

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-007 Date Received: 1-8-16
Application Accepted by: TD Fee: \$320
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2221 Lexington Avenue, Columbus, OH Zip: 43211

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-074931-00 (Lots 165 and 166)

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

Current Zoning District(s): R-3

Area Commission or Civic Association: South Linden Area Commission

Proposed Use or reason for Council Variance request:

we would like to build a home on a trailer

Acreage: .25

APPLICANT:

Name: Sarah Huchel Phone Number: 412-627-1109 Ext.: n/a

Address: 933A Forest Creek Drive East City/State: Columbus, OH Zip: 43223

Email Address: sarahbhuchel@icloud.com Fax Number: n/a

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

Name: Sarah Huchel and Dylan Thomas Phone Number: 412-627-1109 Ext.: n/a

Address: 933A Forest Creek Drive East City/State: Columbus, OH Zip: 43223

Email Address: sarahbhuchel@icloud.com Fax Number: n/a

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Sarah Huchel

PROPERTY OWNER SIGNATURE Dylan Thomas

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.

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 checks payable to the Columbus City Treasurer

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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A.** Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

One important aspect of a tiny home is that it has a smaller impact on it's surroundings. That being the case, I
believe the home we want to erect on our property will have less of an impact on the surrounding homes than
building a larger, more conventional home. Dylan and I are both young, but we are trying very hard to start building
our life together. Because of the debt we have accrued from college (Dylan alone owes \$100,000) we do not have
a lot of money and it would be very hard for us to simply purchase a different site that already has the appropriate
zoning clearance. We also do not want to put ourselves even further into debt by taking out more loans to buy a
home with. The idea of building a tiny home suits our situation quite well. It stays low in cost by keeping things
small, and we can include all of the things we need by building it ourselves. Since neither of us are engineers, we
searched and found a plan made by a professional that suits all of our need, and purchased them. We have been
planning for the build for quite a while now and the only thing left to do before we start actually building is to get
permission to do so. I am certain it would not hurt anyone if we were allowed to build our home on this site.

Signature of Applicant



Date

1.6.15

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CV16-007

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AFFIDAVIT (See instruction sheet)

Application Number: CV16-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Sarah Huchel

of **(1)** MAILING ADDRESS 933A Forest Creek Drive East

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 ADDRESS CARD FOR PROPERTY 2221 Lexington Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 1-8-16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Sarah Huchel and Dylan Thomas

933A Forest Creek Drive East

Columbus, OH

43223

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

Sarah Huchel

412-627-1109

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

(5) South Linden Area Commission

George Walker Jr.

1378 E. 23rd Ave., Columbus, OH 43211

and that the attached document **(6)** 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 **(7)**

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of January, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

03/16/19
My Commission Expires



DAVID J GARDNER
Notary Public
In and for the State of Ohio
My Commission Expires
March 16, 2019
This Affidavit expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

APPLICANT

Sarah Huchel
933A Forest Creek Dr. E.
Columbus, OH 43223

ATTORNEY

n/a

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

South Linden Area Commission
George Walker Jr.
1378 E. 23rd Ave.
Columbus, OH 43211

SURROUNDING PROPERTY OWNERS

New Haven Church
2220 McGuffey Rd.
Columbus, OH 43211

CCG LTD
2230 N. Lexington Ave.
Columbus, OH 43211

Melissa M Sullivan
2201 N. Lexington Ave.
Columbus, OH 43211

Barbara J Lewis
2217 N. Lexington Ave.
Columbus, OH 43211

Willard McIntosh Jr.
Angela Steward McIntosh
2233 N. Lexington Ave.
Columbus, OH 43211

Andre R Ferguson
Pamela J Ferguson
2247-249 N. Lexington Ave.
Columbus, OH 43211

Frank J Majewski
2240 N. McGuffey Rd.
Columbus, OH 43211

Mike Schnitkey
2242 N. Lexington Ave.
Columbus, OH 43211

Maynard Ave. Baptist Church
2210 N. Lexington Ave.
Columbus, OH 43211

Kozy Home Rentals LLC
2205 N. Lexington Ave.
Columbus, OH 43211

Tr. A Ross
2206-208 N. McGuffey Rd.
Columbus, OH 43211

William L Rudder
Susan E Rudder
2237 N. Lexington Ave
Columbus, OH 43211

Lakeside Reo Ventures LLC
2256 N. McGuffey Rd.
Columbus, OH 43211

Hol Enterprises Ltd
2236 Lexington Ave.
Columbus, OH 43211

Marjorie Myers
2224 N. Lexington Ave.
Columbus, OH 43211

Eugene N Smith
Katja G Wolf Smith
2211 N. Lexington Ave.
Columbus, OH 43211

Three Best Friends LLC
2230 N. McGuffey Rd.
Columbus, OH 43211

Allen Pendergrass
2243-245 N. Lexington Ave
Columbus, OH 43211

City of Columbus
2246 N. McGuffey Rd.
Columbus, OH 43211

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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 # CV16-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sarah Huchel

of (COMPLETE ADDRESS) 933A Forest Creek Drive East, Columbus, OH 43223

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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Sarah Huchel 933A Forest Creek Drive East Columbus, OH 43223 412-627-1109	2. Dylan Thomas 933A Forest Creek Drive East Columbus, OH 43223 412-627-1109
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of January, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



DAVID J GARDNER
Notary Public

In and for the State of Ohio
My Commission Expires
March 16, 2019
This Project Disclosure expires six (6) months after the date of notarization.

