

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-013 Date Received: 2-26-16
Application Accepted by: TD+JB Fee: \$320
Comments: Assigned to Michael Maret; 645-2749; mjmare@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1875 Woodland Avenue Zip: 43219

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: 010-019418

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

Current Zoning District(s): C4

Area Commission or Civic Association: NC Area Commission

Proposed Use or reason for Council Variance request:

Residence on C4 land. Needs zoned residential for financing.

Acreage: 0.5452

APPLICANT:

Name: Edna I Cranford Phone Number: 614 252 2914 Ext.: _____

Address: 1875 Woodland Avenue City/State: Columbus OH Zip: 43219

Email Address: edna.cranford@sbcglobal.net Fax Number: 614 252 2914

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

Name: Karena Mallory Phone Number: 859 992-8807 Ext.: _____

Address: 6547 Rocky Den Rd City/State: Reynoldsburg OH Zip: 43068

Email Address: Karena.mallory@gmail.com Fax Number: _____

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 Edna I Cranford

PROPERTY OWNER SIGNATURE Karena Mallory

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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CV16-013

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:

Please see attached sheet.

Signature of Applicant

Paul Crayford

Date

2/20/16

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Background to Council Variance Request

The property located at 1875 Woodland Avenue is currently zoned C-4. The land is C-4 but the house is a residence. There is a statement added to the city paperwork that the "structure cannot be rebuilt if it is destroyed more than 50%". It was deemed a non-conforming structure.

I am currently attempting to secure a mortgage on this property. The bank is not willing to finance the property as it stands. It is now listed as non-conforming use, but that is not good enough for financing.

I need the property to be zoned residential.

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AFFIDAVIT (See instruction sheet)

Application Number: CV16-613

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Edna I. Cranford

of (1) MAILING ADDRESS 1875 Woodland Avenue

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 1875 Woodland 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) Karensa Mallory
6547 Rocky Den Road
Reynoldsburg OH 43068

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Edna I. Cranford 614-252-2914

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) NC Area Commission
Carlton Frater
2107 Bancroft, Columbus OH 43219

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 Edna I. Cranford

Sworn to before me and signed in my presence this 20th day of Feb, in the year 2016

Rev B. M. W.

09/23/2017

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



BRANDON M. WHEELER
Notary Public, State of Ohio
My Comm. Expires 09-23-2017

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

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APPLICANT

Edna Cranford
1875 Woodland Avenue
Columbus, Ohio 43219

PROPERTY OWNER

Karen Mallory
6547 Rocky Den Road
Reynoldsburg OH43068

AREA COMMISSIONER

NC Area Commission
C/O Carlon Fraley
2107 Bancroft Street
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

Evangelic Gospel Tabernacle
1867-871 Woodland Avenue
Columbus OH 43219

Francis West
1885 Woodland Ave
Columbus OH 43219

Dorothy Pounds
2055 Salado Creek Dr
Columbus OH 43218

Marie L Wilson
1898 Broken Lance Dr
Columbus OH 43218

Steven A Hairston
1904 Broken Lance Dr
Columbus OH 43218

Anika Jackson
1910 Broken Lance Dr
Columbus OH 43218

Jim Rentals
5282 Cleveland
Columbus OH 43231

Morning Ray Properties LLC
2375 N Glenville Dr
Richardson TX 75082

Donald R and Hestor
Davis
1862 Woodland Ave
Columbus OH 43219

Bernard Oasby Jr
1880 Woodland Ave
Columbus OH 43219

James McMahon
1854 Woodland Ave
Columbus OH 43219

Jordan Baptist Church
1825 Woodland Ave
Columbus OH 43219

Ernest Bell
1894 Woodland Ave
Columbus OH 43219

Marianne McCullough
1888 Woodland Avenue
Columbus OH 43219

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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 # CV16-013

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Edna I Cranford

of (COMPLETE ADDRESS) 1875 Woodland Avenue, Columbus OH 43219

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. <u>Edna I Cranford</u> <u>1875 Woodland Avenue</u> <u>Columbus OH 43219</u>	2. <u>Karensa Mallory</u> <u>6547 Rocky Den Road</u> <u>Reynoldsburg OH 43068</u>
3.	4.

