

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.

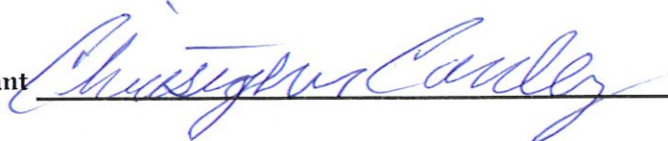
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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 property is currently zoned Commercial C1 and the owner is currently rehabbing the property to be a single family residential property that he will eventual sell.

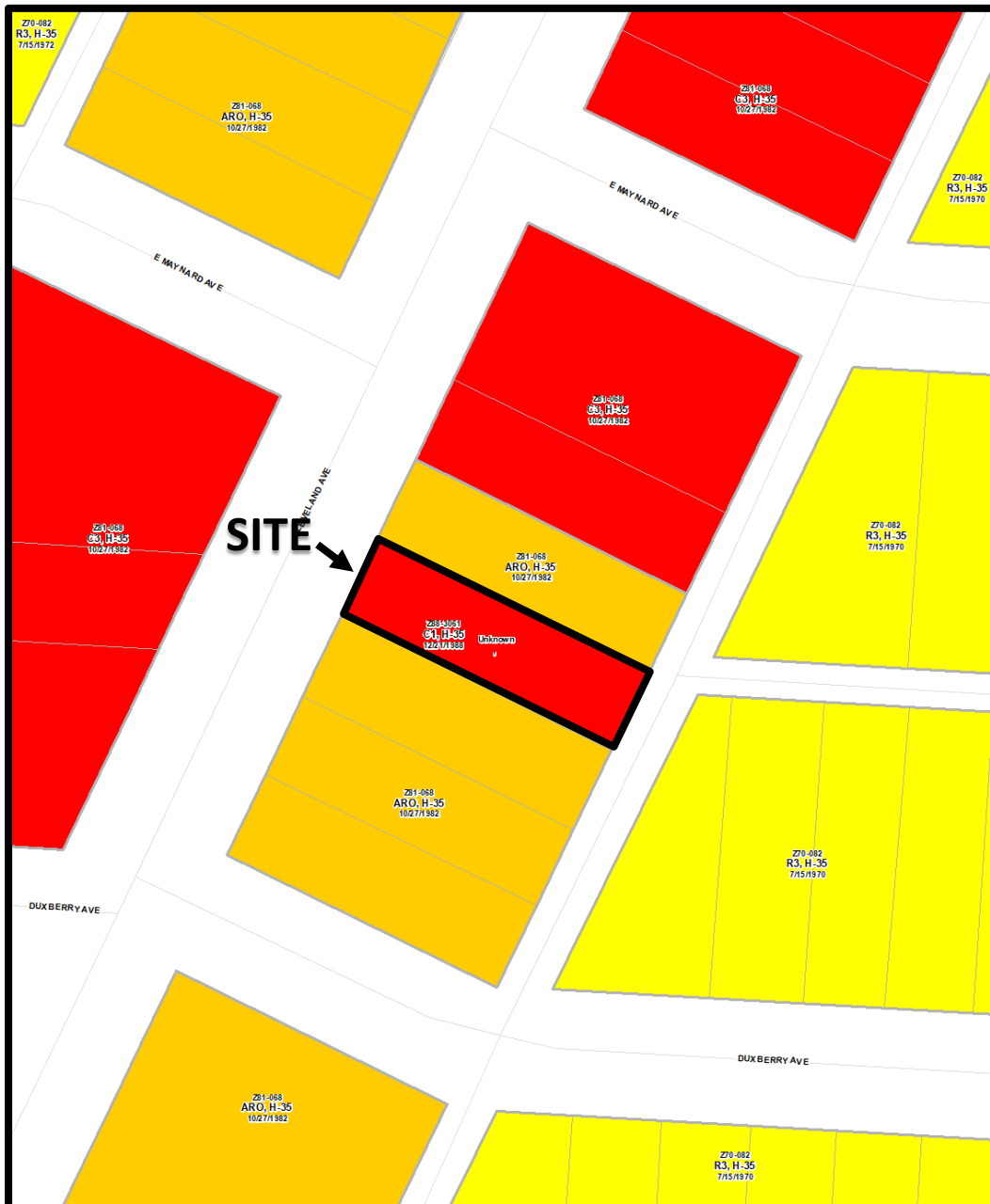
Section 3351.03, C-1 permitted uses, does not allow single-unit wellings, while the applicant proposes to conform the existing single-unit dwelling in order to obtain future financing.

