

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV17-055 Date Received: 8/28/17

Application Accepted by: mm + TD Fee: \$320

Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1023 North Sixth Street Zip: 43201

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-063590

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M-2

Area Commission or Civic Association: Italian Village

Proposed Use or reason for Council Variance request:
Owner Occupied Single Family Residence

Acreage: .22

APPLICANT:

Name: Jennifer McGann Phone Number: 614.270.8310 Ext.: _____

Address: 1023 North Sixth Street City/State: Columbus OH Zip: 43201

Email Address: jmcgann74@gmail.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Jennifer McGann Phone Number: 614.270.8310 Ext.: _____

Address: 1023 North Sixth Street City/State: Columbus OH Zip: 43201

Email Address: jmcgann74@gmail.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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 statement of hardship

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

CU 17-055

Statement of Hardship

I am seeking to rezone the property to match the zoning designation with its new use. Without a residential zoning I am unable to access city trash services, city water service is more expensive, some utilities refuse to recognize the property as a residence and charge much higher prices. It is also extremely difficult to find a bank willing to finance a residential property that is not zoned as residential.

3332.25 - Maximum side yards required.

I do not believe this applies. There is a yard area on the side that is approximately 50' and the lot width is 109'.

3332.26 – Minimum side yard permitted

The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.

3332.27 – Rear yard

The existing structures are located on the lot line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.

3332.21 – Building lines

The existing structures are located on the lot line and within 15' of the front line. It would not be possible to meet this requirement without demolishing significant portions of the existing structures.

3332.18 – Basis of computing area

(D) The existing structures comprise approximately 53% of the lot.

3321.05 – Vision Clearance

(B) (1) The applicant seeks a hardship variance from the required vision clearance triangle of 10 ft. since the existing building encroaches into the vision clearance triangle on both corners. The building has been in place for over 50 years without issue.

CU 17-055

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CU17-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jennifer McGann

of (1) MAILING ADDRESS 1023 North Sixth Street

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1023 North Sixth Street, Columbus, Ohio 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Jennifer McGann

1023 North Sixth Street, Columbus, Ohio 43201

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Jennifer McGann

1023 North Sixth Street, Columbus, Ohio 43201

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Italian Village

James Goodman

50 W. Gay St., Columbus OH 43215-9032

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List** or the **County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

☐ Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 28 day of August, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC _____

2-24-2018
My Commission Expires



This Affidavit expires six (6) months after the date of notarization.

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

Jennifer McGann
1023 N 6th St
Columbus OH 43201

Italian Village Commision
c/o James Goodman
50 W. Gay St.
Columbus OH 43215-9032

WARRICK HEATHER L
LAMBROS CHERYL A
277 DETROIT AVE
COLUMBUS OH 43215

OSBORN RYAN J
251 DETROIT AVE
COLUMBUS OH 43201

PORTER RUSTI N
GERAGHTY MARTIN A
1700 SPERRING RD
SONOMA CA 95476

NEW VICTORIANS INC (THE)
453 W 3RD AVE
COLUMBUS OH 43201

DUNBAR CONNOR A
DUNBAR KELSIE R
247 DETROIT AV
COLUMBUS OH 43201

DSC HOLDINGS 1050 N FOURTH ST LLC
1020 DENNISON AVE
COLUMBUS OH 43201

FALLON QUINN
1017 N SIXTH STREET
COLUMBUS OH 43201

ROTUNDA DONA R
1030 N 6TH ST
COLUMBUS OH 43201-3606

LS DEVELOPMENT SYSTEMS LLC
1020 DENNISON AVE SUITE 102
COLUMBUS OH 43201

ATKINS SAMUEL D
263 DETROIT AVE
COLUMBUS OH 43201

WHETSTONE KIRK E
SMITH PHILIP A
266 E THIRD AVE
COLUMBUS OH 43201

WEINGARTEN JEFFRY
6856 DUBLIN RD
DUBLIN OH 43017

NEW VICTORIANS 2 LLC
455 WEST 3RD AVE
COLUMBUS, OH 43201-3363

DIERKSHEIDE JODY W
819 HAMLET ST
COLUMBUS OH 43215

OEHLER SUSAN M
1002 PENNSYLVANIA AVE
COLUMBUS OH 43201

STIMPLE MARK A
DYMENT MACAIRA M
866 SUMMIT ST
COLUMBUS OH 43215

CU 17-055

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION #

CUM-055

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Jennifer McGann

of (COMPLETE ADDRESS)

1023 North Sixth Street, Columbus, Ohio 43201

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Jennifer McGann 1023 North Sixth Street Columbus OH 43201 614.270.8310	2.
3.	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 28 day of August, in the year 2017

[Signature]

SIGNATURE OF NOTARY PUBLIC

2-24-2018

My Commission Expires

Notary Seal Here



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

1023 NORTH SIXTH STREET (43201)

Situated in the State of Ohio, County of Franklin and City of Columbus:

Being 89.50 feet off the entire east end of Lots Number Nineteen (19), Twenty (20) and Twenty-One (21) of Rickley & Graham's Addition to the City of Columbus, being a subdivision of Lots 21, 22, 23 and 24 of Wm. G. Deshler's Addition to Wm. Phelan's Mt. Pleasant Addition and Lot 67 and part OF Lots 64, 65 and 66 of said Phelan's Addition, the latter lots having been heretofore subdivided by O. P. Tong, Attorney for E. Sorin, as said Lots 19, 20 and 21, are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 158, Recorder's Office, Franklin County, Ohio.

