

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV23-017 Date Received: 2/21/23

Application Accepted by: KP Fee: \$1500

Assigned Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 1138-1140 Evergreen Rd. Columbus, OH Zip: 43207

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: 010-114882-00

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

Current Zoning District(s): Far South Columbus Area Commission Acreage: .423

Neighborhood Group: Far South

Proposed Use or
reason for request: 1138: Esthetician Salon and 1140: Residential

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Cortney Brugh Phone Number: 937-903-6064 Ext.: _____

Address: 1259 Lake Shore Dr. # B City/State: Columbus, OH Zip: 43204

Email Address: cortneybrugh@icloud.com

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

Name: Seven Spades LLC. Phone Number: _____ Ext.: _____

Address: 1138 Evergreen Rd City/State: Columbus, OH Zip: 43204

Email Address: Cortneybrugh@icloud.com

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE Cortney Brugh

Digitally signed by Cortney Brugh
Date: 2023.02.06 10:36:51 -05'00'

PROPERTY OWNER SIGNATURE Cortney Brugh

Digitally signed by Cortney Brugh
Date: 2023.02.06 10:37:12 -05'00'

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):

This property is currently zoned: 744-Residential, R2, 5/14/58, H-35. With commercial use, under 455-Commercial Garage & 499- Other Commercial Structure. This includes variance CV96-064 for an accounting office at 1140. I am requesting a variance to allow an Esthetics Salon at 1138 Evergreen (I am the only employee of the salon) and to remove the variance for 1140 Evergreen so it can be used as a residence in the future. It is currently being used for storage. This type of use 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. We purchased the property 01/31/2023. The property is of no beneficial use to me as it is currently zoned.

Signature of Applicant



Date

2/21/23

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Cortney Brugh

of (1) MAILING ADDRESS 1259 Lake Shore Dr. #B Columbus, OH 43204

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 1138 Evergreen Rd. Columbus, OH 43204

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

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

(3) Seven Spades LLC.

1138 Evergreen Rd.

Columbus, OH 43204

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

Cortney Brugh

937-903-6064

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Far South

Robert Patterson / Michael Walker

bobpatterson45@yahoo.com / mwalkersr@yahoo.com

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



Sworn to before me and signed in my presence this 7th day of February, in the year 2023

Notary Seal Here

(6) SIGNATURE OF NOTARY PUBLIC

02/28/2026
My Commission Expires



Iain Sword
Notary Public, State of Ohio
My Commission Expires 02-28-2026

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

CV23-017

APOSTOLIC HOLY TEMPLE CHURCH
UNDENOMINATIONAL
1134 EVERGREEN RD
COLUMBUS , OH 43207

ROSE PHYLLIS J TOD
1156 EVERGREEN RD
COLUMBUS, OH 43217

MILBRY FREDDIE J
5734 ALFIE PL
COLUMBUS, OH 43213

ALLEN IDA M
1139 EVERGREEN RD
COLUMBUS , OH 43207

FARIAS JOSE M
1123 FABER AV
COLUMBUS, OH 43207

BLANKENSHIP JOSEPH
3541 NOE BIXBY
COLUMBUS, OH 43232

HENDERSON DANIEL
1164 EVERGREEN RD
COLUMBUS , OH 43207

THE BOARD OF TRUSTEES OF THE
COLUMBUS METROPOLITAN LIBRARY
96 S GRANT AVE
COLUMBUS , OH 43215

SEVEN SPADES LLC
1138 EVERGREEN RD
COLUMBUS , OH 43207

H&O PROPERTIES LLC
PO BOX 175
GROVE CITY , OH 43123

THE BOARD OF TRUSTEES OF THE
COLUMBUS METROPOLITAN LIBRARY
96 S GRANT AVE
COLUMBUS , OH 43215

HILLES PATRICIA E
1157 FABER AVE
COLUMBUS, OH 43207

HENDERSON DAN & JENNIFER
1155 EVERGREEN RD
COLUMBUS , OH 43207

BLANKENSHIP JOSEPH
3541 NOE BIXBY
COLUMBUS, OH 43232

FARIAS JOSE M
1123 FABER AV
COLUMBUS , OH 43207

ERVIN ROBIN R
1139 FAVOR AVE
COLUMBUS , OH 43207

THE BOARD OF TRUSTEES OF THE
COLUMBUS METROPOLITAN LIBRARY
96 S GRANT AVE
COLUMBUS , OH 43215

CASHFLOW INVESTOR USA LLC
6154 LONGWOOD DR
HILLIARD, OH 43026

Cortney Brugh
1259 Lake Short Drive, #B
Columbus, OH 43204

Far South Columbus Area Commission
Robert Patterson
2664 Diane Place
Columbus, Ohio 43207

