



2/14/2022

Date _____

Council Variance Application

CV21-076

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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):

Please see the attached hardship letter.

Signature of Applicant _____

Date _____

6/22/2021

Hardship Letter – 419 S. Champion Ave.

The 0.11 +/- acre site is located at 419 S. Champion Avenue, Columbus, Ohio 43206. Current zoning is R-3. The lot is currently sitting vacant and the owner/applicant's desire is to build 3-family residential unit with a detached carriage house for a total of 4 new "For Sale" Living Units. All the units will provide a safe place to live and would offer much needed affordable housing with the current housing shortage. The neighborhood is surrounded by apartments and other mixed used buildings which is in line with the proposed building designs.

In order to turn this vacant lot into the desired housing units we ask the City Council to grant variances as follows:

- 1) Variance to Section 3332.035 to allow a 3 unit dwelling and a Carriage House providing 1 additional living unit for a total of 4 units on the property.
- 2) Variance to Section 3332.13 to reduce the required lot area to 2,929.69 square feet. (732.42 square feet per dwelling) based upon lot area calculation provided in Section 3332.18 (C) in lieu of the Required 5,000 per dwelling unit.
- 3) Variance to Section 3332.18 (D) to increase lot coverage from 50% to 51%
- 4) Variance to Section 3332.26 to allow a Side yard of 3 feet in lieu of Required 5.68'
- 5) Variance to Section 3332.27 to allow A Rear Yard of Zero (0) Square Feet for the Carriage House, and a reduced rear yard of 19% for the three-unit dwelling (946 sq. ft.).
- 6) Variance to Section 3312.49 to allow a total of 2 parking spaces in lieu of the required 6
- 7) Variance to Section 3332.19 to allow the Carriage House to front on Bedford alley in lieu of a dedicated street.
- 8) Variance to Section 3332.05 to allow a lot width of 31'3" in lieu of the required 50'

The granting of the variances will not cause an unreasonable increase of congestion of public streets and will not diminish or impair the welfare, safety, and inhabitants of the City of Columbus.

CV21-076
419 S. Champion Ave.
Approximately 0.11 acres



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419 S. Champion Ave.
Approximately 0.11 acres

Please forward this e-mail to the person you are working with at the city.

Mr. Dunn,

On January 13, 2022

The Near East Area Commission recommended approval CV21-076 for 419 South Champion Vote: 7-2

The Near East Area Commission did not recommend approval of CV21-074 for Oakwood Avenue Vote 3-6

Commissioner Annie J. Ross - Womack

Bondservant to Jesus the Christ! Whom do you serve?

-----Original Message-----

From: Gary Dunn <gary.dunn@maplecraftercustomhomes.com>

To: awd44@aol.com <awd44@aol.com>

Sent: Tue, Feb 8, 2022 11:18 am

Subject: 419 S Champion CV21-076 and 464 Oakwood, CV21-074

Dear Ms.Ross-Womack,

Have the results of the voting on these two projects been forwarded to the City?

Thank you



Gary K. Dunn

5863-C Zarley St.

New Albany, OH 43054

614 496-0589

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-076

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rajeshkumar Hingu on behalf of 20205 WY-24 LLC
of (COMPLETE ADDRESS) 1716 Capitol Ave Cheyenne WY 82001
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

| | |
|--|----------|
| 1. <u>Rajeshkumar Hingu</u> <u>1716 Capitol Ave</u> <u>Cheyenne WY 82001</u> | 2. _____ |
| 3. _____ | 4. _____ |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Hingu

Sworn to before me and signed in my presence this 10 day of Feb, in the year 2022

SIGNATURE OF NOTARY PUBLIC

[Signature]

11/30/2025
My Commission Expires

Notary Seal Here

KARINA DANIELA MARTINEZ
NOTARY PUBLIC
REG. #7923390
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOVEMBER 30, 2025

This Project Disclosure Statement expires six (6) months after date of notarization.