

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 built circa 1940 while in the Township. It was annexed to Columbus circa 1976. Upon annexation it was zoned R although it was always a 4 Family. I bought the property recently but because it is non-conforming I have had difficulty in obtaining financing. I have applied to have it rezoned R-4 so it will be conforming. Although the use will be conforming, the building will not be because (1) both side yards must be minimum of 5' and 20% of total footage and (2) It is a four unit building but only has a four car garage vs. 8 off street spaces. The site cannot accommodate 8 off street spaces. The building has been in the same use for approximately 75 years. No change in its actual use or the existing building are planned or requested. It is merely to make the existing use and building conforming to allow for financing.

Signature of Applicant

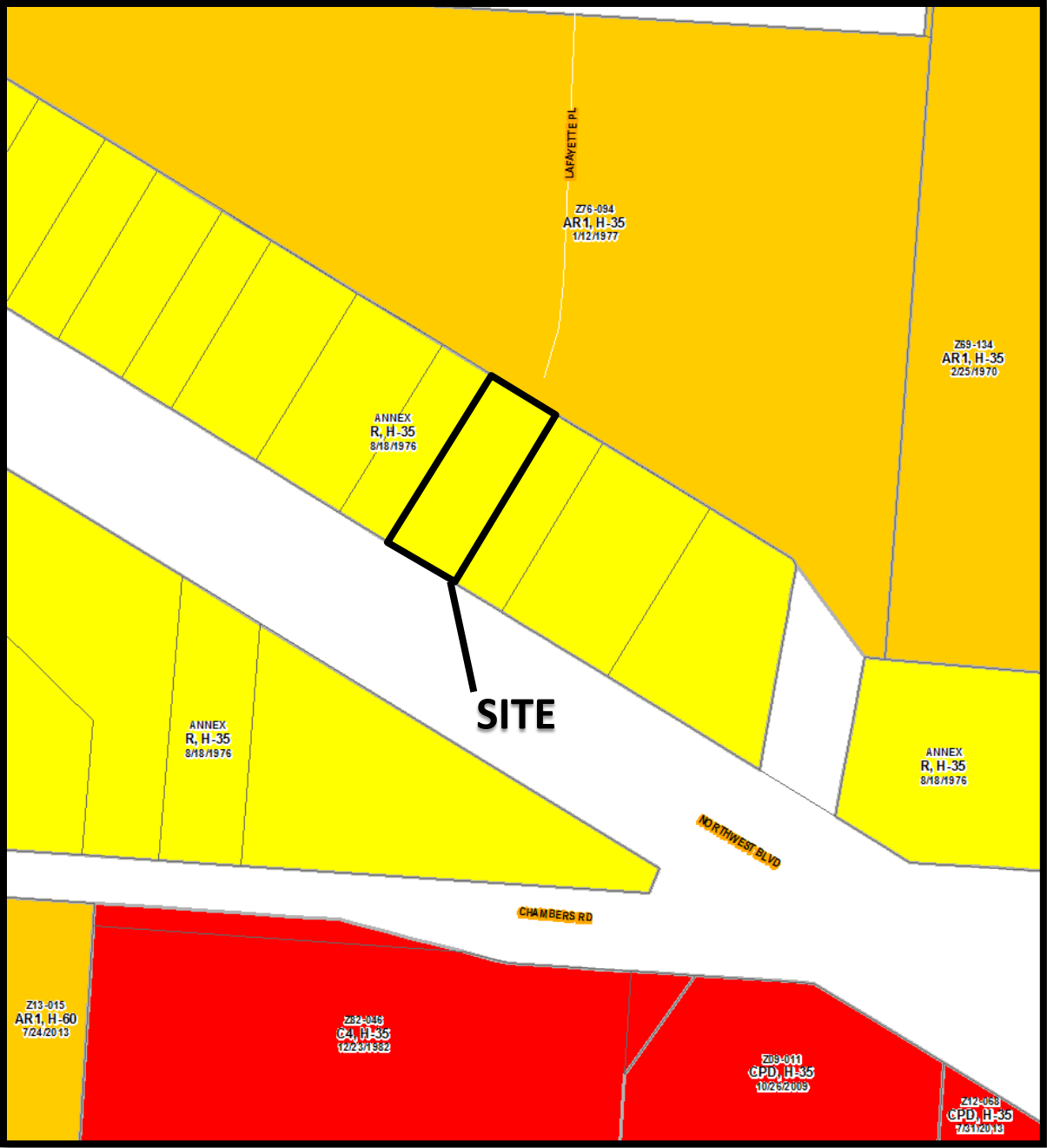
[Handwritten Signature]

