

**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



Date

*12 APRIL 21*

## STATEMENT OF HARDSHIP

We are requesting a use of the property not permitted by the zoning district established on the property, and we believe it will not adversely affect the surrounding property or surrounding neighborhood. In fact, we believe it will only serve to benefit the community and act to reflect the coming changes to the neighborhood. My partner and I reside at 267 Kelton Avenue, and run a small leatherworking business. In our home, which we own, we seek to turn one of the rooms in our house into a small artisan and makers shop. We would sell both the work we make, and that of other local artisans, including ceramicists, illustrators, painters, and fabric workers. We are located within a few hundred feet of the proposed Trolley Barn Project, and watch the amazing progress everyday from our kitchen window. Given the ongoing pandemic, and the proximity of the trolley barn: one, we cannot afford a separate showroom, and have missed out on so many large scale gatherings and festivals where we typically sell our work and make the majority of our income, and two; we want to take advantage of the influx of consumers in our community so near by, and extend that opportunity to our fellow local makers and artists. We will run midday hours, and have no parking requests or changes, and expect no traffic impact or disturbances other than what we expect as residents around the Trolley Barn. We are seeking relief from the additional off-street parking requirement of one spot, especially given the abundance of street parking in the area. Depending on the success of the shop, we may in the future apply for a graphics permit for a sign, otherwise, no exterior alterations are planned. Thanks very much for your time.

## Variances requested:

1. Request a variance of the Columbus zoning code, Chapter 3332, Section 3332.035, R-3 Residential district.

To permit an artisan and makers shop with onsite retail, and gallery space.

2. Request a variance of the Columbus zoning code, Chapter 3312, Section 3312.49, table 2.

To reduce the parking from 3 required spaces (2 spaces for the dwelling plus 1 space for the artisan shop) to 0 (zero) provided spaces.



CV21-041  
267 Kelton Ave.  
Approximately 0.05 acres



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267 Kelton Ave.  
Approximately 0.05 acres

**From:** [Kathleen Bailey](#)  
**To:** [Brandon Ault](#); [Pine, Shannon L.](#); [Feightner, Hayley E.](#)  
**Subject:** Re: CV21-041 recommendation  
**Date:** Friday, June 11, 2021 3:54:08 PM  
**Importance:** High

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Hello in case the second document did not work I am providing the Near East Area Commission (NEAC) recommendation for CV-041 in this email. CV-041 was reviewed and voted on at the 6/10/2021 NEAC General Business Meeting. The vote was 12-0-0. Please let me know if you need any other information.

Thank you.

Kathleen Bailey  
Chair NEAC



## PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: CV21-041

STATE OF OHIO  
COUNTY OF FRANKLIN

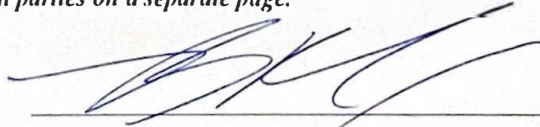
Being first duly cautioned and sworn (NAME) BRANDON AULT  
of (COMPLETE ADDRESS) 267 KELTON AVENUE COLUMBUS OHIO 43205  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities 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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

<p>1. REBECCA LYNN 267 KELTON AVENUE COLUMBUS OHIO 43205 419 509 4129      EMPLOYEES: 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

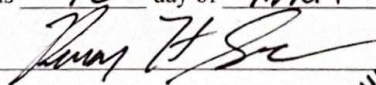
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 12 day of APRIL, in the year 2021

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

10/24/23

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

Notary Seal Here



RONALD H SEYMOUR  
NOTARY PUBLIC - OHIO  
COUNTY OF FRANKLIN  
MY COMMISSION EXPIRES 10/24/23

**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