



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

ORD # 0264-2013, CV13-001, pg.1

CV13-001

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.

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 requested as detailed below:

The building at 880 S. Wayne Avenue is a former Columbus Board of Education elementary school and is located in an R-4 District, which is permissible under the Code.

The Brian Muha Memorial Foundation, Inc. operates a The Run The Race Club (RTR) which it established in 2005 and has been located in the Inner City, Columbus.

It is a natural extension of the use of the structure for educational purposes. The RTR is an after-school, pre-school and Center School program for children and youth

in grades pre-school - 12. RTR provides a safe and loving atmosphere for children to learn, play and study; and seeks to influence the children and young adults

through daily activities including reading, music, crafts, tutoring in academic subjects and sports. RTR provides a healthy snack and meal during each child's visit.

ensuring that at least 50 children a day are not going to go to bed hungry at night. The RTR goal is to focus on children, on their potential in helping them develop

that potential. RTR's primary goal is to have an Inner City RTR Club Center open every day, ready to help the children develop morally and intellectually acquiring

the virtues and attitudes needs for ever-lasting happiness and success. RTR welcomes young people of all ethnic, cultural and religious backgrounds. See attached

Signature of Applicant

Roche Muha

Date

12-7-12

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 all checks payable to the Columbus City Treasurer

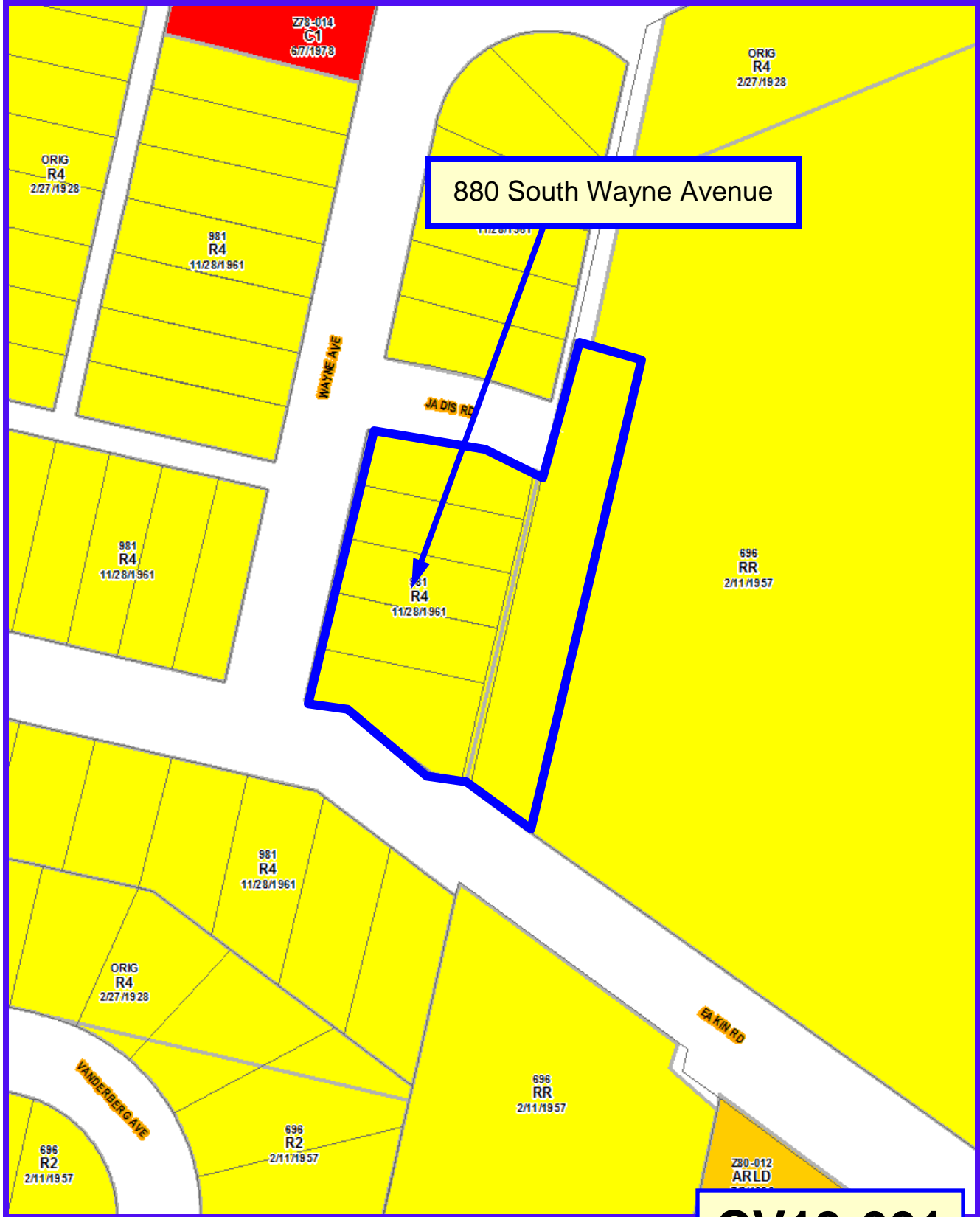
Council Variance Application: CV13-001
880 S. Wayne Avenue, Columbus, Ohio 43204
The Brian Muha Memorial Foundation, Inc.

