

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

OFFICE USE ONLY

Application Number: CV23-027 Date Received: 3/23/23
Application Accepted by: K. PRIEBE Fee: \$300
Assigned Planner: Walter Green; wagreen@columbus.gov; (614) 645-0339

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 1135 S Pearl St Columbus, OH 43206 Zip: 43206

Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 010-298128-00

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

Current Zoning District(s): C-4 Acreage: .08

Neighborhood Group: SOUTH SIDE AREA COMMISSION

Proposed Use or reason for request: TO PERMIT UP TO A 3 UNIT BUILDING

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Amanda Gallo Phone Number: 5134900580 Ext.: _____

Address: 230 E Long St Apt 437 City/State: Columbus, OH Zip: 43215

Email Address: amgallo.34@gmail.com

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

Name: Amanda Gallo Phone Number: 5134900580 Ext.: _____

Address: 230 E Long St apt 437 City/State: Columbus, OH Zip: 43215

Email Address: amgallo.34@gmail.com

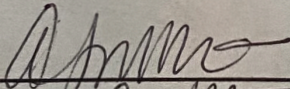
ATTORNEY / AGENT: (Check one if applicable) Attorney Agent

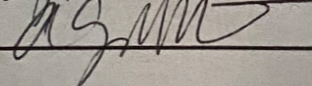
Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

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.

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STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

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.

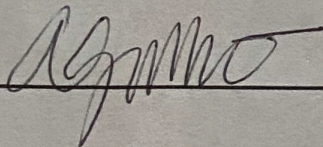
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

PLEASE SEE SEPERATE PAGE ATTACHED

Signature of Applicant



Date

3/22/23

Statement of Hardship

Applicant: Amanda Gallo

Proposed Use: 2-3 Unit

The use of the property on Pearl St parcel 010-298128-00 is currently C-4 with variance for a single-family residence. It is surround by both single-family and multi-family residentials uses. Directly to the south at 1138 S high St, is a two family dwelling. Adjacent to the southeast at 16 E Mithoff, there is a 6-unit town home style apartment.

I am requesting a use variance to C-4 code section 3356.03 in order to develop a 2-3 unit apartment building. Each unit will have its own access and required parking. A hardship exists because the underling C-4 district only permits residences above certain commercial uses, and rezoning the property to a 2-3 unit building.

Approval of this request will not introduce a new or incompatible use to the neighborhood. Creating a 2-3 unit building is consistent with the parcels directly south and west of the current parcel.

The requested variance will not impair an adequate supply of light and air to the adjacent properties, or create the congestion of public streets, increase the danger of fires, or reasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus,

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AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME AMANDA GALLO of (1) MAILING ADDRESS 230 E LONG ST APT 437 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS or ZONING NUMBER 010-298128-00

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

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(3) AMANDA GALLO 230 E LONG ST APT 437 COLUMBUS, OH 43215

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

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

AMANDA GALLO 513-490-0580

NEIGHBORHOOD GROUP ZONING CHAIR OR CONTACT PERSON AND EMAIL ADDRESS

(4) SOUTH SIDE AREA COMMISSION KATHERINE CULL bfinney@columbus.gov

and that the attached document (5) 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.

SIGNATURE OF AFFLIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 22 day of March, in the year 2023

(6) SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

04/05/2025 My Commission Expires

Notary Seal Here



JENNIFER M. JONES Notary Public, State of Ohio Commission No. 2020-RE-813344 My Commission Expires April 5, 2025

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

APPLICANT

Amanda Gallo
230 E Long St apt 437
Columbus, OH 43222

PROPERTY OWNER

Amanda Gallo
230 E Long St apt 437
Columbus, OH 43222

AREA COMMISSION

Columbus South Side Area Commission
c/o Carly Maggio
410 E Kossuth St
Columbus, OH 43206

Columbus South Side Area Commission
c/o Kathy Green
458 E. Whittier St.
Columbus, OH 43206