Date 12.1.15

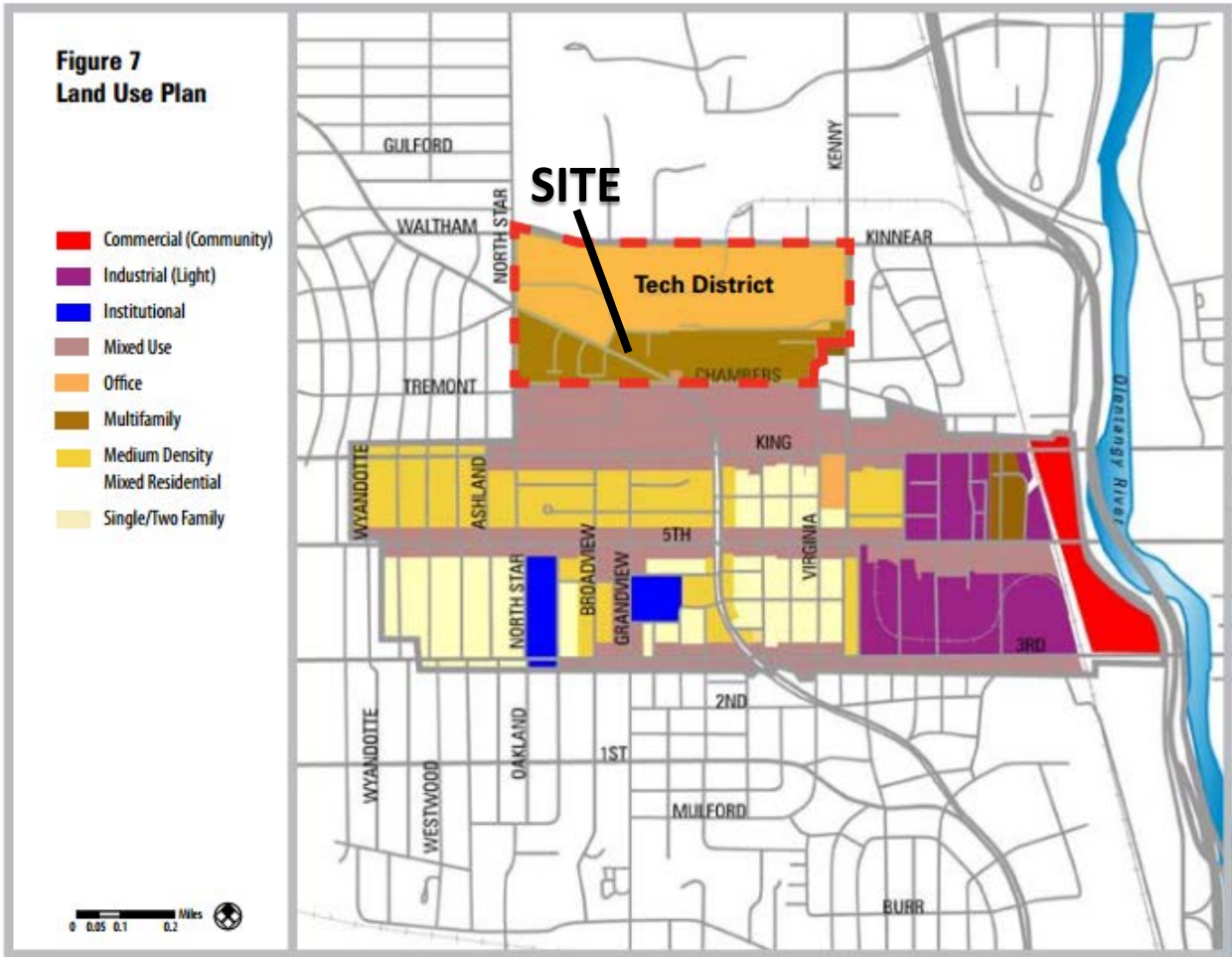
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



CV15-075
1764 Northwest Boulevard
Approximately .15 acres



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Approximately .15 acres

LANDMARK

Survey Group



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AND
RETRIEVAL SYSTEM
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PROPERTY ADDRESS: 1764 NORTHWEST BLVD COLUMBUS, OHIO 43212

SURVEY NUMBER: 177477

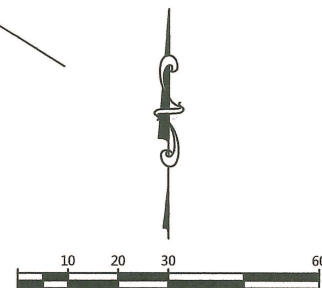


Scott D. Grundeir

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

NORTHWEST BLVD. 90'

LSGI#: 177477



SCALE: 1" = 30'

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: N/A

DATE: 12/9/2015

BUYER:

SELLER: TURTLE BAY, LLC

SUBLOT / ORIGINAL LOT:

SUBDIVISION:

PLAT:

PG:

COUNTY: FRANKLIN

CERTIFIED TO: TRI-VILLAGE TITLE AGENCY, INC +

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey
is proud to support:



LANDMARK
Survey Group

Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485-9003

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number	Z15-055 & CV15-075
Address	1764 NORTHWEST BOULEVARD
Group Name	
Meeting Date	
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

NOTES:

Approved as presented.

Vote	6-0
Signature of Authorized Representative	<i>R. Bruce Moffett</i>
Recommending Group Title	5 th x NW Area Commission
Daytime Phone Number	614 256-1944

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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Rev 12/15 slp



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 # CV15-075

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dow T. Voelker

of (COMPLETE ADDRESS) 1620 W. First Avenue, Columbus OH 43212

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. Turtle Bay, LLC 1926 Suffolk Rd Columbus, OH 43221 Kenneth A. Mollica 614-679-6225	2. Kenneth A Mollica 1926 Suffolk Rd Columbus, OH 43221 614-679-6225
3. Robin Phillips Mollica 1926 Suffolk Rd Columbus OH 43221 614-679-6225	4.

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

SIGNATURE OF AFFIANT Dow Voelker

Sworn to before me and signed in my presence this 1st day of December, in the year 2015

Rachel M. Royer

SIGNATURE OF NOTARY PUBLIC

7-28-2020
My Commission Expires

Notary Seal Here



RACHEL M. ROYER
Notary Public, State of Ohio
My Commission Expires 07-28-2020

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

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