Continuation of Statement of Hardship:

RTR also helps the families of these children when they are experiencing unexpected expenses that overwhelm the family. In low income families when someone is sick and needs to go to the doctor, a car needs repair, or someone loses a job, these expenses can be overwhelming and it is the mission of RTR to help them.

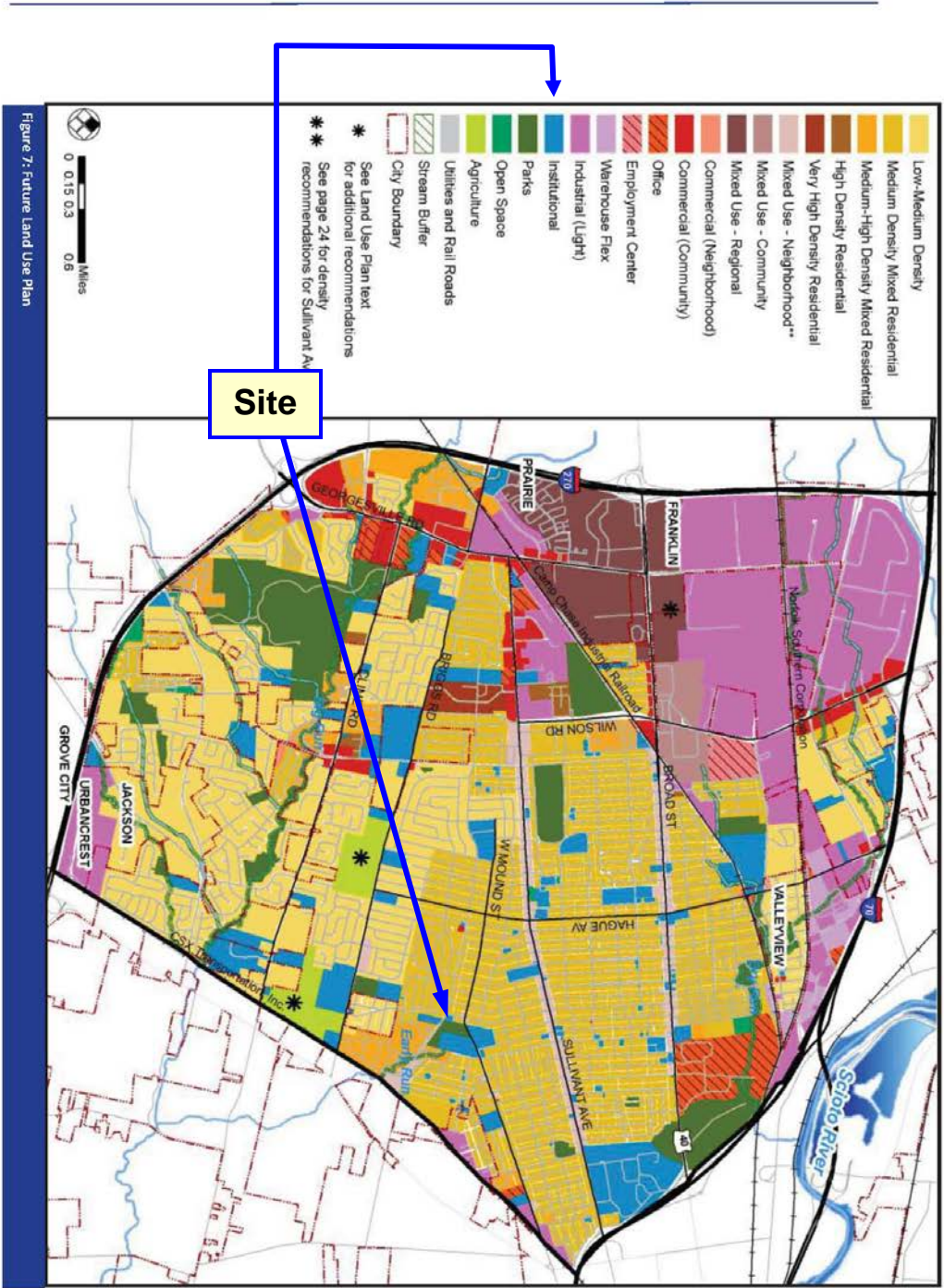
The facility will be used by The Brian Muha Memorial Foundation, a 501(c)(3) – Not-for-Profit charitable organization to advance the education and development of Columbus' youth.

