



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...
B. Permit a use of the property not permitted by the Zoning District...
Before authorizing any variance from the Zoning Code...
In granting a variance pursuant to this section, Council may impose such requirements...

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

Conrad J. Klane attorney

Date

3/27/17

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

CV17-017

26 W. HENDERSON ROAD

STATEMENT OF HARDSHIP

26 W. Henderson Road is a two story house with a one story structure/addition that has been used as an office since 1984. The house/addition total approximately 3,953 square feet.

HISTORY:

In 1984, the then-owner received variances to permit 3700 square feet, being all but 253 square feet of the house/addition, for medical offices.

In 1991, the then-owner received variances that repealed the 1984 approval and replaced it with variances to permit 1600 square feet of the first floor of the house/addition to be used for specific professional offices and permitting the remaining square footage of the house to be used as a single dwelling. In addition, the variances required the owner(s)/resident(s) of the single dwelling to be the individual(s) engaged in the office use.

CURRENT REQUEST:

The current owner requests to repeal the 1991 variance approval and replace it with the following:

The owner requests that the house/addition, being approximately 3,953 square feet, be permitted to be used for specified C-2 Office uses delineated on the attached Exhibit A and all but no less than 25% of the house/addition be used for a single dwelling.

Further, the owner requests that the owners/resident(s) of the single dwelling need not be the individual(s) engaged in the office use.

STATEMENT:

26 W. Henderson Road is a house with an office addition that fronts on Henderson Road. The house/addition is adjacent to an alley and gas station on its east side and is one parcel west of N. High Street. Almost the entire house/addition was adapted to office use in 1984. Since 1984, the house has been actively used as an office and a single dwelling.

The owner wishes to permit all but no less than 25% of the house/addition to be used for a single dwelling and the remaining portion to be used for specific C-2 office uses. The house/addition has accommodated this mix of uses for 33 years. The location of this property provides public access and public and private parking. Restrictions to the alteration of the external structure for office use, including limits on graphics, and storage, serves to prevent an adverse affect on the surrounding neighborhood. The requested variances will alleviate the hardship that arises when the office or resident user needs to expand or decrease its square footage and when the owner/resident is employed outside the home.

26 W. HENDERSON ROAD

LIST OF VARIANCES

1. **3332.035 R-3 RESIDENTIAL DISTRICT:** A variance to permit up to 75% of the finished square footage of the structure to be used for specific office uses permitted in 3353.03 Office District C-2, as delineated in the attached Exhibit "A" and to permit use as a single-family dwelling in all or a portion not less than 25% of the finished square footage of the structure.
2. **3312.49 MINIMUM NUMBER OF PARKING SPACES:** To permit the number of on-site parking spaces to be less than nine (9) and to be six (6).
3. **3312.27(3) Parking Setback Line:** To permit the parking setback line to be less than the building setback line of twenty feet and to be eleven feet.

EXHIBIT "A"

