

Council Variance Application Online

Address: 111 N. Front St., Columbus, Ohio 43215

Email: zoninginfo@columbus.gov

Website: www.columbus.gov/bzs

Phone: 614-645-4522

Council Variance Application Checklist:

A complete application consists of all applicable items listed below submitted in digital PDF format.

☐ Certified Address or Zoning Number (required only for property that does not already have an existing address): A Zoning Number can be obtained by contacting BZS-GIS@columbus.gov.

☐ Approved Annexation Petition from County:

A copy of the approved annexation petition is required for properties that are pending annexation at the time of application.

☐ Signature Page, Notarized Affidavit Form and Label Sets (See full instructions on form; some are provided here)

- The “Proximity Report” listing the surrounding property owners can be obtained at the Franklin County Auditor’s office. Similar reports can also be obtained on the applicable County Auditor website.
 - From the Franklin County Auditor’s website, after having opened the subject property record, select the Mapping page and run a 125-foot Buffer Search around the property (including contiguously owned property), and generate the Proximity Report to obtain an Excel list of surrounding property owners.
- The mailing labels are emailed with the application as an Avery #5160 formatted Word document. This document can serve as the “Proximity Report” referred to on page 5.

☐ Statement of Hardship (see instructions on form)

☐ Notarized Project Disclosure Statement (see instructions on form)

☐ Site Plan: An accurate, scaled site plan with dimensions and/or other precise documentation of requested variance(s) may be required. Submit these documents in digital PDF format.

☐ Application Fees (Non-Refundable): Online payments are preferred; instructions provided after submittal. Checks should be made payable to Columbus City Treasurer

Application Fee Table:

1-4 Dwelling Units	\$350 per unit
All Other Variances	\$2,000 per acre for the first acre or fraction thereof, plus \$200 for each additional acre or fraction thereof (Maximum Fee: \$14,000)
Concurrent with Rezoning:	\$1,000 per acre for the first acre or fraction thereof, plus \$100 for each additional acre or fraction thereof (Maximum Fee: \$7,000)

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Signatures

Applicant Signature: _____

Property Owner Signature: _____

Attorney/Agent Signature: _____

Affidavit:

STATE OF OHIO, COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME _____

of (1) MAILING ADDRESS _____

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 _____

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

(3) Subject Property Owner's Name: _____

Mailing address: _____

Applicants Name (same as listed on front application): _____

Phone Number: _____

(4) Neighborhood Group: _____

Zoning Chair or Contact Person: _____

Email Address: _____

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 the presence this ____ day of _____, in the year _____

Signature of Notary Public: _____ My Commission Expires: _____

Notary Seal Here

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

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance. ☐ Yes ☐ No

2. Whether the variance is substantial. ☐ Yes ☐ No

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance. ☐ Yes ☐ No

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service). ☐ Yes ☐ No

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

☐ Yes ☐ No

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance. ☐ Yes ☐ No

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. ☐ Yes ☐ No

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

Signature of Applicant: _____

Date: _____

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Instructions for Affidavit:

(1) Name and address of the person who did the research. It is important that the person who does the research is the same person who signs the notarized affidavit.

(2) Address of the subject site as indicated on the address card from the Department of Building & Zoning Services, Map Room; Phone (614) 645-5661.

(3) From real property records located on the 19th floor of the Franklin County Court House Building, 373 South High Street, or other applicable government records, such as the County Auditor website: enter the name and mailing address of the owner(s) of the subject property (this must be the same as the "Property Owners" shown on the application).

(4) Fill in the appropriate Neighborhood Group and complete contact information. Contact the Department of Neighborhoods at 614-645-1993 or the assigned Neighborhood Liaison to confirm this information.

(5) A "Proximity Report" listing the surrounding property owners can be obtained from the applicable County Auditor. This list shall include properties across the street and in other municipalities and jurisdictions, if applicable. From the Franklin County Auditor's website, after having opened the subject property record, select the Mapping page and run a 125-foot Buffer Search around the property (including contiguously owned property), and generate the Proximity Report to obtain an Excel list of surrounding property owners.

(5a) It is the affiant's responsibility to determine the actual address, including personally visiting the properties, if necessary.

(5b) DO NOT list a mortgage company as a mailing address for the property unless title to the property is held by the mortgage company, thereby making the company the actual property owner. It is the affiant's responsibility to exercise reasonable diligence to determine the address of the actual property owner.

(5c) For owner-occupied dwelling units, please also include "or Current Occupant" after the owner(s) name.

(5d) If property owners appear on the list more than once, please provide only one mailing label.

