



COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services
Scott Messer, Director

DEPARTMENT OF BUILDING AND ZONING SERVICES

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):

The applicant is seeking the ability to operate a day care operation of a parcel zoned RRR. There is currently a non-conforming funeral home partially located on the subject lot. The funeral home predates the rezoning to the RRR district (1979).

The property had been zoned C-4 prior to 1974. The applicant wants to retain the RRR district but provide for reuse of the existing building and facilities to allow for a new and viable repurposing of the existing vacant structure. The remainder of the funeral home site is zoned C-4. The granting of the council variance will not negatively impact surrounding properties as the proposed day care operation is a needed and useful addition to the community and allows for the preservation of the existing building.

Signature of Applicant

[Handwritten signature of John G. Reynolds III]

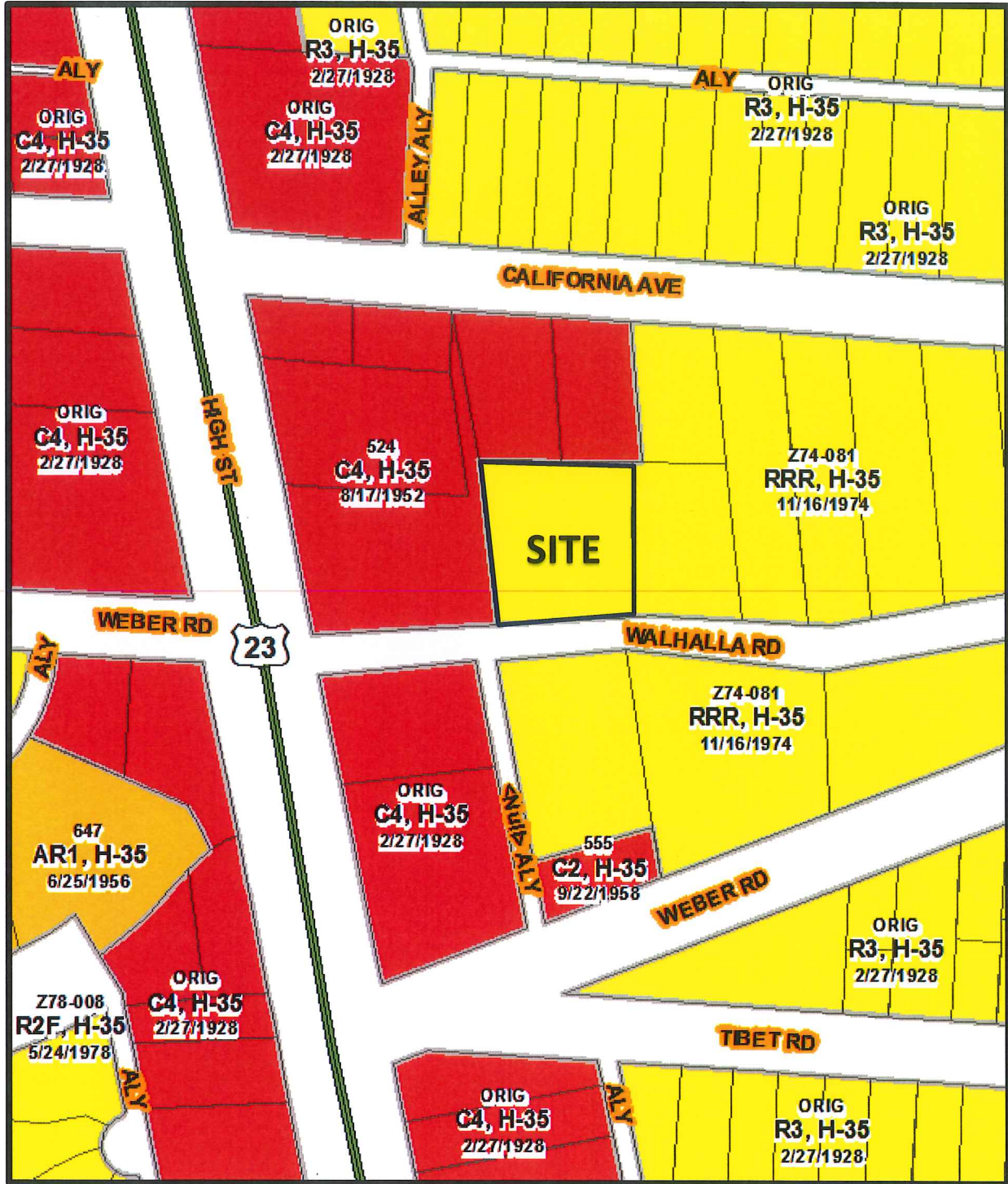
Date

8/16/18

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

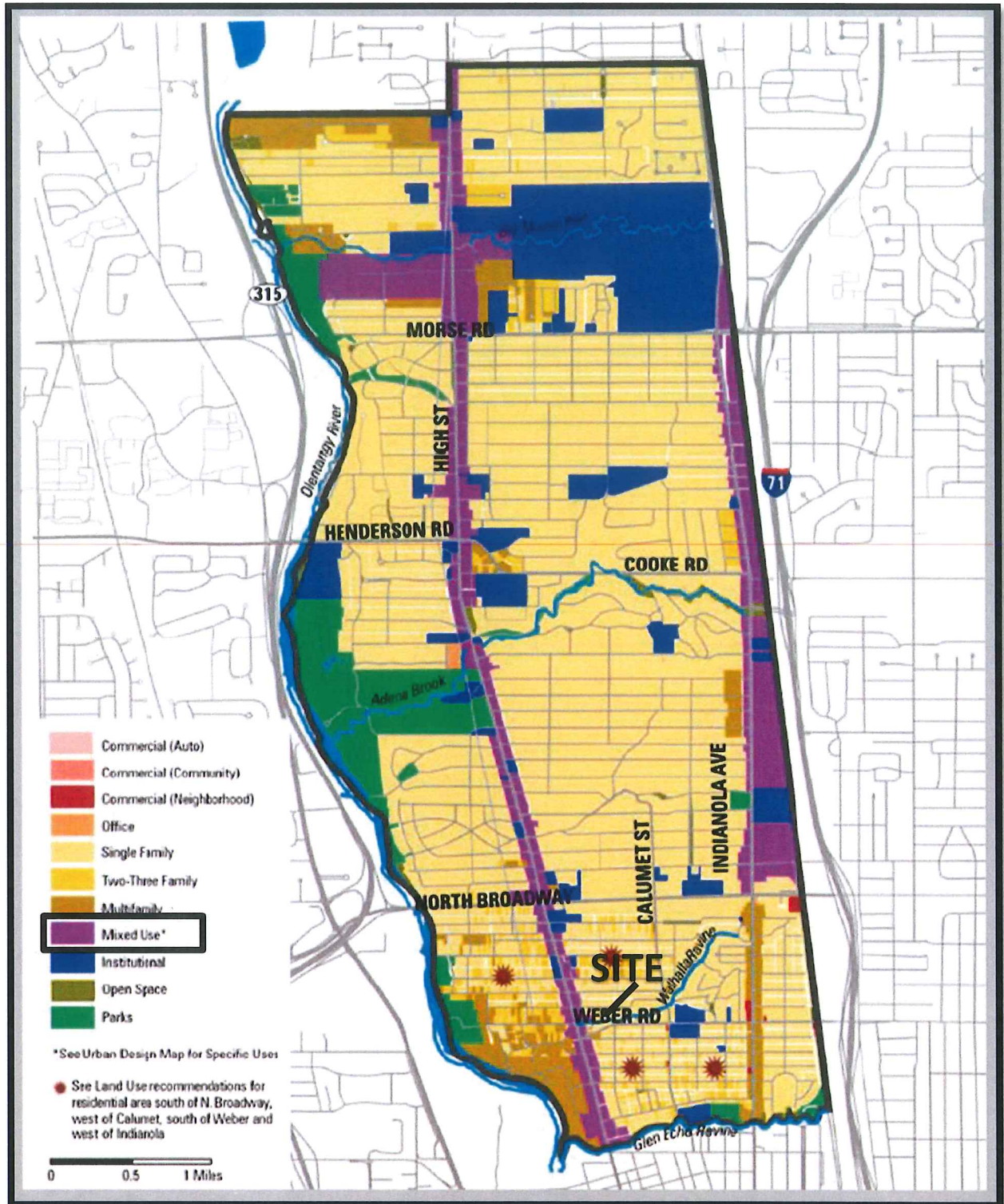
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



CV18-068  
40 Walhalla Road  
Approximately 0.35 acres

Clintonville Neighborhood Plan (2009)



CV18-068  
40 Walthalla Road  
Approximately 0.35 acres



CV18-068  
40 Walhalla Road  
Approximately 0.35 acres

# Standardized Recommendation Form

Phone: 614-645-7433 ▪ www.bzs.columbus.gov

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

**Case Number** CV18-068 A variance to permit a daycare use on a lot zoned RRR.

**Address** 40 Walhalla Road Columbus, OH 43202 (former Southwick Funeral Home), District 3

**Group Name** Clintonville Area Commisison

**Meeting Date** September 6th, 2018


**Specify Case Type**

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation**  Approval  
(Check only one)  Disapproval

**NOTES:** The Clintonville community has demonstrated its support for the site to be redeveloped as a daycare operation. The neighborhood attendees spoke in favor for the redevelopment of this site as the best case scenario. Public questions were fielded by Mark Smith, the representative for Bounce Family Academy and his responses were received satisfactorily by those public attendees who initiated the questions.

**Vote** 8 voted in favor with 1 abstention due to a possible conflict of interest

**Signature of Authorized Representative** B.J. White, Secretary and Area Commissioner for Dsitrict 9 

**Recommending Group Title** Clintonville Area Commission

**Daytime Phone Number** (614) 645-9124

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;

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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 # CV18-068

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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
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. SGFWN LLC, 45 East California Avenue, Columbus, OH 43202, Bill Good (614) 207-8702; 2. Marillian LLC, c/o Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, OH 43215, Jack Reynolds - (614) 221-4255. Row 2: 3. (empty), 4. (empty).

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

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 10th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

9/4/2020
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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