



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

Application Number: CV18-015

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):

This application seeks a variance from section 3356.03 of the Columbus City Code
(C4 permitted uses) to allow for first floor residential uses. Although currently zoned C4,
the property's current use is a single family residence which is consistent with other
structures in the area. The property owner intends to list the property for sale and anticipates
issues with prospective buyer's lender's approval of a residential loan for a property currently
zoned commercial without a variance. Applicant does not believe that this variance will
negatively affect any adjoining property as the immediate vicinity is exclusively
residential and not commercial.

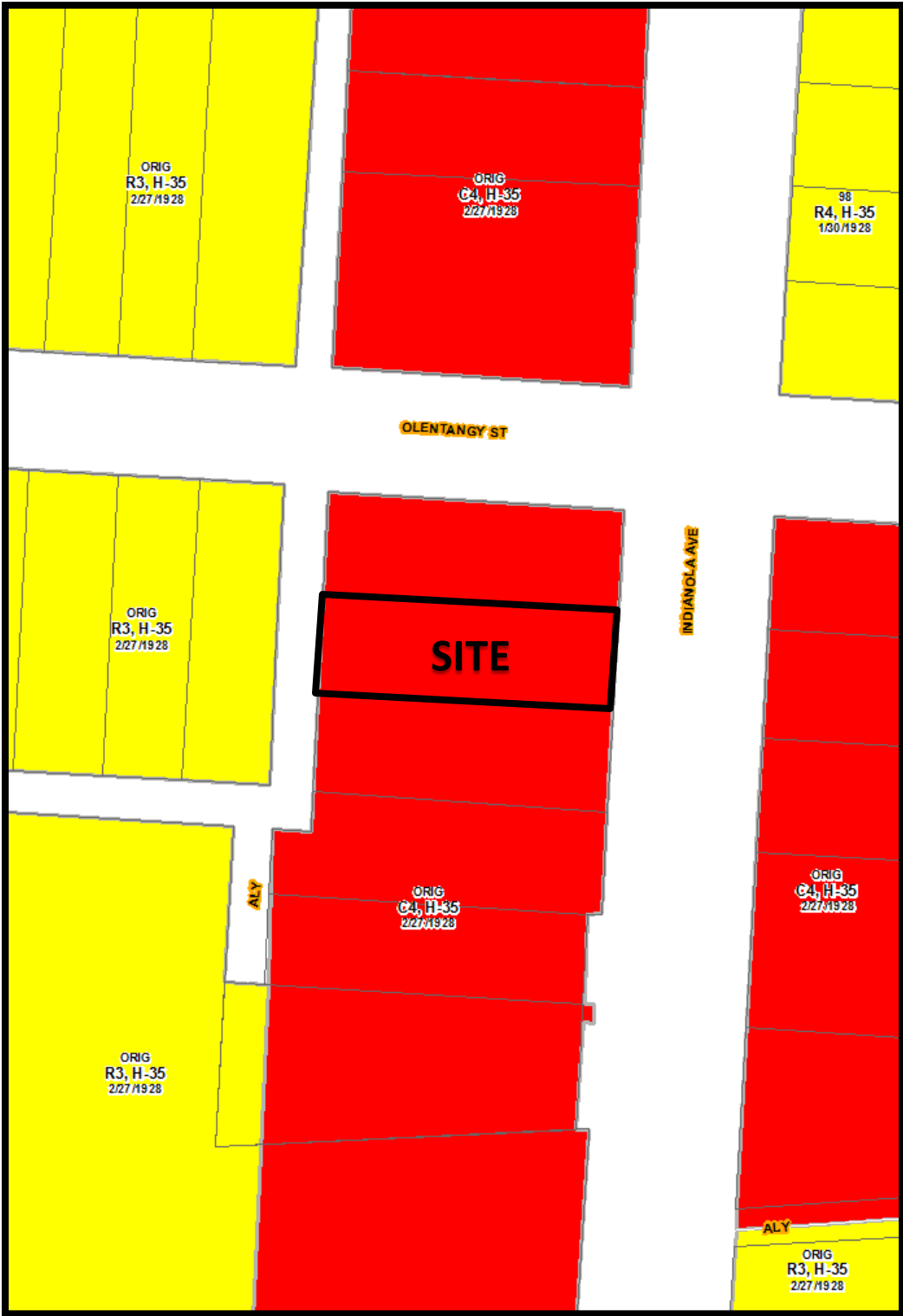
Signature of Applicant _____

Date 2/14/18

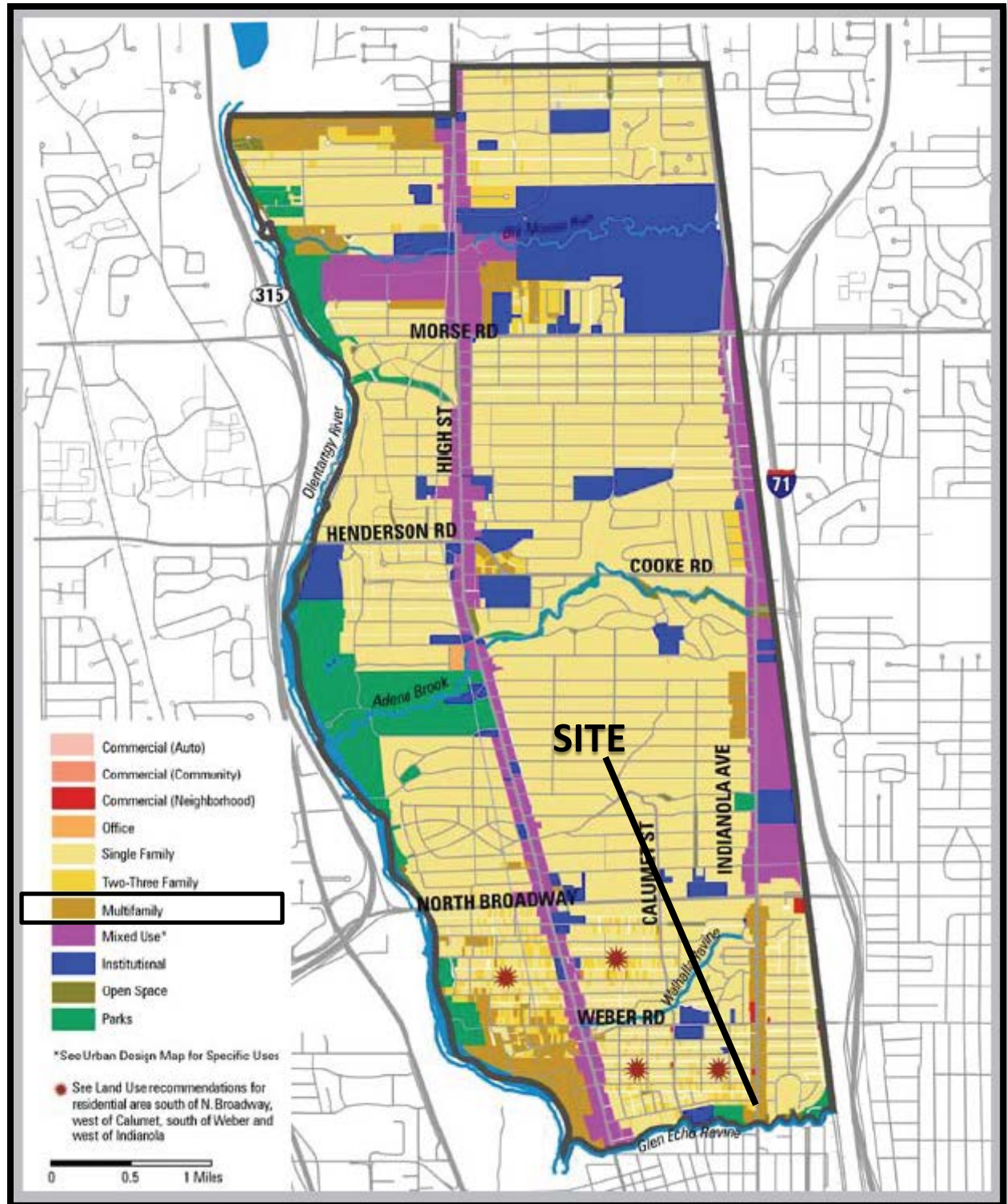
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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

