
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.

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):

See attached.

Signature of Applicant



Date 2/27/24

To whom it may concern,

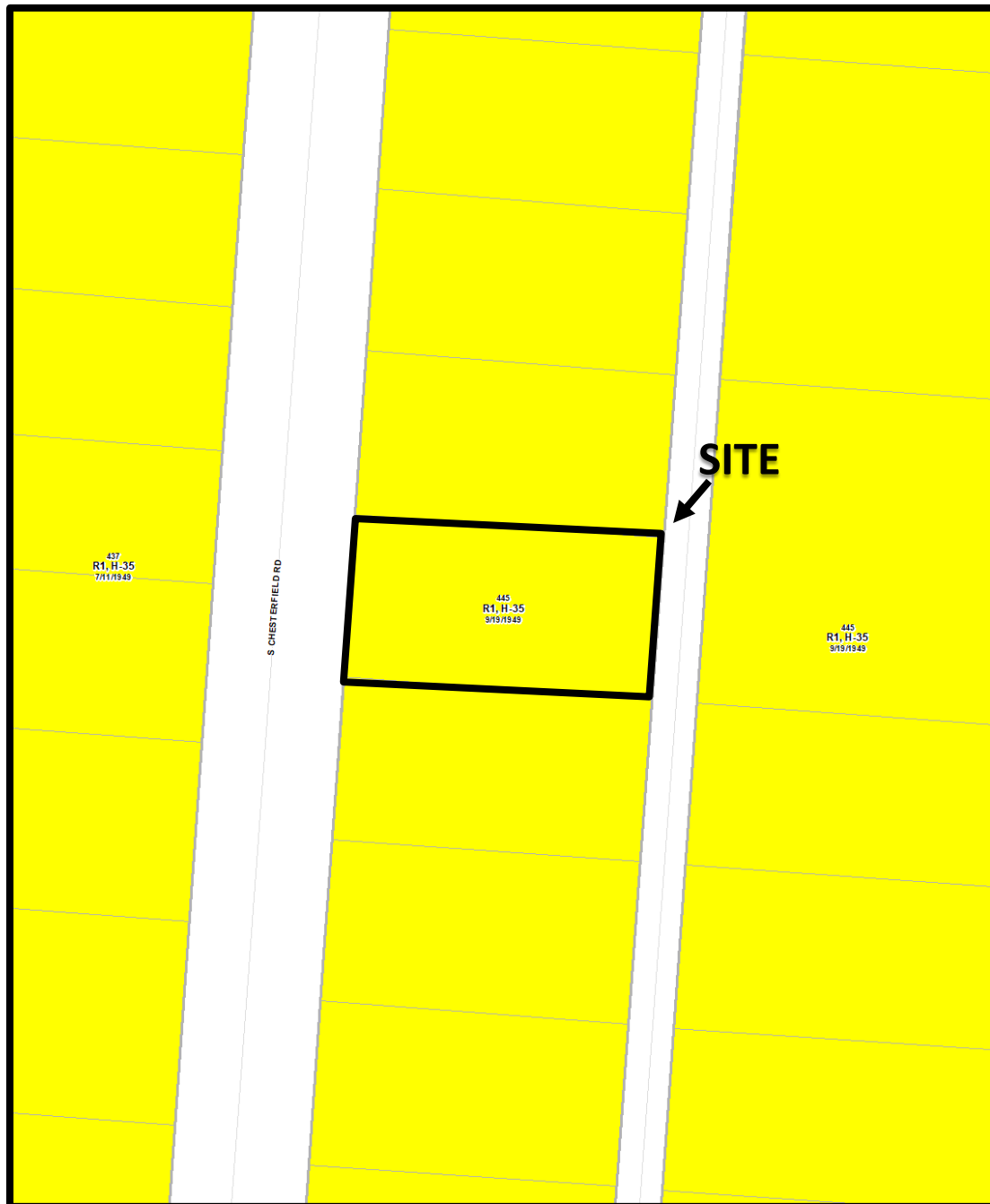
I am the owner of an existing single family dwelling unit located in an R-1 district. The property has a detached garage which is in satisfactory condition. The foundation remains intact. The building remains intact. Windows, exterior paint, doors, roof, and electric have all been kept up to date. The plumbing is in place and is tied into the main house. Some of the plumbing needs to be updated, but overall, it is in working order. I wish to renovate the single dwelling unit above the garage. The project would greatly improve the existing lot. Based on the size of the existing lot and current zoning, several variances will be required to accomplish this project. This request will not adversely affect the surrounding properties nor impair an adequate amount of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fire, endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals and welfare of the inhabitants of the City of Columbus. We wish to overcome this hardship by applying for the Council variance for the items outlined below.

Respectfully,

Robert J Graessle

Required Variances

- 3332.03, R-1 RESIDENTIAL DISTRICT - ALLOW CARRIAGE HOUSE ON SAME LOT AS A SINGLE-UNIT DWELLING
- 3332.26(B) 5 FEET MINIMUM SIDE YARD, ALLOW A BUILDING WITHIN 3 FEET OF THE PROPERTY LINE
- 3332.27 REAR YARD, REQUIRES EACH DWELLING, RESIDENCE OR PRINCIPLE BUILDING SHALL BE ERECTED SO AS TO PROVIDE A REAR SO AS TO PROVIDE A REAR YARD TOTALING NO LESS THAN 25 PERCENT OF THE TOTAL LOT AREA, ALLOW 0% REAR YARD FOR THE PROPOSED CARRIAGE HOUSE



CV24-023
210 S. Chesterfield Rd.
Approximately 0.16 acres



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Approximately 0.16 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 CV24-023

Address 210 SOUTH CHESTERFIELD AVENUE

Group Name CENTRAL EASTMOOR CIVIC ASSOC.

Meeting Date 04/06/2024

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:

We felt that this was an improvement to an existing structure. It has little impact on the neighborhood and the city was already noting they had no concerns.

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

5-0 All in favor to approve the request

Mike Nowlin - Eastmoor Civic Association President

Eastmoor Civic Association

Mike Nowlin cell - (614) 400-3005

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-023

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) Robert J Graessle

of (COMPLETE ADDRESS) 210 S. Chesterfield Rd Columbus, OH 43209

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Robert J Graessle Rob 614-338-9391 210 S Chesterfield Rd Columbus, OH 43209 Number of Columbus-based employees- 0	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 27th day of February, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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