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010074931

Zoning Number: 2221

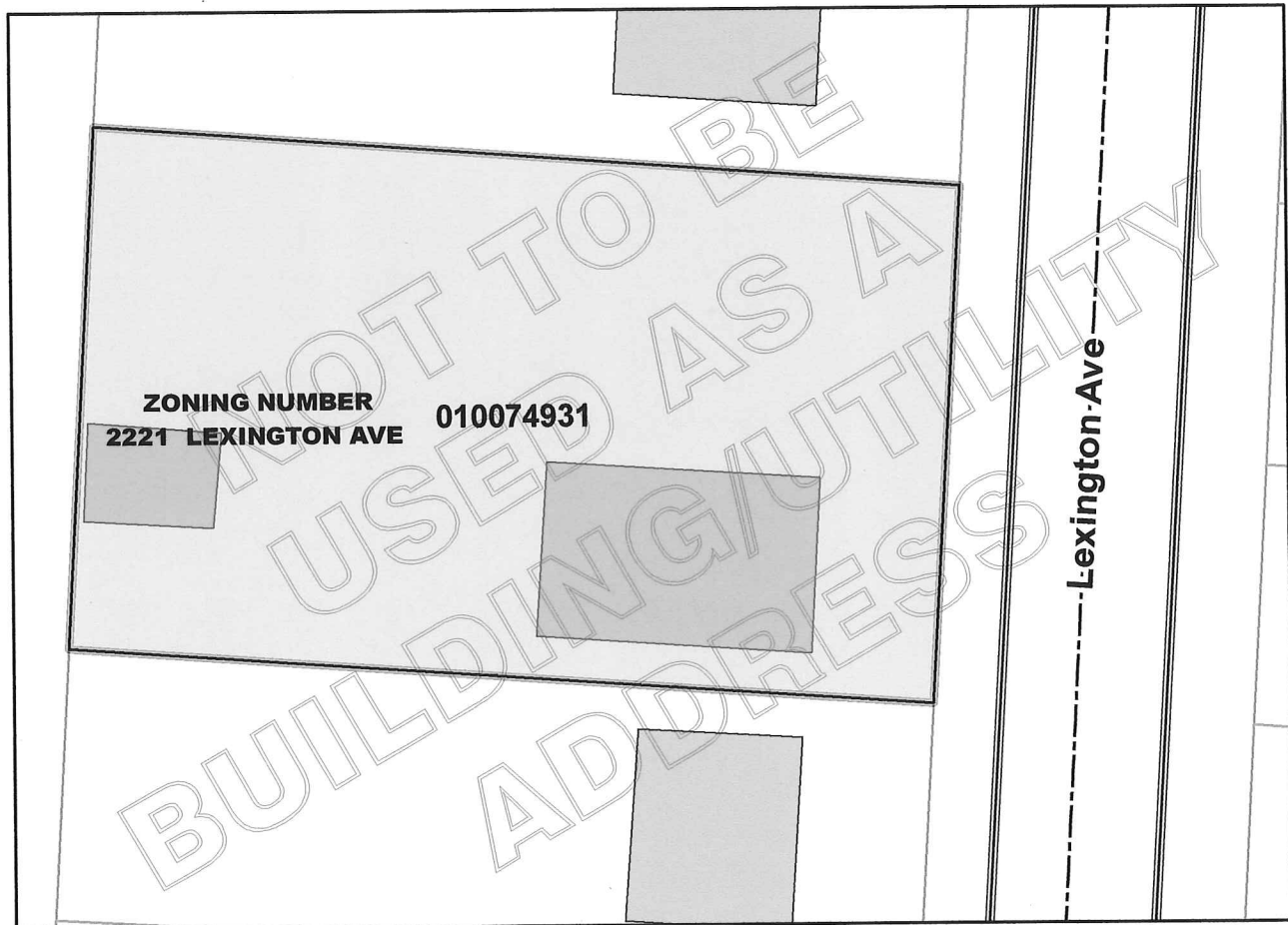
Street Name: LEXINGTON AVE

Lot Number: 165 & 166

Subdivision: GRASMERE GARDENS

Requested By: SARAH HUCHEL (OWNER)

Issued By: *Sidney Harrison* Date: 12/8/2015



ZONING NUMBER
2221 LEXINGTON AVE 010074931

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 52275



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

**EXHIBIT A
(LEGAL DESCRIPTION)**

SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND IN THE CITY OF COLUMBUS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOT NUMBER ONE HUNDRED SIXTY-FIVE (165) OF GRASMERE GARDENS SUBDIVISION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK NO. 15, PAGE 2, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

AND

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

Being Lot Number One Hundred Sixty-six (166) of GRASMERE GARDENS SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 15, Page 2, Recorder's Office, Franklin County, Ohio.

