

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## COUNCIL VARIANCE APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

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

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.**

**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(s) requested as detailed below (use separate page if needed or desired):**

PLEASE SEE ATTACHED

Signature of Applicant

Date

9/24/17

CV17-037

**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**

CV17-037, 210-212 MILLER AVENUE

STATEMENT OF HARDSHIP

The subject property is currently zoned R3. The building was built in 1900 and has been vacant for 23 years after a fire in 1994. In 1974 it was rezoned from a 'C-4' district to its current 'R-3' designation. Under a Council Variance in 1992, the then vacant building was granted a variance to allow a ground floor grocery store and (4) four second floor dwelling units, necessary due to the property being rezoned as 'R3' in 1974. This variance was granted.

Robert Ransom currently owns this property under Community Research Center LLC. The Community Research Center LLC conducts quantitative, formative and summative research and program and project evaluation services for and about the community.

Some of the types of efforts that may/will be done at the Center can include:

Administering surveys to samples of individuals, groups or organizations.

- 1) Case studies of youth.
- 2) Using face to face discussions.
- 3) Panel studies of kids, youth and adults.
- 4) Observation studies.
- 5) Paper and pencil surveys.
- 6) Interviews of community members.

Additionally, this Community Research Center LLC, (who will be the primary occupant of the first floor), can be used by the community for organizing, Area Commission, private functions, etc.

The requested change of use to a Community Center is not an approved use under the current zoning code and leads the list of variances requested that follows:

For this application, similar variances are requested:

A) Variance #1

Section 3332.035 Residential Districts. The proposed Community Center is not listed as an approved use in an R-3 District. A variance is requested to allow the 1<sup>st</sup> floor Community Center. The second floor is currently (4) four dwelling units that were allowed per previous Council Variance 1202-92. A variance is requested to allow multiple dwelling units on the second floor and to read: *for up to (4) four dwelling units*

B) Variance #2

Section 3312.49 Table #3 Minimum Number of Parking Spaces Required. There currently is no off street parking spaces provided. This variance is requested to reduce the required off-street parking for 210-212 Miller Ave to (0) zero spaces from the required spaces based upon these calculations:

2nd floor, *up to* (4) four dwelling units, +/- 637 sq/ft each  
(1.5 spaces per unit) = 6 required spaces

The TOTAL 1<sup>st</sup> floor sq/ft is 2,545. The 1st floor has 750 sq/ft that is garage/storage, of which 125 sq/ft of this can be converted to office space if needed. The remaining 1,795 sq/ft will be the Community Center. Only this 1,795 sq/ft is to be used for any calculations.

First floor Community Center 1,795 sq/ft  
(1 space per 30 sq ft.) = 60 required spaces

First floor office, 125 sq/ft  
(1 spaces per 450 sq. ft) = 1 required space

Total Required Spaces: 67  
Total Provided Spaces: 0

This being a proposed Community Center, the occupants will be most likely area residents of the neighborhood and therefore will not need the parking allotted spaces.

2 Bicycle spaces are required, designed per 3312.49. These are to be located at the rear yard.

The proposed variances will not have any significant impact on the existing conditions of the site. The proposed variances will not be injurious to the neighboring properties or contrary to public interest or the intent and purpose of the City of Columbus Zoning Code, nor will the proposed variances impair the supply of light, endanger the public safety or unreasonably diminish or impair public health, safety, comfort or welfare of City of Columbus residents.



CV17-037  
210-212 Miller Avenue  
Approximately 0.07 acres





CV17-037  
210-212 Miller Avenue  
Approximately 0.07 acres



## STANDARDIZED RECOMMENDATION FORM

## Department of Building &amp; 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

CV17-037

Address

210-212 MILLER AVENUE 43205

Group Name

NEAR EAST AREA COMMISSION

Meeting Date

JULY 13, 2017

Specify Case Type

- ☐ BZA Variance / Special Permit  
☒ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit

 Recommendation  
 (Check only one)

- ☒ Approval  
☐ Disapproval

NOTES:

Vote

13-0-0

Signature of Authorized Representative

Kathleen D. Bailey

Recommending Group Title

CHAIR NEAR EAST AREA Comm

Daytime Phone Number

614-252-3283

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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THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION****Department of Building & 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 # CV17-037

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Scott McKnight

of (COMPLETE ADDRESS)

210-212 Miller Avenue, Columbus OH 43205

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

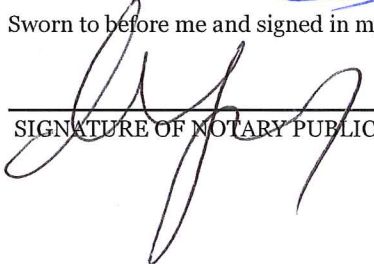
1. <u>COMMUNITY RESEARCH CENTER LLC</u> <u>1707 FRANKLIN PARK SOUTH</u> <u>COLUMBUS OHIO 43205</u> <u>ROBERT RANSOM (614) 406-9428</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 25 day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

9/2/2019

Notary Seal Here

**IRENE O'GORMAN**  
Notary Public, State of Ohio  
My Commission Expires 09-02-2019

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