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

SIGNATURE OF AFFIANT Edna I Cranford

Sworn to before me and signed in my presence this 20th day of Feb, in the year 2016

Brandon M. Wheeler

SIGNATURE OF NOTARY PUBLIC

09/23/2017

My Commission Expires

Notary Seal Here



BRANDON M. WHEELER
Notary Public, State of Ohio
My Comm. Expires 09-23-2017

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City of Columbus Zoning Plat



CV16-013

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: 010019418

Zoning Number: 1875

Street Name: WOODLAND AVE

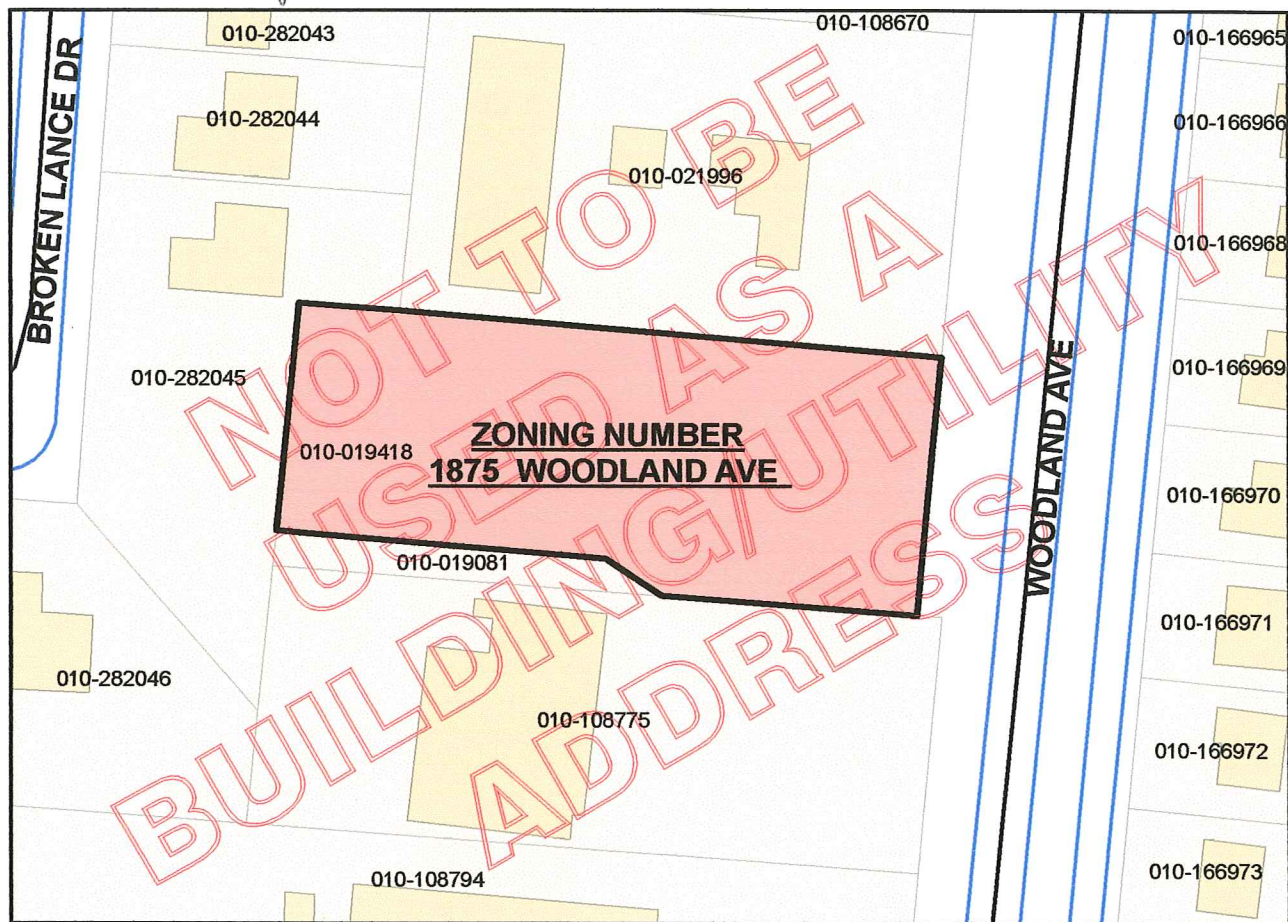
Lot Number: N/A

Subdivision: N/A

Requested By: KARENSA MALLORY

Issued By: *Alfred Carron*

Date: 11/14/2012



SCALE: 1 inch = 75 feet

GIS FILE NUMBER: 11774

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

Exhibit A

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

BEING PART OF LOT "E" OF THE PLAT OF PARTITION OF THE LANDS OF WINDSOR ATCHENSON AND BEING PART OF THE TRACT CONVEYED TO ALFRED A BUONI AND PATRICIA BUONI IN D.B. 2590, PAGE 66, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WOODLAND AVENUE 1042.64 FEET NORTH OF A RAILROAD SPIKE LOCATED IN THE SOUTH LINE OF SAID LOT "E" WHERE SAID SOUTH LINE INTERSECTS THE CENTER LINE OF WOODLAND AVENUE, SAID BEGINNING POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 11 OF AN UNRECORDED PLAT OF WOODLAND AVENUE PARCELS;

THENCE NO 86 DEG 22' 00" W., 142.55 FEET ALONG THE SOUTHERLY LINE OF LOT NO. 11 TO A RAILROAD SPIKE AND PASSING AN IRON PIN IN THE WEST RIGHT-OF-WAY OF WOODLAND AVENUE;

THENCE NO 55 DEG 39' 40" W., 24.57 FEET TO A RAILROAD SPIKE;

THENCE N. 86 DEG 22' 00" W., 126.00 FEET TO AN IRON PIN;

