

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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:

The following Variance is requested for the code section 3356.03 to conform the existing property located on 6000

Beechcroft rd. as Commercial District C4 and to apply for Building permits to repair and remodel the building, the

pool, the parking lot, for planting fruit trees and landscaping. The property was a public swimming pool, closed in

2013 due to increased operation costs. Everything is in total disrepair so extensive work is needed urgently: the

roof is leaking, ceilings and internal dry walls are missing, plumbing is old, the electrical needs upgrading, the fence

secured, the parking lot resurfaced.

I want to keep the same dwelling layout, remodel the interior, build a garage or a car port and redesign the

landscape to integrate organically within the neighboring High School, the Beechcroft Park and the surrounding

residential area. Repairing and remodeling will require a hands-on approach therefore the reason for changing the

zoning of the building: living on the premises for ensuring a quick access to the property for repairs, maintenance

and renovations, which will save time and money. Also, the neighboring residents will be more confident if the if

the property is occupied and maintained rather than being vacated nine months. I want to maintain the C4 zoning

either for opening the pool if the operations prove economically feasible or for opening a tutoring center.

Signature of Applicant



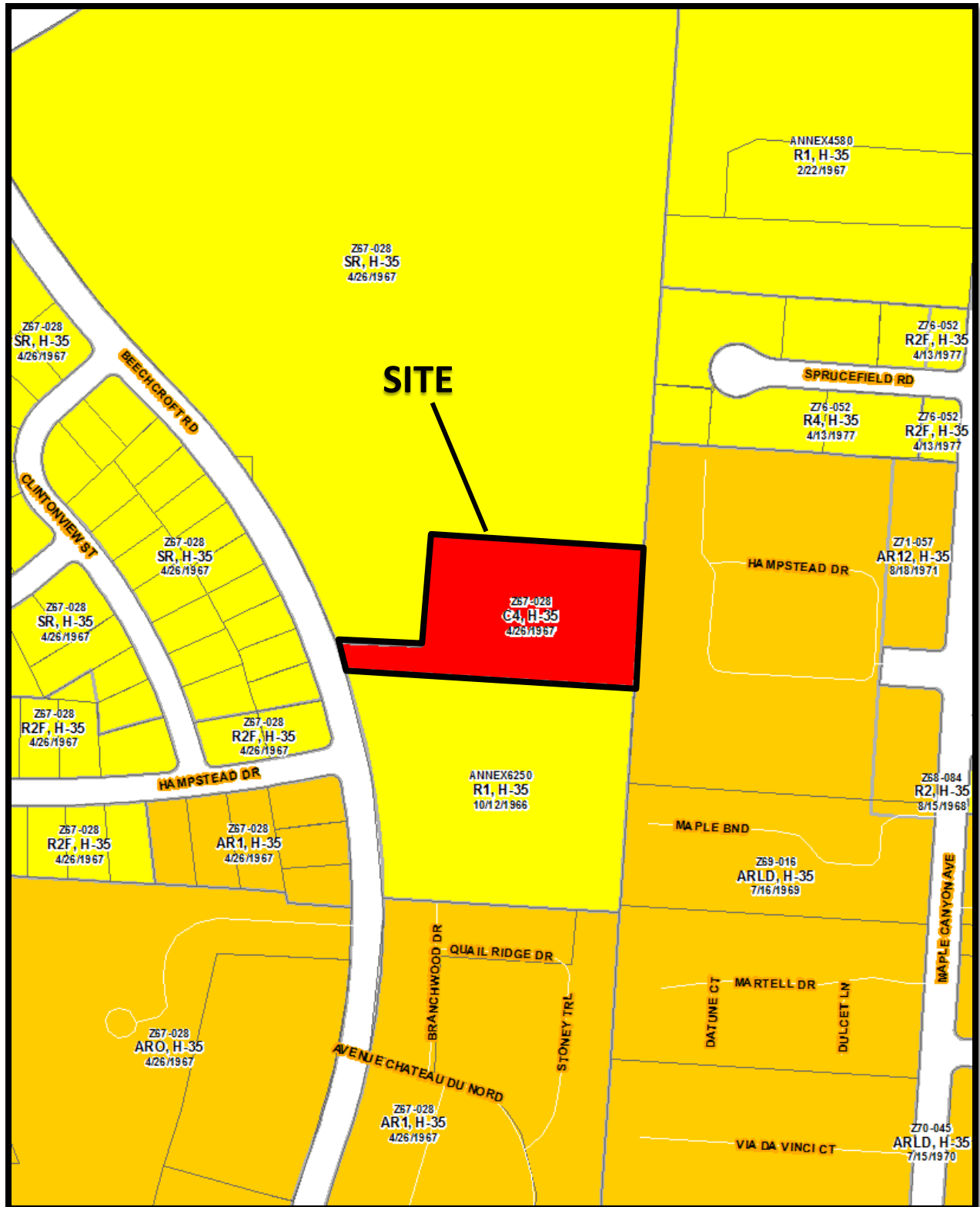
Date

12.08.15

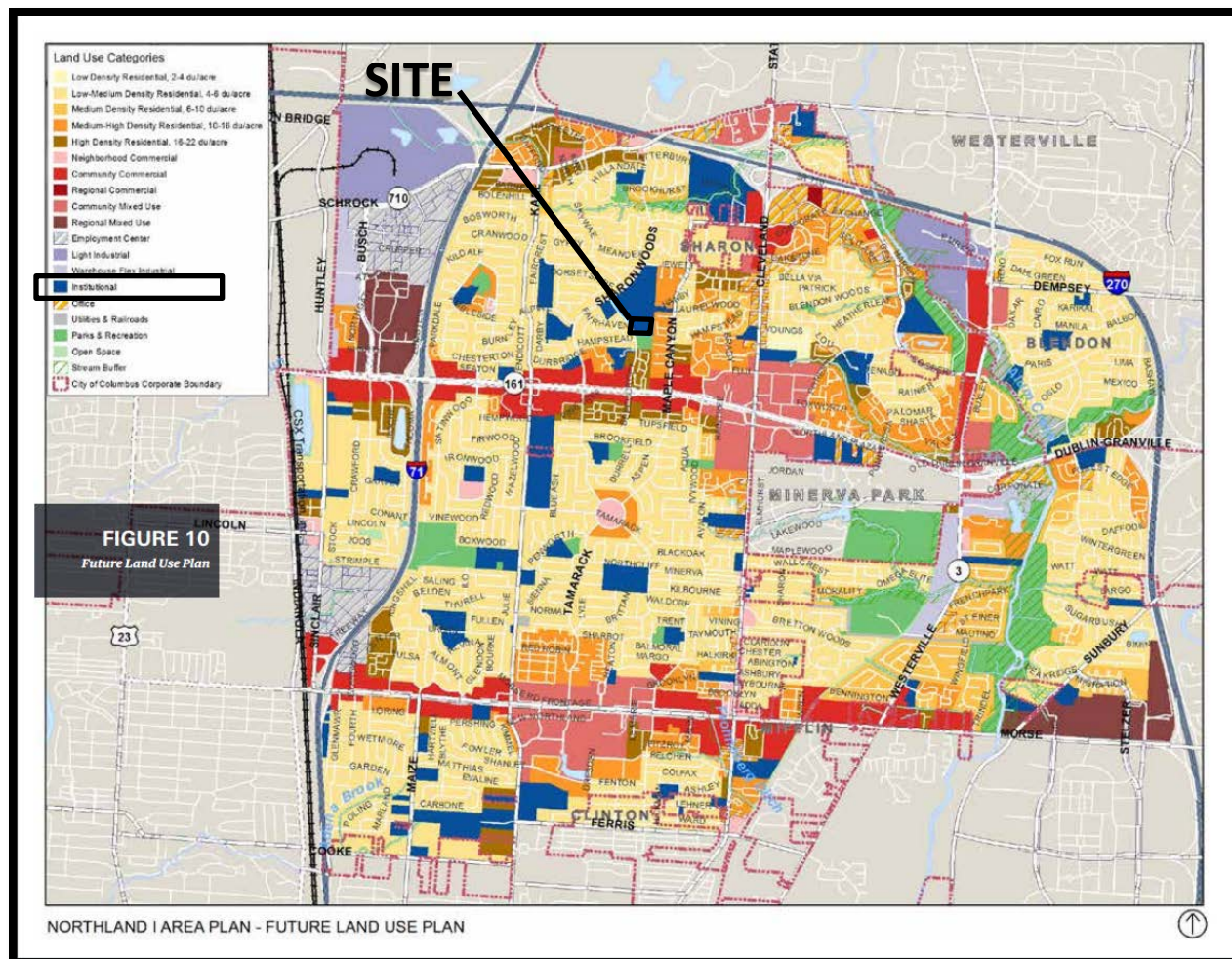
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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

Please make checks payable to the Columbus City Treasurer



CV15-078