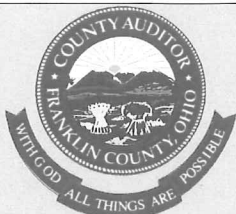
Subject to all legal highways.

Parcel No. 010-074931-00 (Lots 165 and 166)

2221 Lexington Avenue, Columbus, Ohio 43211

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$3,480.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$3,480.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: NWF

DATE: 12/9/15



Disclaimer

Scale = 45



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.

Real Estate / GIS Department

CV16-007



CV16-007
2221 Lexington Avenue
Approximately 0.25 acres



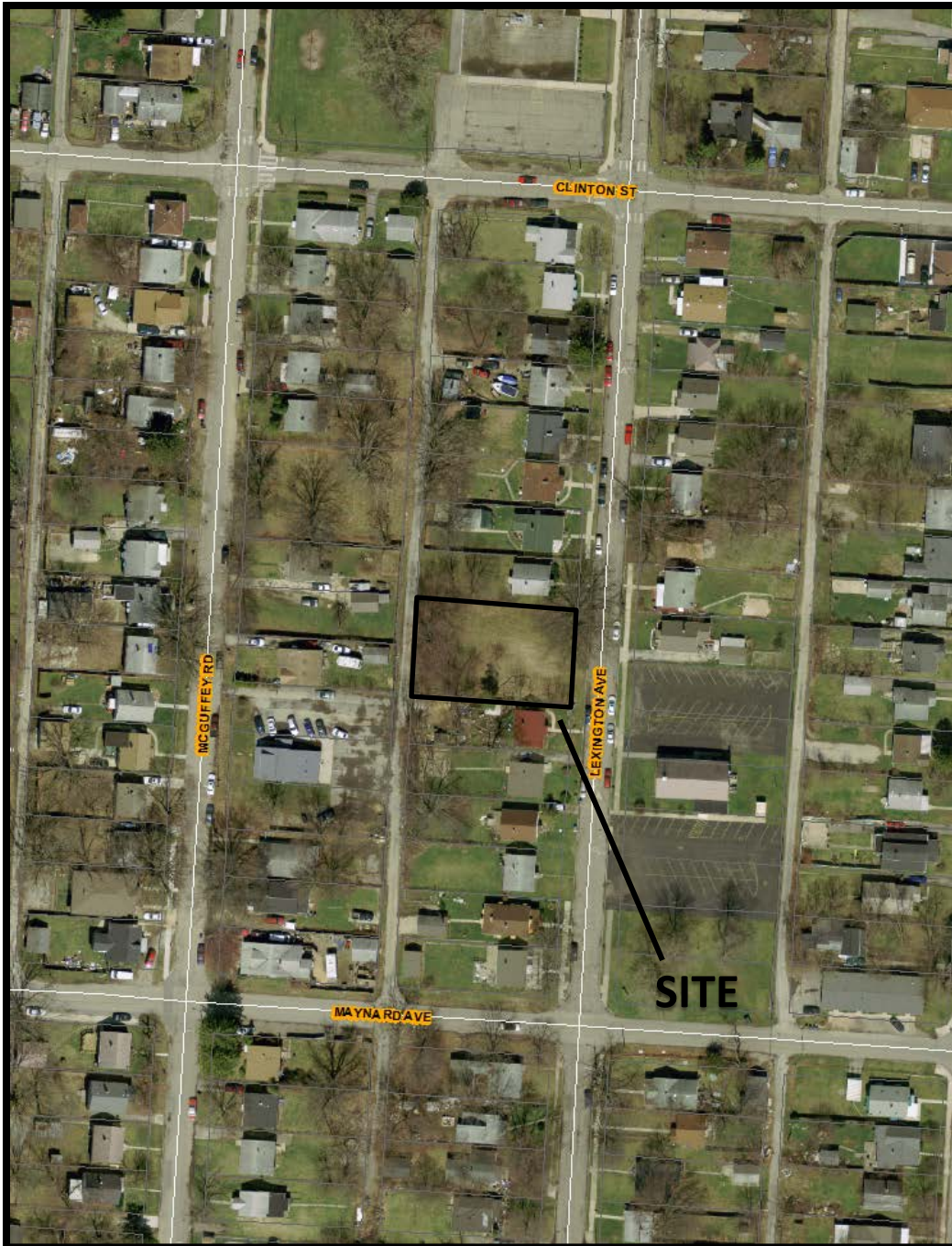
Medium Density Mixed
Residential

6-10 dwelling units
per acre



This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.

CV16-007
2221 Lexington Avenue
Approximately 0.25 acres



CV16-007
2221 Lexington Avenue
Approximately 0.25 acres