SURROUNDING PROPERTY OWNERS

JAMES JESSICA
OR CURRENT OCCUPANT
1128 PEARL ST
COLUMBUS, OH 43206

BARNES JOHN P
OR CURRENT OCCUPANT
20 MITHOFF ST
COLUMBUS, OH 43206

BUSHWOOD HIGH LTD
OR CURRENT OCCUPANT
1033 DALE FORD RD
DELAWARE OH 43015

GVC LLC
OR CURRENT OCCUPANT
1160 DUBLIN RD STE 400
COLUMBUS OH 43215

NANDKEOLYAR MIHIR
OR CURRENT OCCUPANT
1120 S PEARL ST
COLUMBUS, OH 43206

CARPENTER STEVEN DANIEL
OR CURRENT OCCUPANT
22 E MITHOFF ST
COLUMBUS, OH 43206

MOSS ANDREW R &
SAULTZ JOSEPH F
OR CURRENT OCCUPANT
1134 S HIGH ST
COLUMBUS, OH 43206

STRAUB NANCY L TR
OR CURRENT OCCUPANT
4258 WATERSIDE PLACE
GROVE CITY, OH 43123

STA STR 18 E MITHOFF LLC
OR CURRENT OCCUPANT
1366 EASTVIEW AVE
COLUMBUS OH 43212

1116 S HIGH ST LLC
OR CURRENT OCCUPANT
1066 N HIGH ST
COLUMBUS OH 43201

MALONEY ADAM &
JENA ANANYA
OR CURRENT OCCUPANT
30 MITHOFF ST
COLUMBUS, OH 43206

SWINK KELLY A
OR CURRENT OCCUPANT
24 E MITHOFF ST
COLUMBUS, OH 43206

MILLER BRETT L
WEIS AMY J
OR CURRENT OCCUPANT
38 E MITHOFF ST
COLUMBUS, OH 43206

FASSALTO LLC
230 E LONG ST APT 437
COLUMBUS OH 43215

MT BLUE HOLDINGS LLC
3980 FARBER CT
NEW ALBANY OH 43054

GARLAND ASHLEY R
OR CURRENT OCCUPANT
16 E MITHOFF ST
COLUMBUS, OH 43206

MUEHLFELD PAYTON
OR CURRENT OCCUPANT
14 E MITHOFF ST
COLUMBUS, OH 43206

COMMUNITY HOUSING NETWORK INC
OR CURRENT OCCUPANT
1680 WATERMARK DR
COLUMBUS OH 43215

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-027

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.

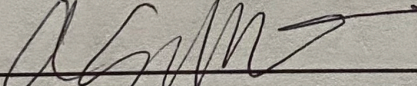
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) AMANDA GALLO
of (COMPLETE ADDRESS) 230 E LONG ST APT 437 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:

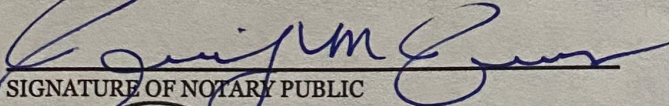
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

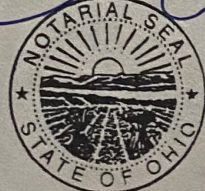
<p>1. AMANDA GALLO 513-490-0580 230 E LONG ST APT 437 COLUMBUS, OH 43215 Columbus based employees: 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 22 day of March, in the year 2023

SIGNATURE OF NOTARY PUBLIC  04/05/2025 Notary Seal Here
My Commission Expires



JENNIFER M. JONES
Notary Public, State of Ohio
Commission No. 2020-RE-813344
My Commission Expires
April 5, 2025

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

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus and bounded and described as follows:

Being in Lots 1 and 2 of E.T Mithoff's addition, as shown and delineated in Plat Book 3, Page 371, records of the Recorder's Office, Franklin County, Ohio.