6000 Beechcroft Road
Approximately 2.55 acres



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approximately 2.55 acres



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Northland Community Council
Development Committee

Report

April 27, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (15): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Sharon Woods (SWCA), Village at Preston Woods (PWCA).

Case #1: Application #CV15-078 (Council variance from §3363.01 to permit residential use in a C-4 district – *tabled from March 30 meeting*)
Rose and Alex Man (*owners*)
6000 Beechcroft Road (former Northland Community Center pool site),
43229 (PID 010-104134)

- *The Committee approved (14-1) a motion (by KWPCA, second by BCCA) to **RECOMMEND APPROVAL WITH CONDITIONS:***

1. That the right to engage in a residential use granted under a Council Variance will be terminated if any commercial use should occur on the site other than:
 - Fruit and Vegetable Market (per C-1 district)
 - Educational Facility (per C-2 district)
 - Garden Center (per C-4 district)
-

Executive Session

7:15 pm

Meeting Adjourned

8:00 pm

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

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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 # CV15-078

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) x Rose Man
of (COMPLETE ADDRESS) x 1630 Club Trail Dr. Westerville OH, 43081
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. Rose and Alex Man 5834 Place de la Concorde Street West Columbus, OH 43229 440-212-8157 or 614-929-1010	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

8 day of December, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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

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