

**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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

OFFICE USE ONLY

Application Number: CU16-020 Date Received: 3-8-16  
Application Accepted by: JB+TD Fee: \$320  
Comments: Assigned to James Burdin; JBurdin@columbus.gov; 614-645-1341  
Shannon Pine; spine@columbus.gov; 614-645-2208

**LOCATION AND ZONING REQUEST:**

Certified Address (for zoning purposes only): 1581 PARSONS AVE Columbus Zip: 43207

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: 010033527

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

Current Zoning District(s): C-4

Area Commission or Civic Association: South side

Proposed Use or reason for Council Variance request: Single dwelling

Acreage: 0.12

**APPLICANT:**

Name: Dashrath Kodhe laj Phone Number: 614 206-8362 Ext.:

Address: 4991 Mengel Ln City/State: Hilliard Zip: 43026

Email Address: Cenci16@live.com Fax Number:

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

Name: ~~Dashrath~~ ALPETT PROPERTIES Phone Number: 614 206-8362 Ext.:

Address: 4991 Mengel Ln City/State: Hilliard Zip: OH

Email Address: cenci16@live.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: Dashrath Kodhe laj

PROPERTY OWNER SIGNATURE: Naze Velu ALPETT PROPERTIES LLC

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

**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:**

see attached

Signature of Applicant

Dashnor Kodhe loj

Date

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Statement of Hardship

The subject property of this council variance application is comprised of a single lot of land under the following Franklin County Auditor's Tax Parcel Number: 010-033527-00 (The Site). The site is a single home, according to the zoning put by the city of Columbus. The property currently contains C4 commercial zoning classification, as a result i cannot get conventional finacial for this property and granting this variance will not change the essential character of the site in relation to the surrounding properties. Additional this change will not impact government services to the property.

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**AFFIDAVIT** (See instruction sheet)

Application Number: CV16-020

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Naze Velin  
of (1) MAILING ADDRESS ~~1581 E Mohler~~ 4991 Mengel Ln Hilliard OH 43026

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 1581 PARSON AVE Columbus OH 43207

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

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Dashner Rodhe Kay  
4991 Mengel Ln  
Hilliard OH 43026

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

614-206-8362 Cell

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

(5) CURTIS Davis Southside Accounting  
584 E Mohler St  
Columbus OH 43207

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 Dash Rodhe

Sworn to before me and signed in my presence this 17 day of Feb, in the year 2016  
Rev [Signature]

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 7-17-2018

Notary Seal Here



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

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**APPLICANT**

Dashnor Kodhelaj  
1581 east markison AV  
Columbus, Ohio, 43026

**PROPERTY OWNER**

Same as Applicant

**ATTORNEY/AGENT**

None

**AREA COMMISSION**

NAME

ADDRESS

CITY, STATE ZIP-CODE

**SURROUNDING PROPERTY OWNERS**

Jessica DeLong  
398 E Markison AV  
Columbus, Ohio, 43026

Souren Soumbatiants  
402 E Markison AV  
Columbus, Ohio, 43026

Devin Russell  
406 E Markison AV  
Columbus, Ohio, 43026

Arnold Reinhardt  
410 E Markison AV  
Columbus, Ohio, 43026

Adrian /Flutura Taraj  
409 ½ E Markison AV  
Columbus, Ohio, 43026

Karen Mitchell  
403 E Markison AV  
Columbus, Ohio, 43026

City Of Columbus  
399 E Markison AV  
Columbus, Ohio, 43026

Mary Saunders  
Parsons AV  
Columbus, Ohio, 43026

Dashnor Kodhelaj  
1593 S Parsons AV  
Columbus, Ohio, 43026

Alpett Properties LLC  
1581 S Parsons AV  
Columbus, Ohio, 43026

Mullins Virginia Ann  
1575-1577 S Parsons AV  
Columbus, Ohio, 43026

Ohio State Local Union 45  
1571 S Parsons AV  
Columbus, Ohio, 43026

Hand Charles Richard  
1564-1572 S Parsons AV  
Columbus, Ohio, 43026

Cole DG Columbus OH LLC  
1596 S PARSON AV  
Columbus, Ohio, 43026

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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 # CV16-020

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dashnor Kodhelay  
of (COMPLETE ADDRESS) 1581 PARSONS AVE 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. <u>Dashnor Kodhelay</u> <u>1581 PARSONS AVE</u> <u>Columbus OH 43207</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT DASH KODHE

Sworn to before me and signed in my presence this 17 day of Feb., in the year 2016

[Signature]  
SIGNATURE OF NOTARY PUBLIC

7-17-2018  
My Commission Expires



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Conveyance
Mandatory- 250
Permissive- 250 <i>SK</i>
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

8.