Being Parcel Nos. 010-063590, 010-013642, and 010-013884
Addressed As: 1023 North Sixth Street, Columbus, Ohio 43201

CU17-055

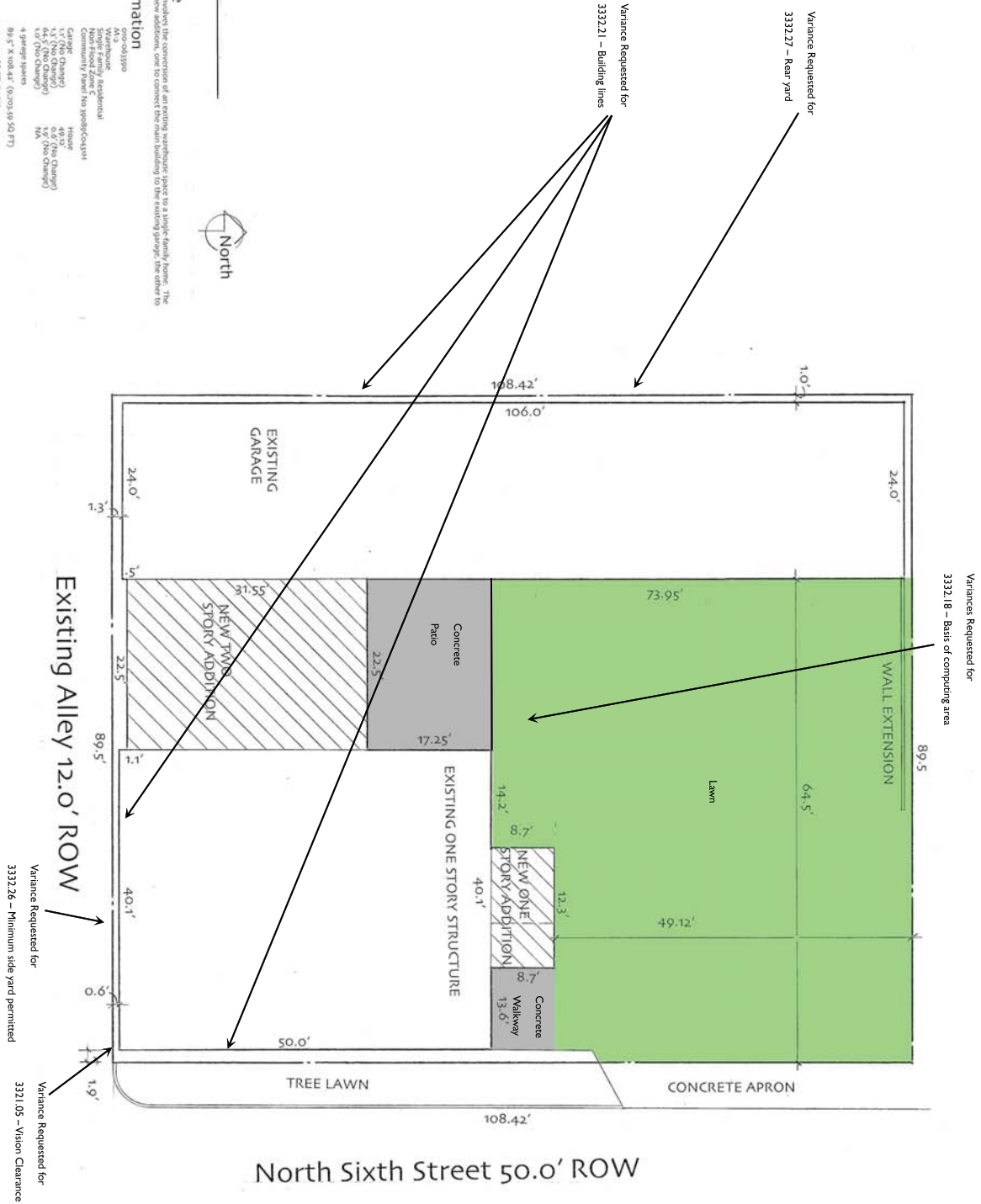
Scale 1" = 10'-0"