THENCE N. 5 DEG 07' 00" E., 88.94 FEET TO AN IRON PIN IN THE NORTH LINE OF LOT NO. 11;

THENCE S 86 DEG 22' 00" E., 290.00 FEET PASSING AN IRON PIN IN THE WEST RIGHT-OF-WAY

LINE OF WOODLAND AVENUE TO A POINT IN THE CENTERLINE OF WOODLAND AVENUE;

THENCE S. 5 DEG 07' 00" W., ALONG THE CENTERLINE OF WOODLAND AVENUE 101.49 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.636 ACRES, MORE OR LESS.

DEED REFERENCE: 3083/384

Vol. 12-19418

LESS AND EXCEPT:

PARCEL 1WD

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING PART OF LOT "E" OF THE PLAT OF PARTITION OF THE LANDS OF WINDSOR ATCHESON AND BEING PART OF THE TRACT CONVEYED TO ALFRED A. BUONI AND PATRICIA BUONI IN DEED BOOK 2590, PAGE 66, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WOODLAND AVENUE NORTH 04 DEG 41' 00" EAST, 1042.64 FEET NORTH OF A RAILROAD SPIKE LOCATED IN THE SOUTH LINE AT SAID LOT "E" WHERE SAID SOUTH LINE INTERSECTS THE CENTERLINE OF WOODLAND AVENUE, SAID BEGINNING POINT BEING THE SOUTHEASTERLY CORNER OF LOT 11 OF AN UNRECORDED PLAT OF WOODLAND AVENUE PARCELS, AND BEING STATION 130 PLUS 59.50 IN THE CENTERLINE OF SURVEY OF WOODLAND AVENUE:

THENCE ALONG THE GRANTORS SOUTHERLY PROPERTY LINE NORTH 86 DEG 48' 00" WEST A DISTANCE OF 40.01 FEET TO A POINT 40.00 FEET LEFT OF STATION 130 PLUS 52.46 IN SAID CENTERLINE OF SURVEY;

THENCE NORTH 04 DEG 41' 00" EAST A DISTANCE OF 101.49 FEET TO A POINT ON THE GRANTORS NORTHERLY PROPERTY LINE, SAID POINT BEING 40.00 FEET LEFT OF STATION 131 PLUS 63.95 IN SAID CENTERLINE OF SURVEY;

THENCE ALONG THE GRANTORS NORTHERLY PROPERTY LINE SOUTH 86 DEG 48' 00" EAST A DISTANCE OF 40.01 FEET TO A POINT IN THE GRANTORS EASTERLY PROPERTY LINE AND THE CENTERLINE OF WOODLAND AVENUE STATION 131 PLUS 64.99 IN SAID CENTERLINE OF SURVEY;

