



## 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):**

[See attached]

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

Date 6-25-2019

**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**

CV19-065

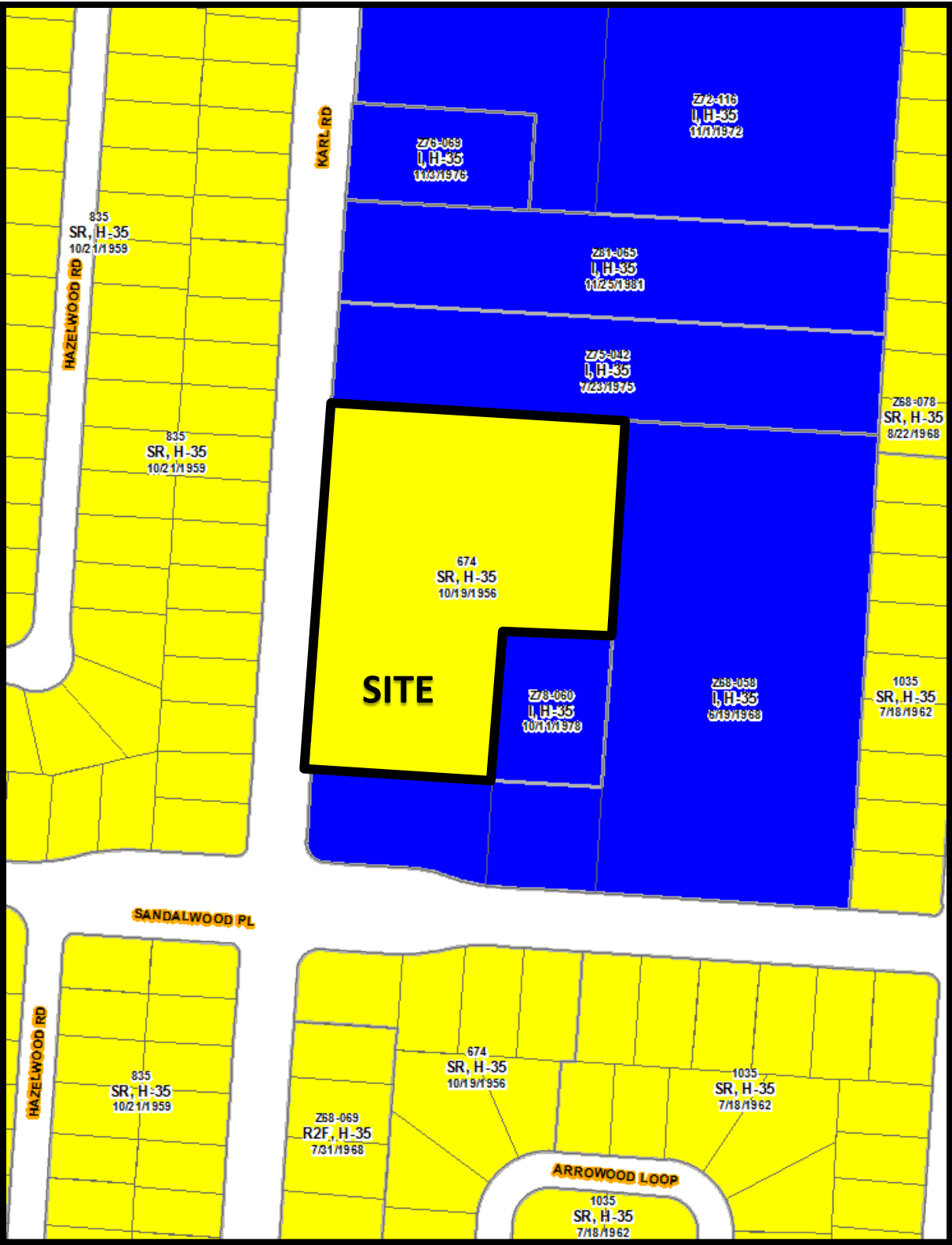
STATEMENT OF HARDSHIP  
(5400 Karl Road, Columbus, Ohio 43229)  
(Revised 8/29/2019)

Karl Road Christian Church (the “Property Owner”) and Community Montessori School (the “Applicant”) are currently contemplating entering a lease agreement for Applicant’s use of a certain portion of the real property located at 5400 Karl Road, Columbus, Ohio 43229 being Franklin County Tax Parcel No. 010-041673 (the “Premises”) as a day care. The Premises is currently zoned Suburban Residential (S.R.) under the Columbus Code of Ordinances Section 3332.029 – SR suburban residential district. In connection with Applicant’s Council Variance Application (the “Application”), the Applicant requests a variance to use the Premises for the purposes of operating a day care inside the Premises (the “Project”).

Applicant submits that the Application satisfies the requirements of 3307.10(B). First, Applicant believes that the variance will not adversely affect the surrounding area. Second, Applicant believes the Project will be beneficial to the neighborhood.

