



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 #: CV 18 - 026

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):

SEE ATTACHED

Signature of Applicant

Date 4-17-18

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

Jeanne Cabral, Architect
2939 Bexley Park Road
Columbus, OH 43209-2236
614-239-9484 Office
614-537-2654 Cell
614-754-5113 Fax
jeannecabral@aol.com

8-14-18

REVISED STATEMENT OF HARDSHIP:

2100 COURTRIGHT ROAD

PARCEL 010-02640

M-1 ZONING

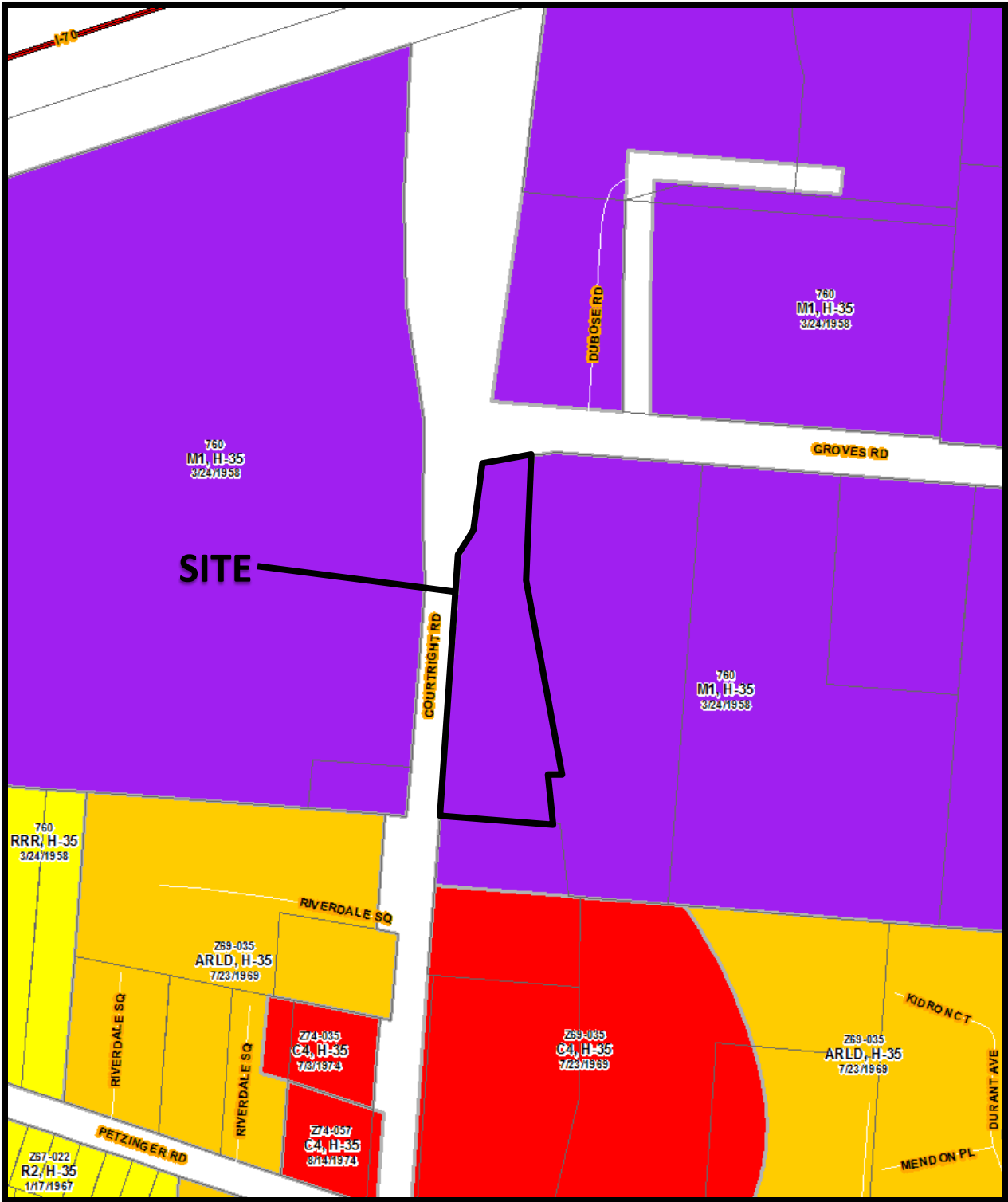
The subject property is currently zoned M-1. It has a one story building which was constructed in 1971. As constructed, the building sits on the southern lot line. The building has historically been used for automotive repair.

The applicant is requesting this Council Variance in order to allow for the use of the building for a religious facility with community center areas. Uses such as offices and classrooms will be within the facility. Except for interior construction work, there will be no new construction on the site other than exterior façade work. The applicant will maintain the existing structure in the location shown on the site plan.