THENCE ALONG THE CENTERLINE OF WOODLAND AVENUE AND THE GRANTORS EASTERLY PROPERTY LINE SOUTH 04 DEG 41' 00" WEST A DISTANCE AT 101.49 FEET TO THE POINT OF BEGINNING CONTAINING 0.0932 ACRES MORE OR LESS INCLUDING THE PRESENT ROAD WHICH OCCUPIES 0.0899 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD ~~BE THE SAME MORE~~ OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

CW
P. 20

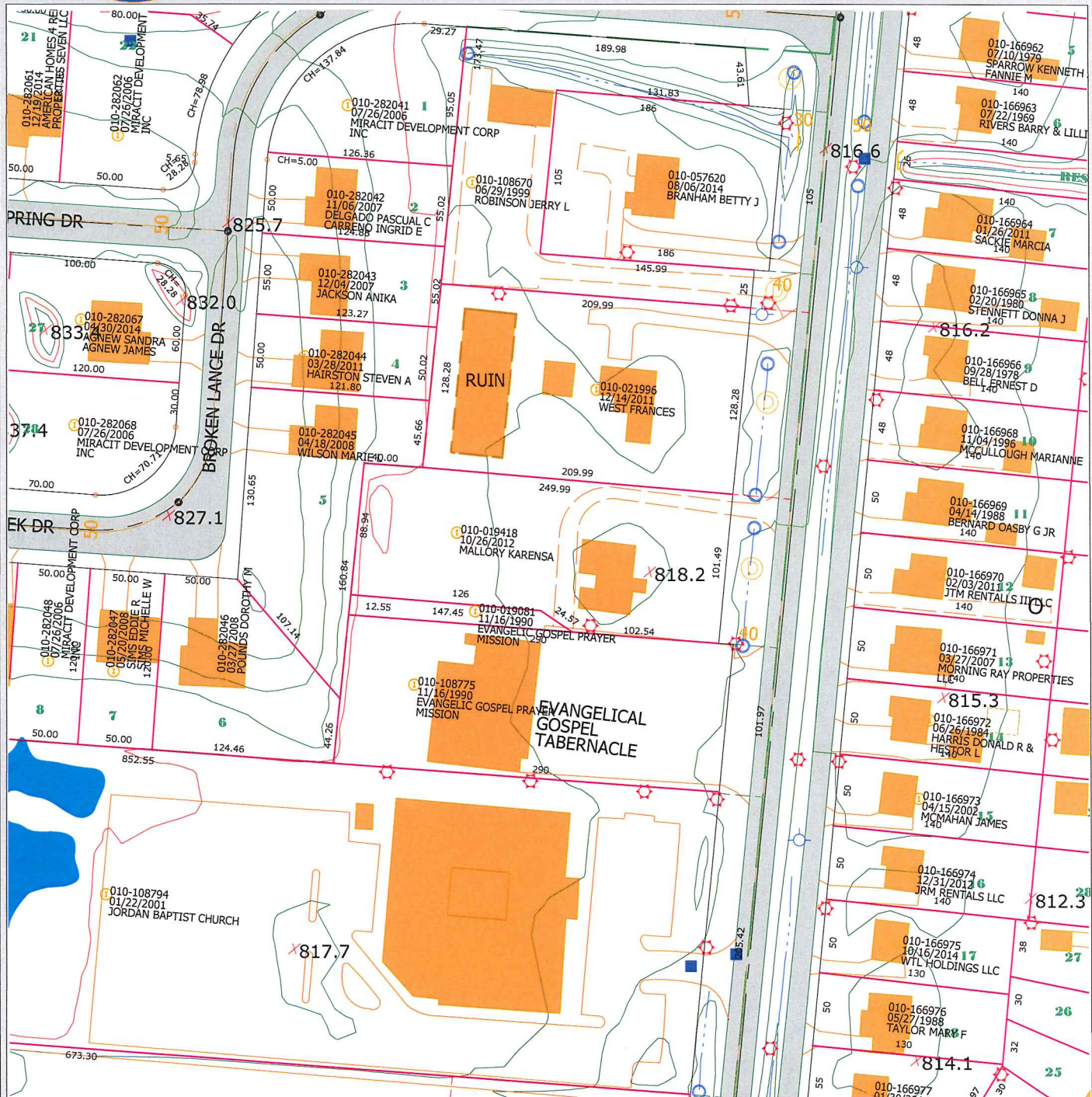
CV16-013



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 2/10/16