Please make checks payable to the Columbus City Treasurer

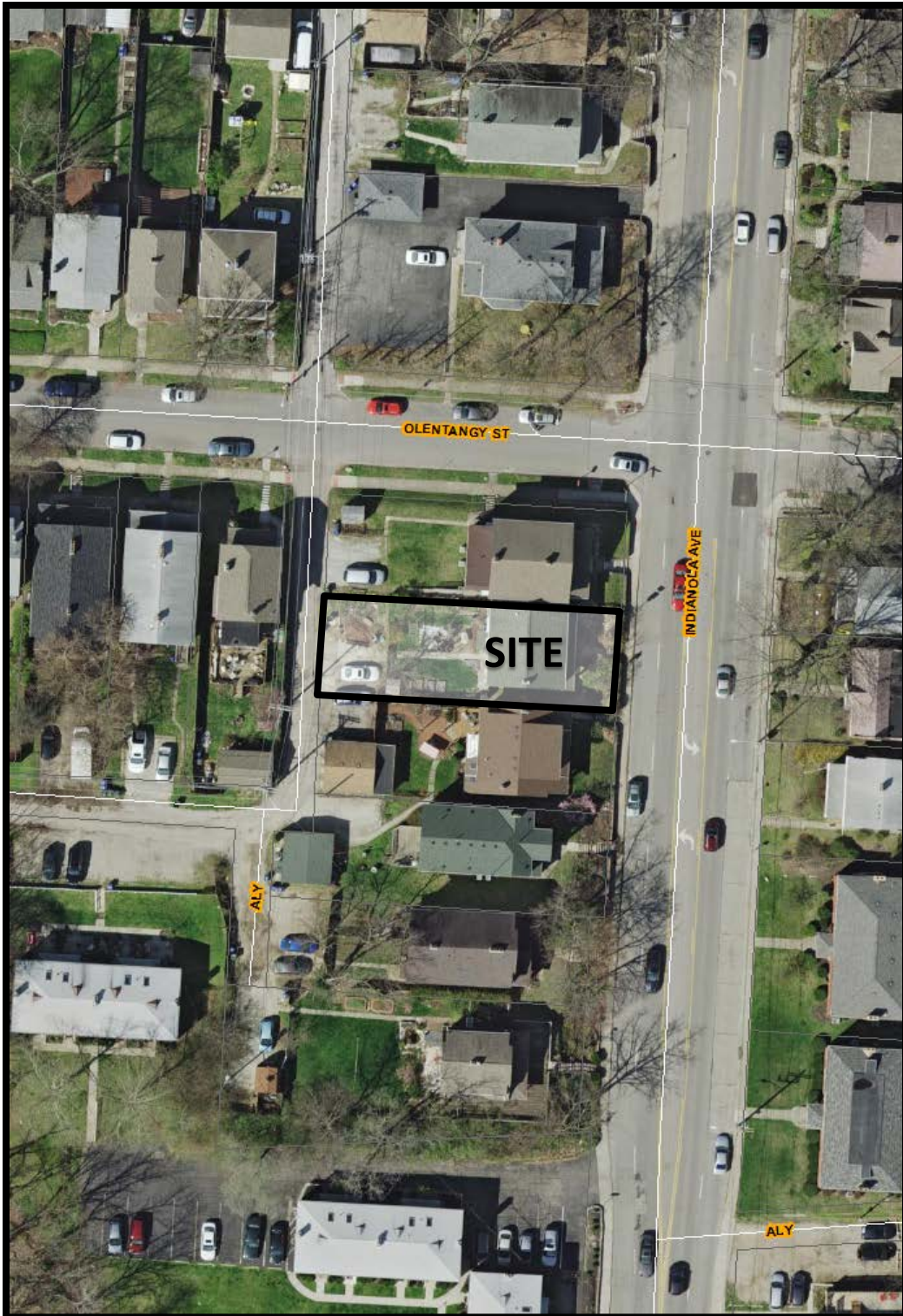


CV18-015
2771 Indianola Avenue
Approximately 0.11 acres



Clintonville Area Plan (2009)

CV18-015
2771 Indianola Avenue
Approximately 0.11 acres



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2771 Indianola Avenue
Approximately 0.11 acres

Standardized Recommendation Form

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

Return to: tedietrich@columbus.gov


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

Case Number	<u>CV18-015</u>
Address	<u>2771 Indianola</u>
Group Name	<u>Clintonville Area Commission</u>
Meeting Date	<u>May 5, 2018</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input 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: Requested Variance to the following:

1.To allow for first floor residential use of a single-family house that is currently being used as a single-family house

Passed at Zoning and Variance Committee 6-0

Vote	<u>9-0</u>
Signature of Authorized Representative	<u> Secretary</u>
Recommending Group Title	<u>Clintonville Area Commission</u>
Daytime Phone Number	<u>614-795-3137/matthewcull.cac@gmail.com</u>

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 Number: CV18-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey Hartranft
of (COMPLETE ADDRESS) 2771 Indianola Avenue Columbus, Ohio 43202

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. Jeffrey Hartranft 2771 Indianola Avenue Columbus, Ohio 43202 614-783-4528	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 14th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires never**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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