

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:

THE BUILDING WAS CONSTRUCTED IN 1920 AS A RESIDENTIAL DWELLING AND HAS CONTINUED TO SERVE AS SUCH SINCE THAT TIME. TO ENSURE THE EXISTING OWNER CAN OBTAIN THE ADEQUATE INSURANCE, LOANS, AND RENTERS, WE ARE REQUESTING A ZONING VARIANCE. THIS WILL ALSO AID FOR WHEN/IF THE EXISTING OWNER ATTEMPTS TO SELL THE PROPERTY. THE PREVIOUS OWNER STATED THAT PROSPECTIVE BUYERS HAD TROUBLE SECURING A LOAN FOR THE PROPERTY DUE TO IT'S COMMERCIAL ZONING.

Signature of Applicant

John Maximian

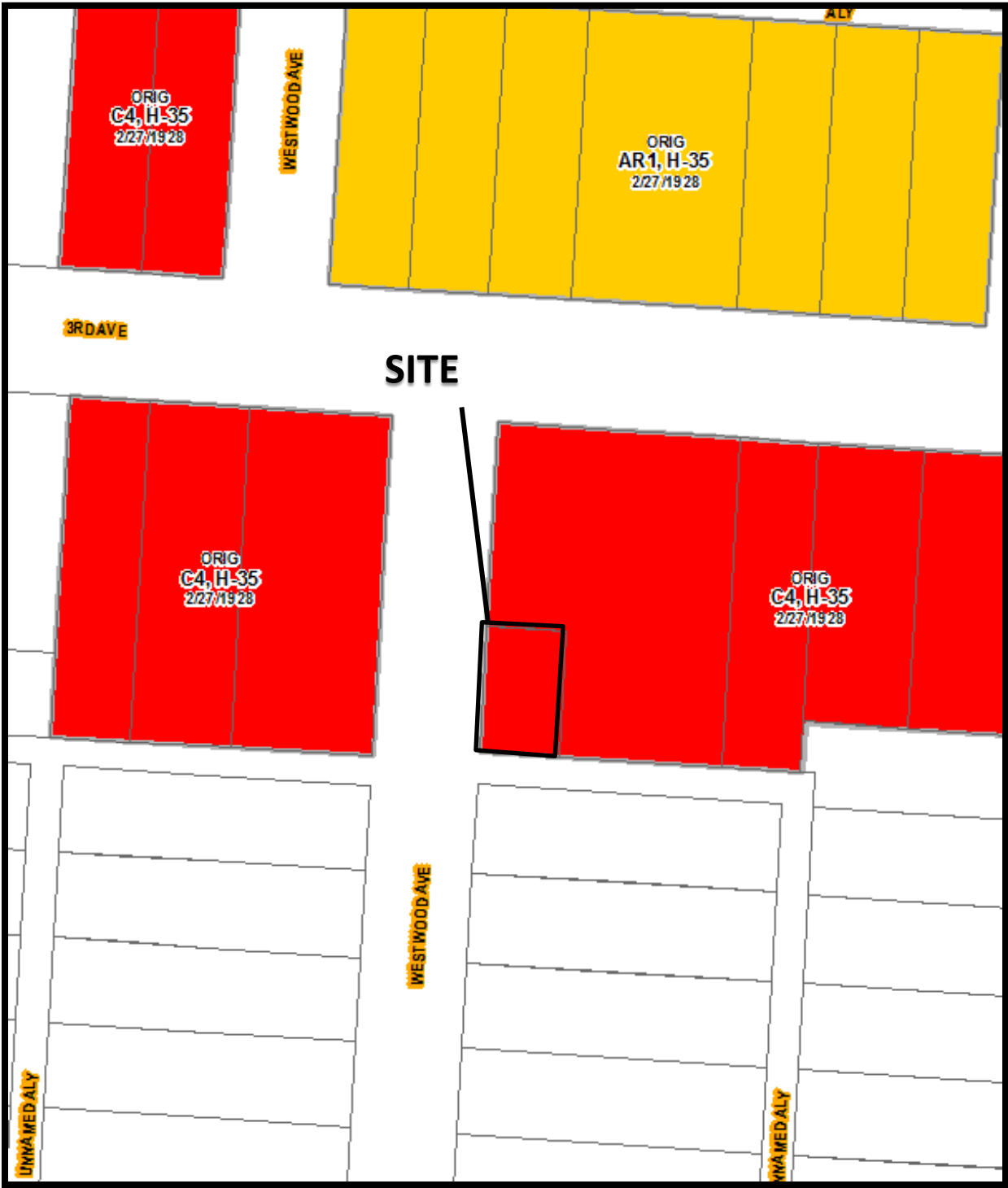
Date

9-30-15

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 checks payable to the Columbus City Treasurer