Disclaimer

Scale = 100

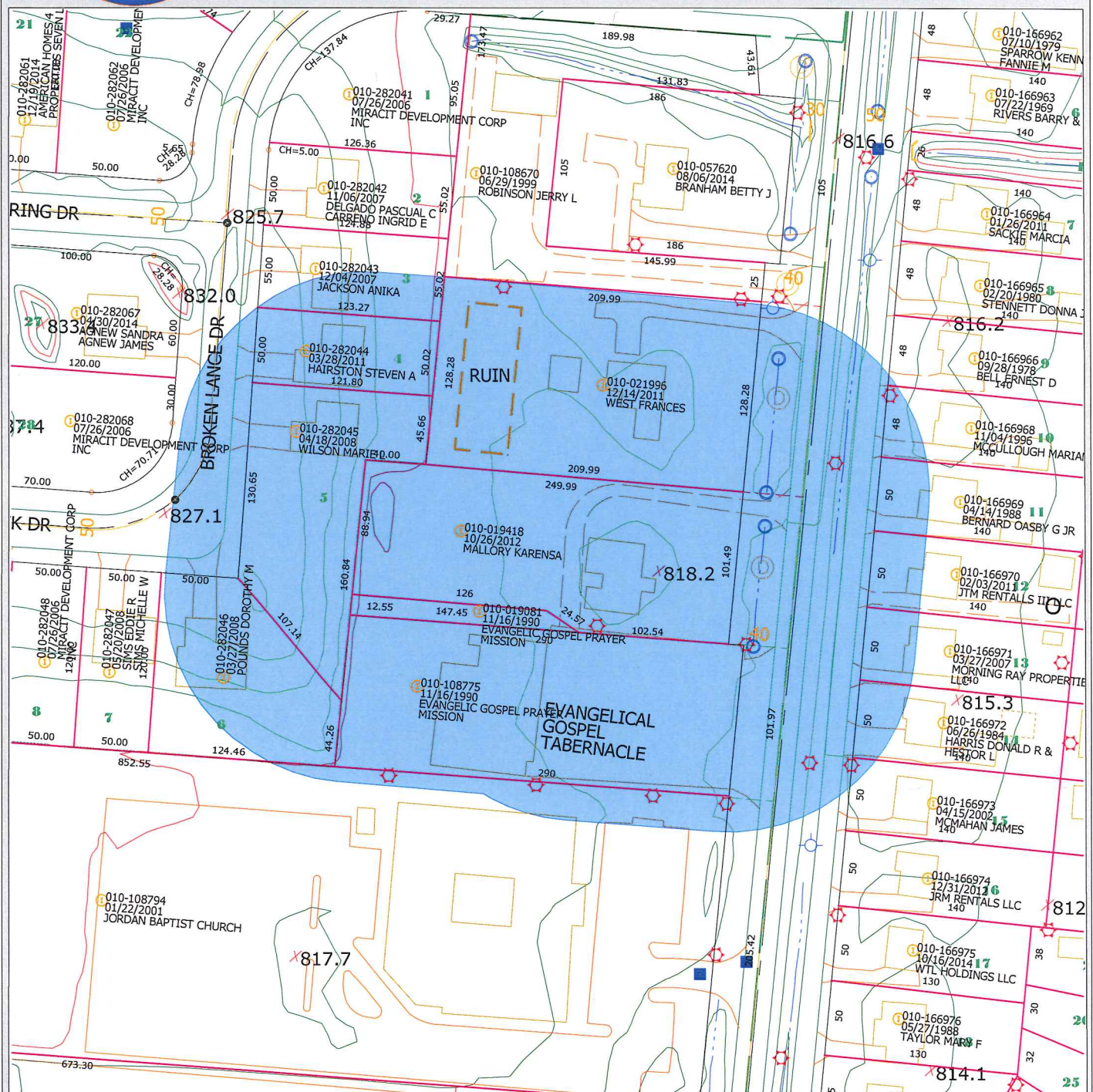


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

Real Estate / GIS Department

MAP ID: S

DATE: 2/10/16



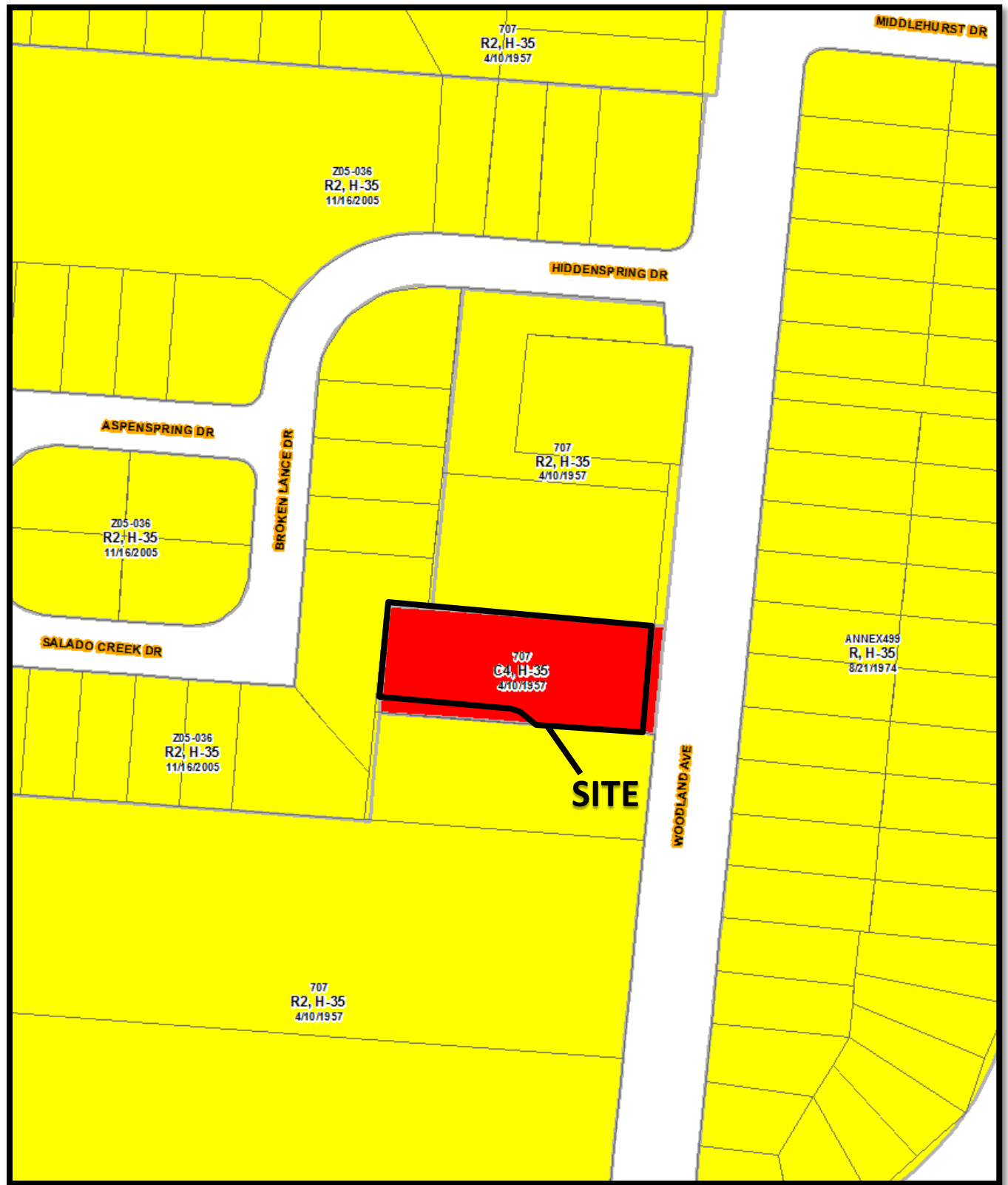
Disclaimer

Scale = 98'

