

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):

3332.033 R-2, Residential District, does not allow two single-unit dwellings on the same lot.

(See Attachment #1)

Signature of Applicant

Date

9/16/2019

CV19-091

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

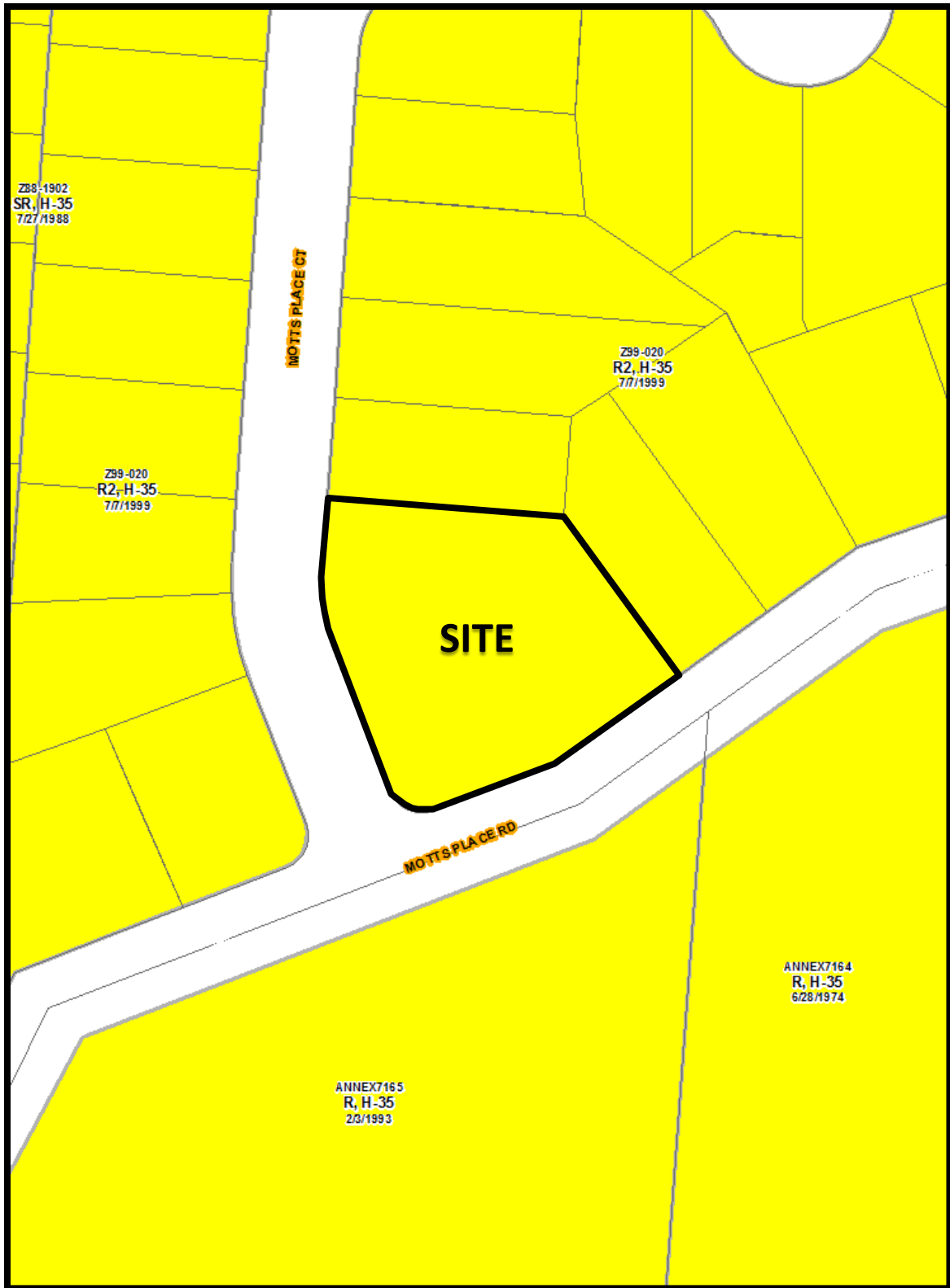
Please make checks payable to the Columbus City Treasurer

