

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Application #:

CV18-034

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 Columbus City Code (C4 permitted uses) to allow for first floor residential uses. While currently zoned C4, the property's current use is a condominium unit/multi-family residence, consistent with structures in area. Property owner has listed property for sale and encountered issues with possible buyer's lender. Lender would not approve loan for property zoned C4 without variance. Variance will not negatively affect surrounding residential area.

Signature of Applicant

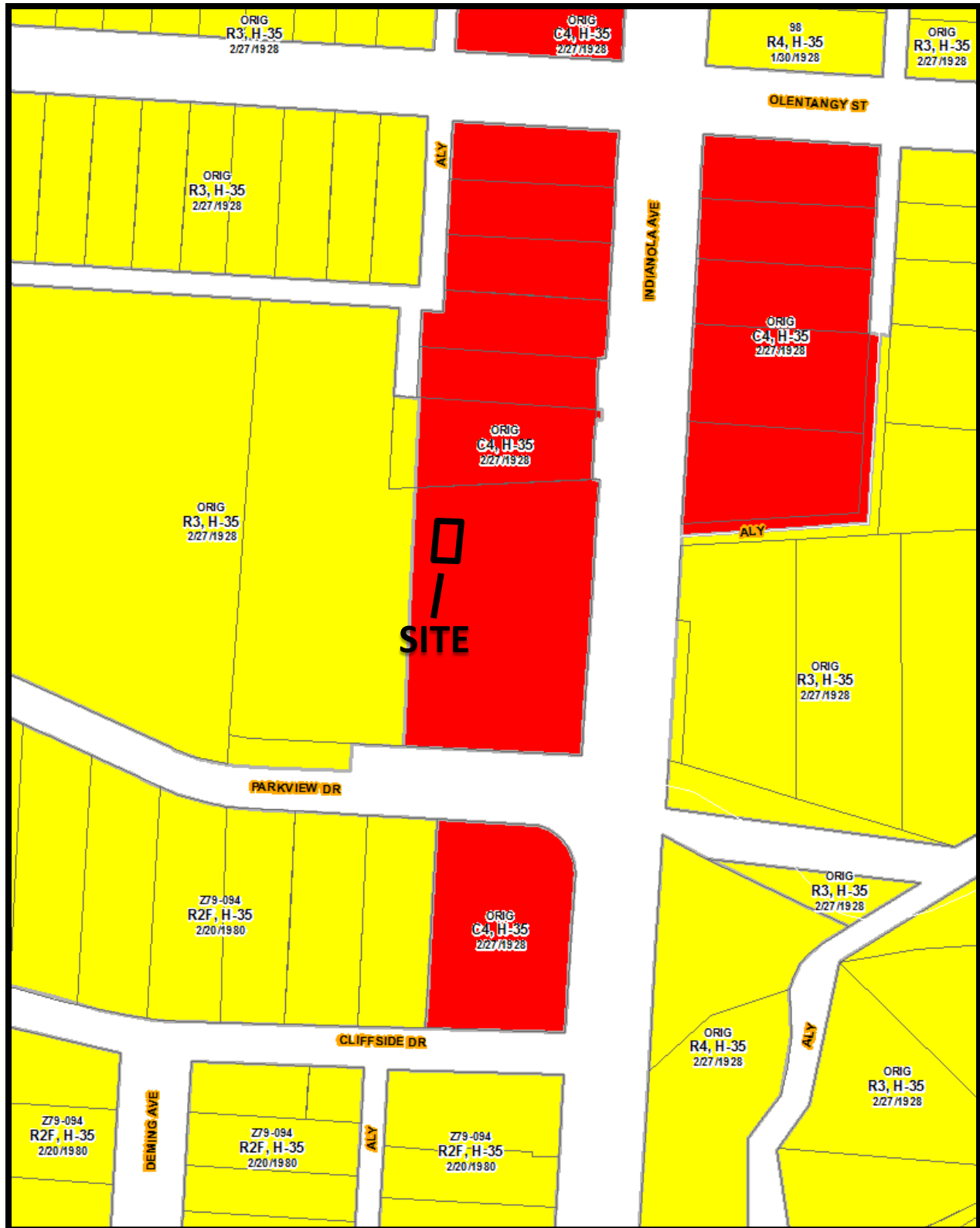


Date 5-6-2018

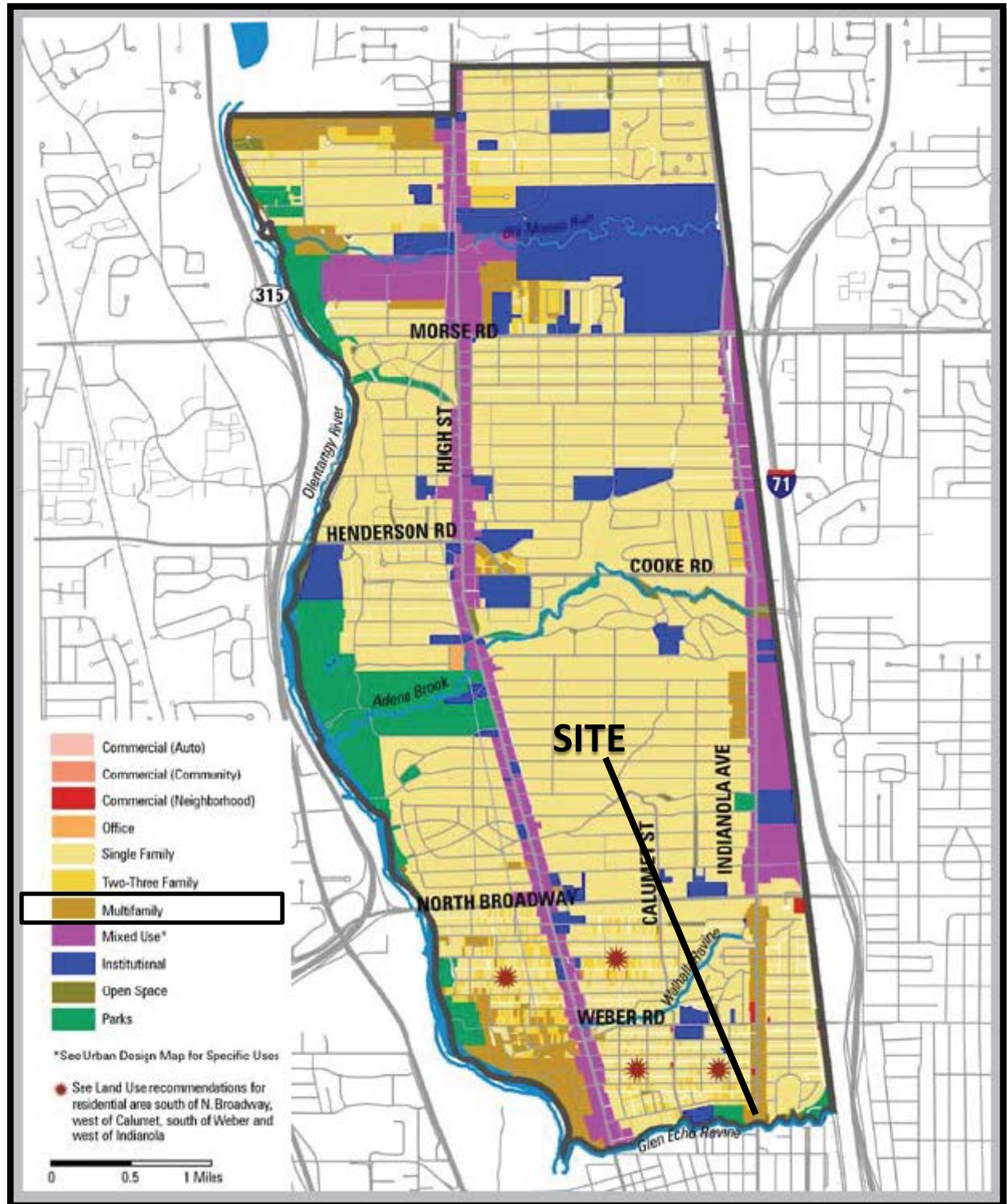
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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

