

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: CV22-056 Date Received: 6/27/22
Application Accepted by: TD Fee: \$300
Assigned Planner: Tim Dietrich; tedietrich@columbus.gov; 614-645-6665

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 460 Stewart Ave 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: 010-011031-00

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

Current Zoning District(s): R-2E, Residential District Acreage: .15

Neighborhood Group: Columbus South Side Area Commission

Proposed Use or reason for request: Add a second story addition to allow for an office and bedroom space.

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Janice Wilkins Phone Number: 614-477-6573 Ext.: _____

Address: 460 Stewart Ave City/State: Columbus Zip: 43206

Email Address: janwilkins777@gmail.com

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

Name: Janice Wilkins Phone Number: 614-477-6573 Ext.: _____

Address: 460 Stewart Ave City/State: Columbus Zip: 43206

Email Address: janwilkins777@gmail.com

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE Janice Wilkins

PROPERTY OWNER SIGNATURE Janice Wilkins

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.

CV22-056

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.

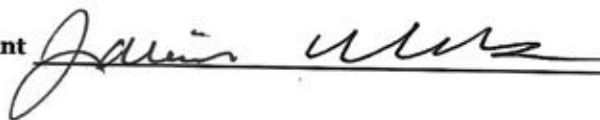
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

A variance is being requested for the height of the garage; 3332.38(G), Private garage: To increase the allowable height of a detached garage from 15 feet to 19'-11.5", and for the occupation of the garage; 3332.38(H), Private garage: to allow habitable space next to and in the second story of a detached garage and 3332.37(A) Home occupation. As well as a detached garage (and any stairs) need to be at least 3' from the side property lines, 3332.26(E). The existing home is only 1,470 square feet and with a family of four they do not have enough space for guests. Their living space also has to double as office space. Since Covid, both of the homeowners need to work from home. The new second floor above the detached garage will allow for an office space and a small guest bedroom to create additional living space for their family, while protecting their small backyard.

Signature of Applicant



Date 6/24/22

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AFFIDAVIT

CV22-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Janice Wilkins
of (1) MAILING ADDRESS 460 Stewart Ave., Columbus, OH 43206

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 460 Stewart Ave., Columbus, OH

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) Janice Wilkins
460 Stewart Ave, Columbus, OH 43206

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

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

Janice Wilkins 614-477-6573

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Columbus South Side Area Commission
Tom Less Zoning Chair - Curtis Davis
cdavis@team-icsc.com 175 S. 3rd St, Ste 340
Columbus, OH 43215

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 AFFIANT

Janice Wilkins

Sworn to before me and signed in my presence this 24 day of June, in the year 2022

(6) SIGNATURE OF NOTARY PUBLIC

Stacie Hoagland

Notary Seal Here

5/18/26
My Commission Expires



STACIE HOAGLAND
Notary Public, State of Ohio
My Comm. Expires May 18, 2026

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

APPLICANT

Janice Wilkins
460 Stewart Ave
Columbus, OH 43206

PROPERTY OWNER

Janice Wilkins
460 Stewart Ave
Columbus, OH 43206

AREA COMMISSION

Columbus Southside Area Commission
Curtis Davis – Zoning Chair
175 S. 3rd St, Ste 340
Columbus, OH 43215

PROPERTY OWNERS WITHIN 125 FEET

Therese McCann
456 Stewart Ave
Columbus, OH 43206

Janice Wilkins
460 Stewart Ave
Columbus, OH 43206

R Emmit Holdings LLC
or current occupant
469 Zimpfer St
Columbus, OH 43206

Kyle Gambert
464 E Stewart Ave
Columbus, OH 43206

Jill Dantignac
or current occupant
471 Seibert St
Columbus, OH 43206

Finely Howard
or current occupant
475 Siebert St
Columbus, OH 43206

Elizabeth Baker
453 E Stewart
Columbus, OH 43206

David Noltemeyer
or current occupant
457 E Stewart Ave
Columbus, OH 43206

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-056

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) Janice Wilkins
of (COMPLETE ADDRESS) 460 Stewart Ave., Columbus, OH 43206

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. Janice Wilkins - Owner Occupied (2) 460 Stewart Ave Columbus, OH 43206 614-477-6573	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Janice Wilkins*

Sworn to before me and signed in my presence this 24 day of June, in the year 2022

