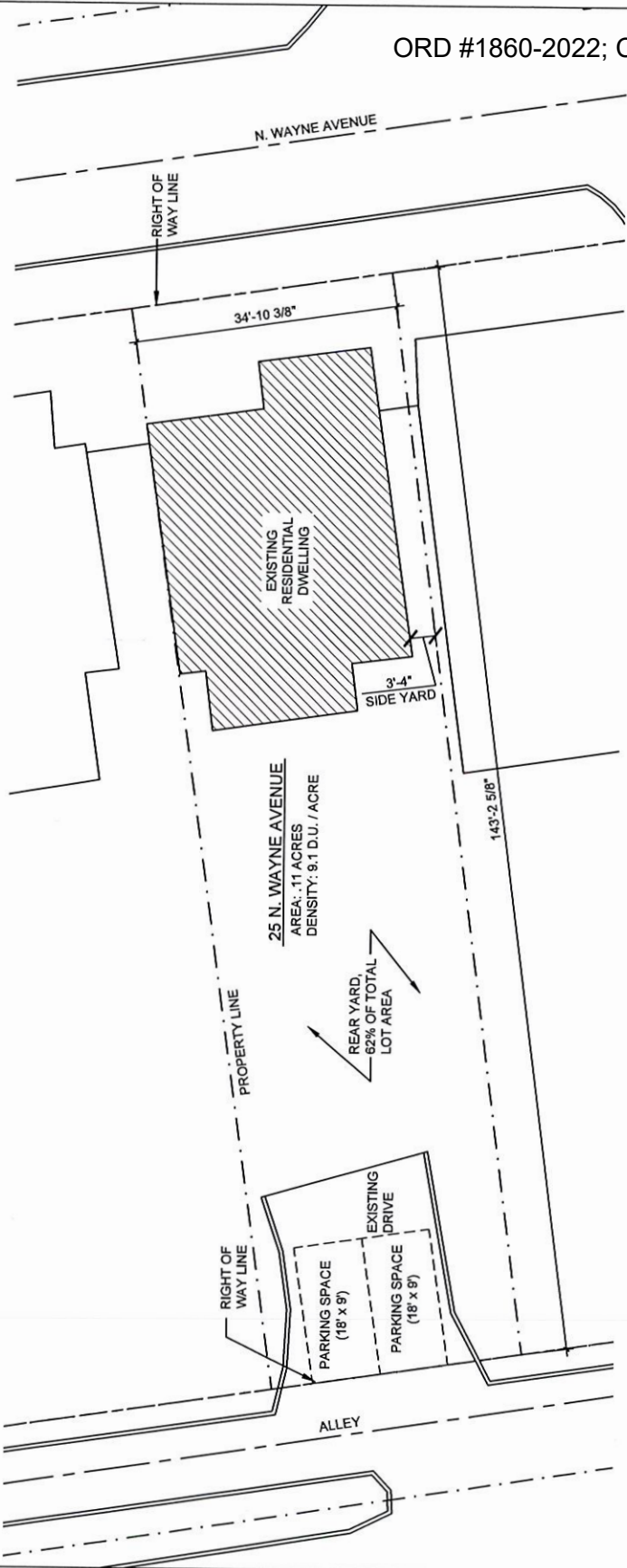


g *mw*
JASON MUGGER
PROJECT DESIGNER, KEISER DESIGN GROUP
6.03.2022
c/o STEPHAN BRYANT



1

SITE PLAN

SCALE: N.T.S.

N



800 Cross Pointe - Gahanna, OH 43230
P: (614) 864-8999
www.keiserdesigngroup.com

25 N. WAYNE AVE.

SITE PLAN

Project number	-	S1-1
Date	6/03/2022	
Sheet Ref.	-	
Issued With	-	Scale AS NOTED

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.

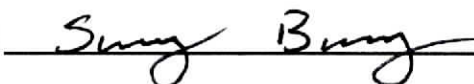
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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):

The applicant is requesting that an exception be given to permit an R-4 (residential) in a zoning district designated as P-1 (parking).

The applicant has purchased a parcel with an existing dwelling unit constructed in 1900. In 1956, the parcel was re-zoned for parking (P-1). The variance allows the existing structure to continue functioning as originally intended. The existing structure has historically existed as part of the urban fabric and as such will not adversely affect the surrounding property or surrounding neighborhood.