Attachment #1

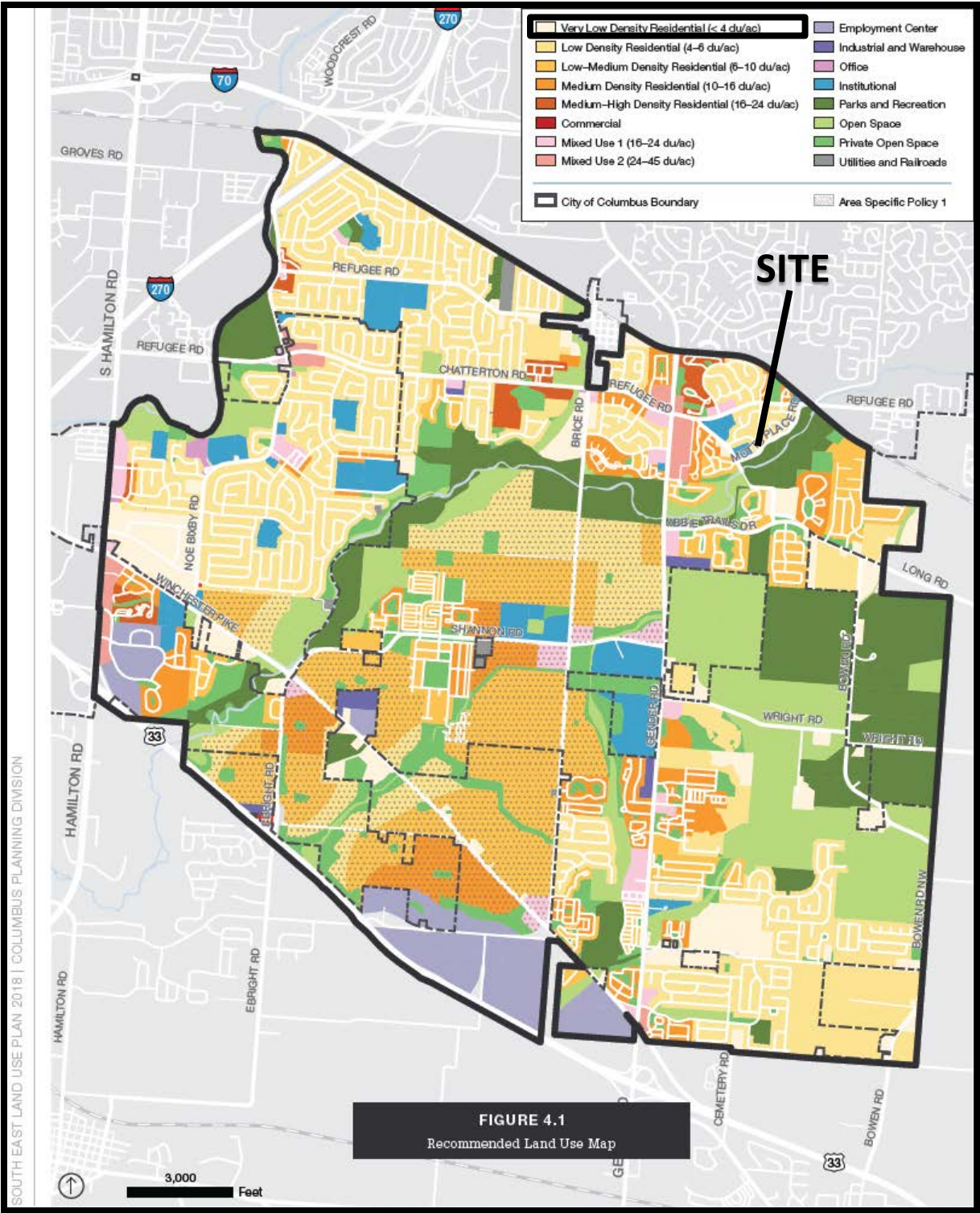
3332.033 Second dwelling, R-2 Zoning does not allow for an accessory dwelling.

The subject property at 7050 Motts Place Rd has an accessory dwelling that has been on the property for many years. This property was allegedly an apple orchard owned by the Motts family. They sold off the acreage and a subdivision was built in the 1990s. The main house was built in 1905. We did not realize that this was a non-conforming property even though we had title work completed before we purchased the property. It wasn't until we had an accepted offer to sell the property subject to financing that we found that the lending institution would not hold a mortgage on a non-conforming property such as ours. This has caused us hardship and distress as most buyers will need to obtain financing to purchase our property. Without a variance, banks won't approve a loan.

CV19-091



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7050 Motts Place Rd.
Approximately 0.52 acres



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Approximately 0.52 acres

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

Case Number:

~~279~~ CV19-091

Address:

7050 MOTTS PLACE RD CW 43110

Group Name:

GREATER SOUTHEAST AREA COMMISSION

Meeting Date:

OCT 22, 2019

Specify Case Type:

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

Recommendation:
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

VARIANCE TO PERMIT (2)^{TWO} SINGLE-UNIT
DWELLINGS ON ONE (1) LOT.

Vote:

8-0 AFFIRMED

Signature of Authorized Representative:

L. Schach

SIGNATURE

ZONING CHAIR

RECOMMENDING GROUP TITLE

614 496 5482

DAYTIME PHONE NUMBER

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, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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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 #: CV19-091

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert Russell
of (COMPLETE ADDRESS) 7050 Motts Place Rd Canal Winchester, OH 43110
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. <u>Robert Russell</u> <u>7050 Motts Place Rd</u> <u>Canal Winchester, OH 43110</u> <u>614-829-6817</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 16 day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

3-23-24



JUAN ALONZO
Notary Public, State of Ohio
My Comm. Expires 03/23/2024
Recorded in Franklin County

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

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