Stacie Hoagland
SIGNATURE OF NOTARY PUBLIC

5/18/26 Notary Seal Here
My Commission Expires



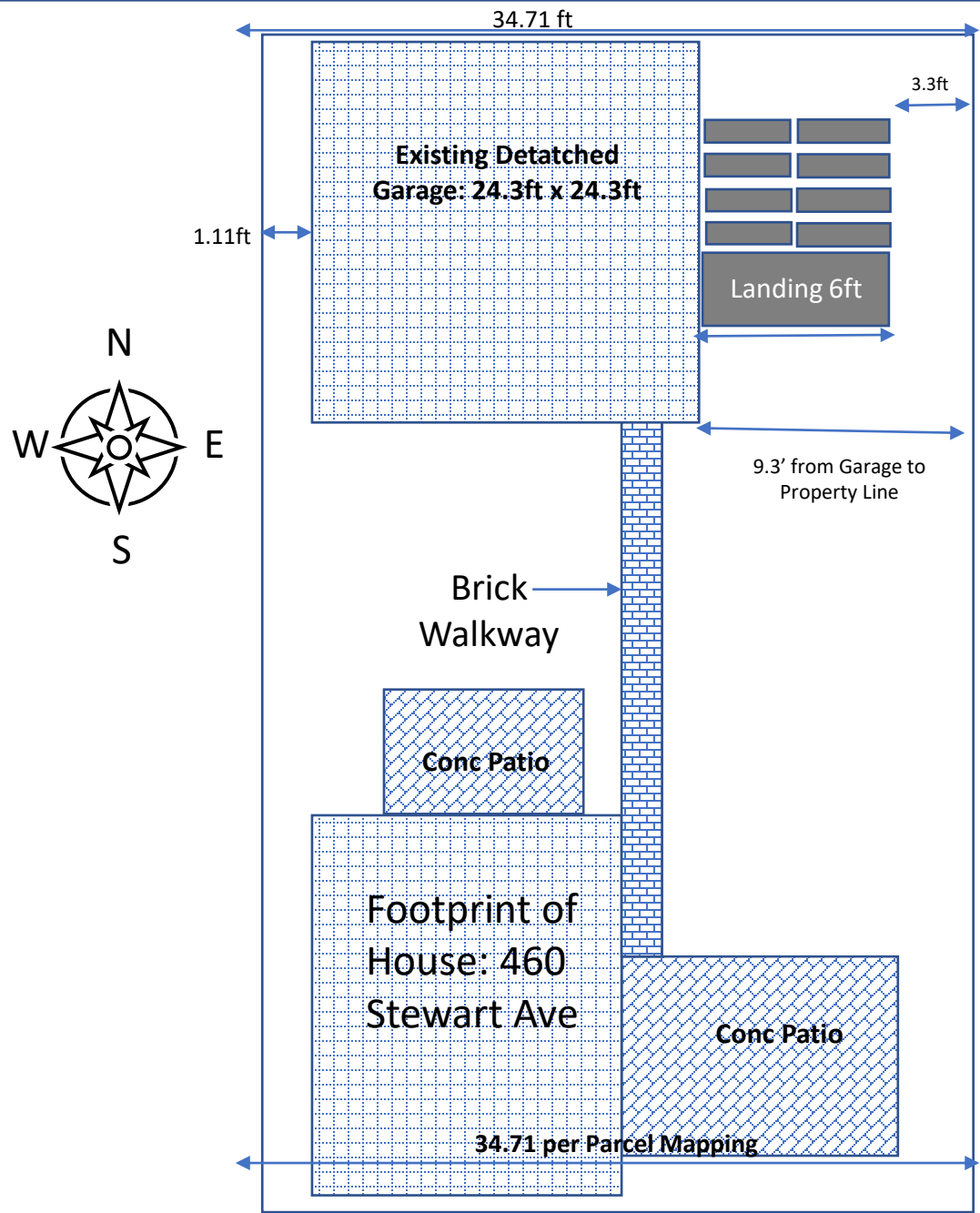
STACIE HOAGLAND
Notary Public, State of Ohio
My Comm. Expires May 18, 2026

