

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

CV21-030

City council may grant the following zoning variances:

- A. Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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):

I purchased 54-56 E. Kanawha Ave in 1999. The property was built in 1949, prior to the existence of the current zoning code. The property has not changed since the day it was built, but is now non conforming according to zoning regulations. The structure is a duplex (2-family) in an SR-residential district which is limited to single family. We were trying to refinance the mortgage on the property. The bank realizing the property was non-conforming halted the process and asked for remedy to the zoning. This is not only problematic for me presently, but could also make it difficult for me to sell the property in the future.

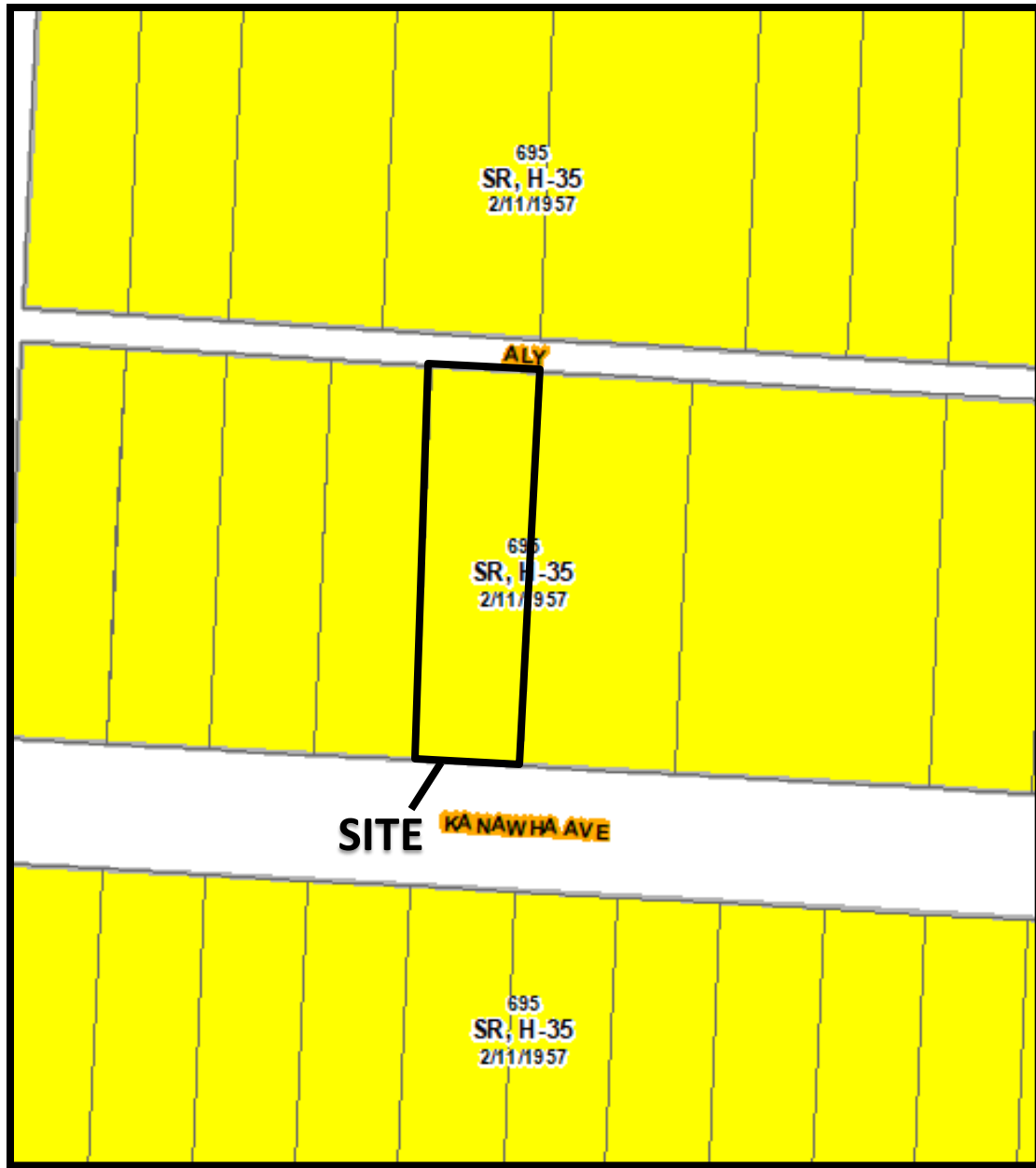
We are seeking variance to permit the use of a property not permitted by the zoning district established on the property.

