

## Council Variance Application

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):**

Signature of Applicant

*Gary D. Hestman*

Date

*2-23-21*

## **Statement of Hardship**

I bought my house at 3351 Karl Road in 1981. Over the past 18 months, I have been working hard to update and repair both the inside and outside of my home.

Unfortunately, it seems there is an increase in crime by my home with each year that passes. I have property that I value in a sentimental sense and monetarily. With increase in thefts, I purchased two crates to store my valued possessions. I have since removed one crate. I ask that you consider my request to keep the remaining crate on my property. I am willing to screen the crate and driveway area with an 8' tall white vinyl privacy fence and plant trees around the perimeter of the fence to screen the crate from the public streets. I am 78 years old and it is important to me that my valued property remains at my home. I am happy to answer any questions regarding the remaining crate or driveway. I ask that you contact my friend, Karen Kehres, if you require additional information. Karen is helping me because I don't have a computer. Karen can be reached at 614-571-7315 or [karen@meyerswealthmanagement.com](mailto:karen@meyerswealthmanagement.com).

Again, I thank you for your consideration.

Regards,

Gary Hartman  
614-563-2104

## **Variances Requested:**

Section 3332.289, Prohibited uses and activities: Due to crime increase and theft in my neighborhood, I request permission to keep one 8' wide x 8.5' tall x 19.88' long storage crate to protect my property. My garage has been broken into several times, has been vandalized, and it is not a viable option for storage. A shed would not offer adequate protection.

Section 3321.05(A)(2), Vision clearance: Permit fence/crate to obstruct the 12' clear vision triangle along the east side of the driveway to Urana Avenue.

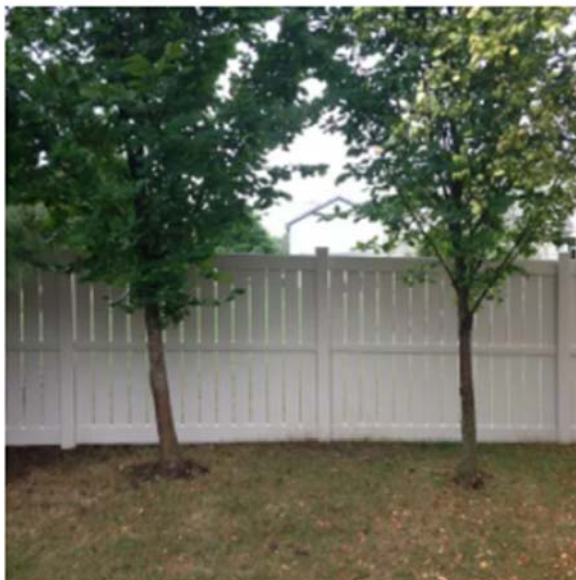
Section 3332.21(D)(2), Building lines: Permit reduced setbacks along Urana Avenue from 10' to 5' for proposed fence and to maintain 0' setback for existing dwelling.

See concept plan.



Concept Plan for 3351 Karl Road

- ❌ Crate that has been removed
- Proposed 8' tall white vinyl fence
- Trees to screen/soften enclosure (species TBD)