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

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

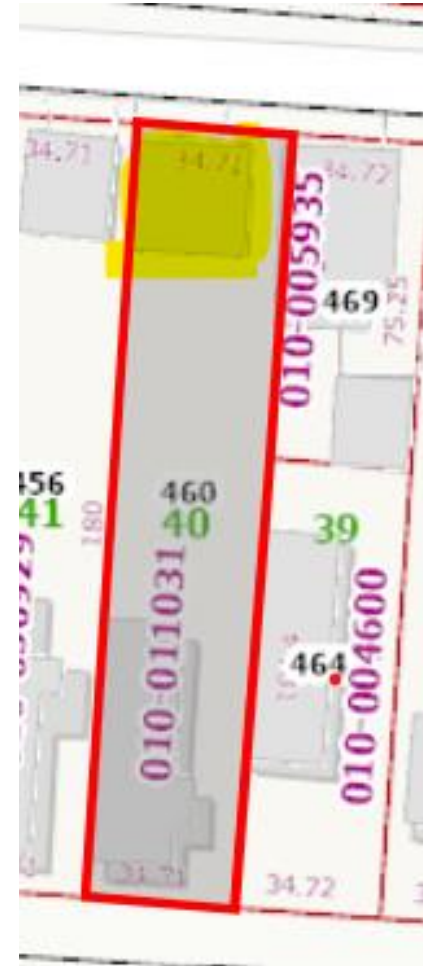
Being Lot Number Forty (40) of Lot Numbers 1 to 118 inclusive of Writh, Barth and Huber's Subdivision of out lots Numbers 4, 5, 6, 7, 8, 9, and 10, of Deshler's and Thurman's Addition to Columbus, Ohio and two tracts of 3 06-100 and 3 08-100 acres adjoining, recorded in Plat Book No. 3, page 380, Plat Record of Franklin County, Ohio.

Parcel Number: 010-011031



Proposed: 6ft wide Stairs to second story

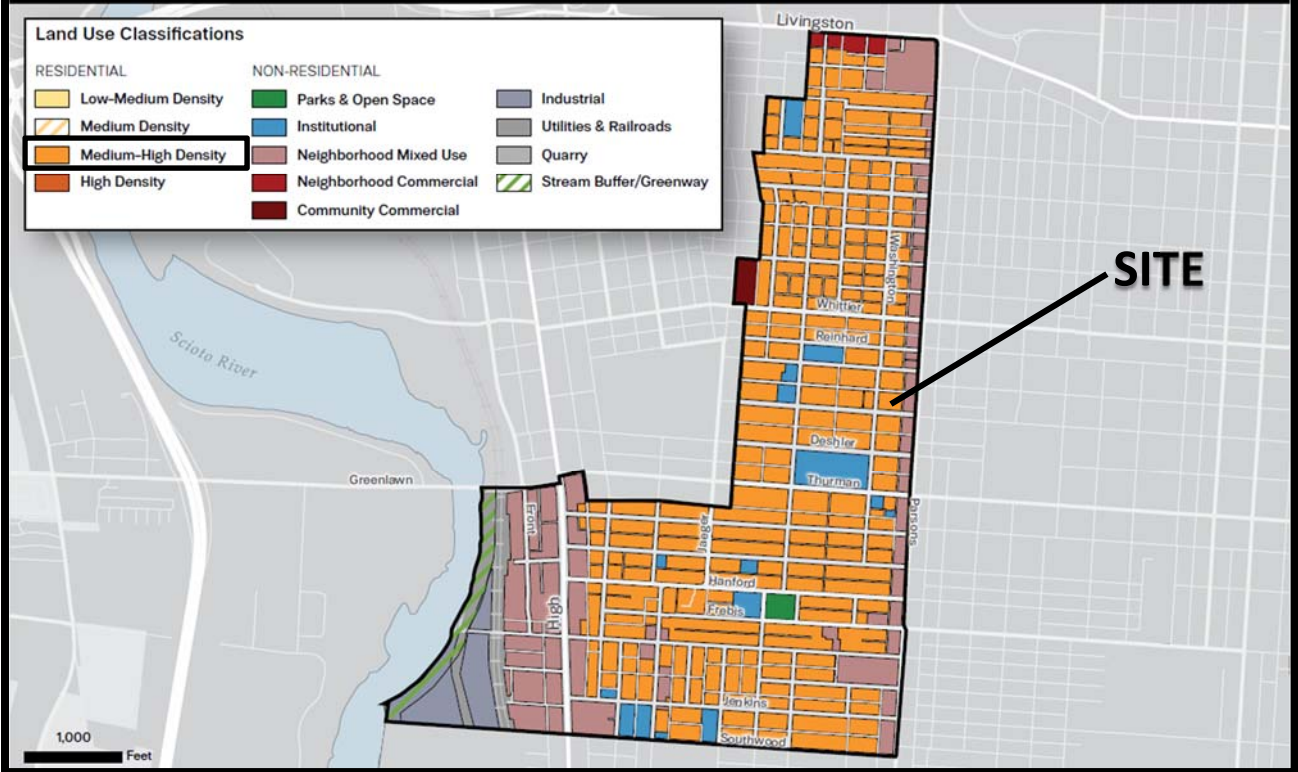
Image to the left is to capture the space between garage and property line where we would need to put a staircase. Actual property to the right.





CV22-056
460 Stewart Ave.
Approximately 0.15 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV22-056
460 Stewart Ave.
Approximately 0.15 acres



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460 Stewart Ave.
Approximately 0.15 acres