

**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, please "

Signature of Applicant

Date 4/30/2020

CV20-042

**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**

**HB Bail Bonds LLC**  
**1360 S. High St**  
**Columbus, OH 43207**  
**Office: (614) 928-3450**



April 30, 2020

To Whom It May Concern:

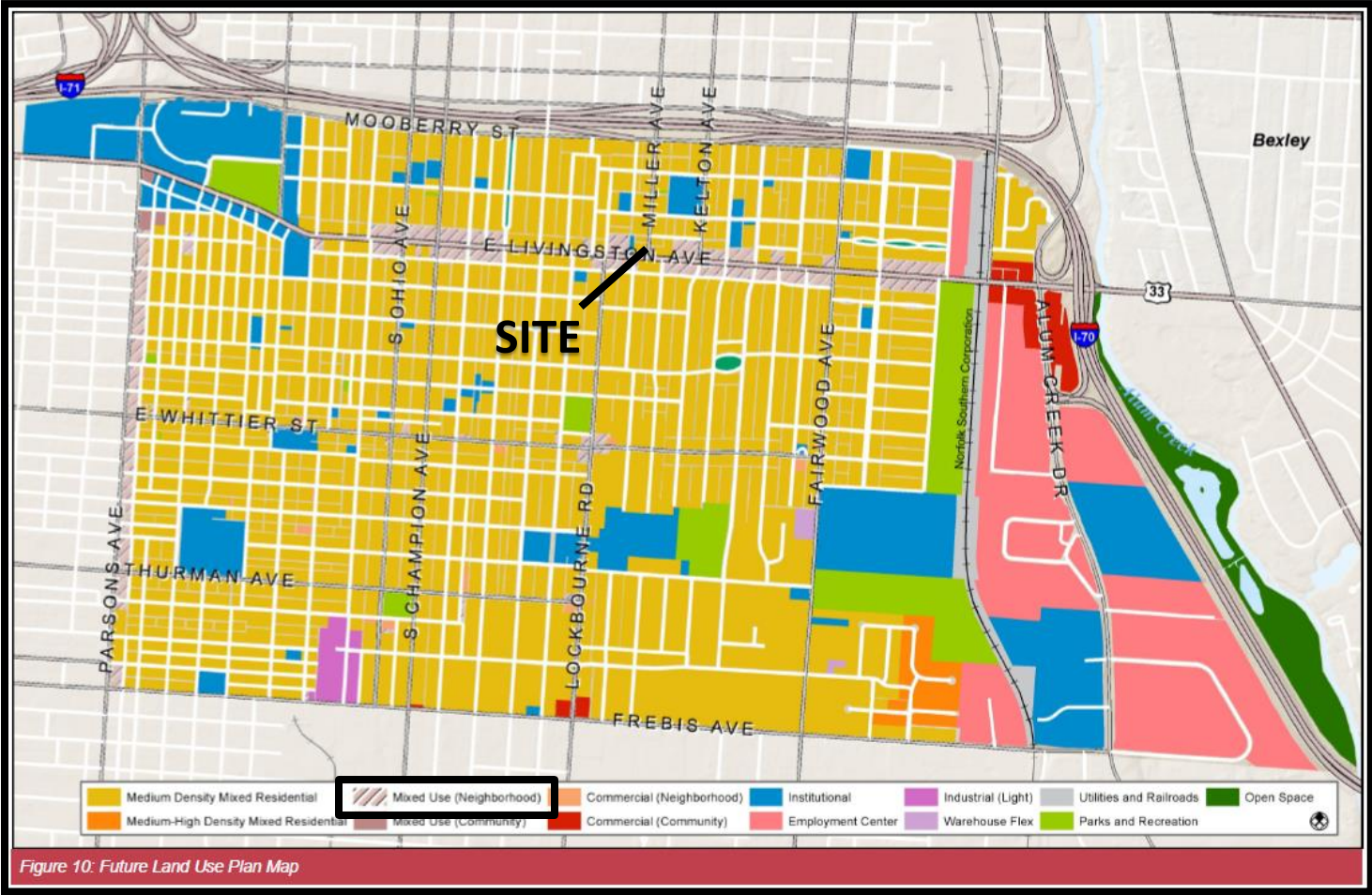
This application seeks a variance from section 3356.03 of the Columbus city code (C4 Permitted uses) to allow for residential use. Although 818 Miller Ave Columbus, OH 43205 is currently zoned C4, the property's current use is a single-family residence, which is consistent with other structures in the area. Property owners intend to list the property for sale and anticipate issues with prospective buyers' lenders approval of residential loan on a property currently zoned commercial without a variance. Applicant does not believe this variance will negatively affect any adjoining property or the general welfare, as the immediate vicinity is exclusively residential and not commercial. The council variance gives authority to be able to rebuild the home as an SFR if more than 50% is destroyed. The applicant also requests a variance to 3312.49 to reduce the minimum number of parking spaces provided from 2 to 0.

**Jackson Harris**  
**Owner**  
**HB Bail bonds**  
**1360 S. High St**  
**Columbus, OH 43207**  
**Office: (614) 928-3450**  
**Cell: (614) 483-4582**



CV20-042  
818 Miller Ave.  
Approximately 0.04 acres

Near Southside Plan (2011)



CV20-042  
818 Miller Ave.  
Approximately 0.04 acres





CV20-042  
818 Miller Ave.  
Approximately 0.04 acres

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

Case Number: CV20-042

Address: 818 Miller Avenue

Group Name: Livingston Avenue Area Commission

Meeting Date: MAY 19, 2020

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:**

NONE

Vote: APPROVAL: 8 ; DISAPPROVAL 0 ; ABSENT 1

Signature of Authorized Representative: [Signature]

SIGNATURE

COMMISSION PRESIDENT

RECOMMENDING GROUP TITLE

(614) 580-8365

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of  
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



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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 #: CV20-042

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson Harris  
of (COMPLETE ADDRESS) 1360 S. High Street

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. HB Bailbonds LLC<br>c/o Jackson T. Harris<br>1360 S High St<br>Columbus, Ohio<br>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 27 day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



PARIS JM. MURPHY  
NOTARY PUBLIC

STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 4/5/2022

*Notary Public Disclosure Statement expires six months after date of notarization.*

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