Signature of Applicant



Date

1-27-2021



CV21-030
54-56 E. Kanawha Ave.
Approximately 0.23 acres

Clintonville Neighborhood Plan (2009)

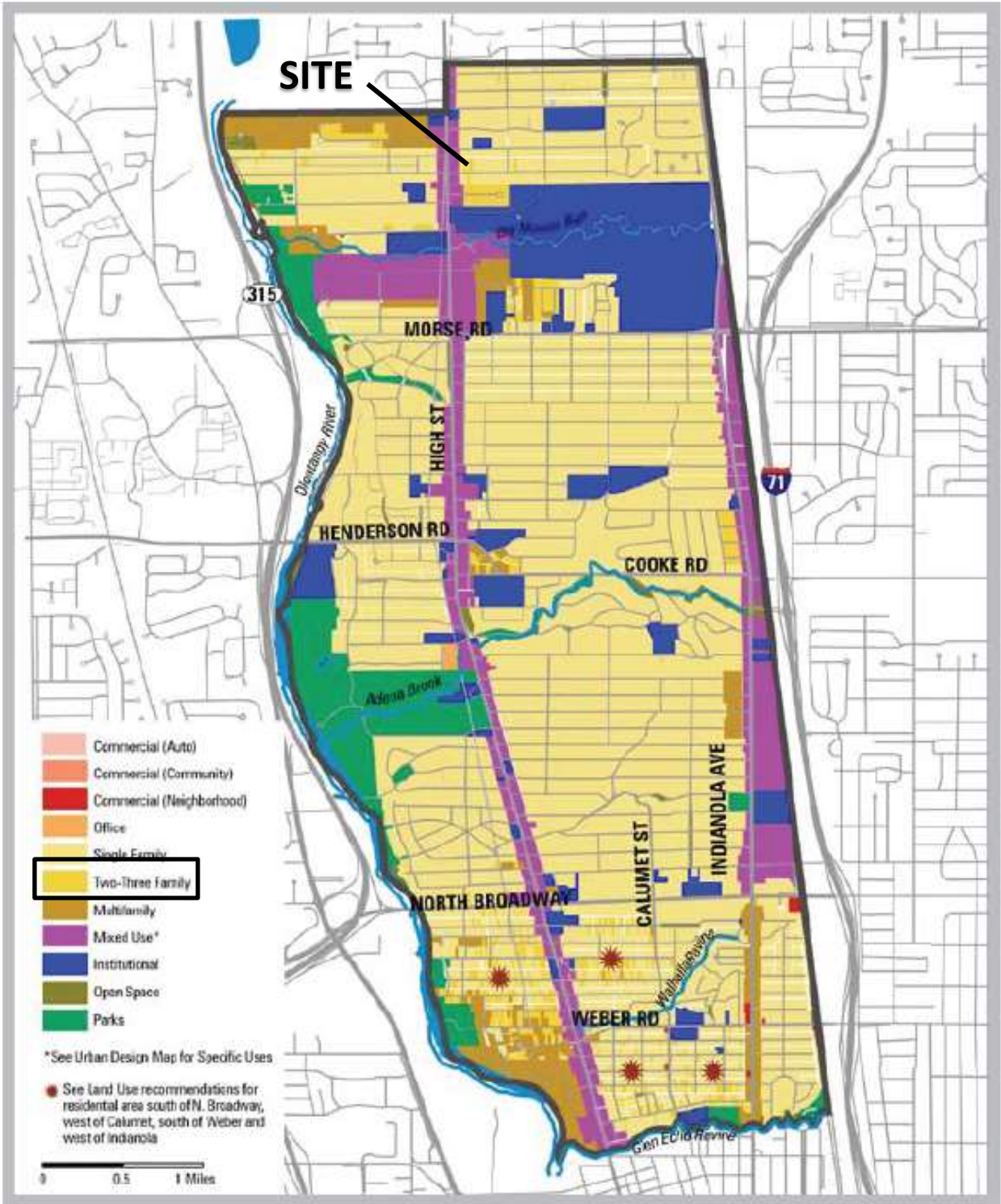


Figure 10 : Land Use Plan



CV21-030
54-56 E. Kanawha Ave.
Approximately 0.23 acres



CV21-030
54-56 E. Kanawha Ave.
Approximately 0.23 acres

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

(PLEASE PRINT)

Case Number: CV21-030

Address: 54-56 E Kanawha Avenue

Group Name: Clintonville Area Commission

Meeting Date: May 6, 2021

Specify Case Type:

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

Recommendation: ☒ Approval
(Check only one and list basis
for recommendation below) ☐ Disapproval

NOTES: There were no public comments made at this meeting.

Vote: 7-0 (1 Commissioner absent, 1 seat vacant)

Signature of Authorized Representative: 

CAC Secretary

RECOMMENDING GROUP TITLE

330-421-4210

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, 111 N. Front St., Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-030

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) Gerald Sutton
of (COMPLETE ADDRESS) 205 E. South Street, Worthington Ohio, 43085
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. Gerald Sutton 614-327-2581	2. Jamie Sutton 614-937-8775
3. Sutton Properties Ltd 614-327-2581	4.

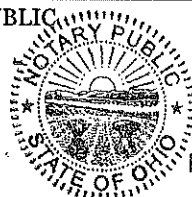
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 27 day of JANUARY, in the year 2021


SIGNATURE OF NOTARY PUBLIC

2-8-2022 Notary Seal Here
My Commission Expires



JEFFREY S. MAITLAND
Notary Public, State of Ohio
My Comm. Expires 02-02-2022
Recorded in the County of Franklin

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