26 W. HENDERSON ROAD

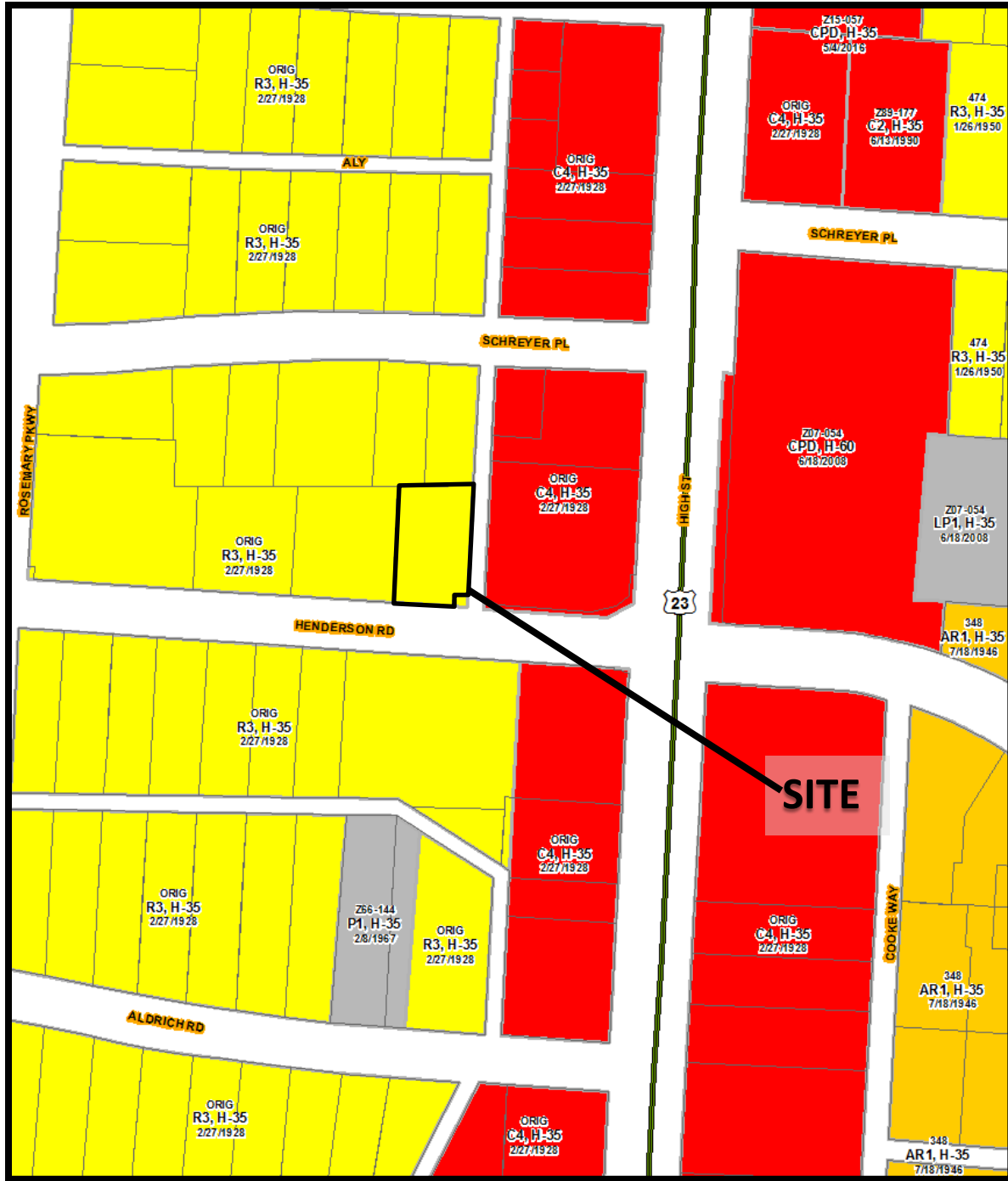
Specific Permitted Uses

C-2 3353.03:

