





DEPARTMENT OF BUILDINGS  
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 #: CV18-079

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 9/22/18

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

**954 GILBERT**

010-048817

Current Zoning R2-F

Building Footprint 5484 SF (Existing Building/rebuild back wall)

Lot Area 9738.4 SF

Building area to the midpoint of the alley. 11,747 sf

Building occupies 46% (5484 sf) of required lot area.

Proposed is 5 Residential units, 8 parking spaces (8 required)

Variances

3312.27(2) – Parking setback line: To vary the required parking setback from 25' to 10'

3332.037 - R2-F residential district: To allow for a five family in R2-F residential district.

3332.21 - Building lines: To allow the existing building line of 2'-8" to remain in lieu of the required 10' and to allow for the dumpster in the setback along Kossuth Street where a 25' setback is required.

3332.27 - Rear yard: To allow the existing rear yard of 0 sf to remain in lieu of the 25% or 2433.7 sf required by code.

Statement of Hardship

954 Gilbert

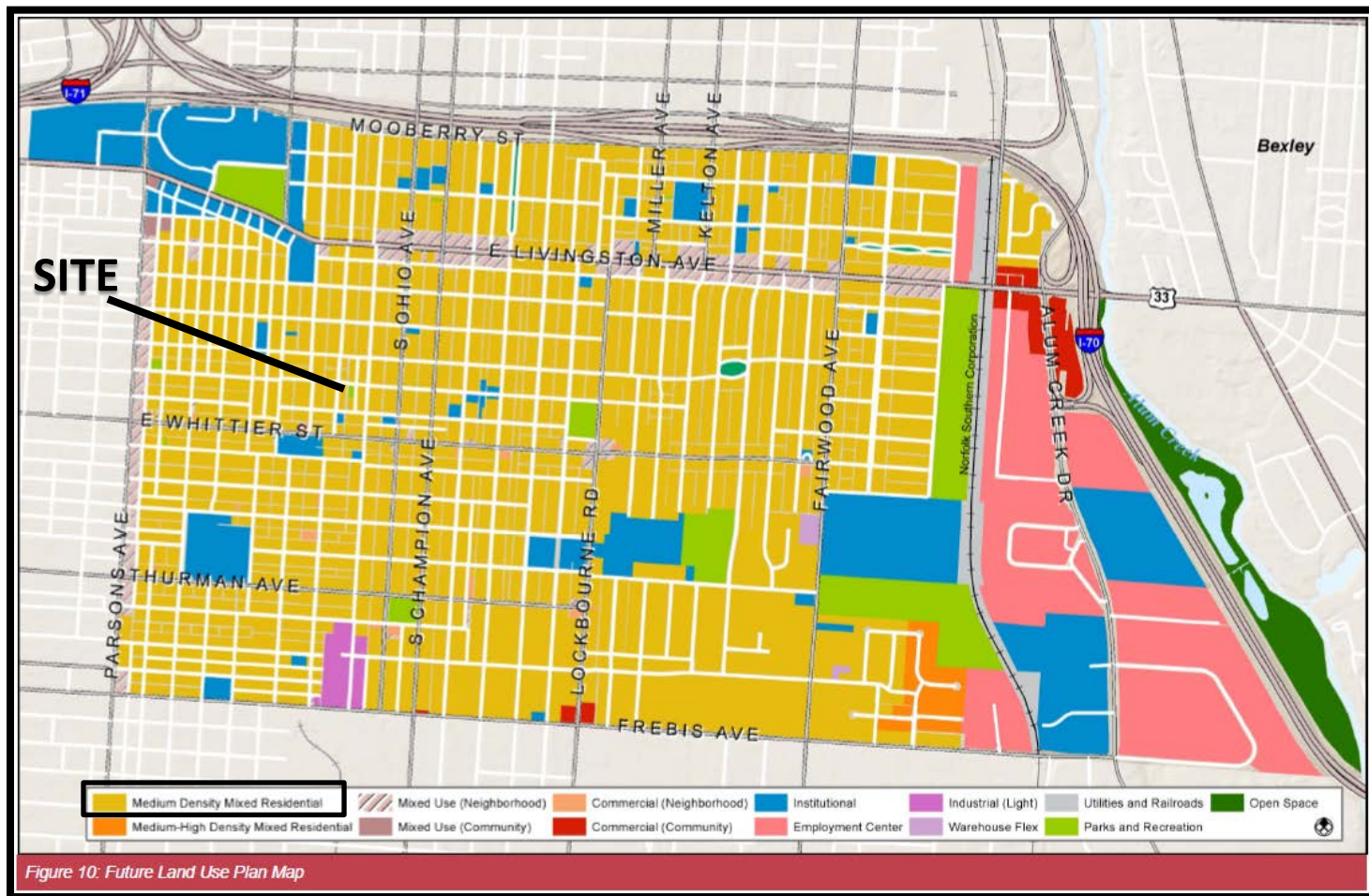
These are very minor variances and will not modify the essential character of the neighborhood. This is an unusual situation in that this is an existing warehouse building in the middle of a residential neighborhood. There are similar multifamily properties in this neighborhood, in fact there is an existing apartment complex across Kossuth, so this is a similar use to that which is already existing in the neighborhood. We are not proposing any parking variances, and will be revitalizing an abandoned building, so this proposal will have minimal impact to the neighborhood. Several of the variances are to maintain that which is existing including front yard and rear yard setback. The parking setback line variance allows us to have all the required parking accessed off the rear alley. The delivery of government services will not be impacted by this proposal. The owner purchased this building aware of the zoning variances, but also with the knowledge that similar projects exist in the neighborhood.