Please make checks payable to the Columbus City Treasurer

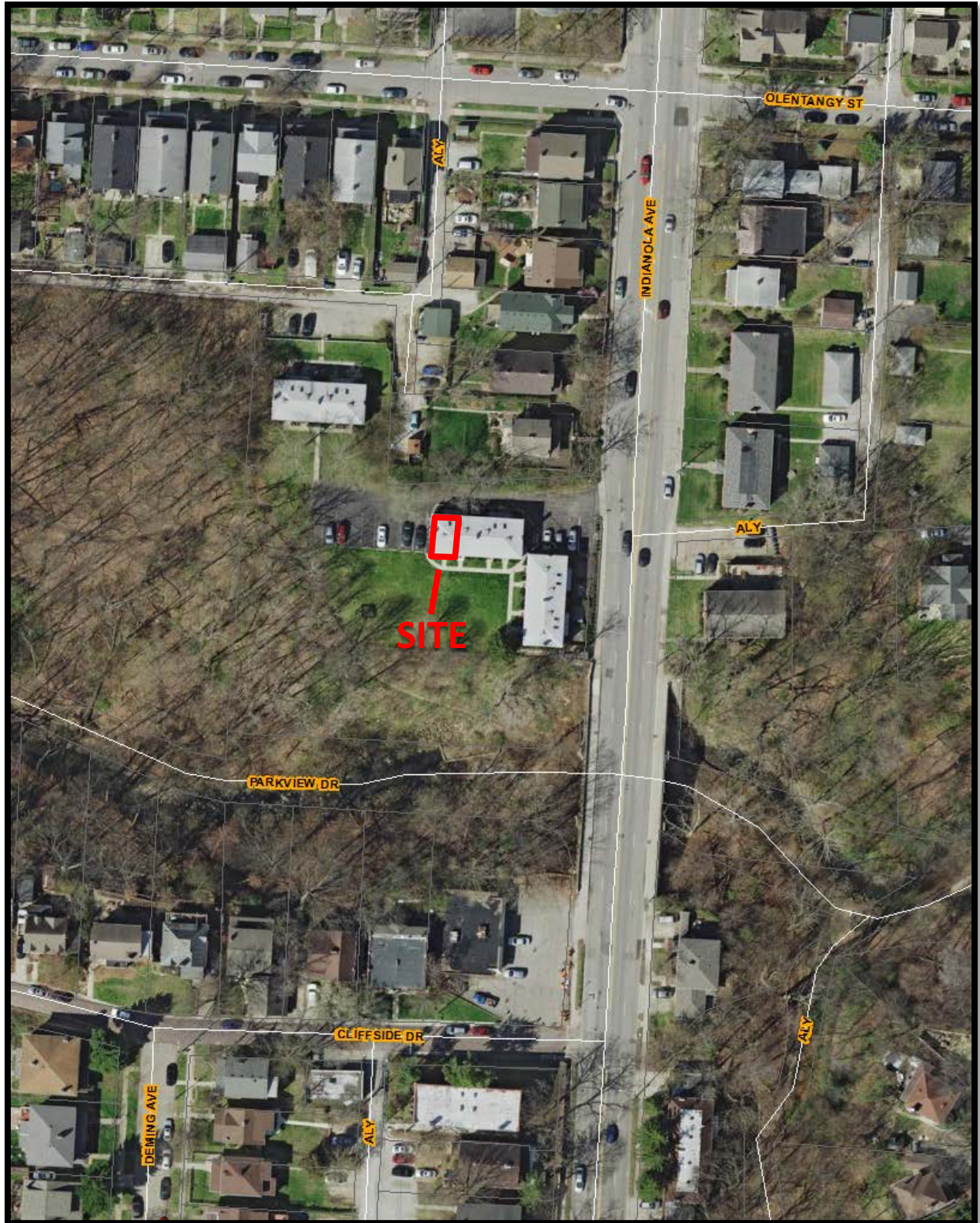


CV18-034
364 Parkside Drive
Approximately 0.01 acres



Clintonville Area Plan (2009)

CV18-034
364 Parkview Avenue
Approximately 0.01 acres



CV18-034
364 Parkside Drive
Approximately 0.01 acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224


Phone: 614-645-7433 • www.bzs.columbus.gov Return to: Shannon Pine / spine@columbus.gov

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

Case Number	<u>CV18-034</u>
Address	<u>364 Parkview</u>
Group Name	<u>Clintonville Area Commission</u>
Meeting Date	<u>June 7, 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: To allow for residential use in the current four-unit, multi-family residential building. (Zoned C4)

Passed at Zoning and Variance Committee 7-0

Vote	<u>8-0</u>
Signature of Authorized Representative	<u></u> Secretary
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.

Suzanne Hoholik@hotmail.com

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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: CV18-034STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Suzanne M. Hoholik
 of (COMPLETE ADDRESS) 191 E. Blauk Ave. 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. <u>Suzanne M. Hoholik</u> <u>191 E. Blauk Ave.</u> <u>Columbus, OH 43202</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7 day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Edythe A. James

My Commission Expires:

May 18, 2018

This Project Disclosure Statement expires six months after date of notarization.
 Edythe A. James
 Notary Public, State of Ohio
 My Commission Expires 05-18-2018

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