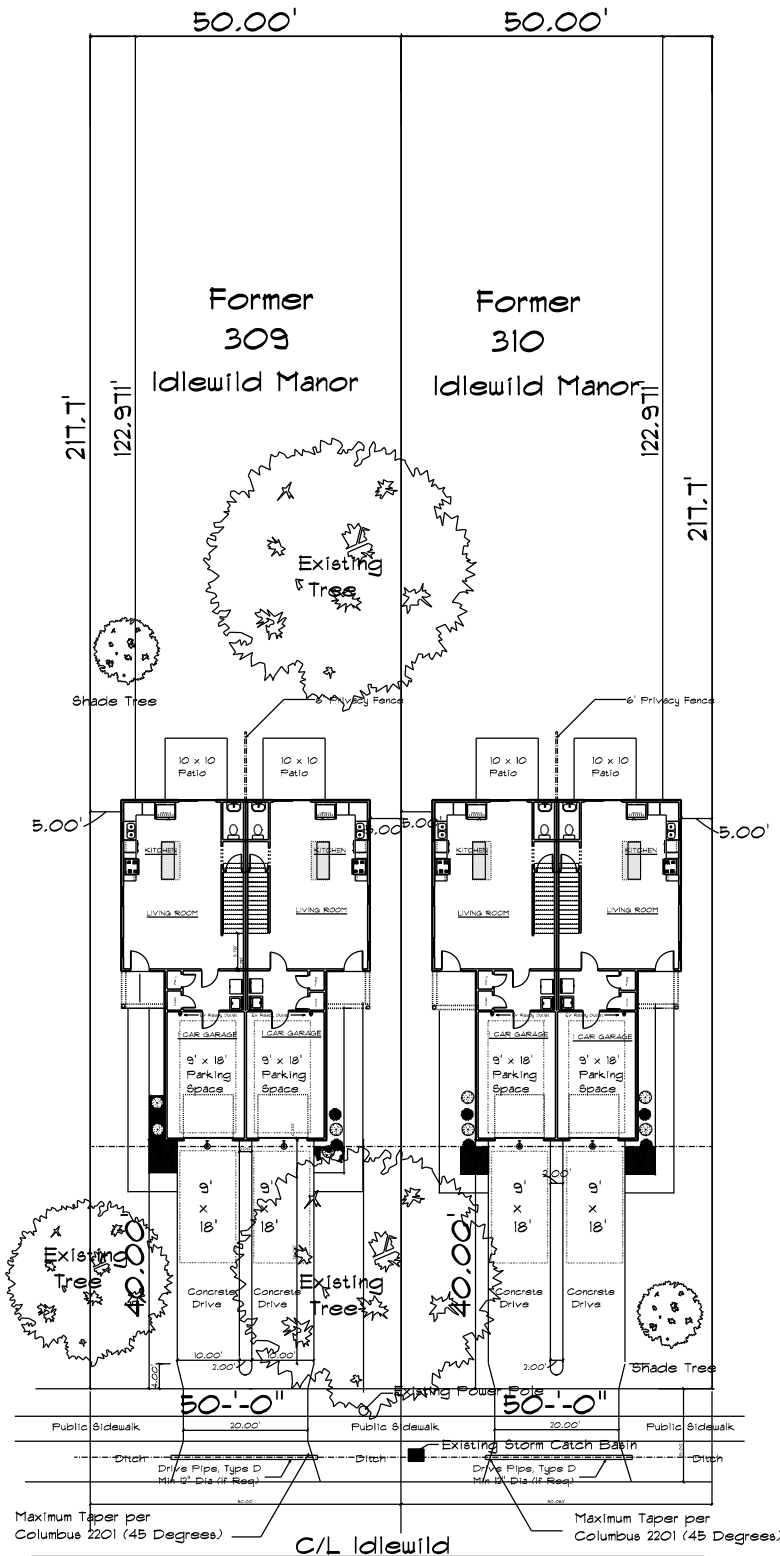
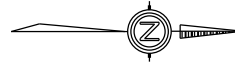


Parcel # 550-156122

1265 Idlewild Dr.

1" = 20'



PROPOSED CHANGE - Revert
to 2 Previously Platted Parcels

03/15/2024

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):

Providing affordable housing is extremely difficult in today's market. One of the only viable paths is to increase density. We are herein requesting a variance to Permitted uses in R-1 District Section 3332.03 to allow a 2 unit dwelling on each of the two new parcels. No other variances or changes to zoning requirements are anticipated.

