
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):

Signature of Applicant

Suleman Javan

Date

8/28/21

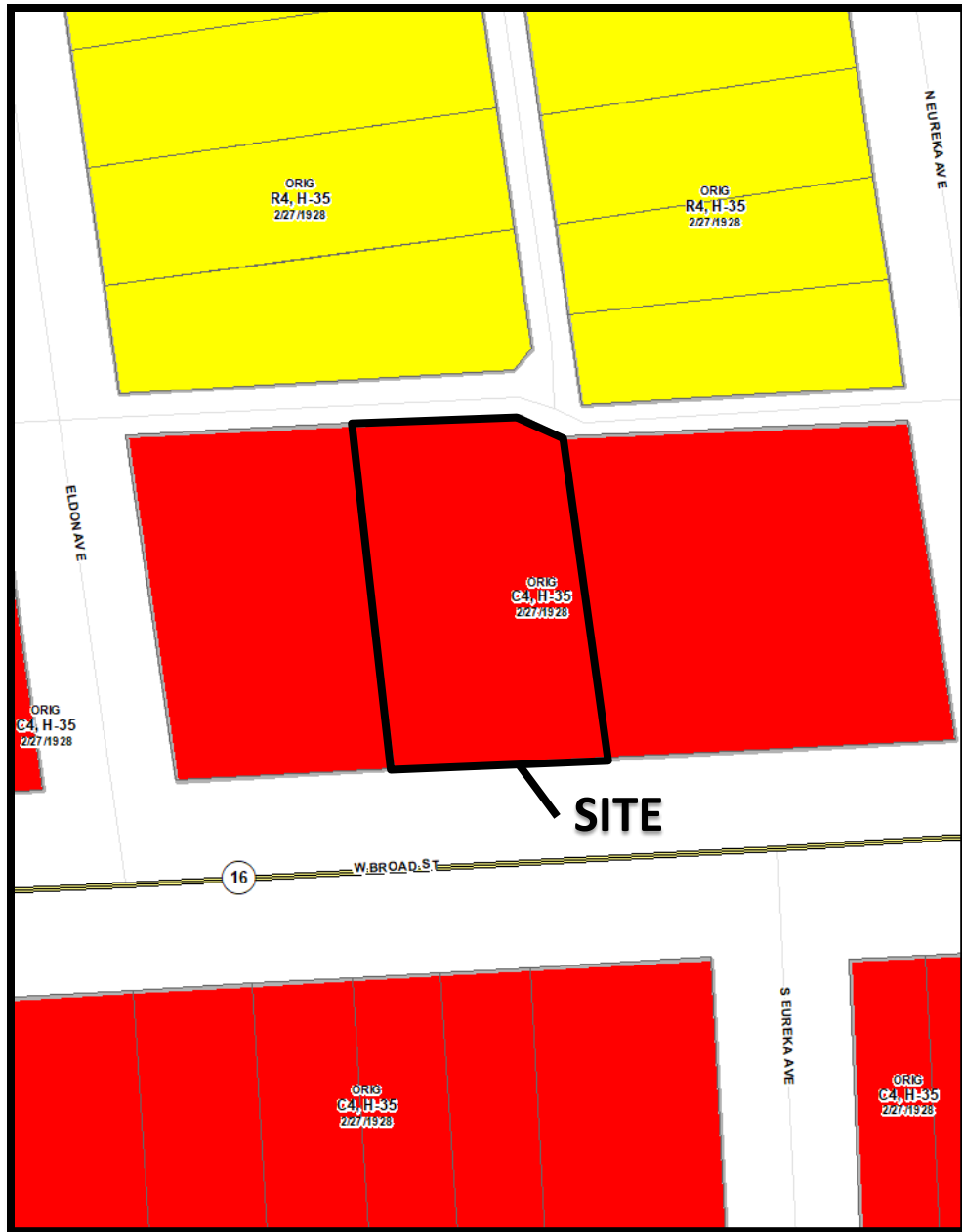
CV21-117

Background to Council Variance Request:

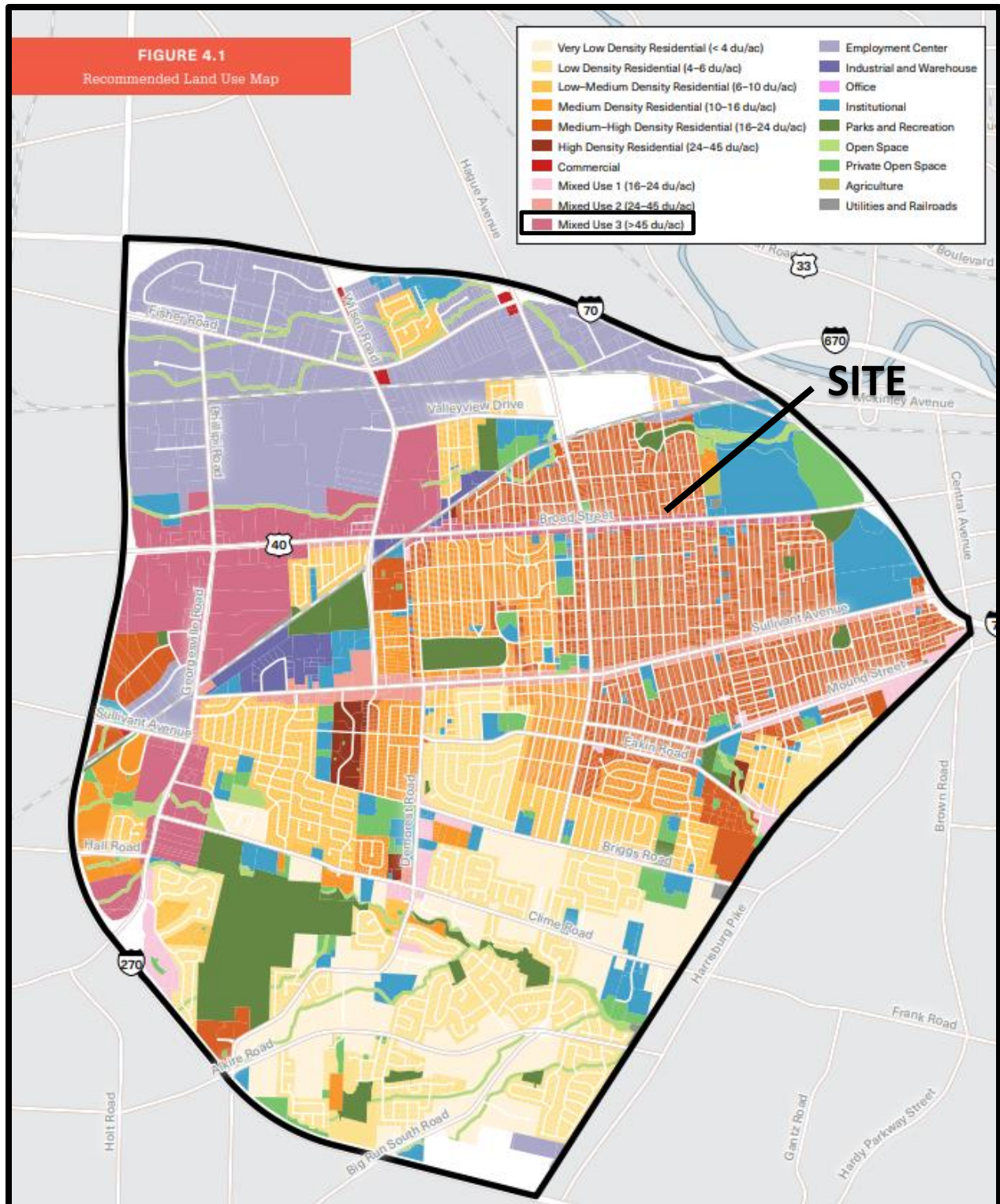
The property located at **2456 West Broad Street**, is currently zoned c-4. The land is c-4 but the property is a residence. All properties around the location are also residences as well and this property was recently renovated back to like-new for residential living.

I am currently attempting to secure a mortgage on this property. The bank is not will to finance the property as it stands. It is now listed as non-conforming use, but that is not good enough for financing.

The applicant seeks a variance for Section 3356.03 of the Columbus City code (C-4 permitted uses) to allow a single unit residential.



CV21-117
2456 W. Broad St.
Approximately 0.23 acres



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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-117

Address: 2456 W. Broad St

Group Name: Greater Hilltop Area Commission

Meeting Date: 05/10/2022

Specify Case Type:

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

☒ Approval

☐ Disapproval

NOTES:

The Greater Hilltop Area Commission previously voted on 1/04/2021 to disapprove CV21-117 by a vote of 3 yes to 10 no. Applicant requested that the Commission reconsider the Council Variance based on changed circumstances. Applicant presented possible buyers for the property who expressed desire to use the property as a single family home and presented a contract to purchase the home, contingent on approval for use as a single family home. Based on the existence of a signed contract with a potential purchaser, Commission now supports the single family use variance on the C-4 zoned parcel.

Vote: 13 yes, 0 no

Signature of Authorized Representative: 

SIGNATURE

Greater Hilltop Area Commission

RECOMMENDING GROUP TITLE

614.623.5069

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-117

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) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street STE 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 (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. Degas Real Estate Solutions LLC 1150 Morse Rd. STE207 Columbus, OH 43229 Suleman Farah 614-735-3165 5 number of Columbus based	2. Brandy Porter 1333 Orchard Park Drive, Columbus, OH 43232 614-530-6251 0 - number of Columbus based employees
3. employees	4.

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

SIGNATURE OF AFFLIANT

Sworn to before me and signed in my presence this 20th day of May, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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