The Council Variance will permit the use of the Property for these uses outlined above to further this mission to advance the education and development of the youth of Columbus. The variance granted will continue the previously granted variances in V68-008 to reduce the required South Wayne set-back from 25' to 13'; reduce the required Eakin Road set-back from 25' to 22'; reduce the required Vadis Street set-back from 25' to 0'; and no reduction in the required number of off-street parking spaces from 21 provided on the Site Plan appears necessary; and such other variances as become apparent in the application review process.



880 South Wayne Avenue

CV13-001



Site

CV13-001

Figure 7: Future Land Use Plan



880 South Wayne Avenue

CV13-001

The
G.H.A.C.

Greater Hilltop Area Commission
P.O. BOX 28520
Columbus, Ohio 43228

"Proudly serving the citizens of Hilltop U.S.A."
www.TheGHAC.com

2012-2013
Commission

TO:
Shannon Pine, Columbus Department of Building and Zoning Services

Chuck Patterson
Chair

January 15, 2013

Greg Large
Vice Chair

On behalf of the members of the Greater Hilltop Area Commission, this letter affirms the unanimous vote of support for the acquisition of the Wayne Avenue Elementary School and the planned "Run the Race" center to be established there.

Bob Spears
Treasurer

Until the recent decision from Columbus City Schools to sell the building to the Run the Race Foundation, the building sat vacant and unused for any legal or productive purpose.

Judy Manley
Secretary

Judy Andrews

The members of G.H.A.C. believe that the project outlined by Ms. Muha would be a benefit to the community and the children and families that live here. Her track record is established and recognized by the community after her time spent at Holton Recreation Center.

Sharry Carey

Keith Chaldis

As is true with any neighborhood, the Greater Hilltop Community is always in need of positive people doing positive work and making positive contributions to the lives of our young people.

Tasha Corson

Gene Klingler

Please feel free to contact me with any questions or concerns.

Jay McCallister

Lane Newcome

Geoffrey Phillips

Nancy Rhynard

Chuck Patterson, chairman
Greater Hilltop Area Commission
chuckpatterson@theghac.com
614-233-1229

Rich Riley

Cc: Greg Large, GHAC Zoning Chair



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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 # CV13-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Rachel Muha

Of [COMPLETE ADDRESS] 874 Helenhurst Ct. Westerville, OH 43081
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 formats

- 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

1. The Brian Muha Memorial Foundation, Inc. <u>874 Helenhurst Ct.</u> <u>Westerville, OH. 43081</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT x Rachel Muha
Subscribed to me in my presence and before me this 7th day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: _____



EDWARD T. McCLELLAN
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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

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