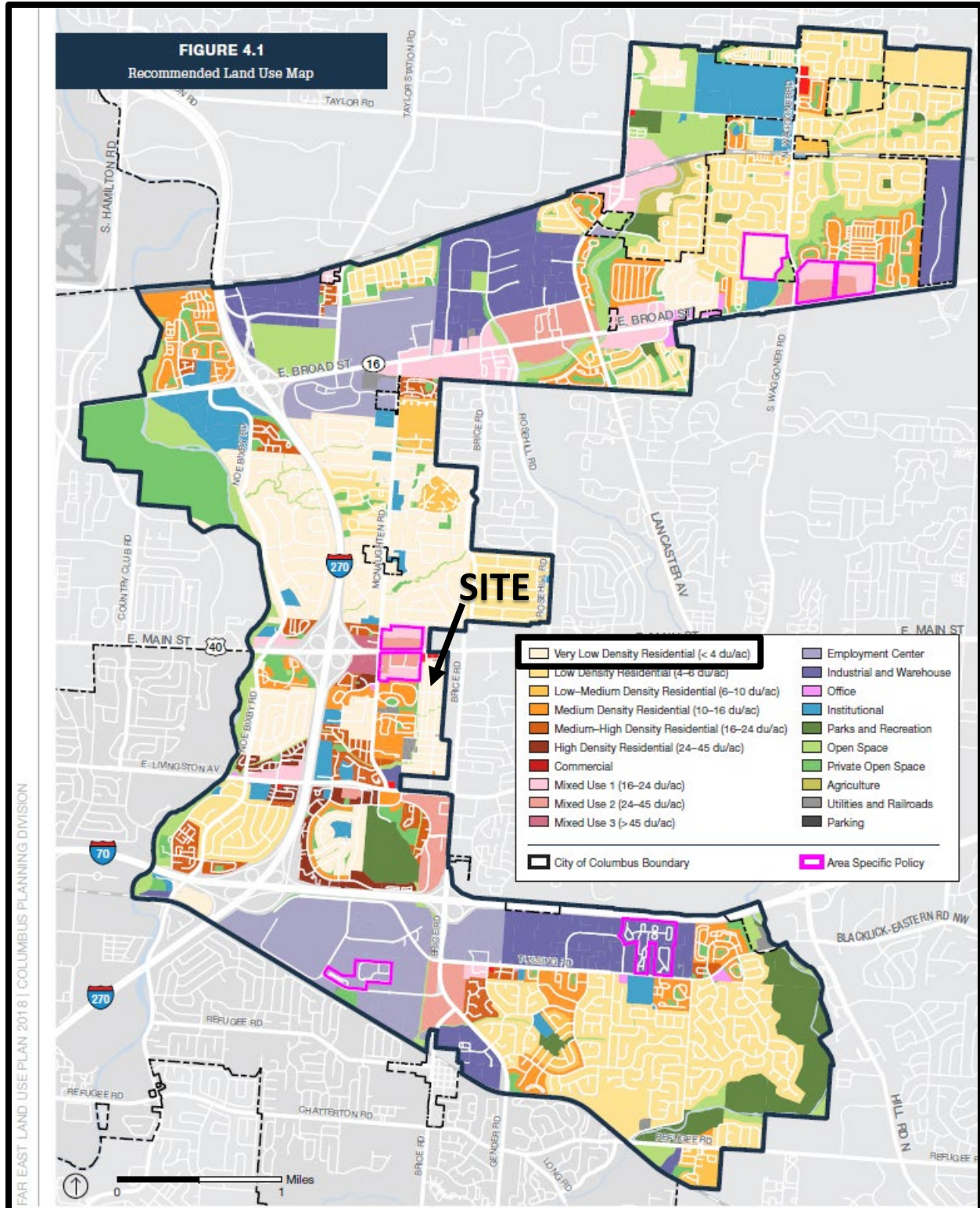
Signature of Applicant GKD

Digitally signed by GKD
Date: 2023.11.27 14:37:39 -05'00'

Date _____



CV23-146
1265 Idlewild Dr.
Approximately 0.50 acres





CV23-146
1265 Idlewild Dr.
Approximately 0.50 acres

Standardized Recommendation Form

111 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 CV23-146

Address 1265 IDLEWILD DR.

Group Name FAR EAST AREA COMMISSION

Meeting Date JAN. 02, 2024

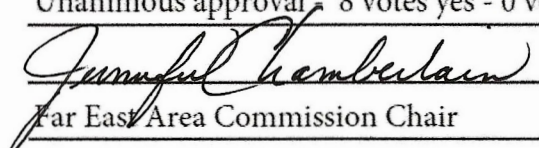
Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)
☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Unanimous approval

Vote Unanimous approval 8 votes yes - 0 votes no

Signature of Authorized Representative 

Recommending Group Title Far East Area Commission Chair

Daytime Phone Number 614-307-4708

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.

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-146

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) Gary K. Dunn

of (COMPLETE ADDRESS) 9325 White Oak Lane, Westerville, OH 43082

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)

Corner Stone Property Investments LLC P.O. Box 431 Pataskala, OH 43062	2.
	4.

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

SIGNATURE OF AFFILIANT 

Sworn to before me and signed in my presence this 7th day of November, in the year 2023

SIGNATURE OF NOTARY PUBLIC 

Notary Seal Here



My Commission Expires

DIAN R. FRAVEL
Notary Public, State of Ohio
My Commission Expires 08-02-2026

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