In order to fulfill the intended use of the property by the applicant, the applicant requests the following variances:

1. Variance from Section 3365.01 to permit a religious facility with community center areas to be operated in the building on the subject property, and to permit an onsite kitchen for religious purposes.
2. Variance from 3365.21(b)(2) to permit the southern side yard setback to be reduced to 0 feet from 25 feet to accommodate the existing building which is located on the subject property lot line.
3. Variance from 3312.49 to permit fewer than required parking spaces. Required spaces needed are 77. Parking spaces provided will be 65.

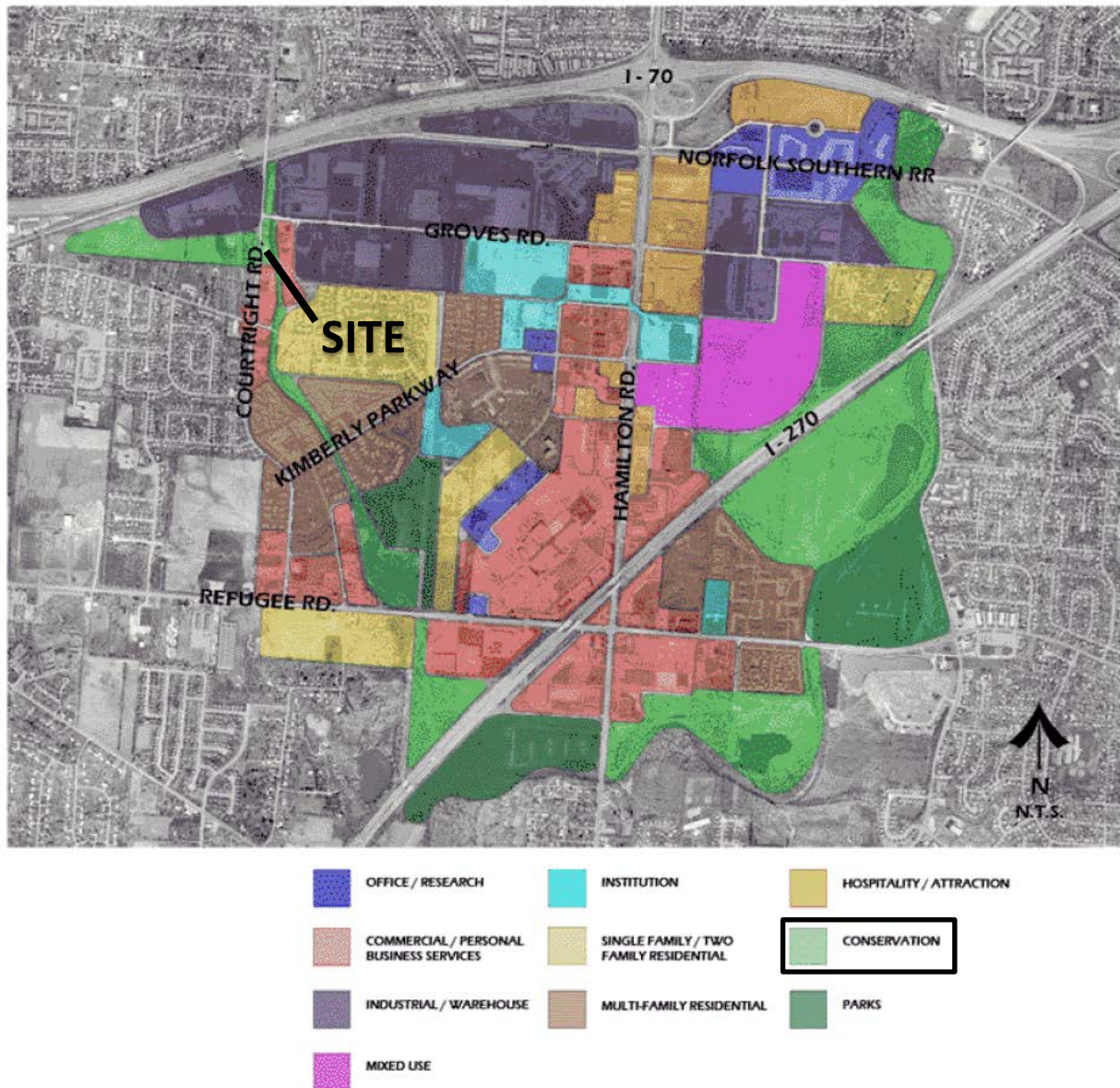
The proposed variances will not have any significant impact on the existing conditions of the site as no construction on the site (other than exterior and interior remodeling) will occur with respect to the requested variances. The location of the existing building is close to a residential district and will be more compatible with the neighborhood. The proposed variances will not be injurious to 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.



