

**COUNCIL VARIANCE APPLICATION**

City of Columbus, Ohio • Department of Building &amp; Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

CV14-024

**STATEMENT OF HARDSHIP**

Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

- A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

*See Attached*

Signature of Applicant

*Sam Heckath*

Date

*4/28/14*

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer



ORD #1665-2014; CV14-024, Page 2 of 24  
**Habitat**  
**for Humanity®**  
MidOhio

April 29, 2014

### Statement of Hardship

1984 Genessee Ave., Columbus OH 43211 Lot 38 Parcel ID# 010-069596

Vacant Lot 39 Parcel ID# 010-069718

Vacant Lot 40 Parcel ID# 010-069704

The three (3) separate 5,500 square foot parcels located mid-block on Genessee Ave. are zoned C-4 Commercial. Lot 38 contains a vacant and blighted single family that will be razed; the two adjacent lots immediately to the east, Lot 39 and Lot 40 respectively, are both vacant. The remainder of the lots on the block and other adjacent lots contain single family homes. Habitat for Humanity MidOhio, the Applicant, proposes to continue the same use but change the zoning classification to facilitate building new single family dwellings on each of the lots (38, 39 & 40).

The C-4 Commercial District permits residential use if located over a ground level commercial use. The Applicant proposes to change the use of all three parcels to residential use with the proposed single family dwellings, including ground level residential use and residential use not located over a ground level commercial use and accessory parking for each dwelling unit.

The Applicant submits this application to request a variance to sections 3356.03, C-4 Permitted Uses and 3356.11, C-4 District Setback Lines, to permit ground level residential use setback in a manner consistent with adjacent properties.

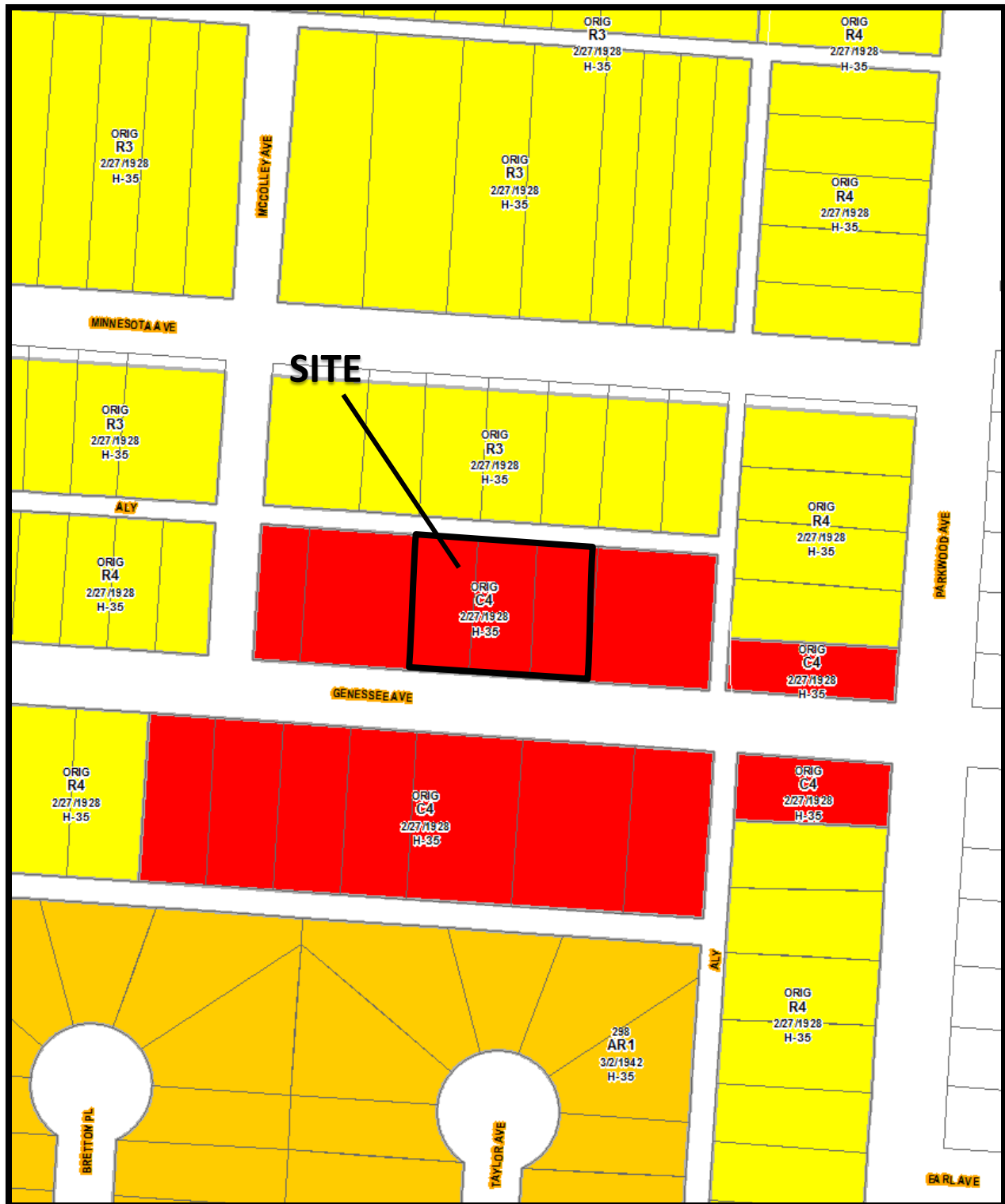
All adjacent properties are residential uses and single family homes. Commercial development would be an inappropriate use of these parcels at this time since the land use patterns adjacent to these parcels are residential.