(5e) Please submit an MS Word document in Avery #5160 format (example provided), emailed to staff with the application, listing the names and complete addresses of the applicant; property owner(s); agent; applicable Area Commission or Neighborhood Group; and surrounding real property owners as explained in (5) above. Make sure that the last two lines of the address label contain the street address and the city, state, and zip code.

(6) This Affidavit form must be signed in the presence of a Notary Public. The Affidavit expires six (6) months after date of notarization.

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DEPARTMENT OF BUILDING
AND ZONING SERVICES

Project Disclosure Form:

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) _____

of (COMPLETE ADDRESS) _____

deposes and states that they are 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:

For Example: Name of Business or Individual

Contact name and number

Business or Individual's address; City, State, Zip Code

Number of Columbus-based employees

1.	2.
3.	4.

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

Signature of Affiant _____

Sworn to before me and signed in the presence this _____ day of _____, in the year _____

Signature of Notary Public: _____ My Commission Expires: _____

Notary Seal Here

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

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Application Deadline:

CUT-OFF SCHEDULE FOR **NON-ACCELERATED** REZONING AND COUNCIL VARIANCE APPLICATIONS ONLY

SUBMITTAL CUT-OFF DATE	STAFF REVIEW DATE
January 27, 2026	February 19, 2026
February 24, 2026	March 19, 2026
March 24, 2026	April 16, 2026
April 18, 2026	May 21, 2026
May 26, 2026	June 18, 2026
June 23, 2026	July 16, 2026
July 28, 2026	August 20, 2026
August 25, 2026	September 17, 2026
September 22, 2026	October 15, 2026
October 27, 2026	November 19, 2026
November 24, 2026	December 17, 2026
December 22, 2026	January 21, 2027
January 26, 2027	February 18, 2027
February 23, 2027	March 16, 2027

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Additional Council Activities Information:

1. Applications are submitted by email to ZoningInfo@columbus.gov. Call 614-645-4522 or email for any questions. Follow-up appointments may be arranged with the assigned planner, if necessary. Incomplete applications will NOT be accepted.
2. 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 (and applicable fees) will be required.
3. Applicants must confirm whether the subject site lies within the boundaries of an Area Commission, recognized Neighborhood Group, Historic Architectural Review Commission, or Design Review Area. Information can be obtained from the Columbus Zoning Map, at www.cbusareacommissions.org or gis.columbus.gov/one; search by address or parcel ID. You may also contact the Department of Neighborhoods at 614-645-1993 to confirm the area where the site is located.
4. For properties undergoing annexation, applications cannot be accepted until the County Commissioners have approved the annexation petition.
5. Be advised that the applicant will be assessed additional fees for requests for tabling, reconsideration, amended proposals, etc. These fees are listed on the Department of Building and Zoning Services website.
6. A traffic impact study, traffic access study or parking study may be required by the Department of Public Service. A traffic study is initiated with the submittal of a Traffic Study Memorandum document. Any questions related to the applicability or scope of a traffic study may be submitted to DPSDevelopmentTrafficStudies@columbus.gov. All traffic studies must be submitted thirty (30) days prior to the deadline for the public hearing agenda. Right-of-way dedication as stipulated by the Columbus Multimodal Thoroughfare Plan (2019) may be required per Columbus City Code 4309.17. Refer to Ordinance #1950-2019, which includes the current map and table for the Plan. Any other questions related to proposed improvements or modifications within the public right-of-way may be directed to DPSDevelopmentInquiries@columbus.gov.
7. The Development Department Planning Division, as part of the variance or special permit process, reviews applications for consistency with adopted city plans. As part of that review, detailed information such as a site plan or building elevations may be requested. These materials are not necessarily required as part of the rezoning or variance application but may be requested as part of the application review. Contact the Planning Division at planninginfo@columbus.gov or 614-724-4437 for more information.

8. Final materials for ordinance preparation must be submitted to staff two weeks prior to the targeted ordinance submittal deadline. The submittal deadline is 17 days prior to the Council Zoning Meeting date. Check with Council Activities Staff for specific deadline dates. Late submittals will be held for the next ordinance submittal deadline. The Council Zoning Chair decides which items are to be scheduled on the Zoning Agendas, and inquiries regarding scheduling should be directed to that office.
9. All zoning legislation passed by City Council becomes effective 30 days after passage unless amended to emergency with the approval of the City Clerk's Office. Applicants should contact the City Clerk's Office at 614-645-7380 for information about requesting emergency legislation.
10. The City of Columbus makes no determination whether a property contains area(s) that might be classified as wetlands by the Army Corps of Engineers and the Ohio Environmental Protection Agency; nor does approval at the public hearing imply the site has complied with wetlands guidelines. It is the applicant's responsibility to determine if wetlands exist on the site.
11. Other permits, clearances, and/or licenses may be required.