

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: CV16-036 Date Received: 5-25-16

Application Accepted by: TD mm 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): 21 EAST FRANKFORT ST., COLS, OH Zip: 43206

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: 010-019468-00

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

Current Zoning District(s): C4

Area Commission or Civic Association: Brewery District

Proposed Use or reason for Council Variance request: 3 Family Residential

Acreage: 6265 SF / 0.14 acres.

APPLICANT:

Name: Daniel M. Laron Phone Number: 614-560-4851 Ext.: _____

Address: 4009 James River Rd City/State: New Albany, OH Zip: 43054

Email Address: MKLColumbus@insight.rr.com Fax Number: _____

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

Name: John Nemeth Phone Number: 614-443-4866 Ext.: _____

Address: 21 EAST FRANKFORT ST. City/State: COLUMBUS, OHIO Zip: 43206

Email Address: _____ 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 [Signature]

PROPERTY OWNER SIGNATURE [Signature]

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:

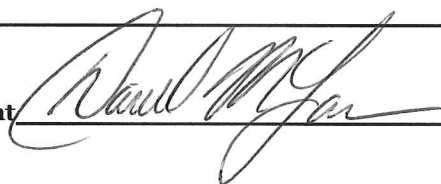
While this is a mix-use neighborhood, it is primarily residential and is adjacent to majority residential use.

We are asking that this building be converted to a 3-family, residential, privately owned building in keeping with the neighborhood.

Residential use is less intrusive in the neighborhood and these owner/occupied condos would be appropriate.

please see attachment of variances.

Signature of Applicant



Date

5-24-2016

CV16-036

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List of variances for application.

3356.03

C4 PERMITTED USE TO ALLOW FOR
RESIDENTIAL ON FIRST FLOOR IN C4
DISTRICT.

3356.11

C4 DISTRICT SETBACK LINE
TO ALLOW THE EXISTING SETBACK ALONG
S. PEARL AND E FRANKFORT OF 6" TO
REMAIN.

3332.19

FRONTING TO ALLOW A DWELLING TO NOT
FRONT A PUBLIC STREET.

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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 # CU16-036

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Daniel M. Lavon
of (COMPLETE ADDRESS) 21 EAST FRANKFORT STREET, COLUMBUS, OHIO 43206
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. JOHN C. NEMETH AND ASSOC. 21 EAST FRANKFORT ST. COLUMBUS, OHIO 43206 4 EMPLOYEES JOHN C. NEMETH 614-443-4866	2.
3.	4.

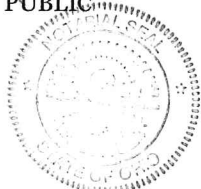
☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 19 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires no expiration



DAVID A. HERD, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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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: 010019468

