

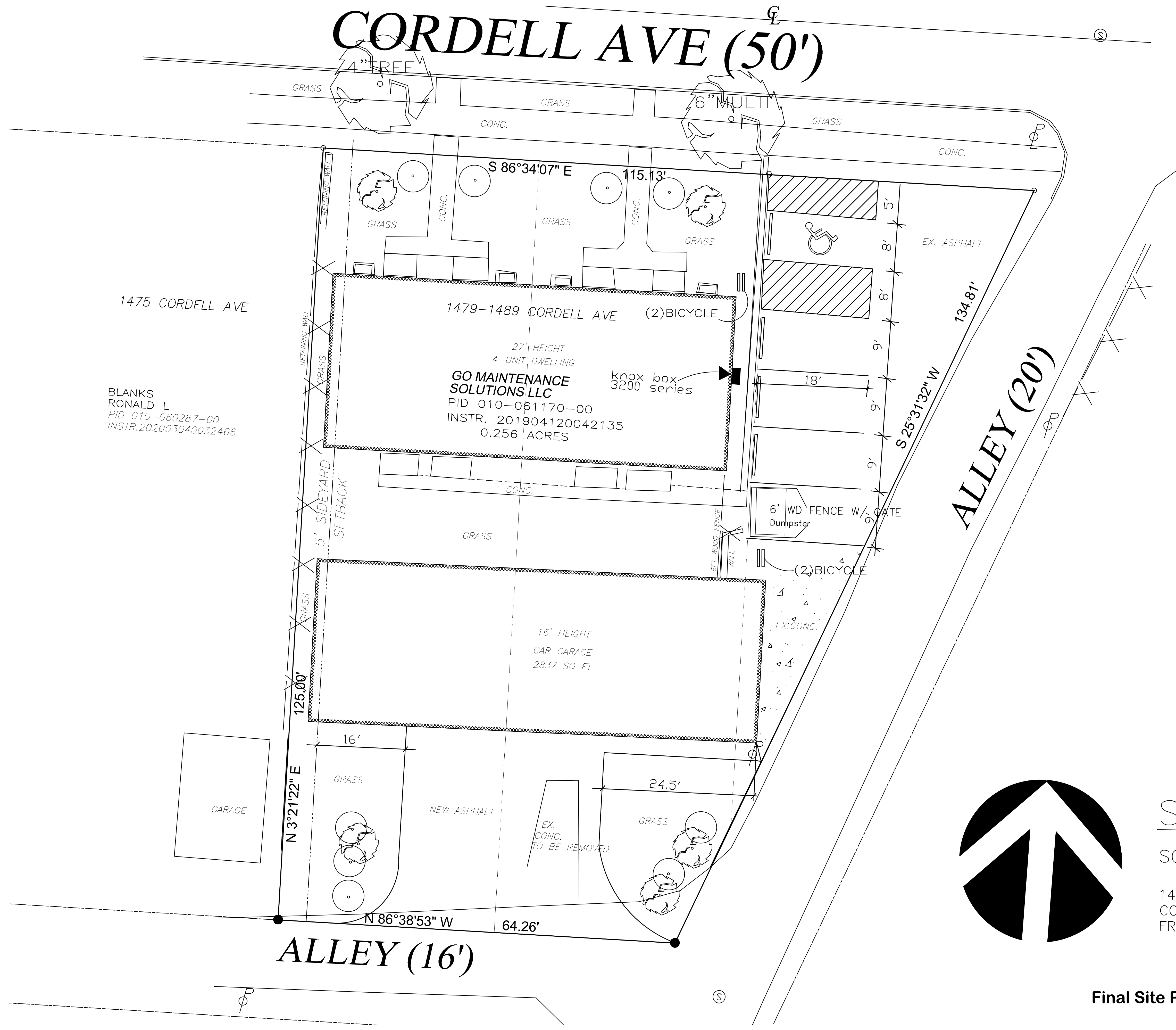


PLANS PREPARED BY:
XYZ PROFESSIONAL SERVICES, LTD
 166 Mayfair Blvd
 EMAIL: XYZ@XYZPROFESSIONALSERVICES.COM
 PHONE: 614.238-9080 FAX: 614.238-9070

SITE PLAN

GO Maintenance Solutions LLC
 620 Taylor Station Road
 Gahanna, OH 43230
 (614) 707-6022

| | |
|--------|------------|
| DATE: | 02/26/2021 |
| SCALE: | AS NOTED |
| DRAWN: | |
| JOB: | 20-020 |
| SHEET: | C-1 |



1475 CORDELL AVE
 BLANKS
 RONALD L
 PID 010-060287-00
 INSTR. 202003040032466

SITE PLAN

SCALE: 1 1/2" = 1'-0"

1479 CORDELL AVENUE
 COLUMBUS, OH 43211
 FRANKLIN COUNTY

Final Site Plan Received 2/26/2021

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 0.256 acre property's zoning classification is 3332.035 R-3 Residential District. Currently on site there is an existing 3,640sf 4-unit garden-type apartment building and an abandoned 2,837sf warehouse in the rear of the site. The Council Variance Application is for: 1) allowing the existing nonconforming 4-unit dwelling building, Section 3332.035; 2) the 4-unit dwelling building, garage, and parking encroaching in the side yards, 3332.28; 3) parking setback along Cordell, 3312.27; 4) parking requirement: calling for 1 parking space partially in the alley right-of-way as a "compact space", 3312.29; and 5) allow a detached garage with greater than 1/3 the net floor area of the dwelling with a height of 16 feet, 3332.38(F;G).