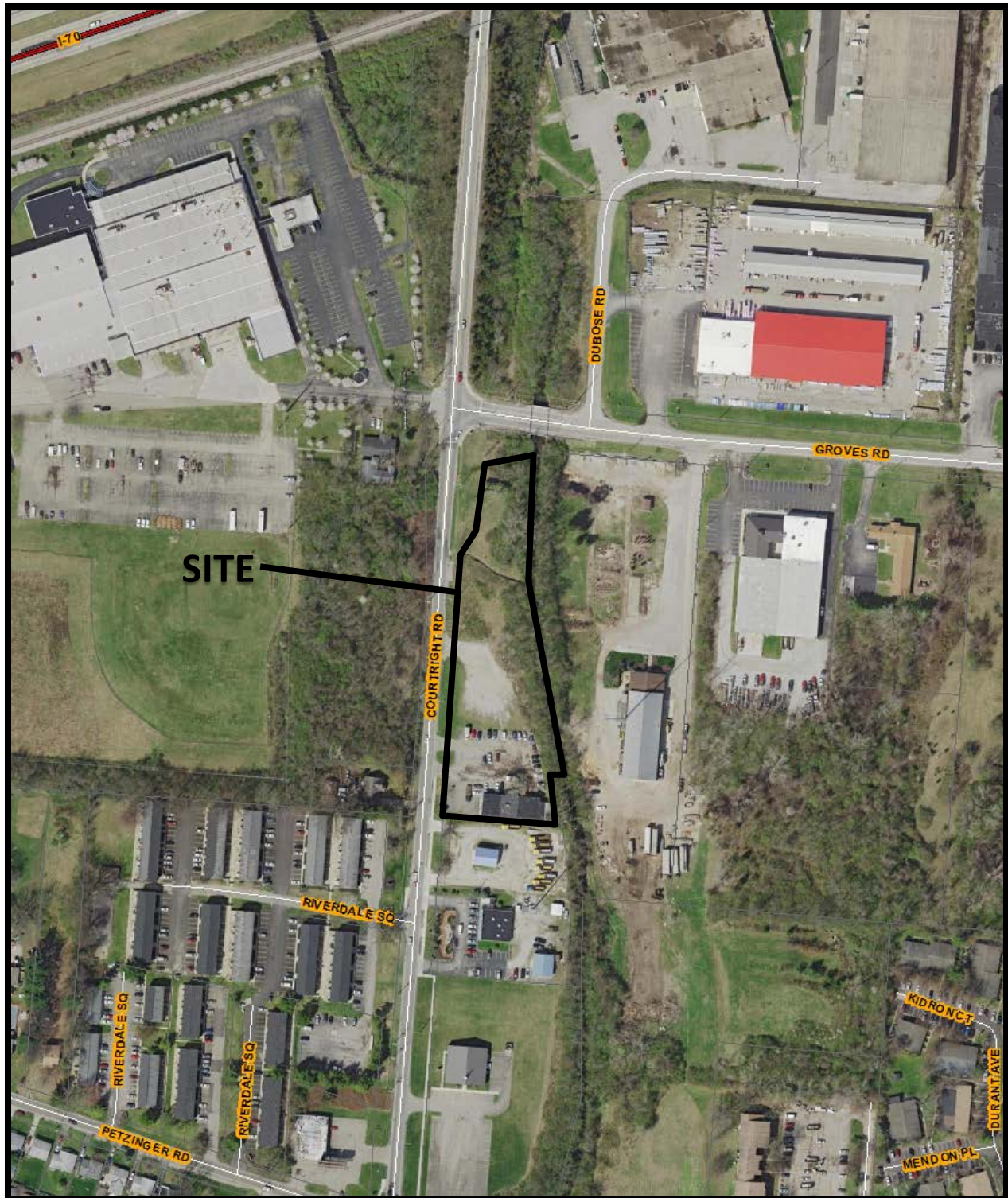
CV18-026
2100 Courtright Road
Approximately 2.41 acres

Hamilton Road Corridor Eastland Area Revitalization Plan (2007) - Conservation

Map 5.1: Hamilton Road Corridor/Eastland Area Future Land Use



CV18-026
2100 Courtright Road
Approximately 2.41 acres



CV18-026
2100 Courtright Road
Approximately 2.41 acres



| 440-320-8368 | cbusMACC@gmail.com

Michael Maret
Planner
City of Columbus

RE: 2100 Courtright Road Variance

Dear Michael Maret:

On behalf of the Mideast Area Community Collaborative, we recommend that the subject request for variance be granted. Please contact me with any questions.

Sincerely,



**Vice President
MACC**

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AND ZONING SERVICES**Council Variance Application**

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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 #: CV18-026STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) JEANNE CABRAL, ARCHITECT
of (COMPLETE ADDRESS) 2939 BEXLEY PARK RD. COLUMBUS, OH 43209

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. AL-HUDA ISLAMIC CENTER 2100 COURTRIGHT RD. COLUMBUS, OH 43232 MOHAMED OMARA 614-707-3430 - 3 EMPLOYEES	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 18 day of April, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Notary Seal Here

*This Project Disclosure Statement expires six months after date of notarization.***PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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