





DEPARTMENT OF BUILDING AND ZONING SERVICES

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):

See attached.

Signature of Applicant [Handwritten Signature] Date 1/17/17

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

STATEMENT OF HARDSHIP

1185 GUSTAVUS LANE

PARCEL NO: 010053416

The subject property is zoned R-3 but is developed with an industrial structure that pre-dates the downzoning of the neighborhood. The warehouse structure was used for industrial purposes and was then vacated. It is currently zoned residential. The structure fronts on Gustavus Lane.

The property is located in Old Town East. The industrial structure has historical value which we wish to save as an integral part of the neighborhood.

The owner wishes to maintain the existing massive structure but to convert its use to residential. However, the number of units, the size and dimensions of the structure are not accommodated in the applicable R-3 district and therefore, variances are needed.

The existing structure is 8784 sqft. The owner requests variances to permit six (6) dwelling units, eight (8) on site parking spaces with one ADA space, and area variances to accommodate the structure.

The proposed use is in accordance with the surrounding residentially used properties and will not therefore adversely affect them or the neighborhood. Because the structure already exists, the variances will not cause the impairment of an adequate supply of light and air to the adjacent properties, nor unreasonably increase the congestion of public streets.

We are seeking the following variances:

- 3312.49: Parking variance. 7 parking spaces and 1 ada space for a total of 8 spaces
- 3332.035: Use in R-3 to allow 6-unit apartment building
- 3312.21(B)(1): To maintain existing parking lot with no screening between right of way and parking setback line.
- 3312.27 (D): To reduce parking setback on Gustavus to 0' (10' is requirement)
- 3332.13: Area district requirements: to allow 6 units on 7300 sqft (Code requires 1 per 5000)
- 3332.19: Fronting- to maintain building not fronting a public street
- 3332.21 (E): Building lines- to maintain 0' setback along Gustavus Lane (10' is required)
- 3332.25 Reducing the maximum side yard from 16' to 0'
- 3332.26: Minimum side yard permitted – to reduce west side yard from 5' to 0' and the east setback from 5' to 0'
- 3332.27: Rear yard – to reduce rear yard from 25% to 0%



CV16-062  
1185 Gustavus Lane  
Approximately 0.17 acres



CV16-062  
1185 Gustavus Lane  
Approximately 0.17 acres

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV16-062

Address 1185 Gustavus Lane 43205

Group Name Hero Homes Solutions, LLC + Hammer Out Homes, Inc.

Meeting Date 1/12/2017

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

Recommendation (Check only one)  
 Approval  
 Disapproval

NOTES:

---

---

---

---

---

---

---

---

---

---

Vote 11-0-0

Signature of Authorized Representative [Signature]

Recommending Group Title CHAIR NEAR EAST AREA COMM

Daytime Phone Number 614-582-3053

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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 # CV16-062

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sayam Ibrahim
of (COMPLETE ADDRESS) 2800 W State Rd 84 Suite 118 Fort Lauderdale, FL 33312

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 2 columns and 2 rows. Row 1: 1. Christina Souza, Hammer Out Homes Inc, 2800 W State Rd 84 Suite 118, Fort Lauderdale, FL 33312, 0 Columbus based employees, 786-449-1042; 2. Sayam Ibrahim, Hero Homes Solutions, LLC, 2800 W State Rd 84 Suite 118, Fort Lauderdale, FL 33312, 0 Columbus based employees, 732-718-9680. Row 2: 3. (empty), 4. (empty).

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

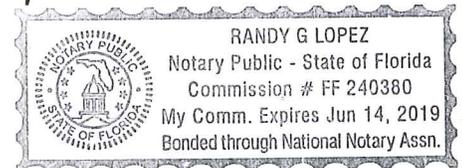
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30 day of September, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

06/14/2019
My Commission Expires

Notary Seal Here



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