Signature of Applicant _____

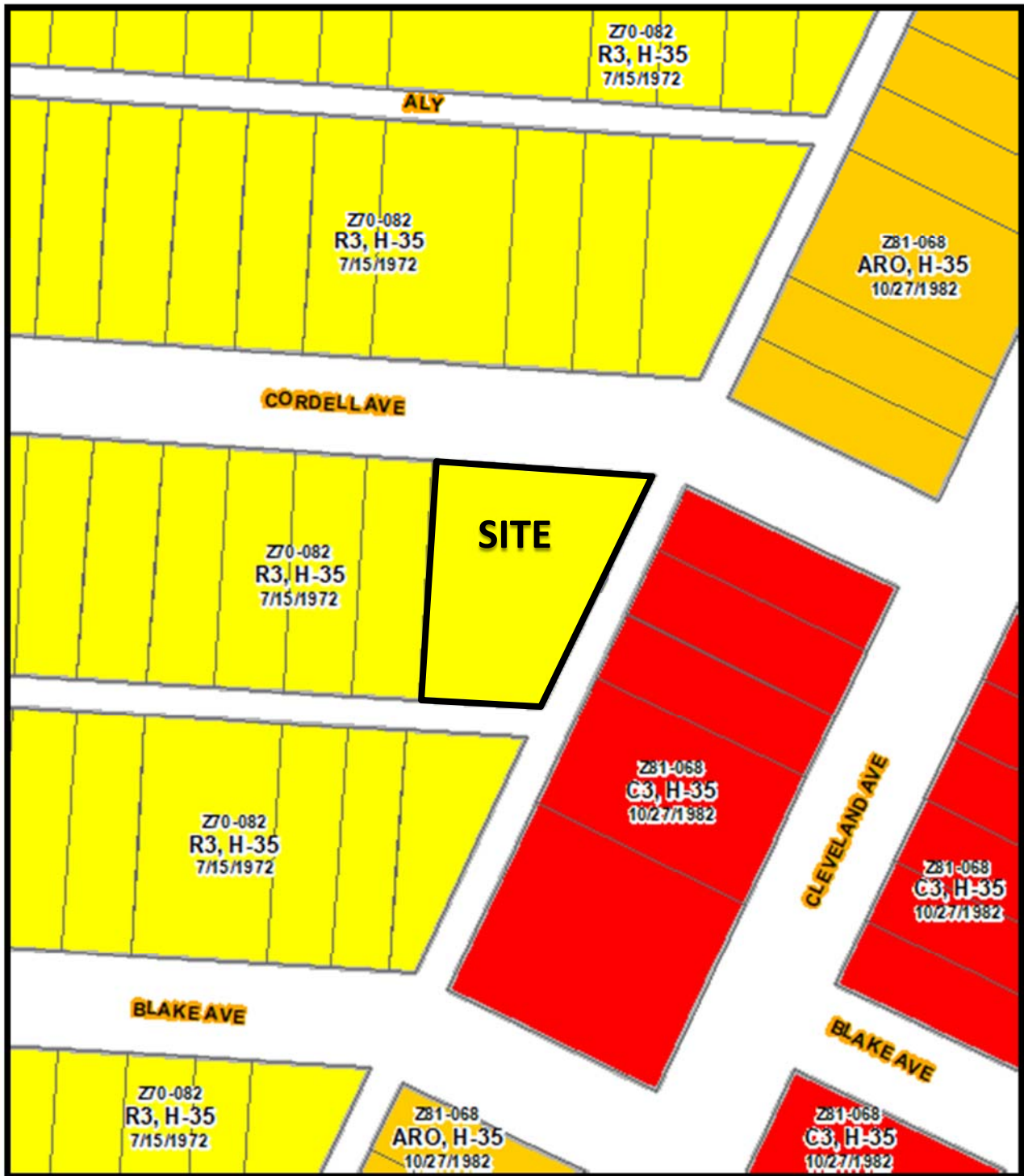


Date 03/03/2021 _____

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

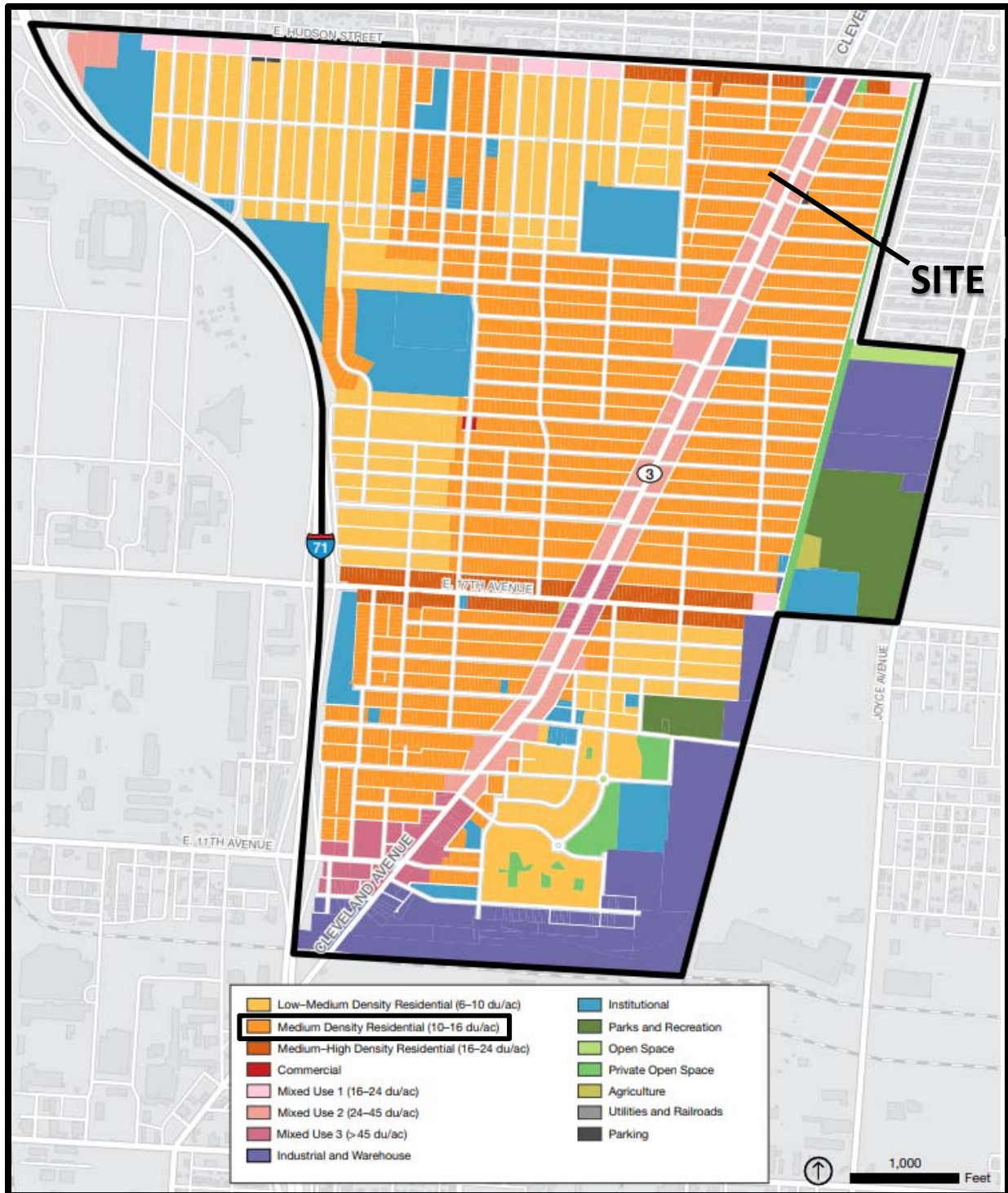
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



CV20-122
1479-1489 Cordell Ave.
Approximately 0.26 acres

South Linden Land Use Plan (2018)



CV20-122
1479-1489 Cordell Ave.
Approximately 0.26 acres



CV20-122
1479-1489 Cordell Ave.
Approximately 0.26 acres

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

Case Number: CV20-122

Address: 1479 CORDELL AVE

Group Name: SOUTH LINDEN AREA COMMISSION

Meeting Date: September 21, 2021

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:

Vote:

Signature of Authorized Representative:  10/5/2021

SIGNATURE

South Linden Area Commission

RECOMMENDING GROUP TITLE

614-571-8079

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.

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV20-122

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) Melva C. Williams-Argaw
of (COMPLETE ADDRESS) 166 Mayfair Blvd, Columbus, OH 43213

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)

| | |
|---|--|
| <p>1. Go Maintenance Solutions, LLC 620 Taylor Station Road Gahanna, OH 43230</p> | <p>2. Item #1 con't Stephen Bryant 6147076022 # of employees 2</p> |
| <p>3.</p> | <p>4.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

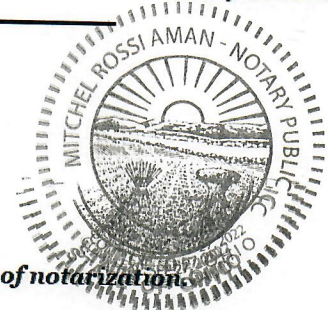
Melva C. Williams-Argaw

Sworn to before me and signed in my presence this 25 day of September, in the year 2021

SIGNATURE OF NOTARY PUBLIC

[Signature]
My Commission Expires 09/27/2022

Notary Seal Here



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