CV18-079  
954 Gilbert Street  
Approximately 0.22 acres



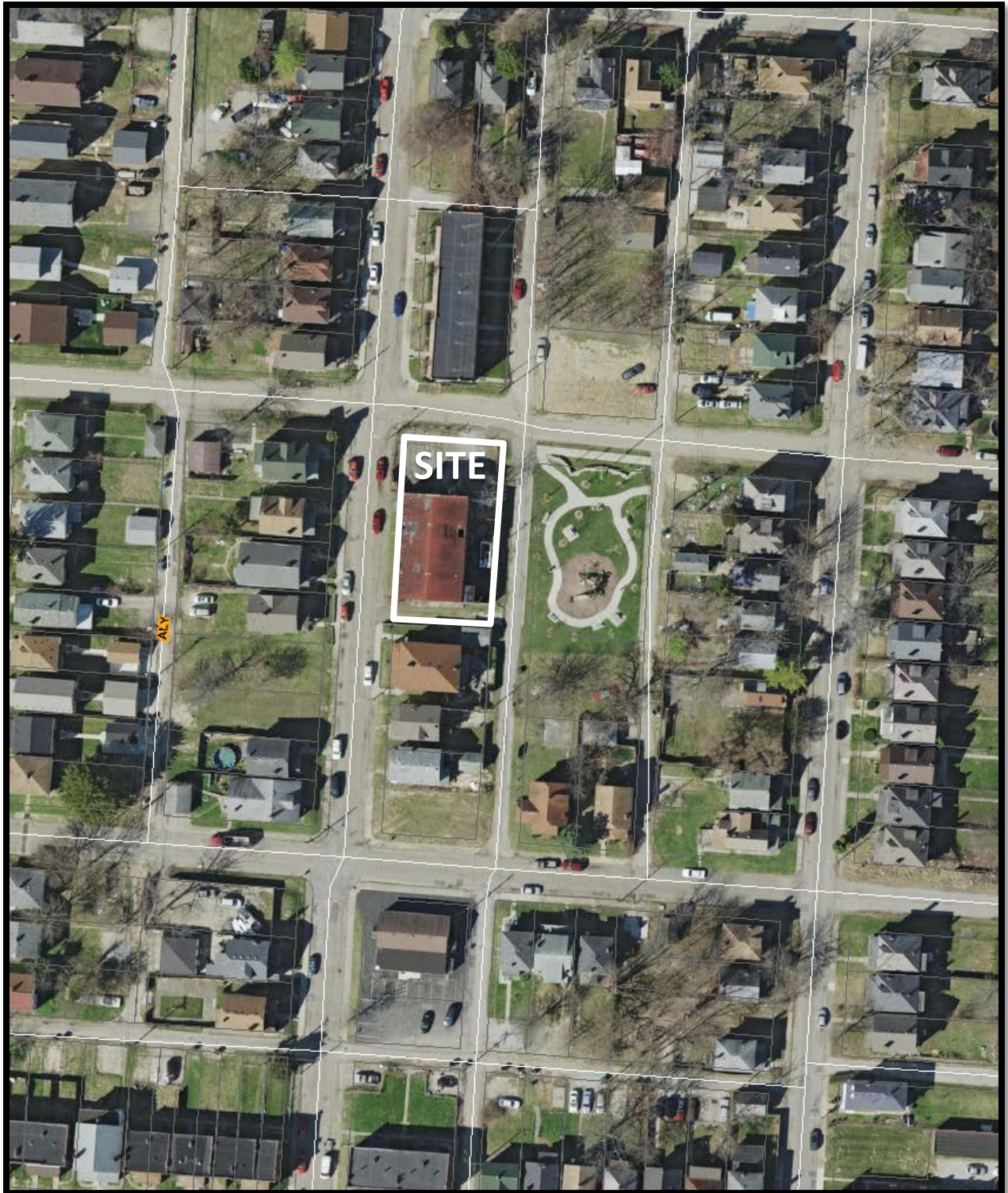
## Near Southside Plan (2011) - Medium Density Mixed Residential Recommended



Medium Density Mixed Residential - 6 to 10 du/acre - Common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern.

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**Standardized Recommendation Form**

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

(PLEASE PRINT)

Case Number:

CV18-079

Address:

954 GILBERT ST

Group Name:

SOUTH SIDE AREA COMMISSION

Meeting Date:

OCT 23, 2018

Specify Case Type:

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

Recommendation:

(Check only one and list basis  
for recommendation below)

- ☒ Approval  
☐ Disapproval

**NOTES:**

Vote:

13 IN FAVOR

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

SOUTH SIDE AREA COMMISSION

614-285-4961 x1100

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



**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 #:

CV18-079STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Juliet Bullock  
 of (COMPLETE ADDRESS) 1182 Wyandotte Rd Columbus 43212  
 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>Sayam Ibrahim</u> <u>3389 Sheridan St</u> <u>Hollywood FL 33021</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Juliet BullockSubscribed to me in my presence and before me this 22 day of September, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

4/08/2021*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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**Please make all checks payable to the Columbus City Treasurer**