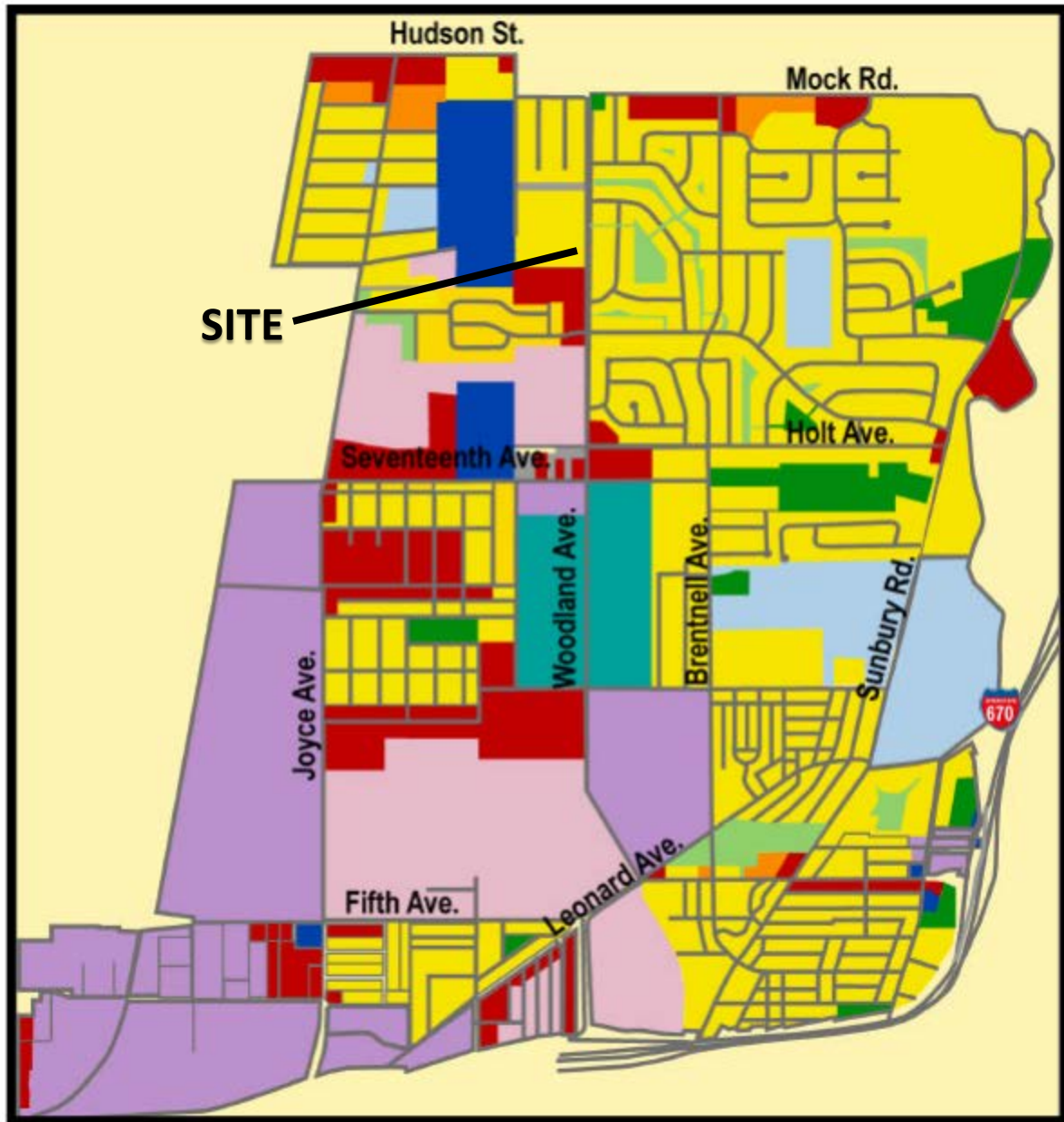
Grid
North

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Real Estate / GIS Department



CV16-013
1875 Woodland Avenue
Approximately .55 acres



Proposed Land Use

- Neighborhood Commercial Services
- Light Manufacturing
- Multi-family Residential
- Public/Institutional
- Single-family Residential
- Open Space
- Office/Light Manufacturing
- Parkland
- Cemetery
- School

CV16-013
 1875 Woodland Avenue
 Approximately .55 acres



CV16-013
1875 Woodland Avenue
Approximately .55 acres