201509100127092  
 Pgs: 1 \$48.00 T20150065237  
 09/10/2015 11:27AM BXSTEMART  
 Terry J. Brown  
 Franklin County Recorder

CV16-020

TRANSFERRED

SEP 09 2015

18414

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

File No.: 01032-17677

2 of 2 JA

QUIT CLAIM DEED

Mary Jo McNamara, Trustee of the Joan E. McNamara Revocable Trust dated January 29, 2009 and Mary Jo McNamara, Successor Trustee of the Edward J. McNamara Revocable Trust dated January 29, 2009, for valuable consideration received, grants to Alpetti Properties, L.L.C., whose tax mailing address is: 1581 Parsons Ave Columbus OH 43207 the following described real estate:

Situated in the City of Columbus, County of Franklin and State of Ohio:

Being Lot Number Forty-three (43) in Emily Stewart's Subdivision, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5 page 167, Recorder's Office, Franklin County, Ohio.

Property Address: 1681 Parsons Avenue, Columbus, OH 43207

Parcel Number: 010-033627

Prior Instrument Reference: Dead Book 3395, page 879, Official Record 25639106, Instrument Number 200902050014847 and Instrument Number 200902050014847, of the Franklin County, Ohio Records.

Executed this 4th day of September, 2015.

GRANTOR: <i>Mary Jo McNamara</i> <i>Successor Trustee</i> Mary Jo McNamara, Successor Trustee of the Edward J. McNamara Revocable Trust, dated January 29, 2009	GRANTOR: <i>Mary Jo McNamara</i> <i>Successor Trustee</i> Mary Jo McNamara, Successor Trustee of the Joan E. McNamara Revocable Trust, dated January 29, 2009
--	--

State of Ohio, County of Franklin

The foregoing deed was acknowledged before me this 4th day of September, 2015, by Mary Jo McNamara, Trustee of the Joan E. McNamara Revocable Trust dated January 29, 2009 and Mary Jo McNamara, Successor Trustee of the Edward J. McNamara Revocable Trust dated January 29, 2009.

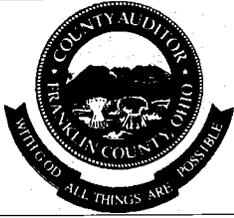
*Sharon Warren*  
 Notary Public  
 My Commission Expires: 7-21-18

This instrument was prepared by:  
 Joseph E. Buddo  
 Attorney at Law  
 259 W. Schrock Road  
 Westerville, OH 43081

SHARON A. WARREN  
 No. 01WA4862974  
 Notary Public, State of New York  
 Qualified in St. Lawrence County  
 My Commission Expires 07/21/2018