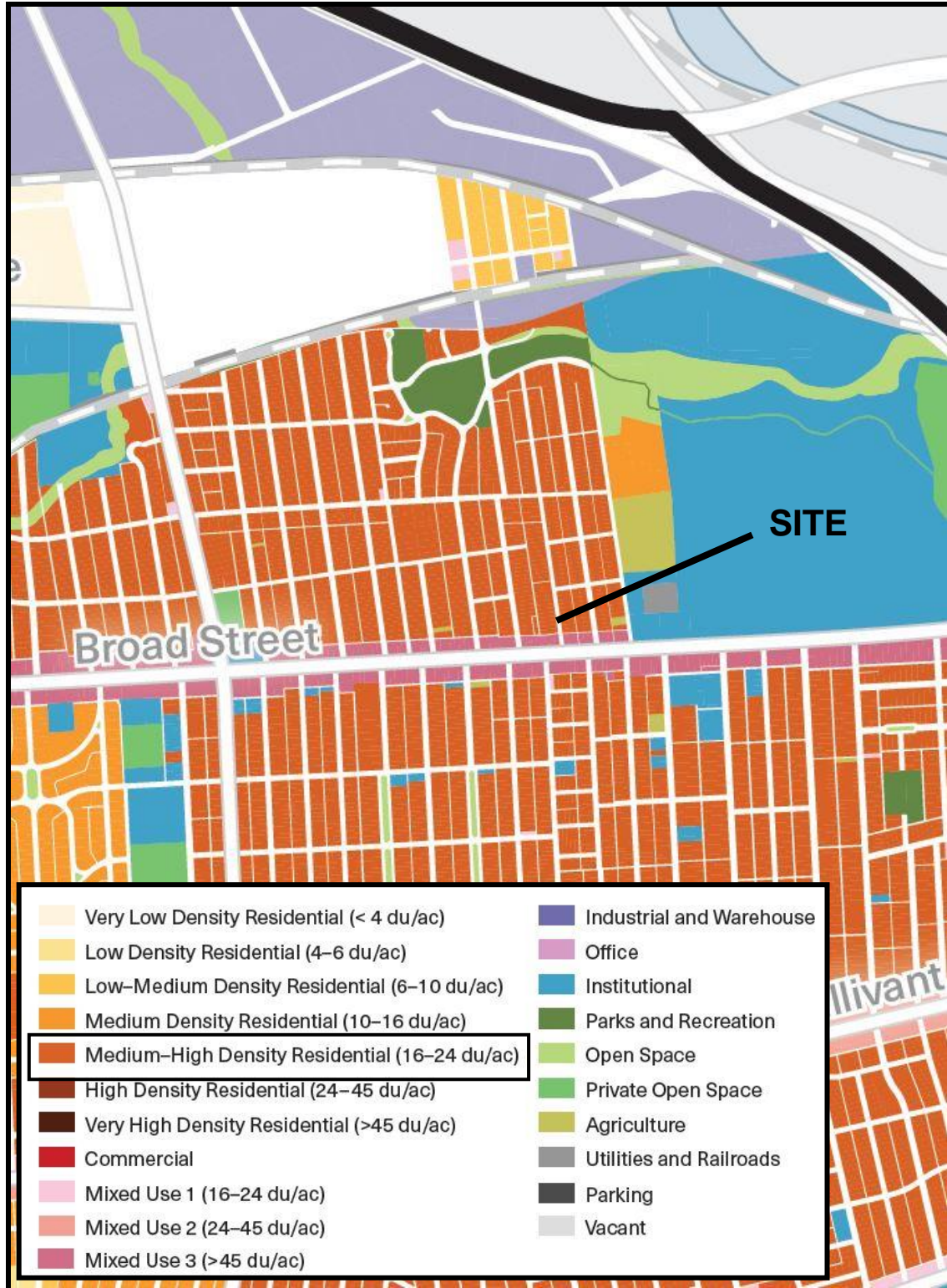
Signature of Applicant



Date

3/11/22

CV22-019
25 N. Wayne Ave
Approximately 0.11 acres



CV22-019
25 N. Wayne Ave
Approximately 0.11 acres



CV22-019
25 N. Wayne Ave
Approximately 0.11 acres

Standardized Recommendation FormDEPARTMENT OF BUILDING
AND ZONING SERVICES111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**
(PLEASE PRINT)

Case Number CV22-019

Address 25 N Wayne Ave

Group Name Greater Hilltop Area Commission

Meeting Date 5/10/2022

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

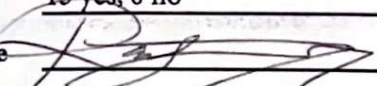
Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Granting the variance allows the current nonconforming R-1 use to continue. The existing single family residence matches the characteristics of the surrounding neighborhood and applicant provided reasoning as to the hardship faced in using the property as a business asset under the current allowed uses.

Vote 13 yes, 0 no

Signature of Authorized Representative 

Recommending Group Title Greater Hilltop Area Commission

Daytime Phone Number 614.623.5069

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-019

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) Stephen Bryant
of (COMPLETE ADDRESS) 620 Taylor Station Rd. Ste. A Gahanna, OH 43230
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. Go Maintenance Solutions LLC, 620 Taylor Station Rd. Ste A, Gahanna, OH 43230, Stephen Bryant 614-707-6022, # of Columbus based employees: 0	2.
3.	4.

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

SIGNATURE OF AFFIANT Stephen Bryant

Sworn to before me and signed in my presence this 11th day of March, in the year 2022

Angela M Barker
SIGNATURE OF NOTARY PUBLIC

1/13/26
My Commission Expires



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