



Mayor Michael B. Coleman

BZA15-122
176 RUMSEY ROAD

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: BZA 15-122
 Date Received: 13 NOV. 2015
 Commission/Group: _____
 Existing Zoning: _____ Application Accepted by: JF Fee: \$1900
 Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

APPLICANT IS SEEKING A SPECIAL PERMIT TO EXPAND A NOW CONFIRMING USE. CCC 3389.15
3312.49 - min # additional parking spaces for patio -

LOCATION

1. Certified Address Number and Street Name 176 Rumsey Road
 City Columbus State Ohio Zip 43207
 Parcel Number (only one required) 010113981

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
 Address _____ City/State _____ Zip _____
 Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Brian Daniel
 Address 176 Rumsey Road City/State Columbus/OH Zip 43215
 Phone # 614-554-8737 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Sean Mentel
 Address 100 S. 4th S. Suite 100 City/State Columbus/OH Zip 43215
 Phone # 614-344-4800 Fax # _____ Email: sean@kgmlaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
 PROPERTY OWNER SIGNATURE [Signature]
 ATTORNEY / AGENT SIGNATURE [Signature]

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 all checks payable to the Columbus City Treasurer



City of Columbus
Mayor Michael B. Coleman

Department of Building & Zoning Services
757 Carolyn Avenue | Columbus, Ohio 43224-3218

STOP WORK ORDER

RE: 176 Rumsey Rd.
Building Address

The address listed above is in violation of Chapter 4113 of the Columbus Building Code and Section 105 of the Ohio Building Code (or Section 105 of the Residential Code of Ohio if residential), due to new construction, alterations, additions, improvements or replacements being performed without first obtaining the required approvals and permits.

Brief Description of Violation:

Construction of a wood framed pole building
without first obtaining the required permits

If contractor was observed performing work, check box and provide name: _____

As provided in Section 4103 of the Columbus Building Code and Section 109 of the Ohio Building Code (or Section 114 of the Residential Code of Ohio if residential), you are hereby given notice that all **WORK CONNECTED WITH THE ABOVE CITED VIOLATION SHALL BE STOPPED IMMEDIATELY** and shall not continue until approval is granted from the Chief Building Official and all necessary permits are obtained.

Failure to comply with this order is a Misdemeanor of the Third Degree and may be punishable by a fine up to \$500 or imprisonment up to sixty (60) days or both for each day that violation or non-compliance continues. (Columbus Building Code §4111.99)

You have the right to appeal this order within thirty (30) days from the date you received it. To exercise your right of appeal, a written petition must be filed in this office stating the factual reasons for such appeal. Depending on the nature of the appeal, the appeal will be heard by either the Columbus Building Commission or the Ohio Board of Building Appeals. At the appeal hearing, you have the right to representation by counsel, to present arguments or contentions orally or in writing, to present evidence and to examine witnesses.

For additional information or to request an appeal petition, please contact the Department of Building and Zoning Services at (614) 645-6416.

WARNING PENALTY IF REMOVED WITHOUT AUTHORIZATION

This notice is to be removed only by the authority of the Chief Building Official.

Kathy Temple
Inspector (Print name)

2-19-15
Date Posted

[Signature]
Chief Building Official (Signature)

Sam Crank
614-2389
Phone Number



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Sean Mentel
of (1) MAILING ADDRESS 100 S. 4th St., Columbus OH 43215

deposed 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
for which the 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) Brian Daniel
176 Rumsey Road
Columbus, Ohio 43207

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

Brian Daniel
614-554-8737

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

(5) Far South Area Commission
Jo Anne St. Clair
580 E. Woodrow, Columbus, Ohio 43207

and that the following 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:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE ATTACHED

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

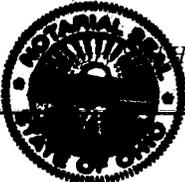
SIGNATURE OF AFFIANT

(8) [Signature]
Subscribed to me in my presence and before me this 13 day of NOVEMBER, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
N/A

My Commission Expires:



David R. Darby, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date

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176 Rumsey Road Special Permit Application

The "Old Landmark" bar opened in the 1940's at 176 Rumsey road. The property was zoned R2 in 1958 and the "Old Landmark" became a nonconforming use. The applicant entered into a management agreement of the "Old Landmark" in January 2015 and acquired the property in October 2015. Shortly after the applicant began to manage the "Old Landmark," the owner was issued a stop work order on a pole building that was being erected to cover the back patio. Work was ceased on the building and the sale of the property to the applicant ensued. The applicant now seeks a special permit to allow for the pole building to be completed and cover the patio.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 8/7/15



Disclaimer

Scale = 100



This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



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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.

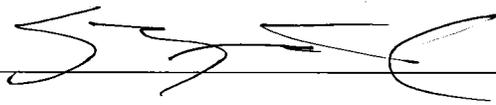
APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sean Mentel
of (COMPLETE ADDRESS) 100 S. 4th St., 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Brian Daniel	176 Rumsey Road, Columbus, OH 43207

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 13 day of NOVEMBER, in the year 2015

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires: N/A



David R. Darby, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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