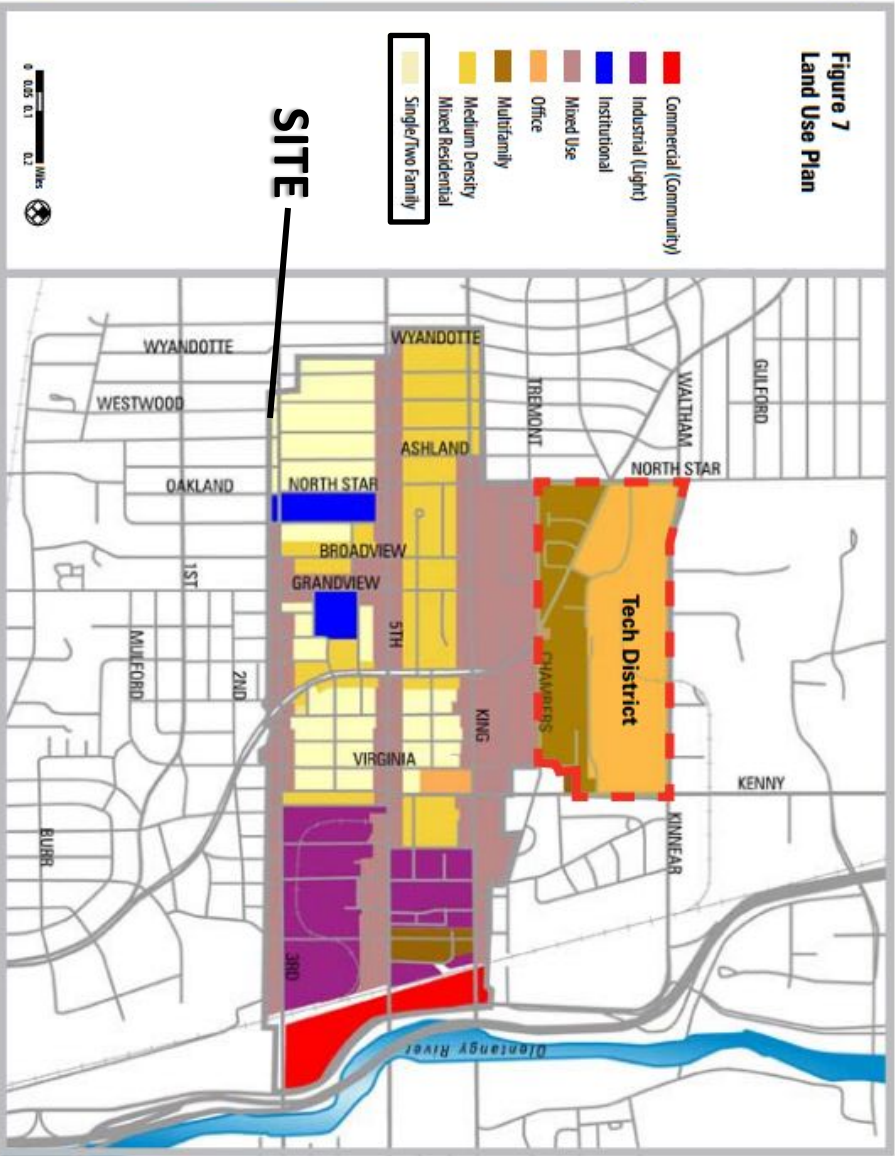
CV15-002
1382 Westwood Avenue
Approximately 0.05 acres

Policy:

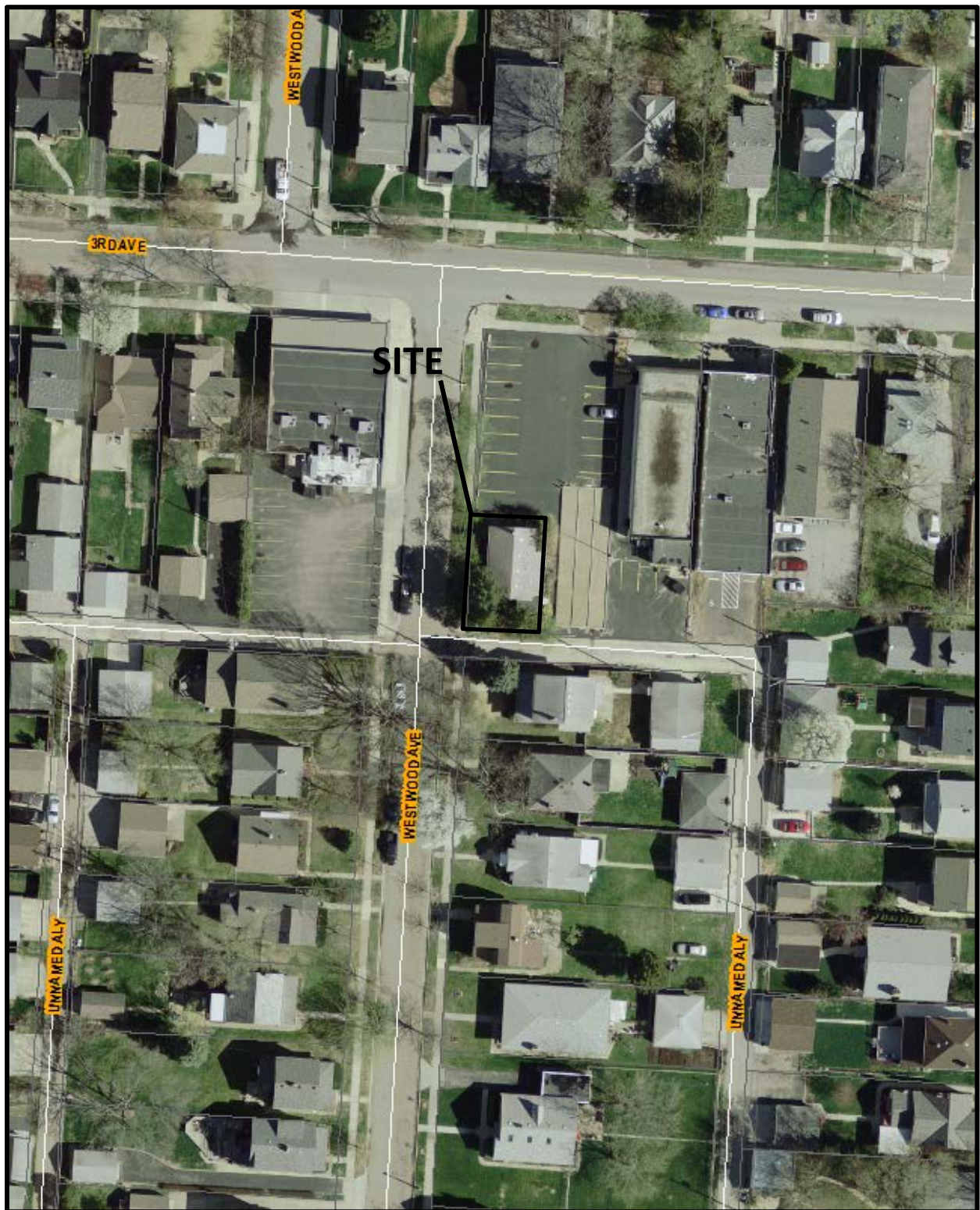
Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



CV15-002
1382 Westwood Avenue
Approximately 0.05 acres



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Approximately 0.05 acres

From: Rebecca McKibben [mailto:thestylingnook@sbcglobal.net]
Sent: Monday, November 30, 2015 11:51 AM
To: Brent Racer
Cc: Maret, Michael J.
Subject: Re: Remodel project at 1382 Westwood Avenue

Yes Brent, the 5th by Northwest area commission did review your project and voted 6 to 0 to approve it as requested. If there are and questions, please contact me at 614 256-1944. I will be out of town the remainder of the day and won't be able to respond via e-mail though.

Bruce McKibben
Commissioner and Chair of Zoning Committee

On Monday, November 30, 2015 11:17 AM, Brent Racer <BRacer@new-avenue.net> wrote:

Bruce,
Good morning. I spoke with Michael Maret from the City of Columbus Zoning Office and they are hoping to get something verifying the approval from the 5th by Northwest Area Commission. He did say a simple email will suffice. He is included on this email so a "reply to all" should work.

Please let me know if you have any questions for me or have issues with this or his email.

Thank you, Brent Racer

I hope you have a great Thanksgiving!!

Brent C. Racer
Principal & Managing Partner
(614) 884-8888

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 # CV15-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JOHN MASSIMIANI

of (COMPLETE ADDRESS) 215 CROSWELL DRIVE COLUMBUS, OH 43214

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

1. MASSIMIANI PROPERTIES 215 CROSWELL DRIVE COLUMBUS, OH 43214	2.
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

John Massimiani

Sworn to before me and signed in my presence this 30th day of September, in the year 2015

Tamara R. Sines

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 07/13/2016

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

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