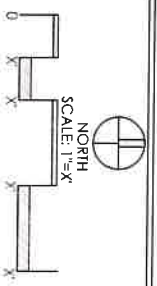
Final Site Plan Received 08.24.2023 Sheet 1 of 1 CV23-005



\*ALL DWELLING UNITS TO BE 2-STORY

*PS*

*8/24/23*



**Paris Planning & Design**

LANDSCAPE ARCHITECTURE

4875 Cemetery Rd  
Hilliard, OH 43026

www.parisplanninganddesign.com



# 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.

Signature of Applicant

Date

12-29-22

CV23-005

**Statement of Hardship**

**601, 605, 609 Frebis**


The applicant is concurrently submitting a rezoning application to rezone the lots from C-4 and P-1 to R-4. The applicant proposes to construct single family homes with detached garage on each of the lots. In connection with the construction of the homes and garages, the applicant requests the following variances to permit the construction of the homes and garages:

Variances:

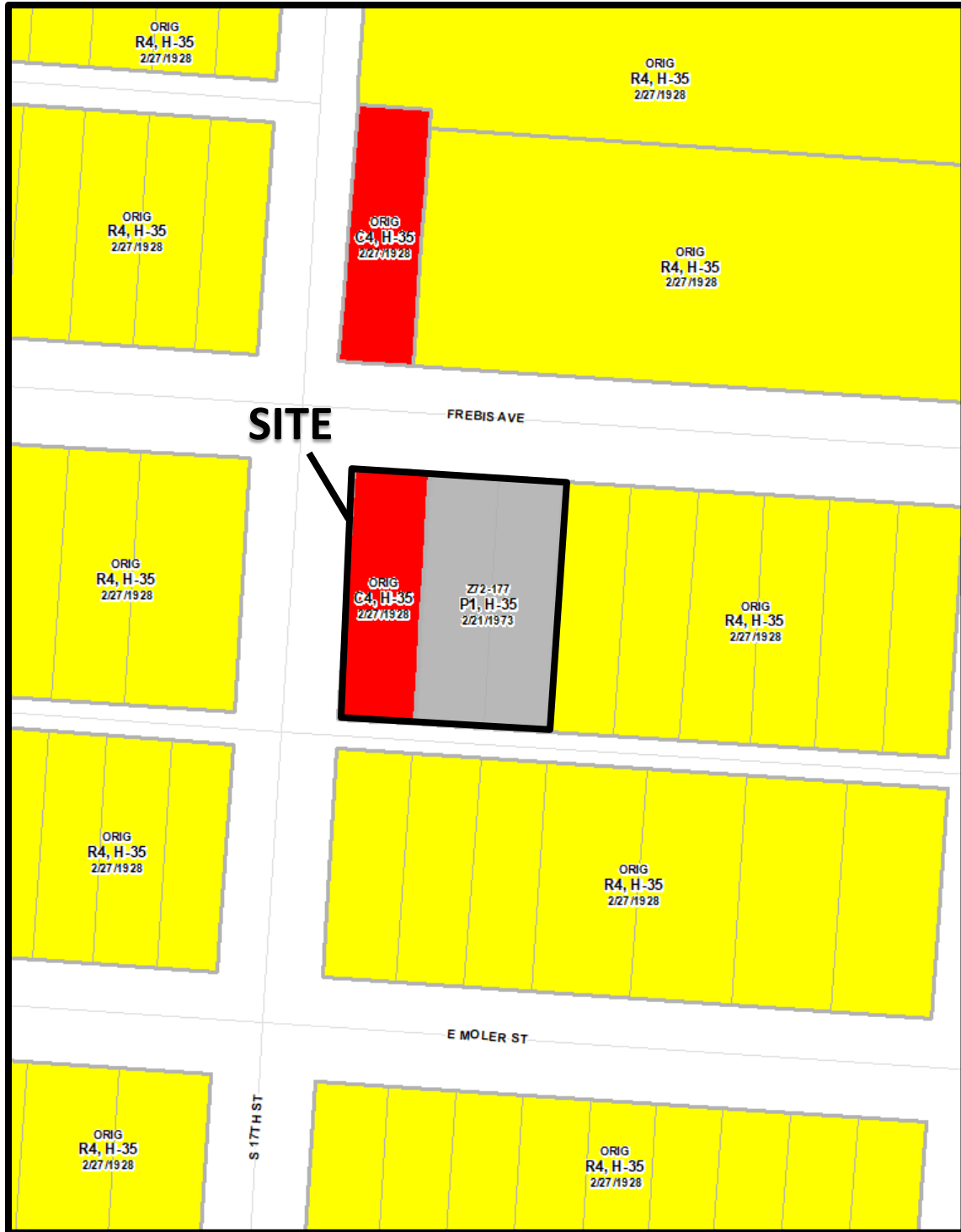
3332.21 – Building lines – to reduce the required minimum setback from Frebis Avenue from 25’ to 22’1”.

