

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

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):

We are requesting a variance from the requirements of Code Section 3333.04. The applicant is requesting a use variance to allow one of the buildings on the parcel referenced in the application to be used as single family residential. There are three buildings on the parcel; the building in question (760 E. Main) has been vacant since 2009 and is not viable for office use. The proposed use will enhance all the adjoining property and will not negatively impact the light and air supply to those properties, nor increase any public safety risk - traffic, fire, health and/or safety. We believe a residential use will actually have a positive impact on the neighborhood. We believe the residential use will be very compatible with the current permitted uses in that the current office uses are daytime and weekday only - no evenings or weekends.

Signature of Applicant _____

Date 04.22.19

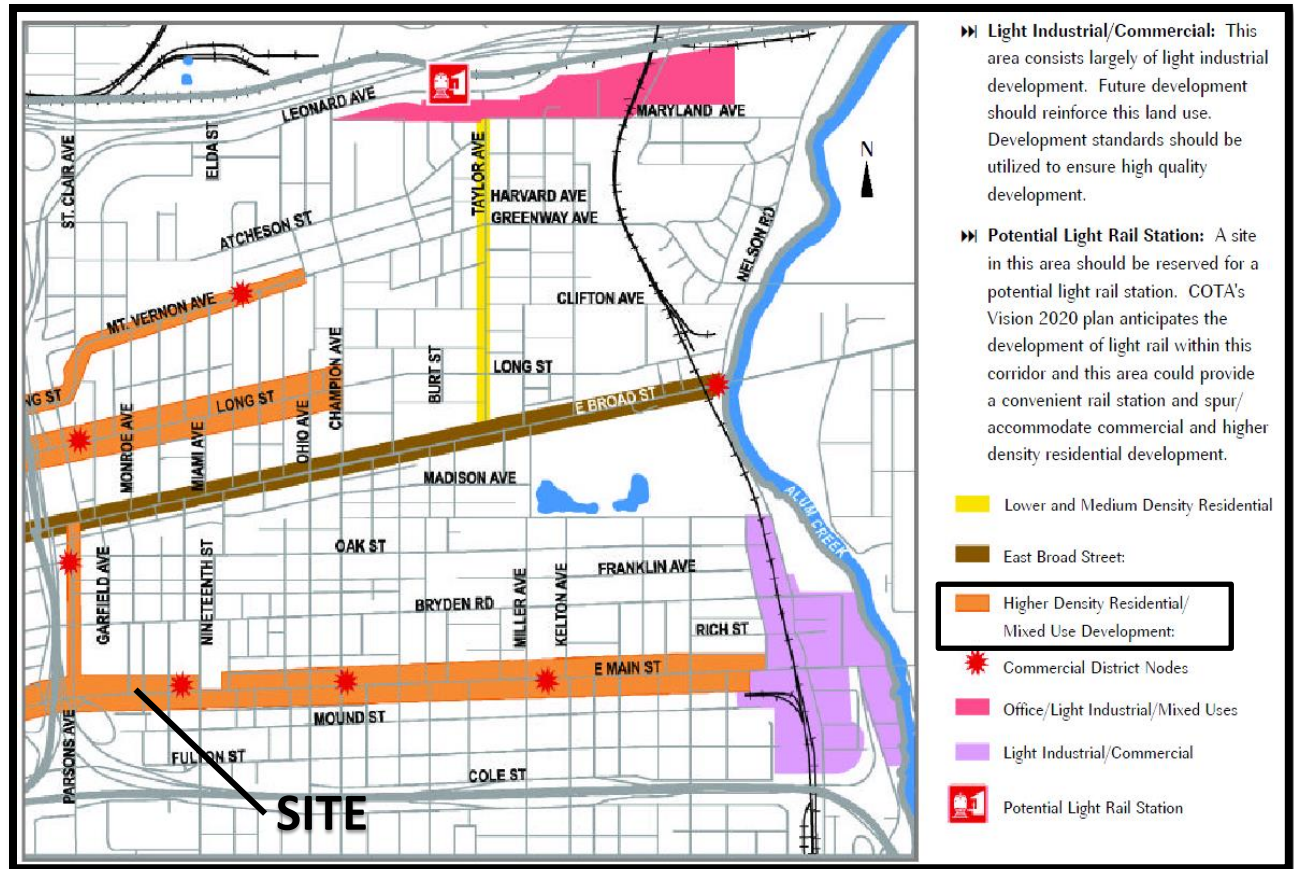
CV19-043

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

CV19-043
760 E Main Street
Approximately 0.42 acres



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THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

CV19-043

Address:

760 E. MAIN ST.

Group Name:

NEAR EAST AREA COMMISSION

Meeting Date:

JUNE 13, 2019

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:

13-0-0

Signature of Authorized Representative

SIGNATURE

Kathleen D. Baily

RECOMMENDING GROUP TITLE

CNNID NEAR EAST AREA Comm.

DAYTIME PHONE NUMBER

614-582-3053

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.

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 #: CV19-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) A. Robert Hutchins
of (COMPLETE ADDRESS) 341 S. Third St., Suite 10, Columbus, Ohio 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. JDS Holdings, LLC Sandra Moody Gresham - Member 1250 Augmont Ave. Columbus, Ohio 43207	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 22nd day of APRIL, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



CAROLYN PIERRE-LOUIS
Notary Public, State of Ohio
My Commission Expires MAY 3, 2022

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

Notary Seal Here