Far South Columbus Area Commission
Michael Walker
926 Tellega Avenue
Columbus, Ohio 43207

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV23-017

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) Cortney Brugh, Sole- Member of Seven Spades LLC.

of (COMPLETE ADDRESS) 1138 Evergreen Rd. Columbus, OH 43207

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. Cortney Brugh (937)903-6064 1259 Lake Shore Dr. #B Columbus, OH 43204 0 Employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Cortney Brugh

Sworn to before me and signed in my presence this 7th day of February, in the year 2023

SIGNATURE OF NOTARY PUBLIC

Iain Sword

02/28/2026
My Commission Expires

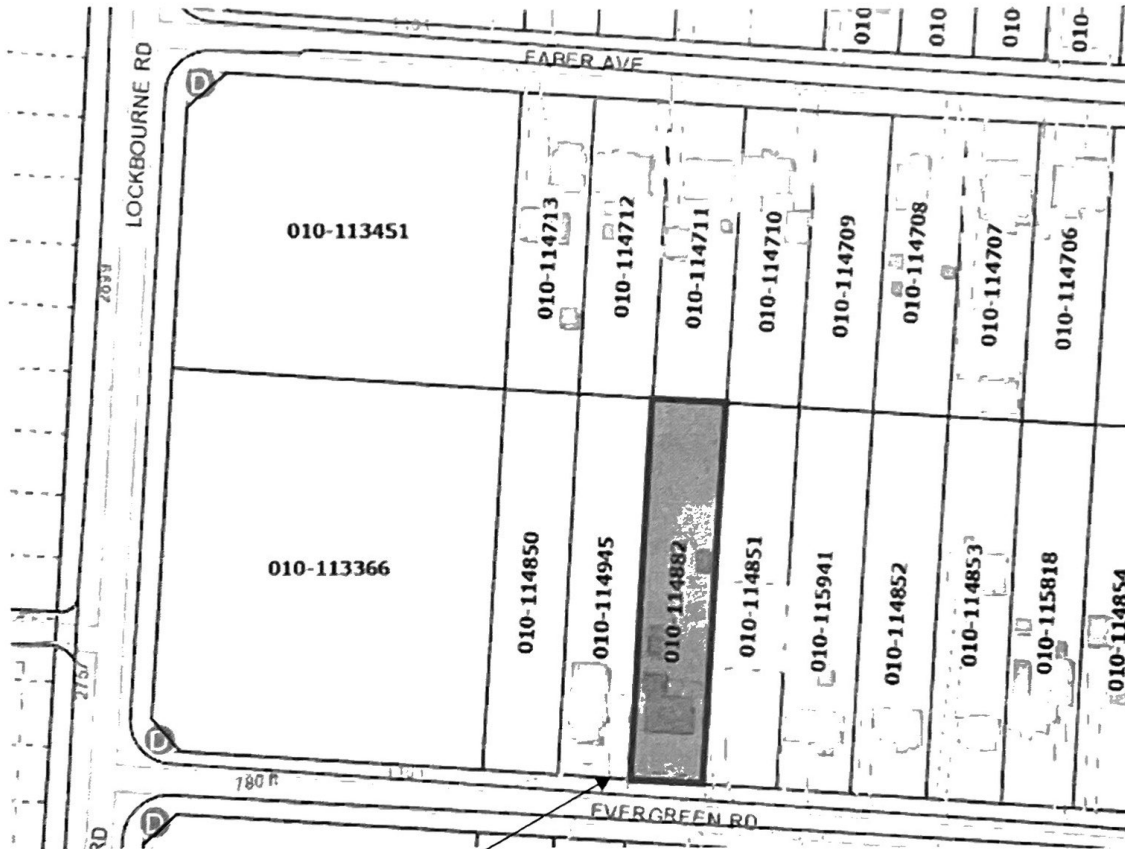
Notary Seal Here



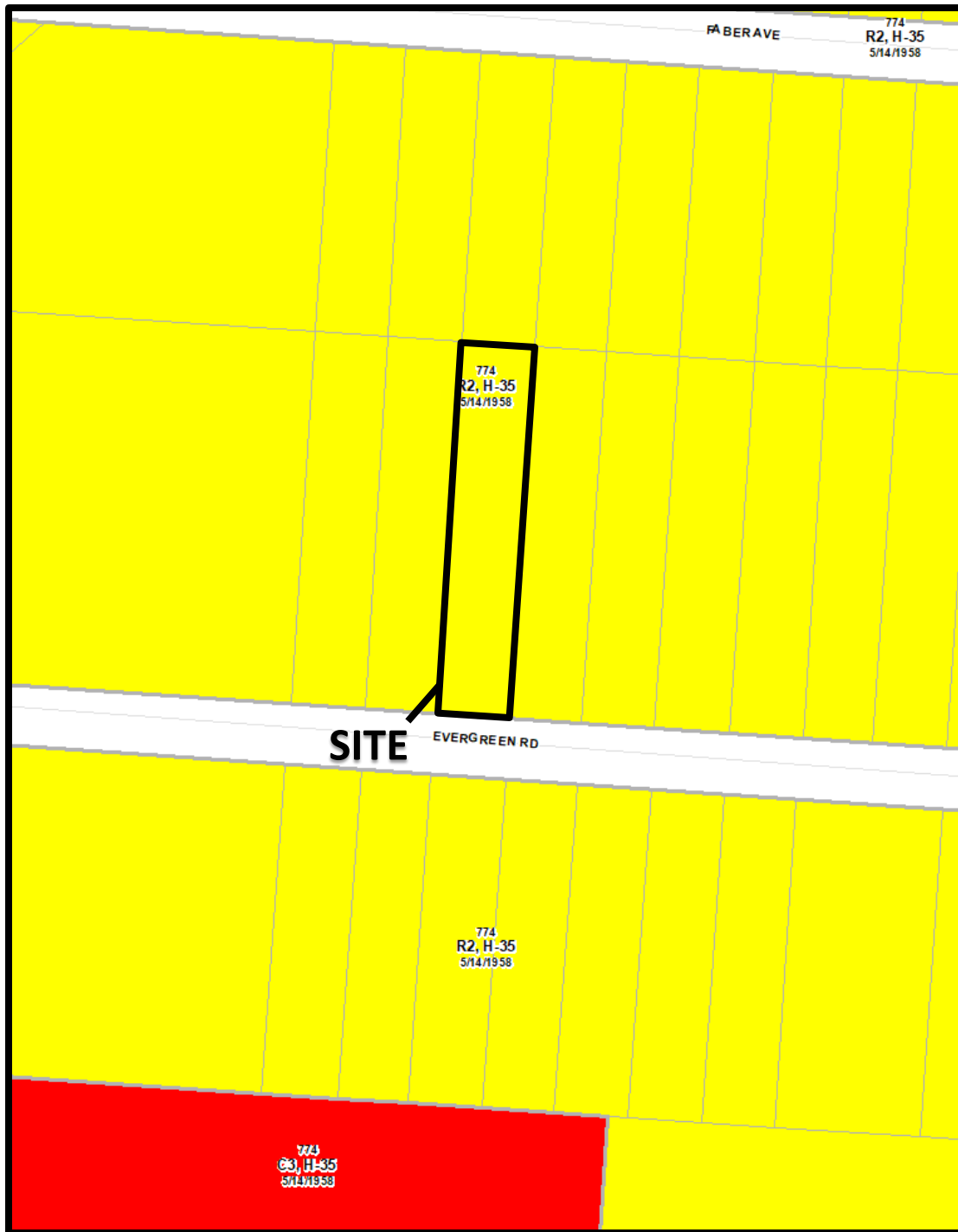
Iain Sword
Notary Public, State of Ohio
My Commission Expires 02-28-2026

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

Situated in the County of Franklin in the State of Ohio and in the City of Columbus, and more particularly described as follows: Being the West half of Tract No. Two (2) of Allen E. McDowell's GREENHILL ACRES as the same is numbered and delineated upon the recorded plat thereof in Plat Book 22, Page 45, Recorder's Office, Franklin County, Ohio; Parcel ID. 010-114882-00. Consisting of .42 acres.