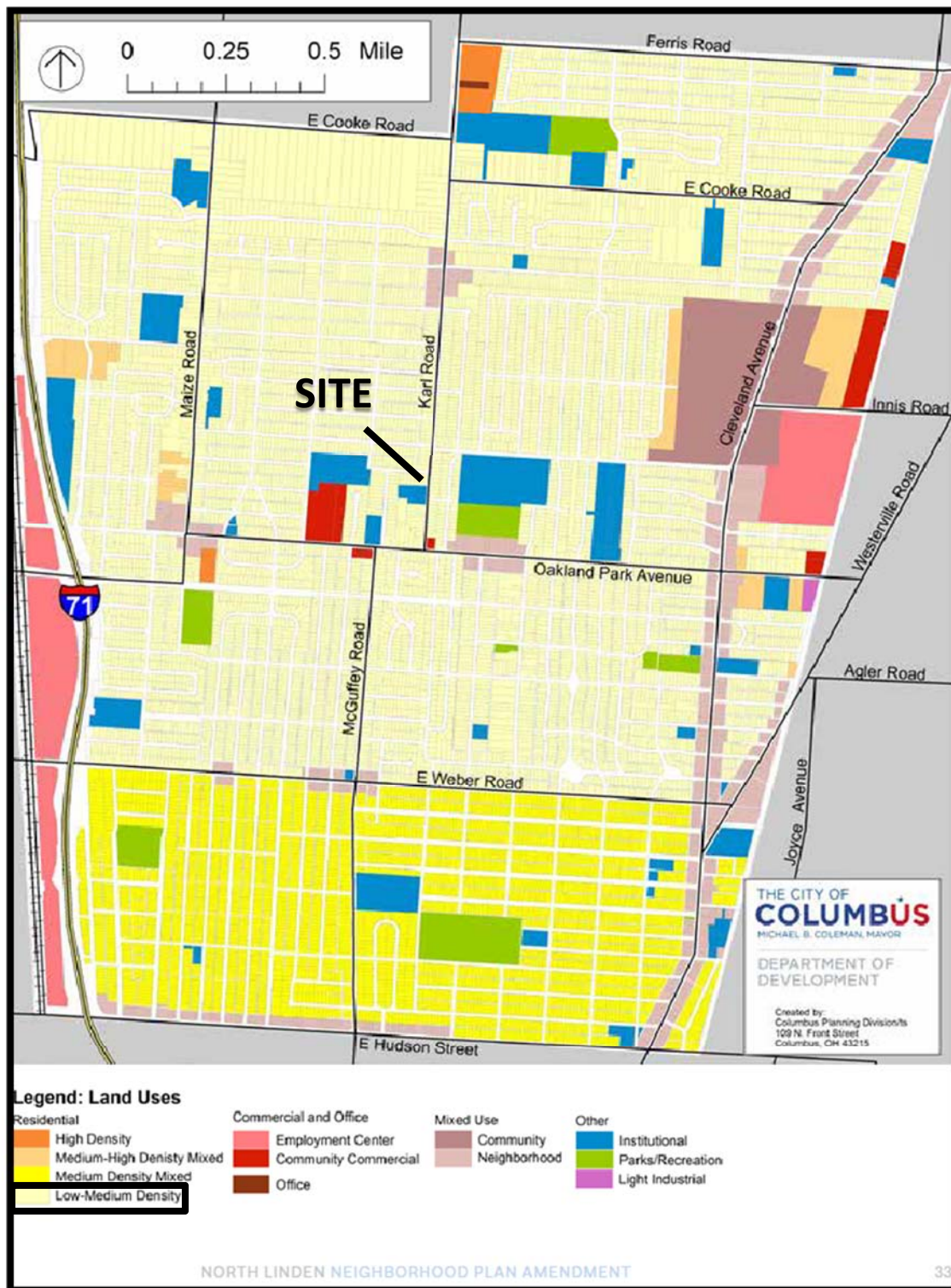
Fence examples



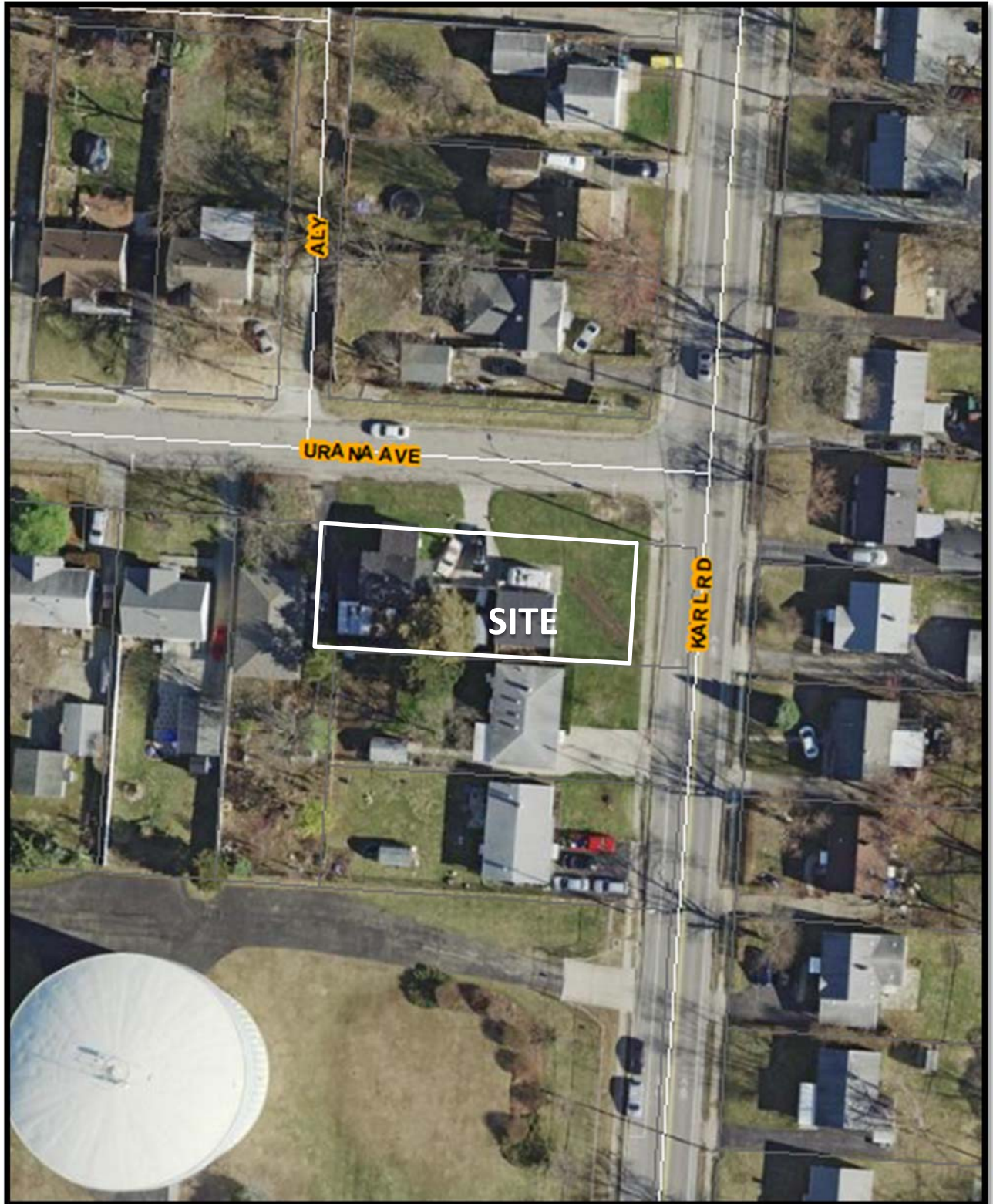
CV21-028  
3351 Karl Rd  
Approximately 0.19 acres



North Linden Neighborhood Plan Amendment (2014)



CV21-028  
3351 Karl Rd  
Approximately 0.19 acres



CV21-028  
3351 Karl Rd  
Approximately 0.19 acres



## Standardized Recommendation Form

DEPARTMENT OF BUILDING  
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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV21 - 028  
Address 3351 Karl Rd, Cols, OH 43224  
Group Name North Linden Area Commission  
Meeting Date 01/20/22  
Specify Case Type  
☐ BZA Variance / Special Permit  
☒ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit  
  
Recommendation (Check only one)  
☒ Approval  
☐ Disapproval

### NOTES:

Vote 4 Yes - 1 Abstention  
Signature of Authorized Representative [Signature]  
Recommending Group Title North Linden Area Commission  
Daytime Phone Number 614-439-5195

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.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

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### PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-028

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)

of (COMPLETE ADDRESS)

gary hartman  
3351 kare Rd Columbus 43224  
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>gary hartman</u> <u>3351 kare Rd</u> <u>Columbus OH 43224</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

25

day of

February

, in the year

2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

5.29

Notary Seal Here



**KAREN KEHRES**  
Notary Public, State of Ohio  
My Commission Expires 05-29-2023

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