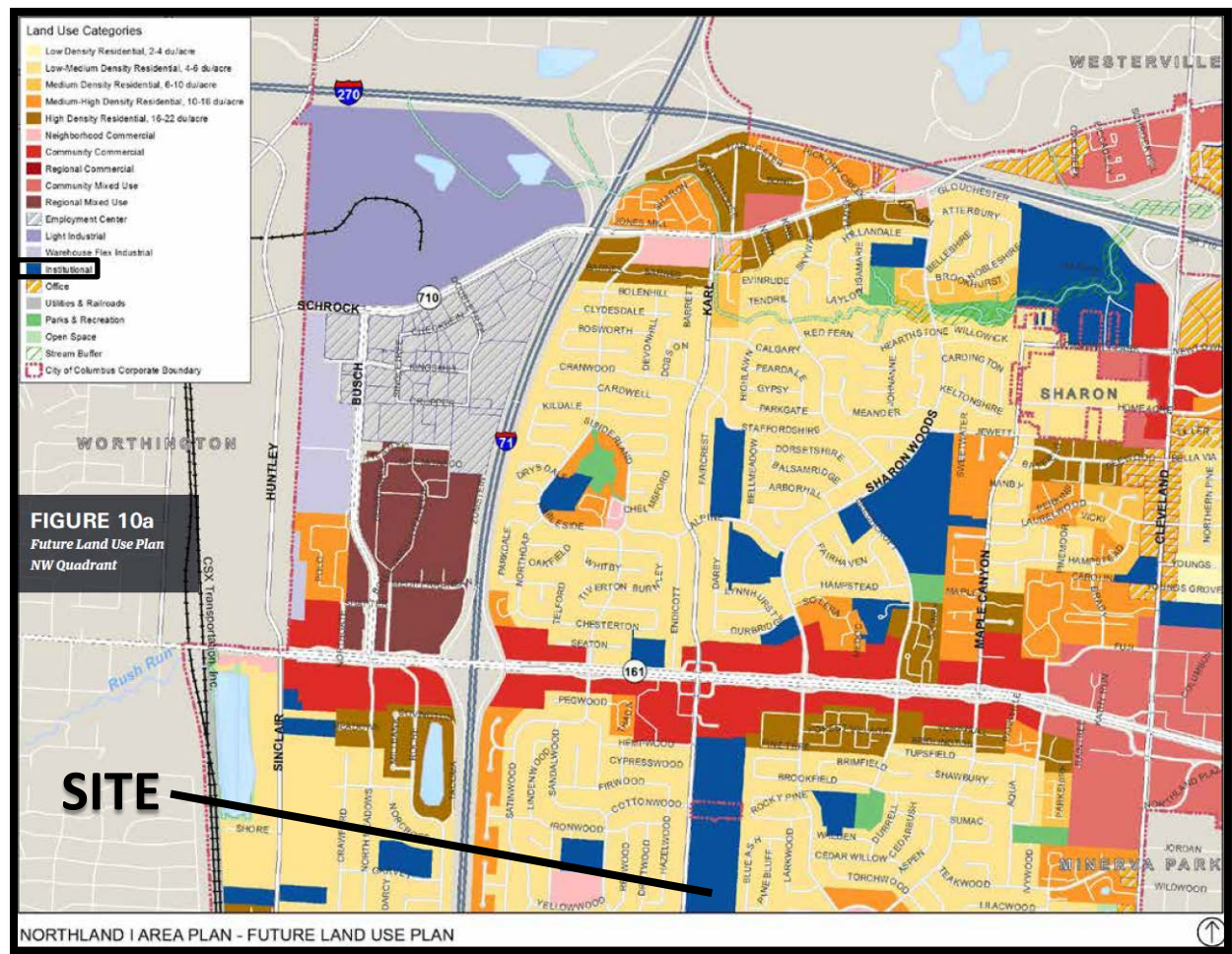
Applicant believes that the overall development of the Project will actually benefit the neighborhood and meet the immediate neighborhood need for neighborhood child care services.

For these reasons, Applicant respectfully requests that the variance be granted.



CV19-065  
5400 Karl Road  
Approximately 3.9 acres

Northland I Area Plan (2014) – “Institutional” Uses Recommended



CV19-065  
5400 Karl Road  
Approximately 3.9 acres





CV19-065  
5400 Karl Road  
Approximately 3.9 acres



Northland Community Council  
Development Committee

Report

August 28, 2019 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

*Voting: (13):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Northland Alliance (NA), Northland Area Business Association (NABA), Salem (SCA), Sharon Woods (SWCA).

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- Case #5: Application #CV19-065 (Council use variance to permit lease of a certain portion of church property zoned SR for the operation of a day care inside the premises)  
John Gleason/Porter Wright *representing*  
Community Montessori School/Taylor Dautremont, Dir.  
(Karl Road Christian Church) 5400 Karl Rd, 43229 (PID 010-041673)
- *The Committee approved (13-0) a motion (by FPCA, second by SWCA) to RECOMMEND APPROVAL of the application.*
- 

Executive Session 9:20 pm

Meeting Adjourned 10:00 pm



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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 #: CV19-065

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John A. Gleason  
of (COMPLETE ADDRESS) 41 South High Street, Suite 2800, 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. Community Montessori School 223 East Kelso Road Columbus, Ohio 43201	2. Karl Road Christian Church, as Landlord (no ownership) 5400 Karl Road Columbus, Ohio 43229
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 30<sup>th</sup> day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



*This Project Disclosure Statement expires six months after date of notarization.*  
BETH ANNE GUNDROM  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES FEBRUARY 21, 2023

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