Statement of Hardship:

The current lots are smaller and not as wide as current code standards would prescribe, these irregularities, represent a hardship in that they prevent the construction of a single family home and garage consistent with the neighborhood. The variances requested will allow for a substantial improvement to the property for the owners use and enjoyment by permitting the construction of the homes, which is consistent with the spirit and intent of the code. The variances will not seriously affect any adjoining property or the general welfare. The variances are in line with the spirit and intent of the code by allowing the property owner to improve the enjoyment and use of property for their residents.

  
\_\_\_\_\_  
Jon Stevenson, Esq.  
Attorney for the Applicant

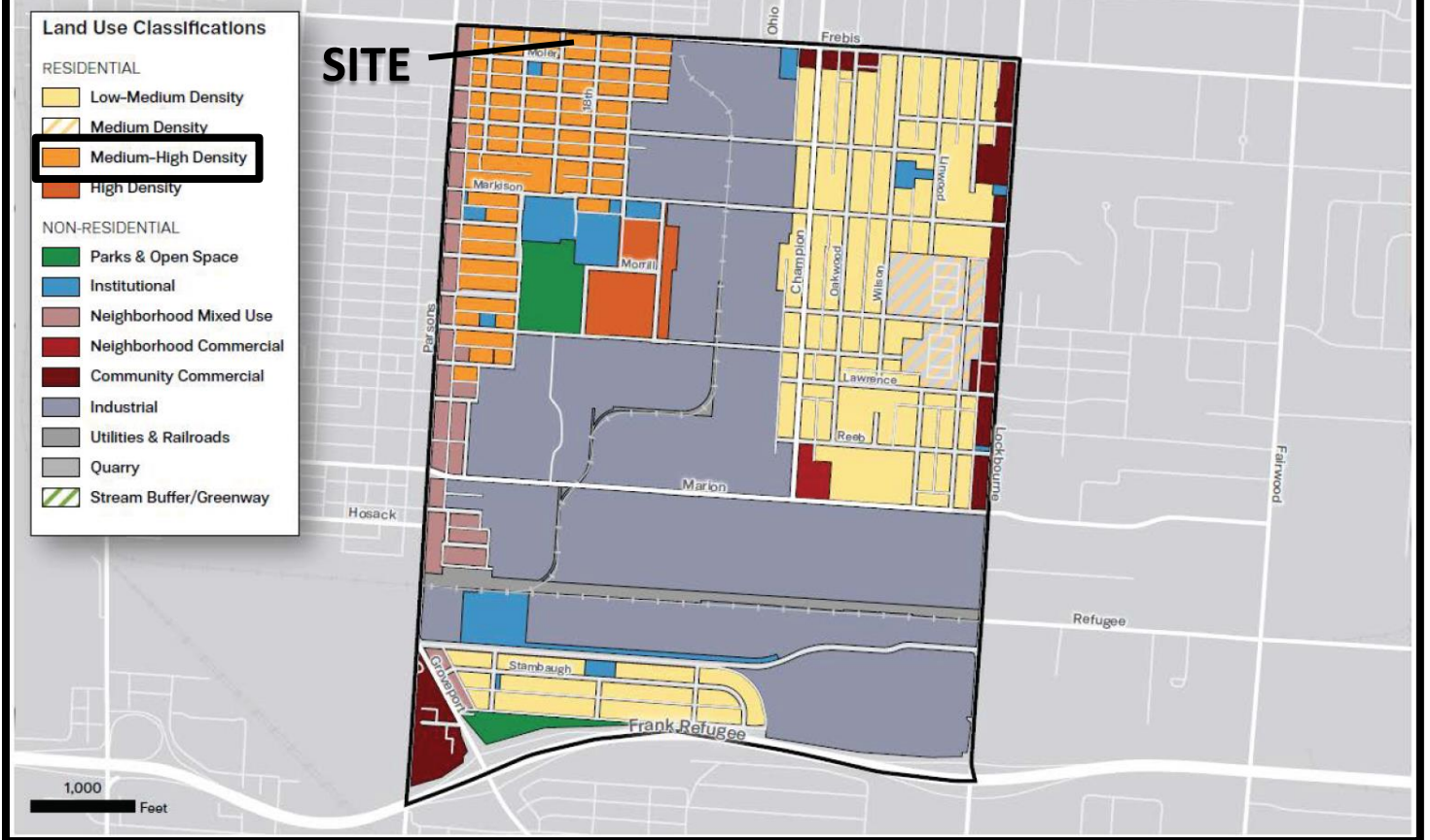
Date: 12/29



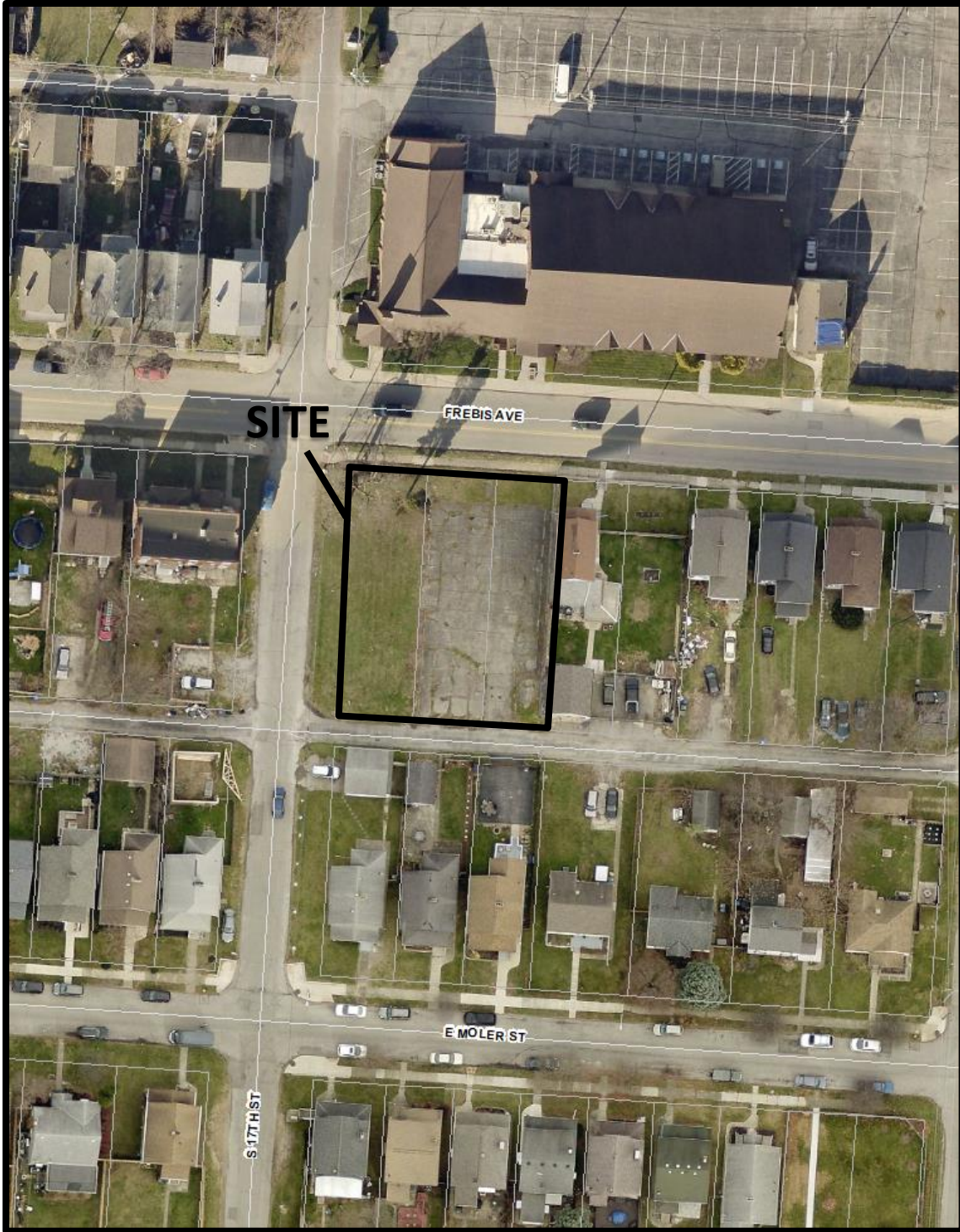
CV23-005  
601 Frebis Ave.  
Approximately 0.28 acres

South Side Plan (2014)

FIGURE 11: FUTURE LAND USE PLAN: QUADRANT 3



CV23-005  
601 Frebis Ave.  
Approximately 0.28 acres



CV23-005  
601 Frebis Ave.  
Approximately 0.28 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 / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** CV23-005 / Z23-001

**Address** 601 FREBIS AVENUE

**Group Name** COLS SOUTH SIDE AREA COMMISSION

**Meeting Date** 03/28/2023

- 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:**

**Vote** *[Signature]* APPROVED

**Signature of Authorized Representative** *[Signature]*

**Recommending Group Title** CSSAC

**Daytime Phone Number** 585.746.1103

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.



# Council Variance Application

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## PROJECT DISCLOSURE STATEMENT

APPLICATION #: \_\_\_\_\_

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) Jon Stevenson  
of (COMPLETE ADDRESS) 250 E. Town Street, Suite 200, Columbus, Ohio 43215  
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. Chris Vince, 110 Polaris Parkway, Suite 301; Westerville, Ohio 3	2. Charlie Vince 110 Polaris Parkway, Suite 301; Westerville, Ohio 3
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 24<sup>th</sup> day of August, in the year 2023

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

My Commission Expires 9-15-2027

Notary Seal Here



**Hannah B. Kittle**  
Notary Public, State of Ohio  
My Commission Expires 9-15-2027

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