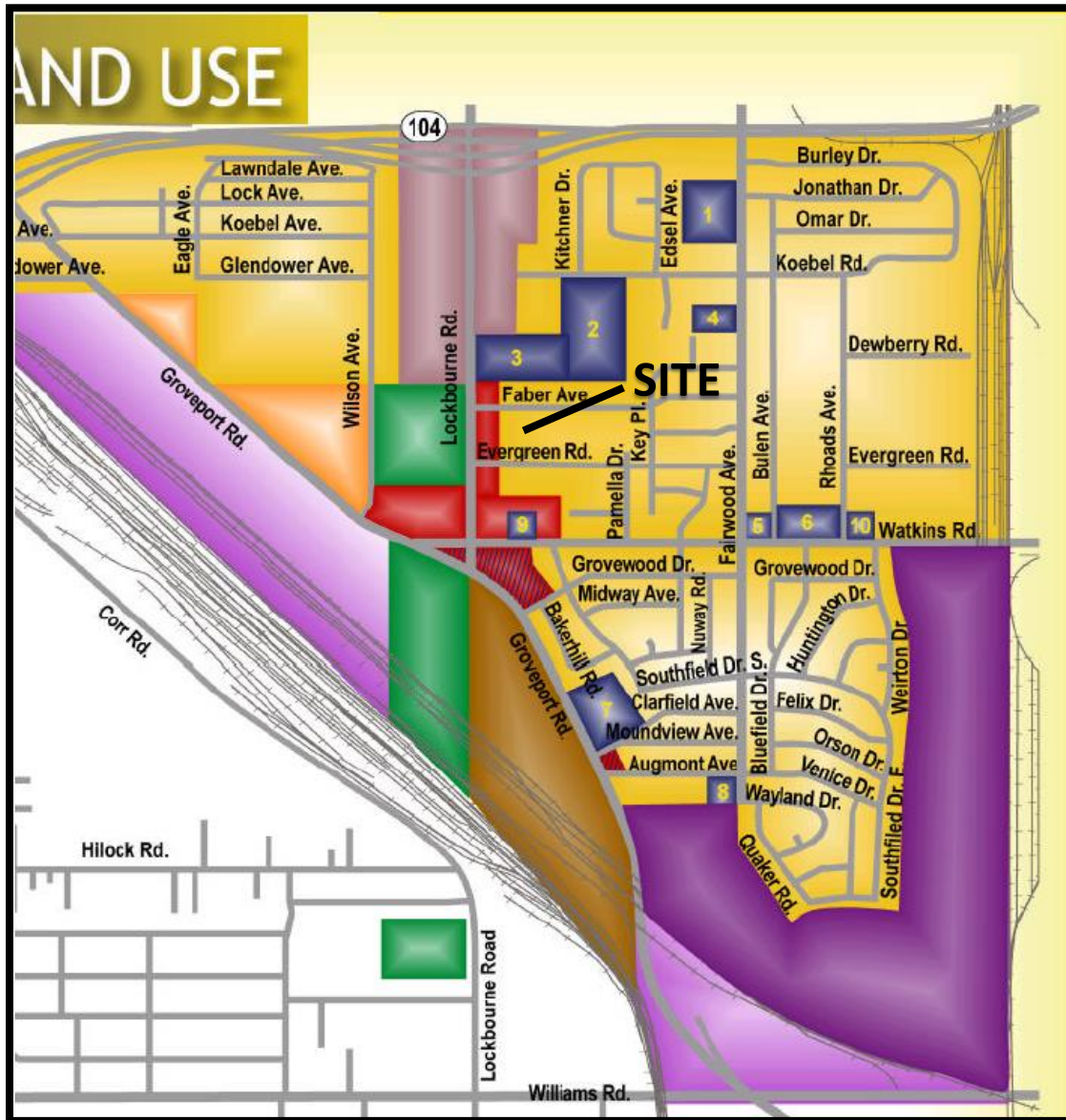


CV23-017



CV23-017
1138 Evergreen Rd.
Approximately 0.42 acres

TriSouth Neighborhood Plan (2003)



SINGLE-FAMILY RESIDENTIAL

Limited to one-family dwellings, small neighborhood churches and home-based businesses. There are opportunities for infill development and redevelopment on platted lots. New development at densities of 4-8 units per acre, consistent with the existing neighborhood character, could be accommodated along Wilson Avenue.

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Approximately 0.42 acres



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