



DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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

Date *12-2-14*

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

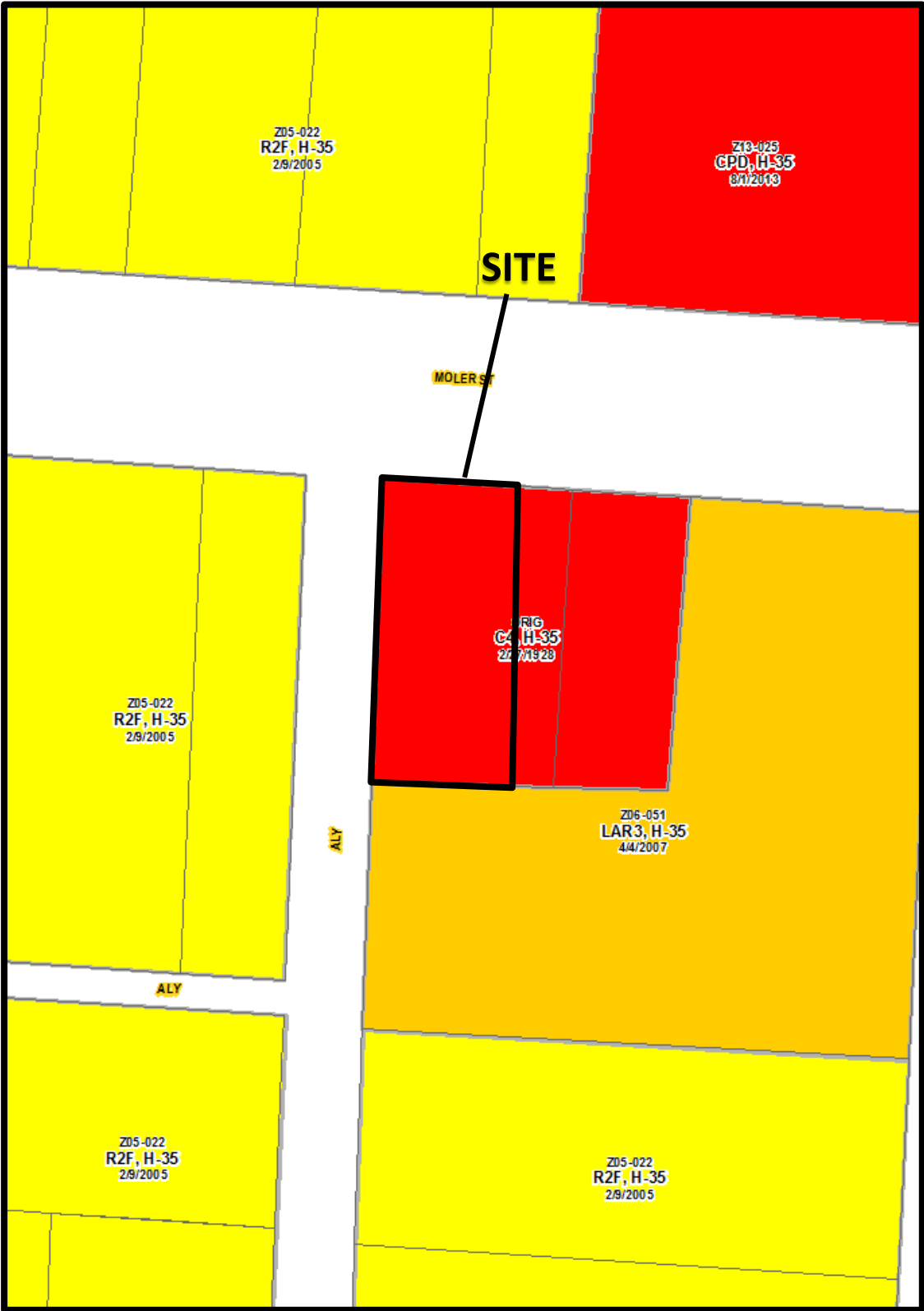
Statement of Hardship

The subject property of this council variance application is comprised of a single lot of land under the following Franklin County Auditor's Tax Parcel Number: 010002007 ('the site'). The existing structure at the site is a single-family home with an attached garage.