At the northwesterly intersection of Mithoff Street (55 feet wide, Plat Book 3, Page 371) and Pearl Street (33 feet wide, Plat Book 3, Page 371) and the southeasterly corner of Lot 3 and said E.T. Mithoff Addition.

Parcel Number: 010-298128-00
Zoning Number: 1135 S Pearl St



MAP(GIS)

Generated on 03/08/2023 at 11:47:53 AM

Parcel ID	Map Routing No	Owner	Location
01029812800	010K025 05501	FASSALTO LLC	PEARL ST S

GIS



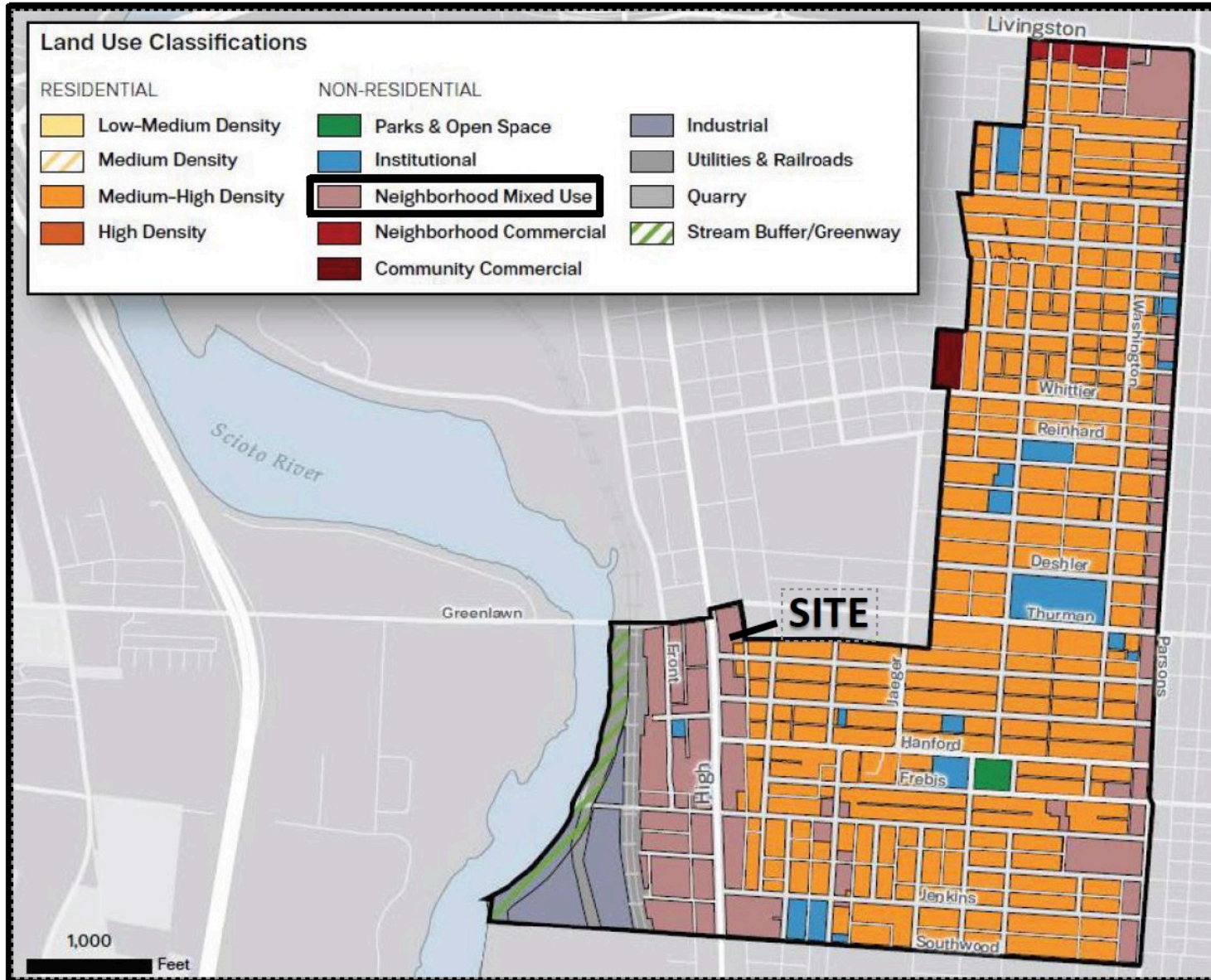
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Franklin County Auditor

Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

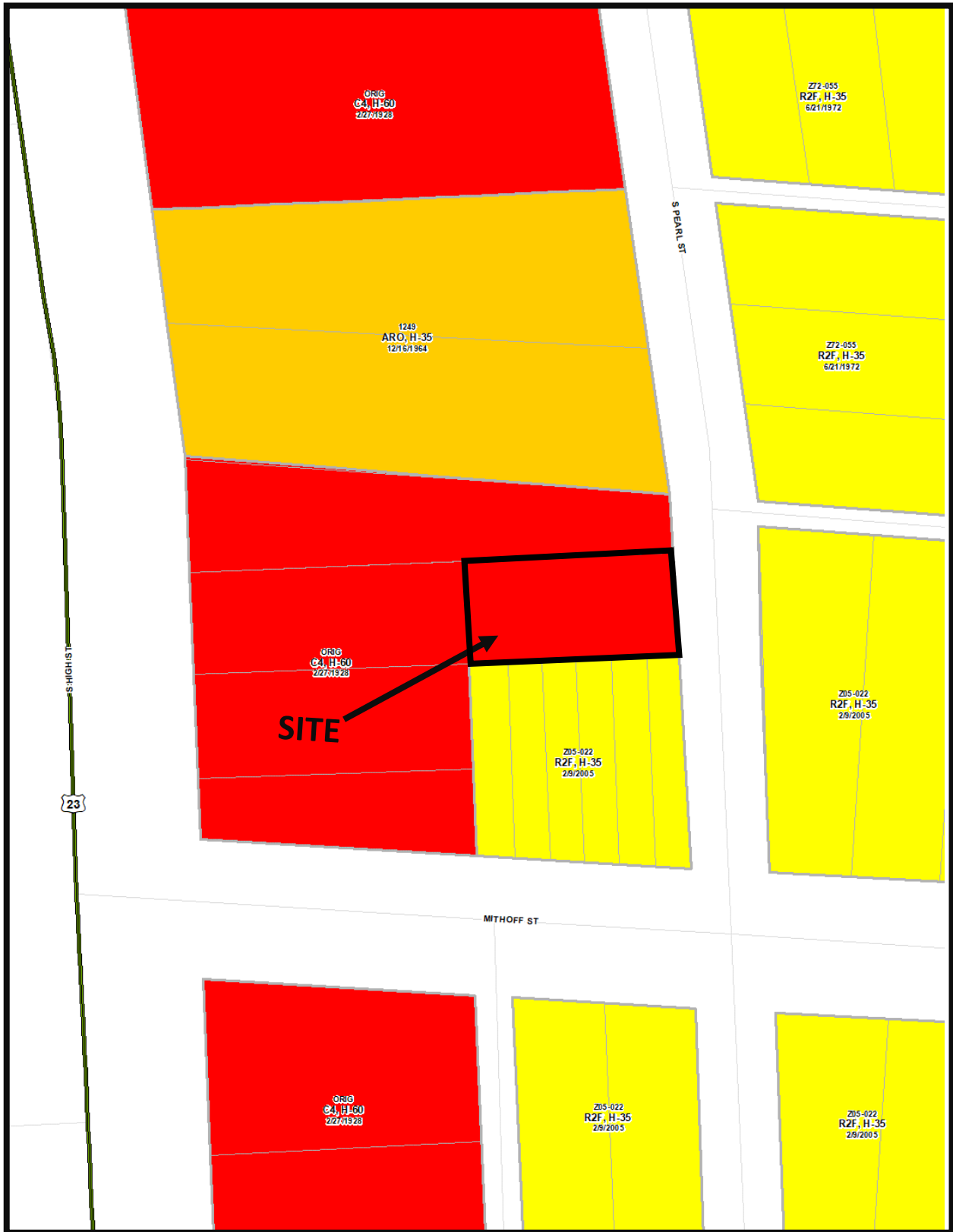
South Side Plan (2014)