Granting of this variance will not impair an adequate supply of light and air to the adjacent properties, unreasonably increase the congestion of the public streets, increase the danger of fires, endanger 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 of Columbus.



3140 Westerville Road, Columbus, Ohio 43224  
(614) HABITAT Fax (614) 414-0432  
[www.HabitatMidOhio.org](http://www.HabitatMidOhio.org)

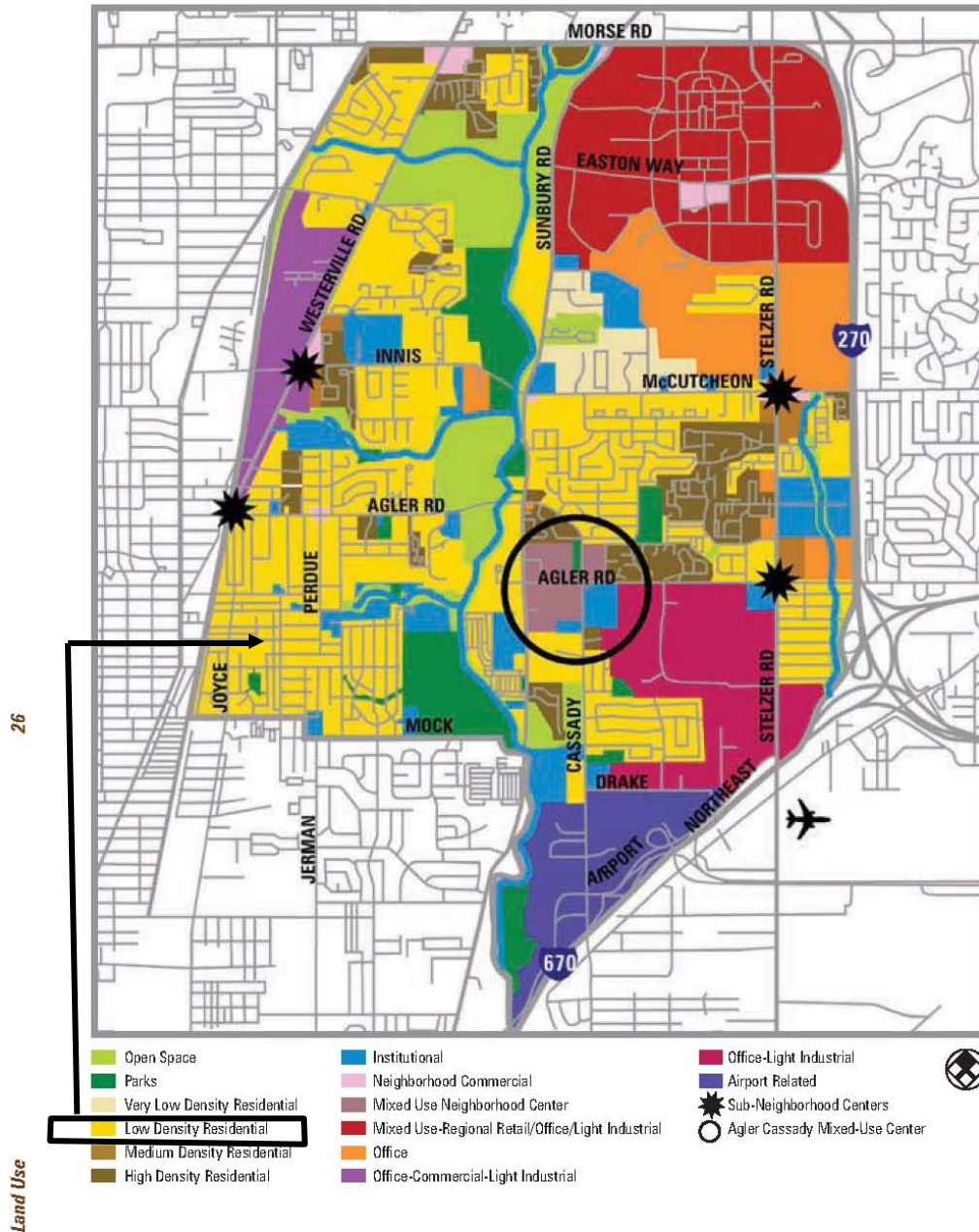




CV14-024  
1984 Genessee Avenue  
Approximately 0.39 acres



Figure 5. Land Use Plan



CV14-024  
1984 Genessee Avenue  
Approximately 0.39 acres





CV14-024  
1984 Genessee Avenue  
Approximately 0.39 acres



*"Together We Can Make a World of Difference"*

## North East Area Commission

Northeast AC Recommendation in progress

July 8, 2014

Ms. Shannon Pine  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Ms. Pine:

Subject: CV14-024/14315-00000-00266, property known as 1984 Genessee Ave, Columbus, OH 43224. The North East Area Commission at a public meeting on July 3, 2014, voted to approved the above application.

Sincerely,

Alice Porter – Zoning Chair  
3130 McCutcheon Place  
Columbus, OH 43219

Cc: Elwood Rayford – NEAC Chair  
Jason Hackworth - Applicant

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**PROJECT DISCLOSURE STATEMENT**

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.

APPLICATION # CV14-024

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jason Hackworth

Of [COMPLETE ADDRESS] 3140 Westerville Rd. Columbus, OH 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 formats

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. <u>Habitat for Humanity-MidOhio</u> <u>3140 Westerville Rd</u> <u>Columbus, OH 43224</u> <u>37 Columbus based employees</u> <u>Jason Hackworth 614-419-3647</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.**SIGNATURE OF AFFIANT**Subscribed to me in my presence and before me this 28<sup>th</sup> day of April, in the year 2014**SIGNATURE OF NOTARY PUBLIC**My Commission Expires December 9, 2014

NOTARY PUBLIC

STATE OF OHIO

Comm. Expires

December 09, 2014

Recorded in

Franklin County

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

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