Signature of Applicant

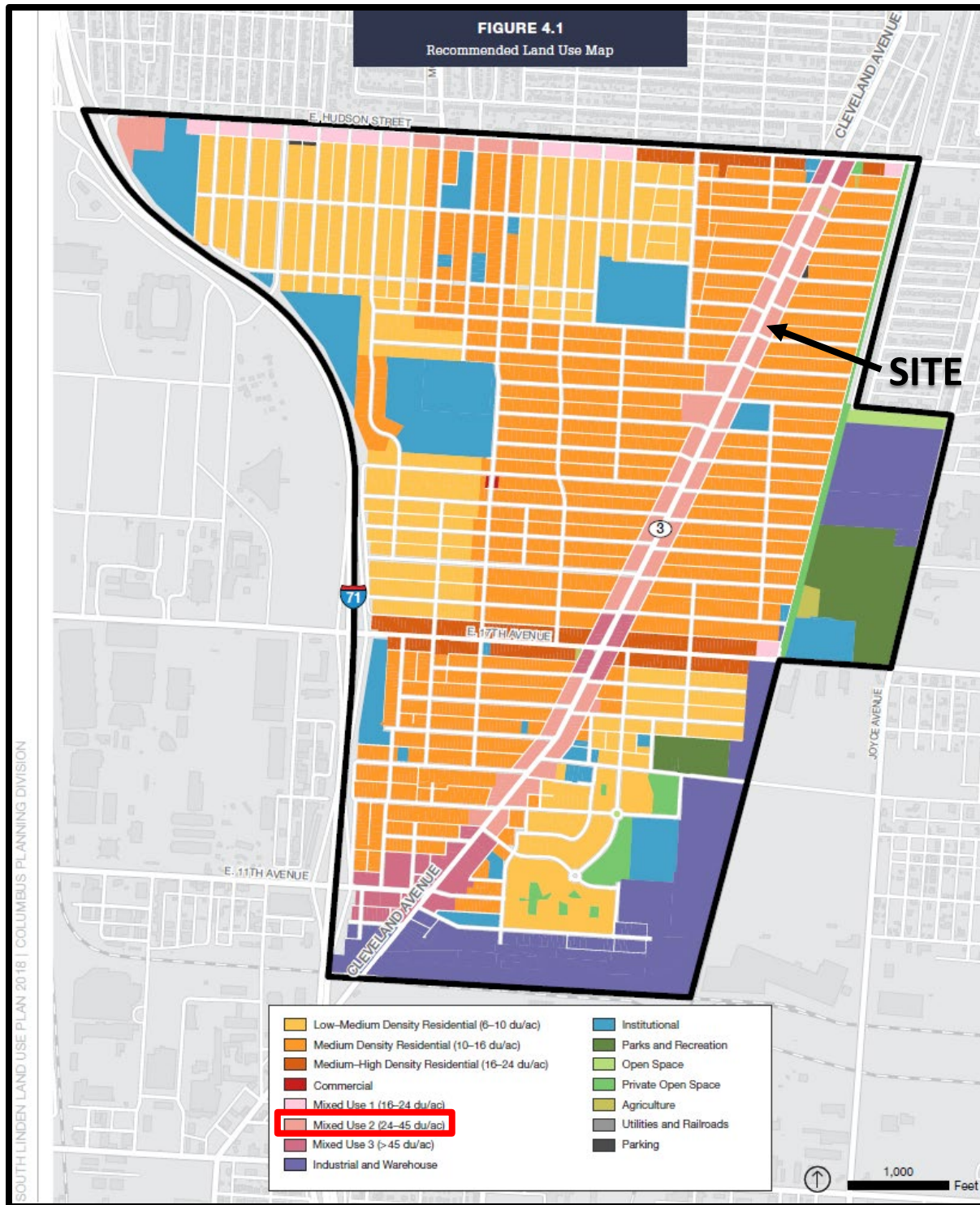


Date

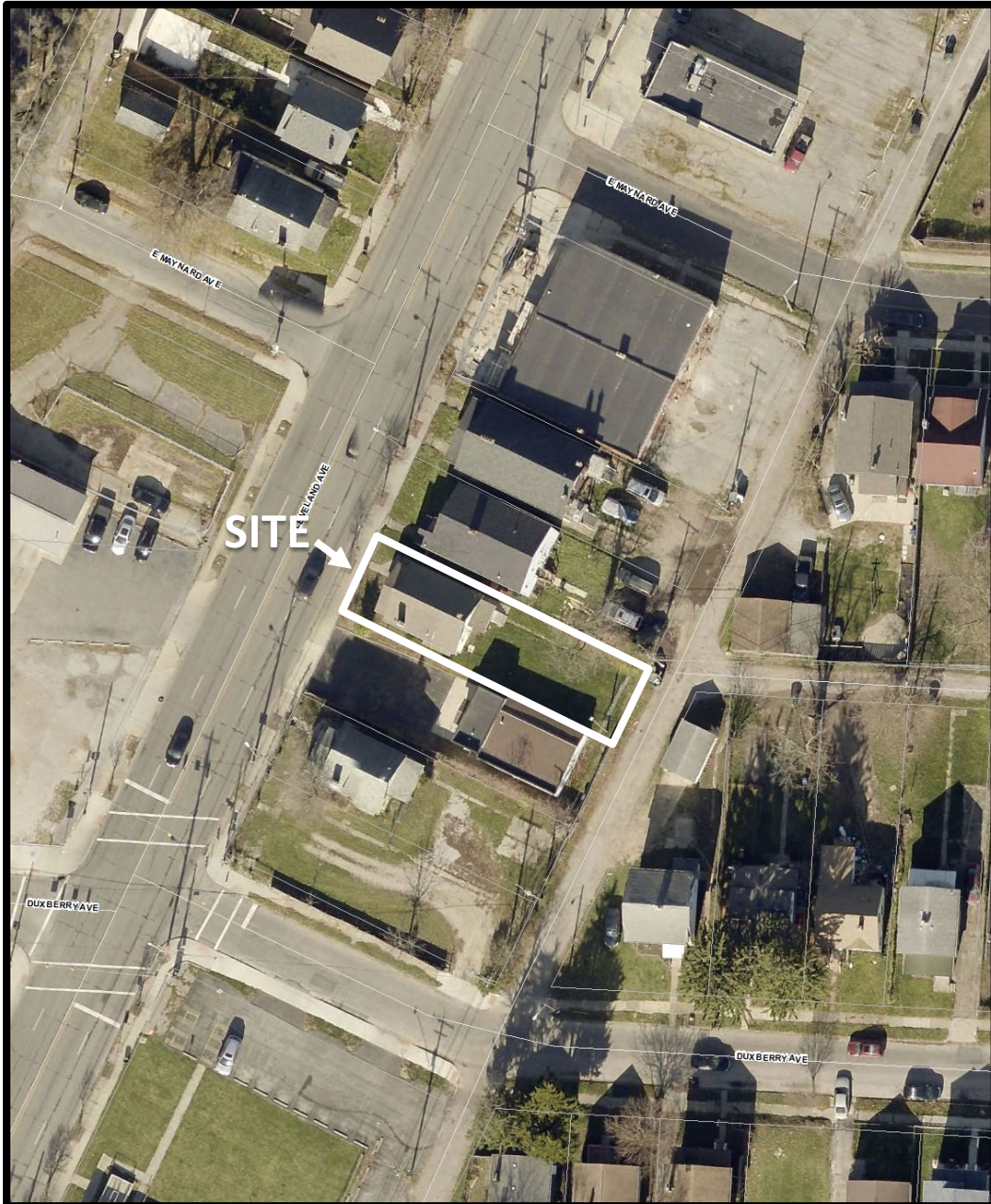
10/19/2023



CV23-136
2086 Cleveland Ave.
Approximately 0.09 acres



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Approximately 0.09 acres

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 - 136
Address 2086 Cleveland Avenue; Columbus, Ohio 43211
Group Name SOUTH LINDEN AREA COMMISSION
Meeting Date Tuesday, December 1, 2023
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:

1. The property is currently zoned Commercial because the original owner operated a hair care and beauty salon.
2. The Applicant Owner is proposing to restore the property as a single family dwelling and seeking loans to complete the project; however, under the financial lender regulations the property must be zoned "residential".
3. Granting this rezoning request does not adversely affect the surrounding neighbors and will further enable the Applicant Owner to meet future compliance with financial lenders eligibility requirements.

With FIVE (5) Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled Zoning & Code Enforcement meeting this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner T. Wade moved, with a second from Commissioner Redman to issue its **RECOMMENDATION OF APPROVAL**. The Interim Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

Voice Vote Approval: Motion Passed with **FIVE (5)** In FAVOR; **NO (0)** Abstention(s); **NO (0)** Opposition(s)

- ☒ Duckworth
☒ Ferguson
☐ Hairston

- ☐ Jamison
☒ Redman
☐ K. Wade

- ☒ T. Wade
☒ P. Williams
☐ S. N. Williams

Vote:

Signature of Authorized Representative:

Recommending Group Title:

Daytime Phone Number:

Five (5) to Zero (0) in Favor
Peggy A. Williams
Interim Zoning Chair
(614) 372-5006

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 #: CV23-136

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) Brian Farris
of (COMPLETE ADDRESS) 602 Cherry Road, 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. Conley Group Rentals LLC (Chris Conley 614-569-9250) 207 Cavanaugh Dr., Commercial Point, OH 43116 # of Columbus-Based Employees: XXX	2.
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 20 day of October, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

April 20, 2028
My Commission Expires



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