Stewart Title Agency  
 of Columbus Box

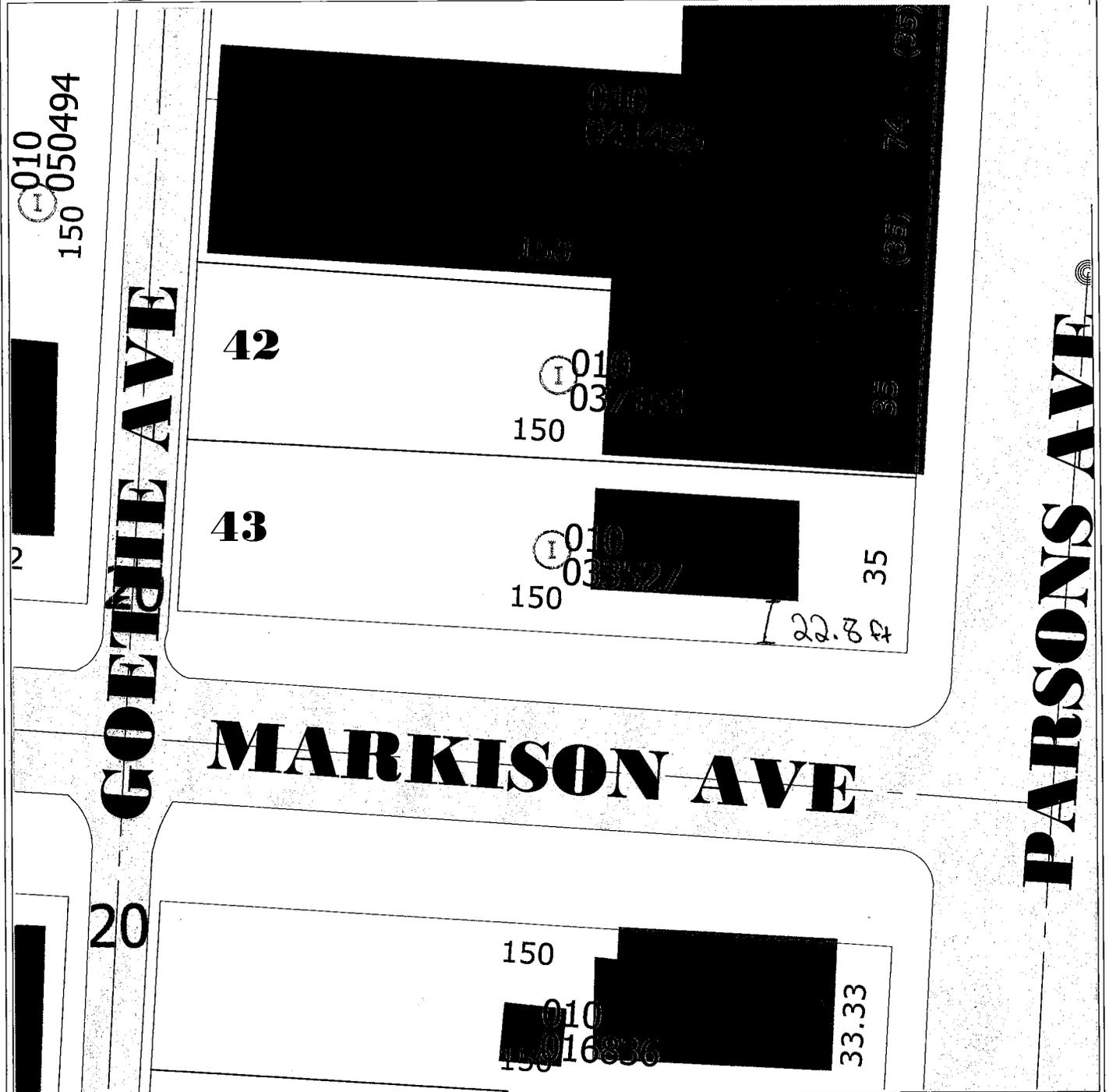
CV16-020



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 2/16/16



Disclaimer

Scale = 30

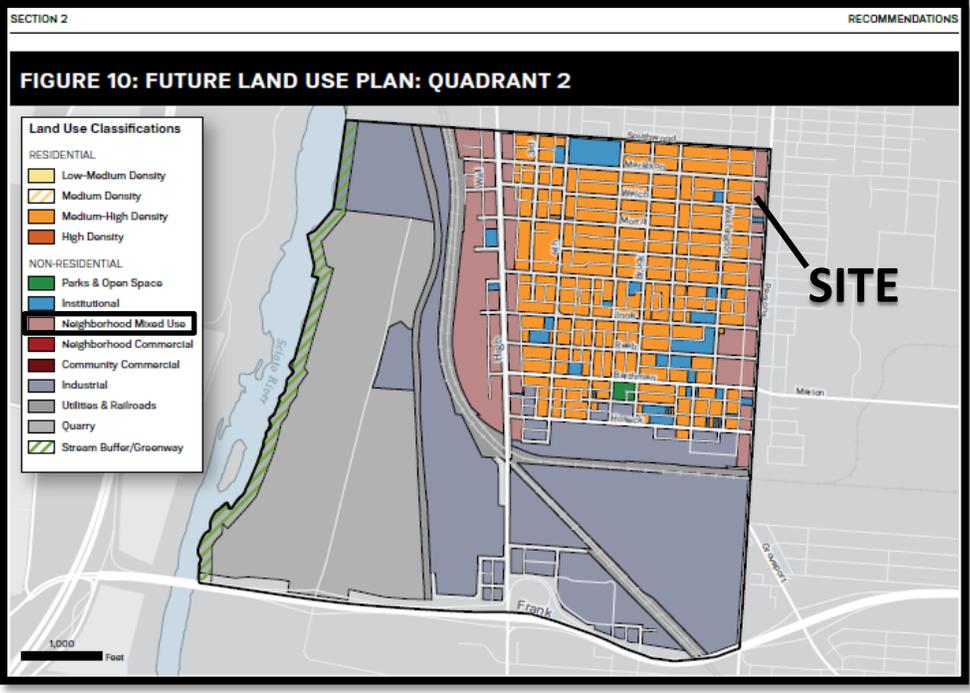


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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



CV16-020  
1581 Parsons Avenue  
Approximately 0.12 acres



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