SITE

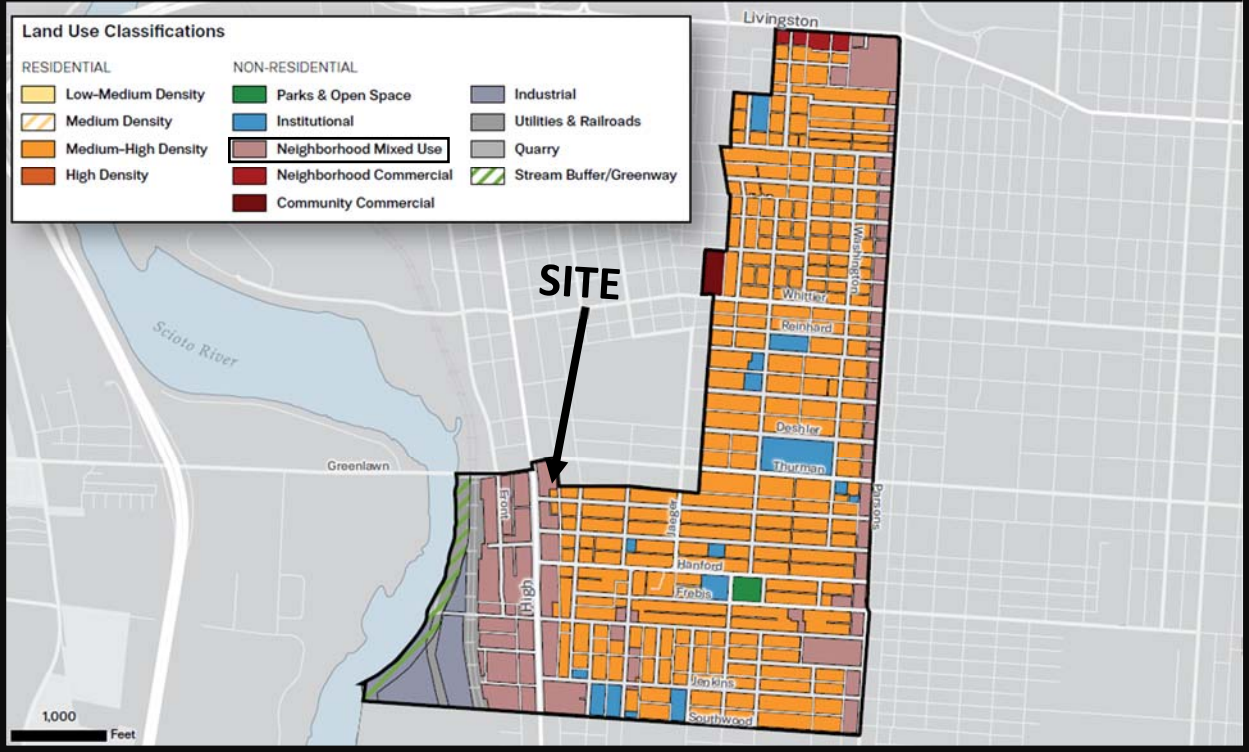
CV23-027





CV23-027
1135 S. Pearl St.
0.08 Acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV23-027
1135 S. Pearl St.
0.08 Acres



CV23-027
1135 S. Pearl St.
0.08 Acres