

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 sheet

Signature of Applicant

Jeffrey H. [unclear] attorney
Seer

Date

3/26/19

CV19-035

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

The applicant is requesting a variance to the residential separation, building and parking setbacks and minimum number of loading spaces. The property is irregular shaped along its Stelzer Road frontage and there is a drainage ditch which splits the site into two. Given the shape of the property, it is difficult to comply with the development standards. In addition the applicant owns property to the north and the property to the south which is also zoned residential and is developed with an industrial use. The granting of these variances will not seriously affect any adjoin property or the general welfare.

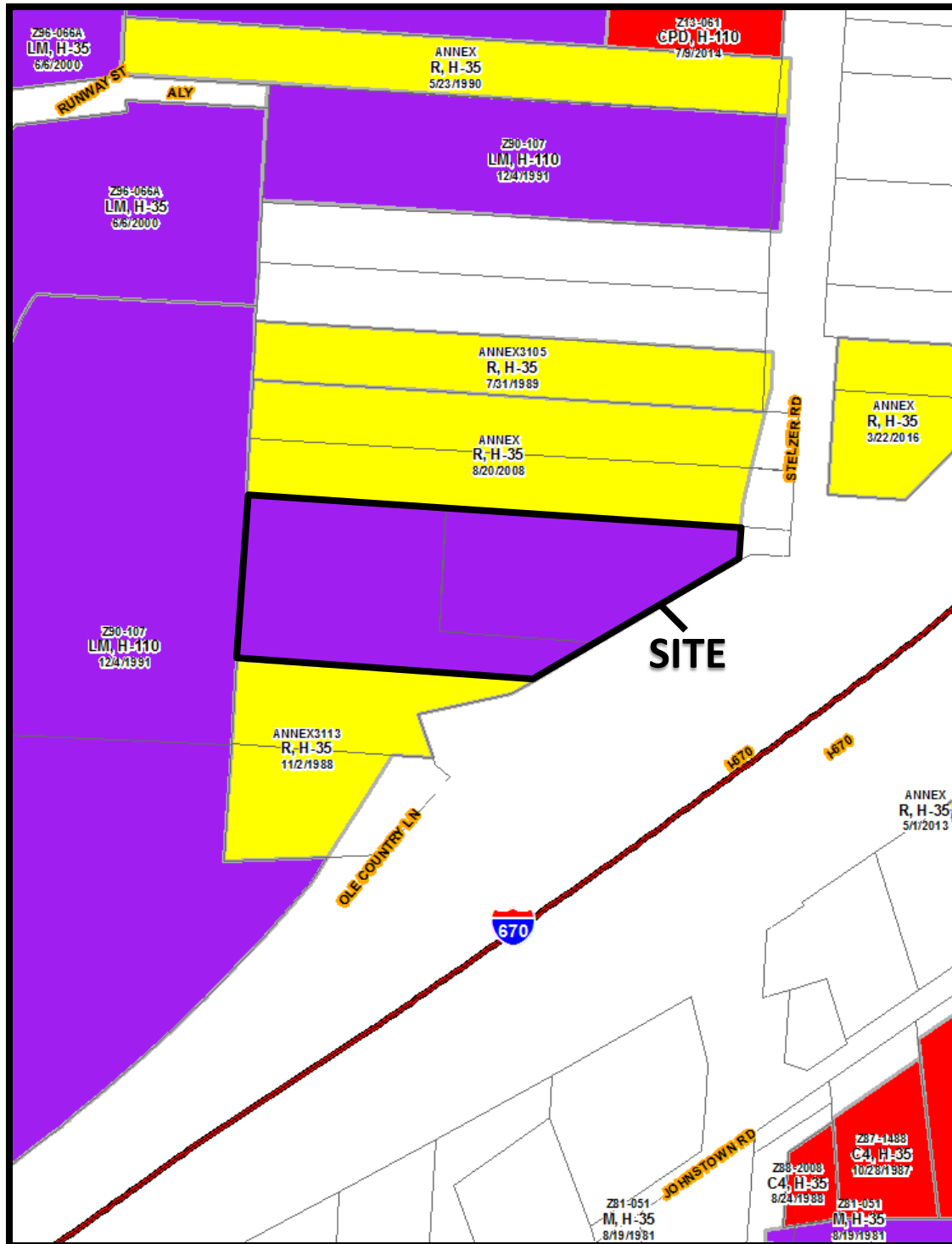
List of Variances
1775 Stelzer Road

3363.27b(2) Height and Area Regulation - to reduce the minimum distance from residential from 25 feet to zero on the north and south side of the property.

3363.24 Building lines in a M. Manufacturing District - to reduce the building line from 60 to 35 feet.

3312.27 Parking Setback Line – to reduce the parking setback line from 25 feet to zero along Olde Country Lane.

3312.53 Minimum Number of Loading Spaces Required – to reduce the number of loading spaces from 1 to zero.



CV19-035
1775 Stelzer Road
Approximately 4.7 acres



CV19-035
1775 Stelzer Road
Approximately 4.7 acres

North East Area Commission

"Together we can build a stronger community"

May 8, 2019

Ms. Kesley Priebe
Department of Development
Bldg. & Dev. Services
111 No. Front Street
Columbus, OH 43215

Ms. Priebe:

Subject: CV19-035 & Z19-028, property known as 1775 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on May 2, 2019 approved the above applications based on the agreed change regarding fencing and screening.



Sincerely,

Alice Porter - Zoning Chair
Columbus, OH 43219

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 #: Z19-028 & CV19-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Bavelis Family LLC c/o George A Bavelis 52 East Fifteenth Avenue Columbus, OH 43201 614-989-8222 No Columbus based employees	2. Lina Marie Ramirez Jimenez & Paulo Caesar Salazar Pereira 2855 Johnstown Road Columbus, OH 43219
3.	4. 10 Columbus based employees 614-337-2435

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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