A. Offices for administrative and support services

C. Offices for Finance and Insurance

E. Offices for Professional, Scientific and Technical Services



CV17-017
26 West Henderson Road
Approximately 0.20 acres

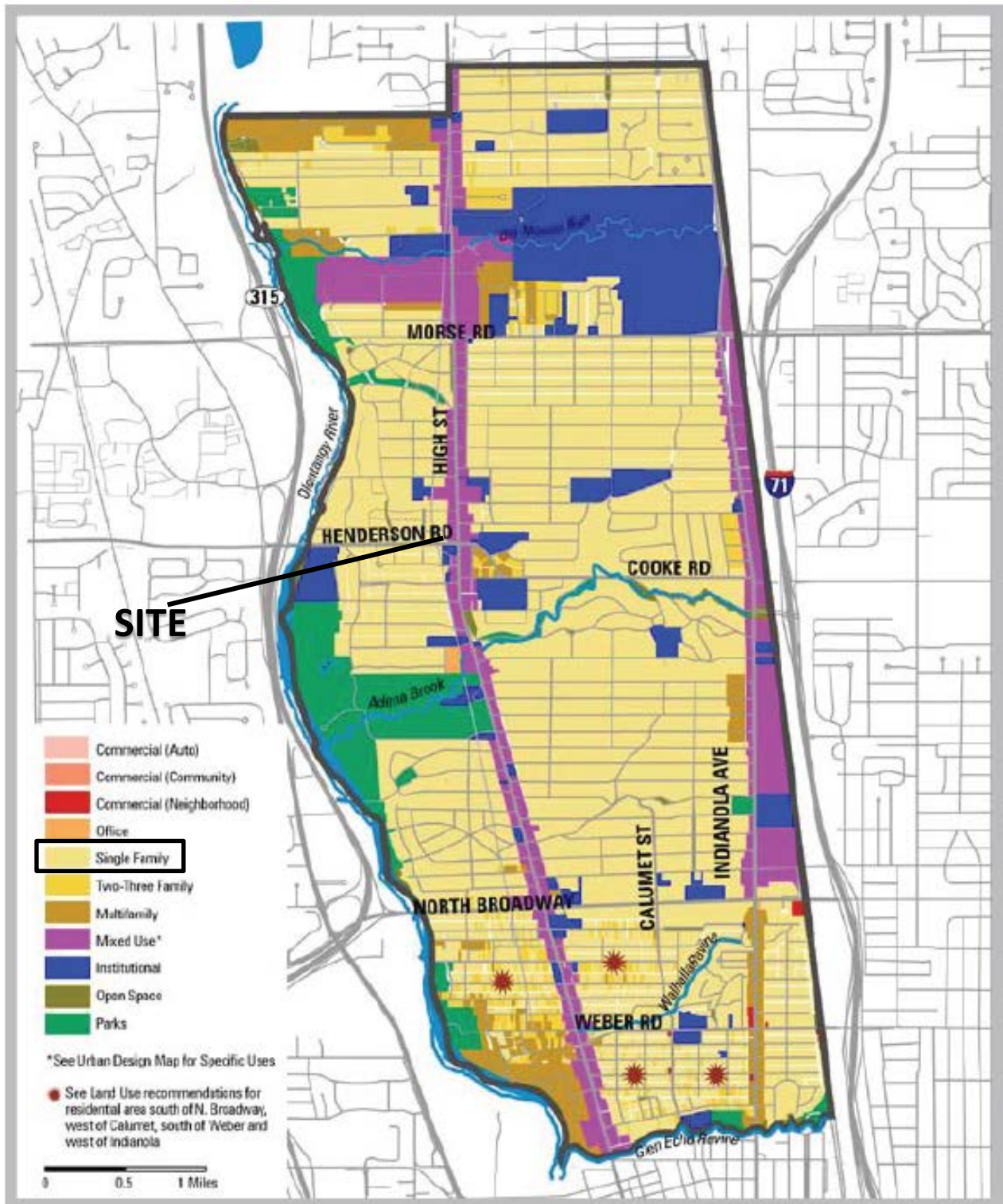


Figure 10 : Land Use Plan



CV17-017
26 West Henderson Road
Approximately 0.20 acres



CV17-017
26 West Henderson Road
Approximately 0.20 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

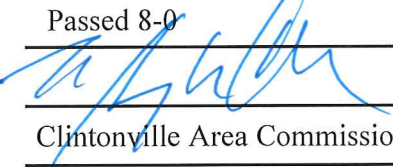
Case Number	CV17-017
Address	26 W. Henderson
Group Name	Clintonville Area Commission
Meeting Date	April 6, 2017
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

NOTES: Approved by CAC Zoning & Variance Committee by 6-0 on 4/4/17

PLEASE NOTE: CAC approved the request, as amended by the addition of the underlined language below

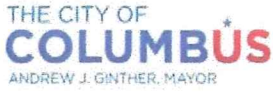
A variance to permit specific office uses permitted in 3353.03 Office District C-2, as delineated in the attached Exhibit 'A' and to permit use as a single-family dwelling in all or a portion of the existing house/addition, with the residential portion to be at least 25% of the structure.

Exhibit A - C-2 3353.03: Specific Permitted Uses: A. Offices for administrative and Support Services;
B. Offices for Finance and Insurance; C. Offices for Professional, Scientific and Technical Services

Vote	Passed 8-0
Signature of Authorized Representative	 Matthew Cull, Secretary
Recommending Group Title	Clintonville Area Commission
Daytime Phone Number	614-795-3137

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.

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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 # CV17-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Klema Attorney
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062

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 for listing property owners. Row 1, Column 1 contains handwritten entry: 1. CHARLES L. ARIDA II, 26 W Henderson Rd, Columbus OH 43214.

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

SIGNATURE OF AFFIANT Connie J. Klema

Sworn to before me and signed in my presence this 28th day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC



MARCY D. GREEN
Notary Public, State of Ohio
My Commission Expires
02-29-2020

2-29-20
My Commission Expires
Notary Seal Here

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