





DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

10/26/2020

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 checks payable to the Columbus City Treasurer

CV20-106

VARIANCE LIST

847 FRANKLIN
RESIDENTIAL R3
NEAR EAST AREA COMMISSION
PARCEL ID 010-040442
6691.88 SF LOT AREA/.16 ACRES

WEST HOUSE 1453.72 SF
EAST HOUSE 970.35 SF
DETACHED GARAGE 441 SF
BUILDING COVER 2865.07 SF OR 42.8% OF LOT AREA
REARYARD 2739.66 SF OR 40.94 %
LOT OF RECORD PER SECTION 3332.15

PROPOSED VARIANCES

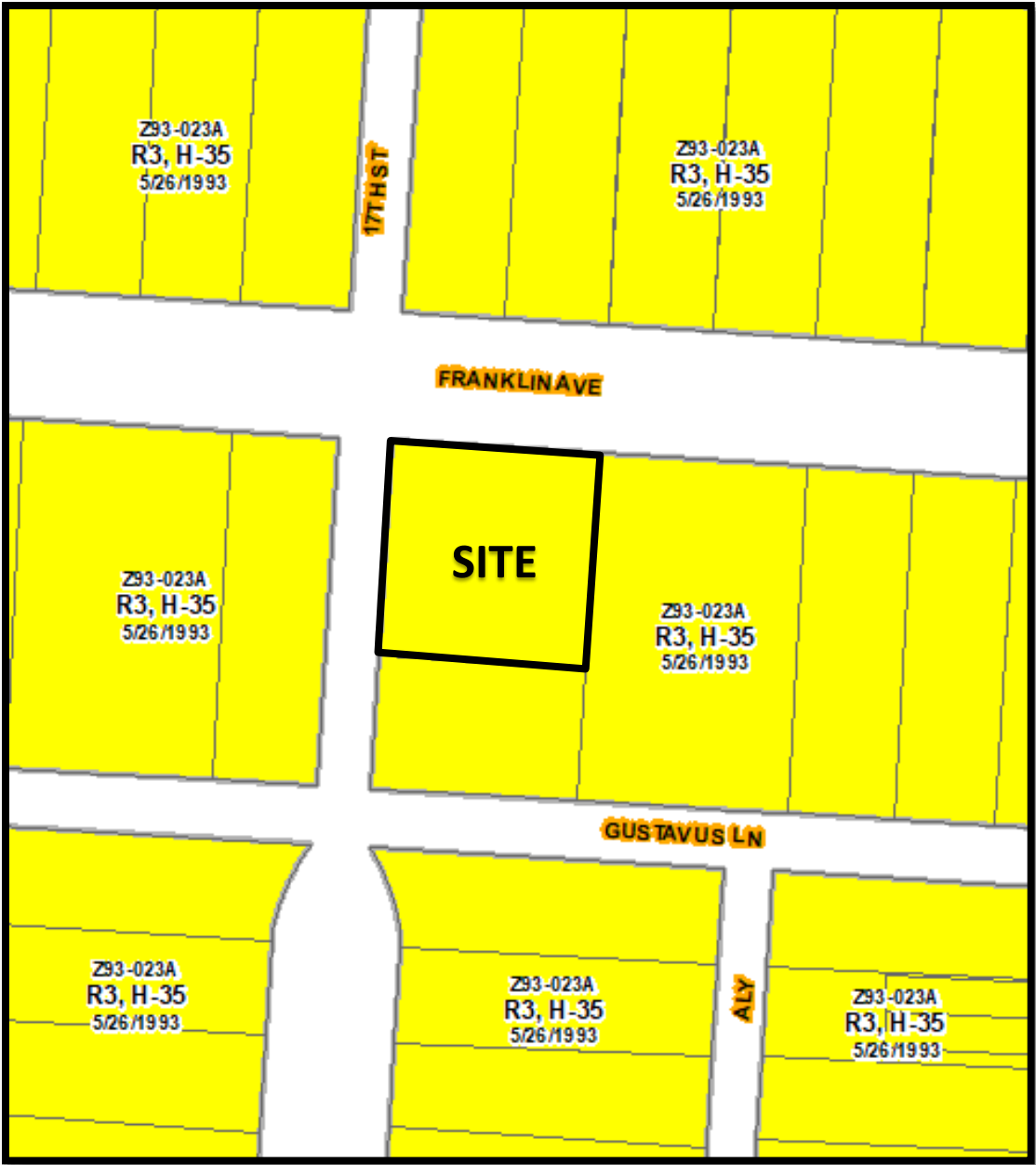
3332.035 R-3: TO ALLOW FOR TWO SINGLE FAMILY RESIDENCES ON A SINGLE LOT IN A R-3 DISTRICT

3332.13 LOT SIZE SINGLE FAMILY DWELLING TO BE SITUATED ON A LOT OF NO LESS THAN 5000 SF
WHEREAS 6691.8 SF IS PROVIDED FOR TWO SINGLE FAMILY RESIDENCES.

3332.25(B) MAXIMUM SIDE YARD WHEREAS 16.32' IS REQUIRED AND 8.93' IS PROVIDED.

3332.26(B) MINIMUM SIDEYARD WHEREAS THE REQUIRED SIDEYARD FOR THE WEST HOUSE IS 5' AND
3' IS PROVIDED

3332.27 REAR YARD EACH DWELLING NEEDS 25% REARYARD WHILE 40.94% IS SHARED BY THE TWO
DWELLINGS.



CV20-106
847 Franklin Ave.
Approximately 0.15 acres



CV20-106
847 Franklin Ave.
Approximately 0.15 acres

Priebe, Kelsey R.

Subject: RE: 847 Franklin CV20-106

Importance: High

From: Kathleen Bailey [<mailto:kathleendbailey@hotmail.com>]

Sent: Monday, March 29, 2021 3:21 PM

To: Juliet Bullock <bullock.juliet@gmail.com>; Andrew DiBlasi <abdibiasi@gmail.com>; Priebe, Kelsey R. <KRPriebe@columbus.gov>; ANNIE ROSS-WOMACK <awd44@aol.com>

Subject: [EXTERNAL] Re: 847 Franklin CV20-106

Importance: High

The Near East Area Commission (NEAC) voted on CV20-106 847 Franklin (approval, 12-0-0) at the March 2021 NEAC General Business meeting.

Kathleen D. Bailey
Chair

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-106

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Andrew DiBlasi

of (COMPLETE ADDRESS) 2007 Arlington Avenue, Columbus, Ohio 43212



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 (including 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. Acme Geegaw LLC Andrew DiBlasi, Cell: 614-560-1907 2007 Arlington Avenue, Columbus, OH 43212	2. Zero Columbus-based employees
3. 	4. 

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

23rd

day of

March

, in the year

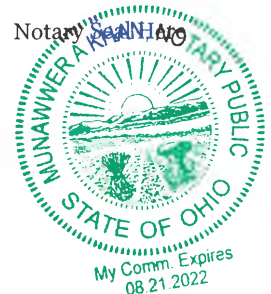
2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

08/21/2022

Notary Seal



This Project Disclosure Statement expires six (6) months after date of notarization.