

## 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 #: CV18-109

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):**

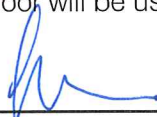
The House of Hope for Alcoholics has been providing alcohol and drug treatment to the Columbus community since 1959. The Residential Treatment Center entails several properties centered around the intersection of Dennison Ave & Hubbard Ave. As the demand for services has been growing, the space allocated for support staff has continued to diminish. To enable the staff adequate space to function more efficiently, the existing carriage house at 177 W Hubbard Avenue has been tapped as a possible expansion space. The existing carriage house will be completely renovated to accommodate two offices & receptionist at the second floor, and a small meeting space with toilet rooms at the first floor.

One zoning variance is requested for the carriage house renovation at 177 W Hubbard Ave to move forward:

1. Request variance from Zoning Section 3332.039 R-4 Residential District to allow for a commercial office use in a residential district.

In addition to the use variance, House of Hope for Alcoholics is working with the Department of Public Service in regards to the Short North Special Parking district. The project would require three additional parking spaces. House of Hope will not be adding staff as part of the project, they will simply be moving staff out of their cramped space at 825 Dennison to the more efficient space at 177 W Hubbard. The meeting room at the first floor will be used only by the residents already on site staying at the treatment center.

Signature of Applicant \_\_\_\_\_



Date Dec 20, 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**



CV18-109  
177 West Hubbard Avenue  
Approximately 0.33 acres





CV18-109  
177 West Hubbard Avenue  
Approximately 0.33 acres

COPY

## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### VICTORIAN VILLAGE COMMISSION

*This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 177 West Hubbard Avenue

**APPLICANT'S NAME:** Brenda Parker (Applicant)

House of Hope for Alcoholics (Owner)

**APPLICATION NO.:** 19-1-4b

**COMMISSION HEARING DATE:** 1-9-19

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119.

☒ **Variance or Zoning Change Request**

- ☐ Rezoning
- ☐ Parking Variance
- ☐ Change of Use
- ☐ Lot Split

- ☐ Special permit
- ☐ Setbacks
- ☐ Other – Commercial Use

### **TYPE(S) OF ACTION(S) REQUESTED:**

Recommend Variance Request #19-1-4b, 177 West Hubbard Avenue, as amended, with all clarifications noted.

#### Variance Recommendation

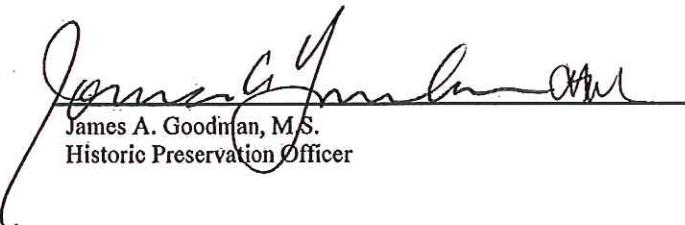
- C.C. 3332.039 – To allow a commercial office use in an R-4 residential district.

MOTION: Decker/Hissem (6-0-0) RECOMMENDED.

### **RECOMMENDATION:**

☒ RECOMMEND APPROVAL      ☐ RECOMMEND DENIAL      ☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

  
James A. Goodin, M.S.  
Historic Preservation Officer





## Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

### 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 #: CV18-109

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Richard Mason  
of (COMPLETE ADDRESS) 825 Dennison Ave Columbus OH 43215  
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>House of Hope</u> <u>825 Dennison Ave</u> <u>Columbus, OH 43215</u> <u>614-291-</u> <u>49 Employees Richard Mason</u> <u>4691</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

R. F. Mason

Subscribed to me in my presence and before me this 20 day of Dec., in the year 18

SIGNATURE OF NOTARY PUBLIC

Kellina J. Nicholson  
5-23-21



My Commission Expires:

*This Project Disclosure Statement expires six months after date of notarization.*

**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 all checks payable to the Columbus City Treasurer**