



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.

CV21-085

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):

Please see the attached document.

Signature of Applicant  Date 2/27/21

Council Variance Application: 933-935 E. Chittenden Ave.

Healthy Homes

Statement in Support of Variance(s)

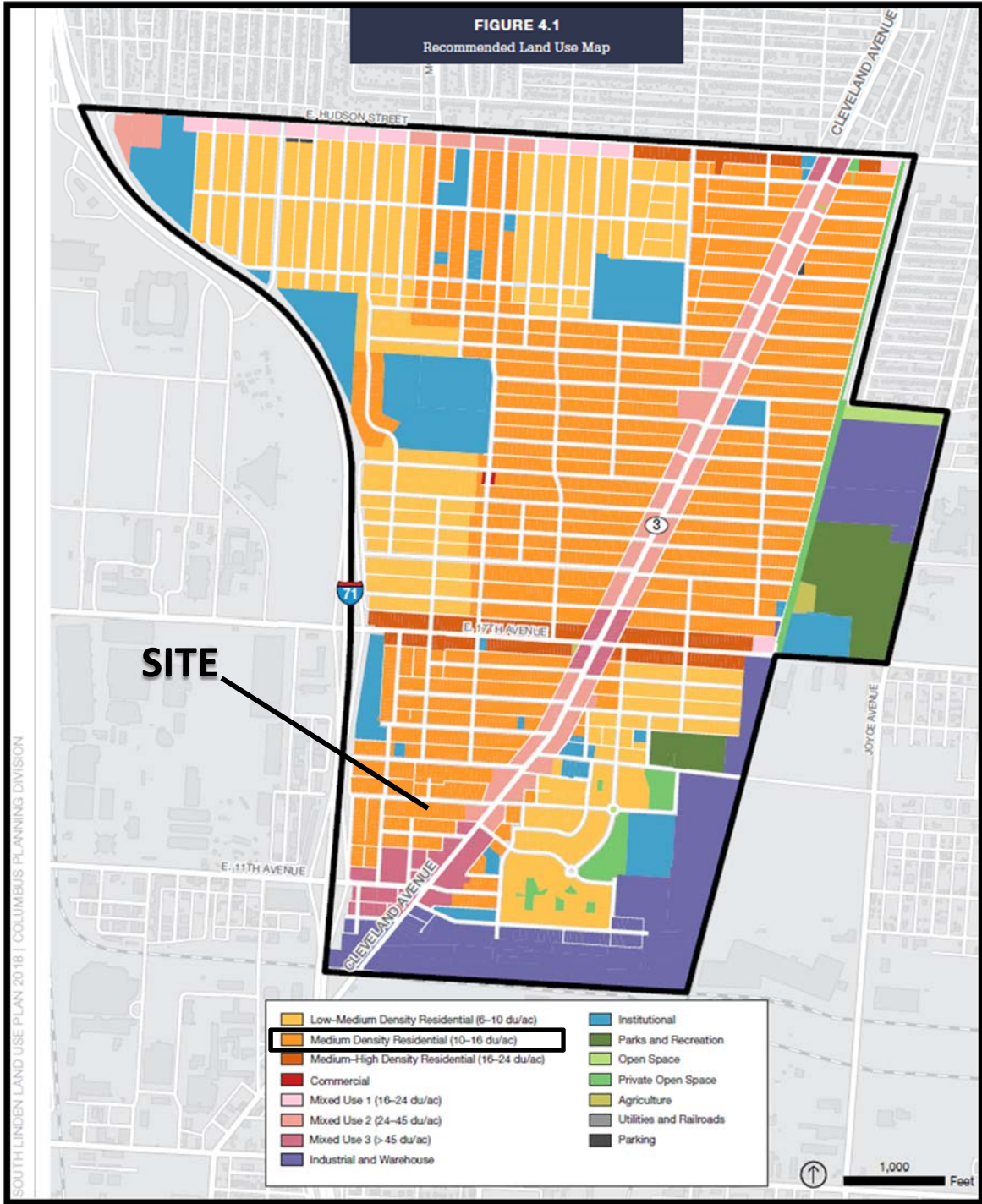
For the proposed site we are requesting a Council Variance to permit a two-family dwelling to be constructed in a R3 Residential district that only permits single family homes to be constructed. The proposed development meets all the requirements that are required to build a two-family home and there are no hardship exceptions being requested other than the Council Variance. The site also used to have a 2- family dwelling (duplex) prior to demolition. The lot at this site is 58 feet wide and 149.82 feet long. Section 3332.26 requires no less than five feet of minimum side yard, which is met on this site. The development meets Section 3332.15 requires a duplex to have a minimum of a 7,200 square feet lot. (This site is 8,689.56 square feet). Section 3312.49 – Minimum number of parking spaces shall be minimum 2 per unit (The proposed development has 4 off street parking spaces (2 per unit)) and meets all requirements.

In addition to meeting all requirements to construct a two-family home; the proposed development conforms with other development in the area in respects to height and use. There are six other duplexes within a two-block radius of this site that are constructed on R3 Residential Zoned land (901-903 E. 12th #010-035883-00), (909-911 E. 12th #010-039981-00), (849-851 E. 12th #010-052283-00), (845-847 E. 12th #010-081983-00), (855-857 E. 12th #010-008449-00), (878-880 E. 12th #010-044577-00).

Moreover, approval of this Council Variance request will not detract from the character of the neighborhood, nor will it detract from the provision of governmental services. The proposed dwelling is intended to increase the stock of high-quality, affordable housing options available to families earning between 50 and 80 percent of Area Median Income. Healthy Linden Homes has a focus on Affordable Housing and strengthening communities through housing. To date the Healthy Homes organization has impacted 400+ residential units. Many of the projects that our organization develops receive financing from the City of Columbus, Department of Development and we work closely with City partners.



CV21-086
933 -935 E. 12th Ave.
Approximately 0.17 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: CV21-085

Address: 933-935 E. 12th Ave.

Group Name: South Linden Area Commission

Meeting Date: 9/21/2021

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:

Vote: unanimous decision to support project.

Signature of Authorized Representative: 

SIGNATURE

South Linden Area Commission

RECOMMENDING GROUP TITLE

614-571-8079

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-085

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) Jonathan Alexander, Applicant
of (COMPLETE ADDRESS) 933-935 E. 12th Ave. Columbus, Ohio 43211

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. Healthy Linden Homes LLC 946 Parsons Ave. Columbus, Ohio 43206	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Jonathan P. Alexander*

Sworn to before me and signed in my presence this 27th day of July, in the year 2021

Yvette Schlarm
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires 10/29/2025



YVETTE SCHLARM
NOTARY PUBL
STATE OF OHI
Comm. Expire
10-29-2025

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