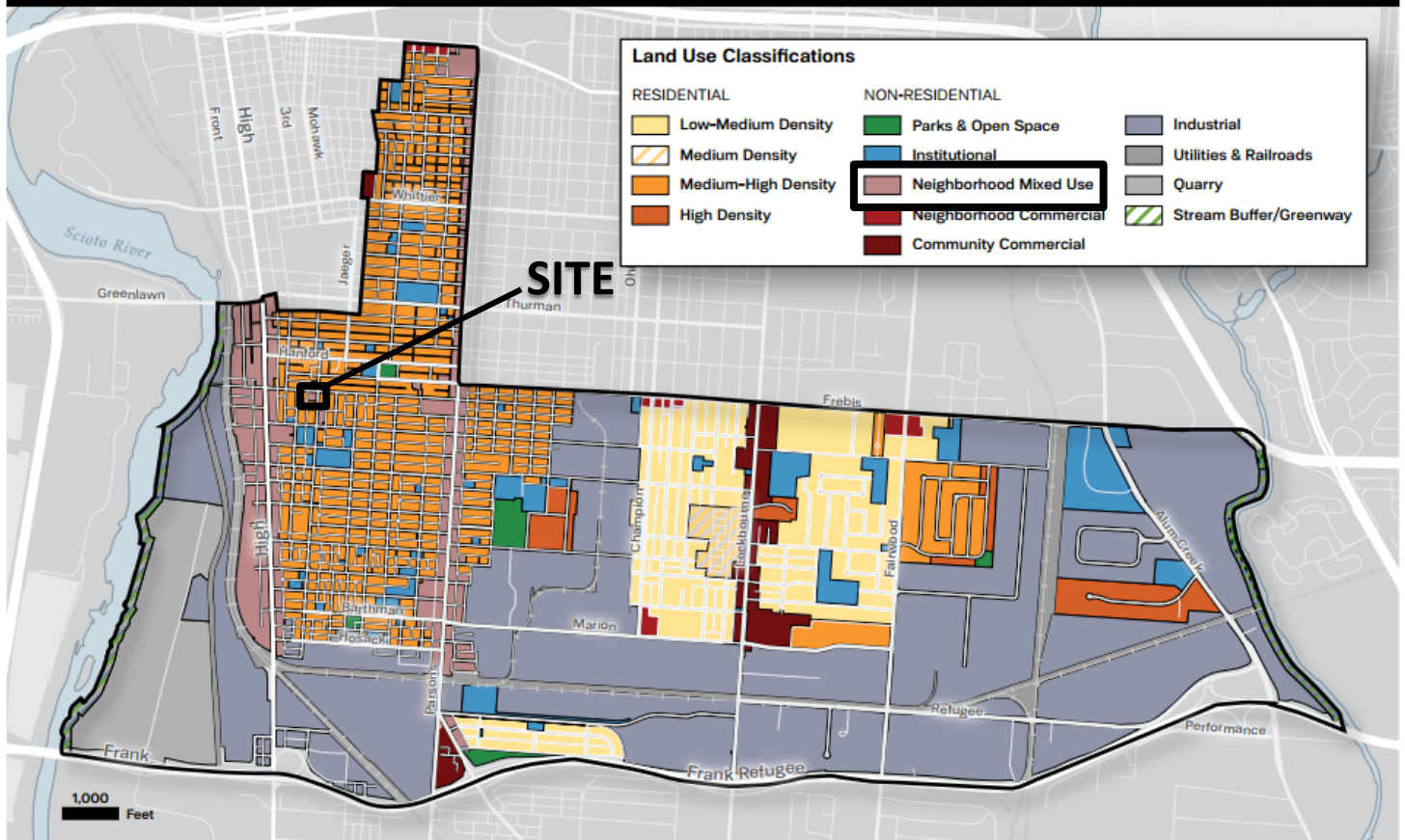
In accordance with zoning put in place by the City of Columbus on or about February 27, 1928, the property currently carries a C4 commercial zoning classification. As a result I am unable to obtain conventional financing for this property. This variance is necessary to refinance the site. This site has always been a residential property and granting this variance will not change the essential character of the site in relation to the surrounding properties. Additionally, this change will not impact government services to the property.

Granting this variance will not change the structure, will not increase congestion of public streets, increase fire danger, endanger public safety or impair the welfare of the inhabitants of the City of Columbus as the use of the property will remain the same. Granting this variance will allow the property to be refinanced.

In light of the obvious hardship, the applicant respectfully requests that the City Council grant the variance to permit the continued use of the site as a single family residential home.



CV14-066
101 East Moler Street
Approximately 0.07 acres

FIGURE 8: FUTURE LAND USE PLAN

CV14-066
101 East Moler Street
Approximately 0.07 acres



CV14-066
101 East Moler Street
Approximately 0.07 acres

Pine, Shannon L.

From: Curtis Davis <cdavis@team-icsc.com>
Sent: Wednesday, February 04, 2015 8:00 AM
To: Pine, Shannon L.
Subject: Re: CSSAC Recommendation for CV14-066, 101 E. Moler Ave.

We did approve 101 East Moler both at Civic and Commission Level.

Thanks

Curtis Davis
Zoning Chair
Southside Area Commission

On Tue, Feb 3, 2015 at 11:52 AM, Pine, Shannon L. <SPine@columbus.gov> wrote:

Hi Curtis,

Can you please confirm that the Columbus Southside Area Commission recommended approval on CV14-066 at the January 27, 2015 meeting? I am preparing the ordinance for Council submittal.

Sincerely,

Shannon Pine

Planning Manager

City of COLUMBUS

Department of Building & Zoning Services

Zoning/Council Activities Section

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THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 # CV14-066

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jennifer BrodieOf [COMPLETE ADDRESS] 101 E Moler St, Columbus OH 43207

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

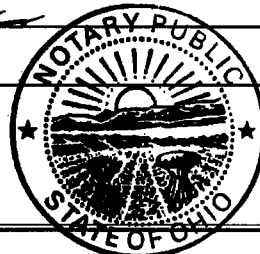
1.	Jennifer Brodie 101 E Moler St. Columbus, OH 43207	(614) 940-7666	2.	
3.			4.	

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

SIGNATURE OF AFFIANTSubscribed to me in my presence and before this 22 day of December, in the year 2014**SIGNATURE OF NOTARY PUBLIC**

My Commission Expires:

Notary Seal Here



JOEL CREACHBAUM
Notary Public, State of Ohio
My Commission Expires
August 13, 2019

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

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