

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.

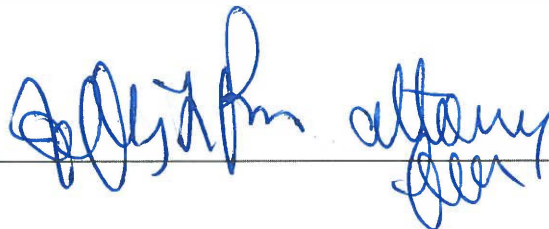
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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):

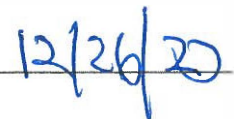
The applicant is requesting a variance to the building setback line along Cassady Ave. to bring the buildings closer to the street. Building (50 to 25 feet, porches and balconies 50 to 19 feet). By bringing the buildings closer to the street the frontage along the street becomes more pedestrian friendly and the public does not see rows of parking along the street. The site is L-shaped and the granting of the variance will not seriously affect adjoining properties nor the general welfare.

Section 3333.18, Building Lines: To reduce the building setback along Cassady Avenue from 50 feet to 25 feet for buildings and from 50 feet to 19 feet for balconies

Signature of Applicant



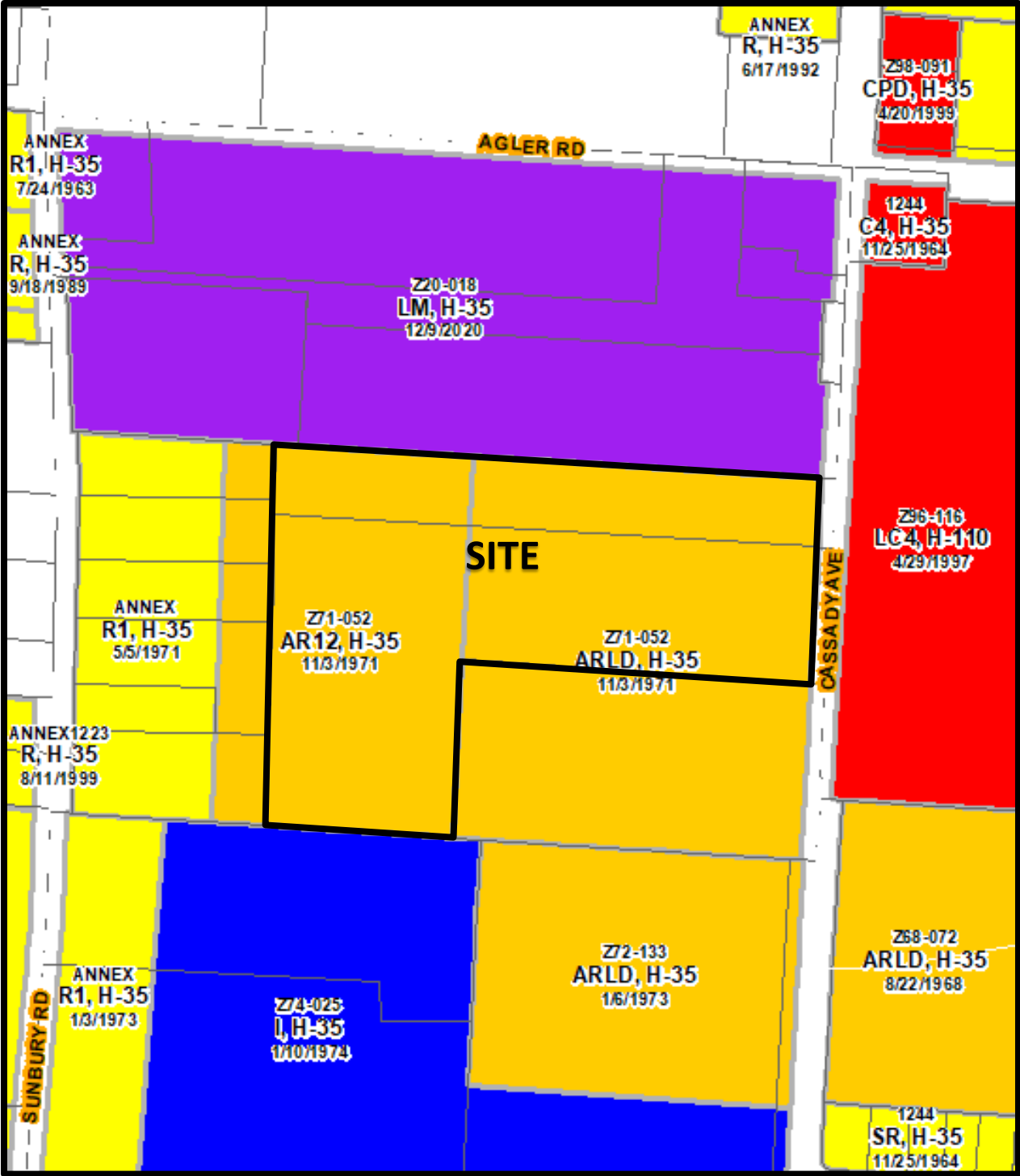
Date



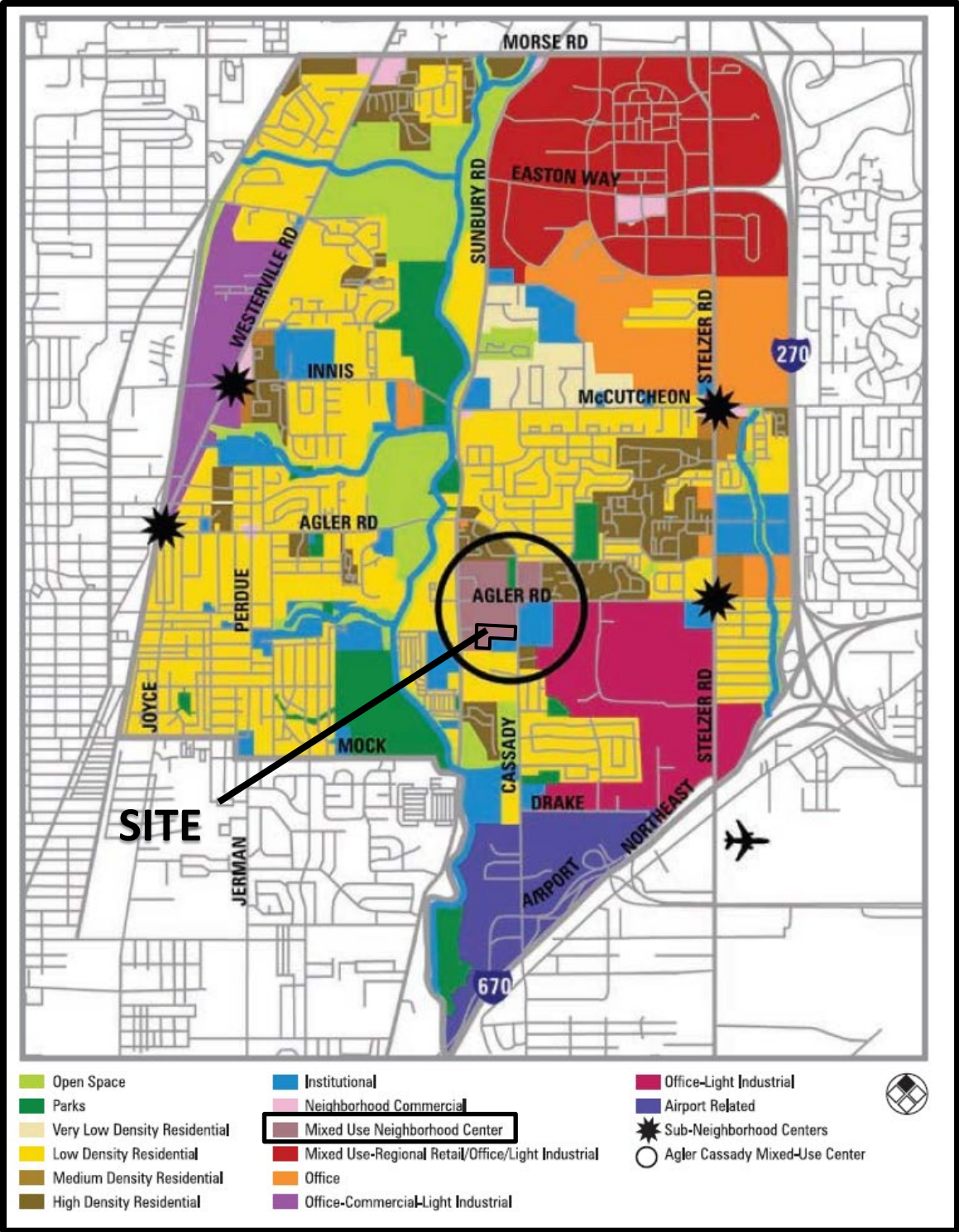
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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

Please make checks payable to the Columbus City Treasurer



CV20-124
2337 N. Cassady Ave.
Approximately 11.5 acres



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Approximately 11.5 acres

North East Area Commission

"Together we can build a stronger community"

Corrected Copies

March 21, 2021

Ms. Haley Feightner
Department of Development and Zoning
111 North Front Street
Columbus, OH 43215

Ms. Feightner:

Subject: CV20-124, property know as 2337 North Cassady, Columbus, OH 43219.
The North East Area Commission at a public virtual meeting on February 4, 2021
voted to approve the above application.

Sincerely,



Commissioner Porter

Cc: Elwood Rayford – Chairperson
Jeffery Brown - Attorney

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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 #: CV20-124

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III

of (COMPLETE ADDRESS) 37 West Broad St. STE 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. Metro Development LLC 470 Olde Worthington Road, Ste. 100 Westerville, OH 43082 Joe Thomas 614-540-2400 <u>35</u> number of Columbus based employees	2. Thomas D Phillips III 1719 North Cassady Avenue Columbus, OH 43219 614-580-6767 0 number of Columbus based employees
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 28th day of December, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2025

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



Seal **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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