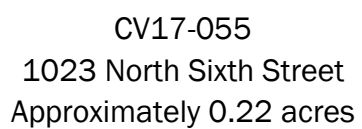
Project scope

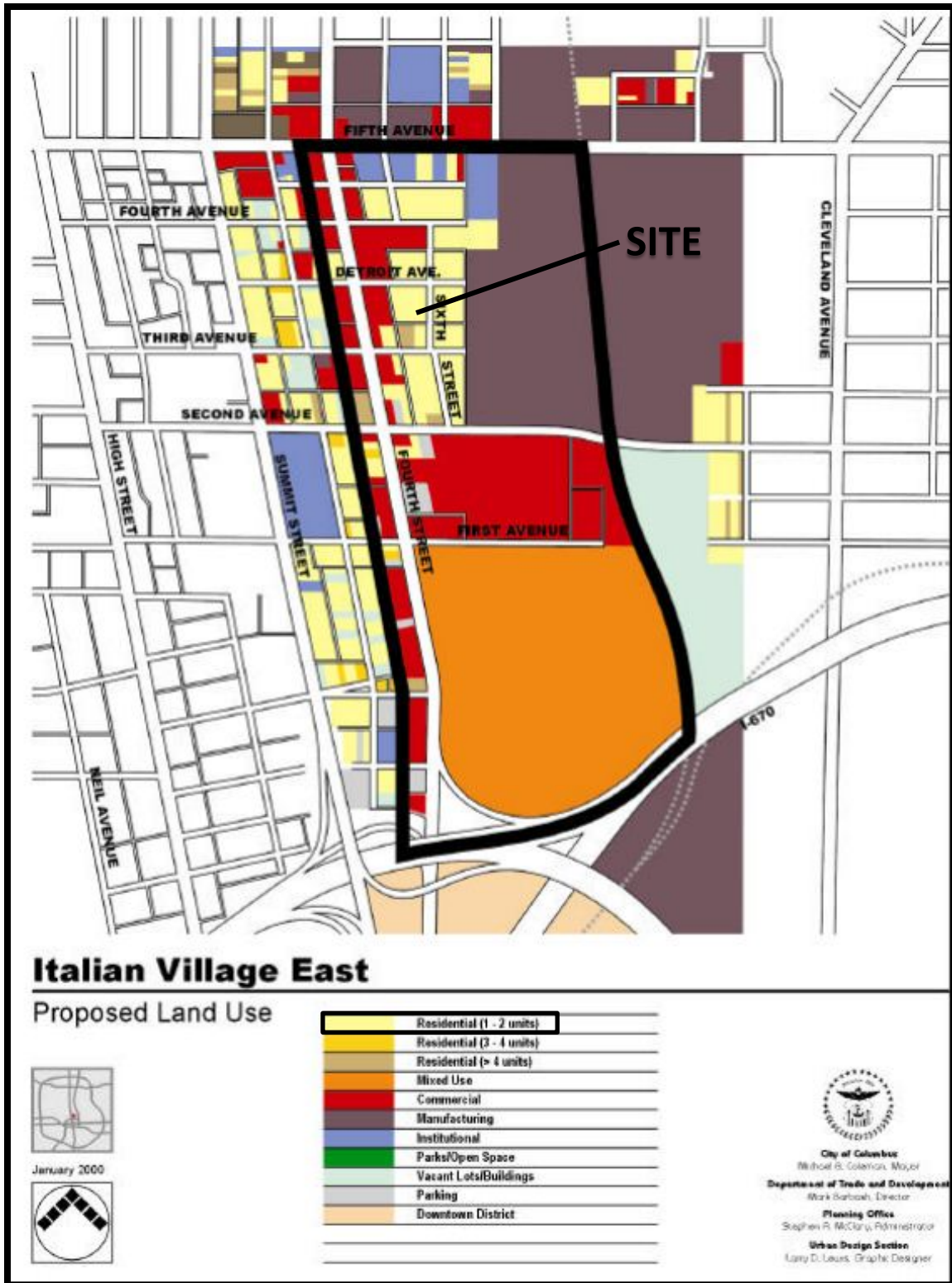
Zoning Incentives
create a new ethic.

Zoning information

Category	Item	Value	Unit
Zoning District	Residential	10	
	Commercial	0	
Flood Zone	Flood Zone 1	0	
	Flood Zone 2	0	
Setbacks	Front	10	
	Side	10	
Footing	Foundation	10	
	Foundation	10	
Lot Size	Area	10	
	Area	10	
Lot Yield	Yield	10	
	Yield	10	
Structural	Structure	10	
	Structure	10	
General	General	10	
	General	10	







CV17-055
1023 North Sixth Street
Approximately 0.22 acres
Italian Village East Redevelopment Plan (2000)



CV17-055
1023 North Sixth Street
Approximately 0.22 acres