Zoning Number: 21

Street Name: E FRANKFORT ST

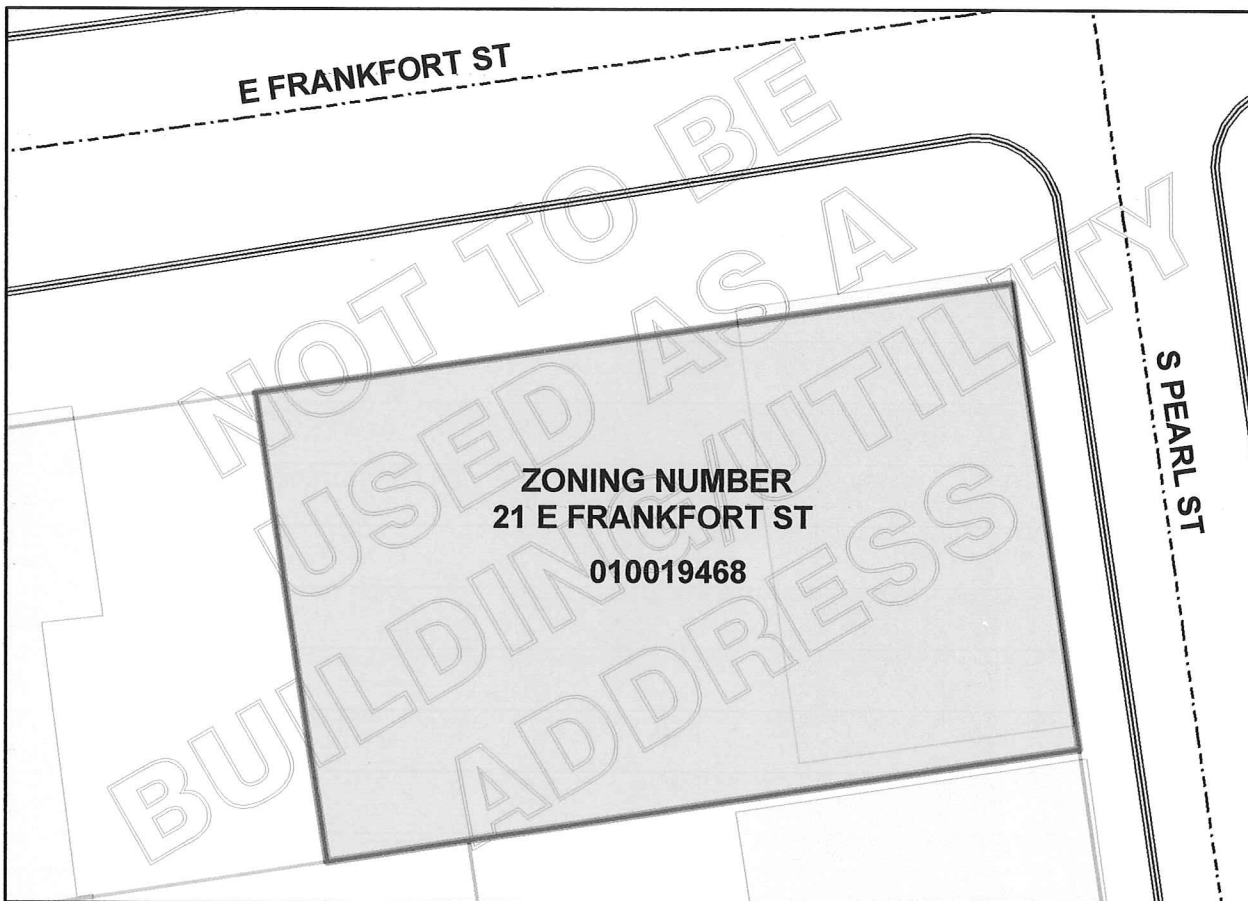
Lot Number: N/A

Subdivision: N/A

Requested By: JULIET BULLOCK ARCHITECTS (JULIET BULLOCK)

Issued By: *Edyana Amarian*

Date: 5/20/2016



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

SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 65075

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AFFIDAVIT (See instruction sheet)

Application Number: CU16-036

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Daniel M. Laron

of (1) MAILING ADDRESS 4009 James River Rd., New Albany, Ohio 43054

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 21 East Frankfort St., Columbus, OH 43206

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

(4)

JOHN NEMETH

AND MAILING ADDRESS

21 EAST FRANKFORT ST.

COLUMBUS, OHIO 43206

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

DANIEL M. LARON

614-560-4851

AREA COMMISSION OR CIVIC GROUP

(5)

BREWERY DISTRICT

AREA COMMISSION ZONING CHAIR

JAMES GOODMAN

OR CONTACT PERSON AND ADDRESS

50 WEST GAY ST., COLUMBUS, OH 43215

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

[Signature]

Sworn to before me and signed in my presence this 24 day of May, in the year 2016

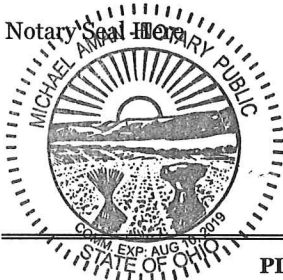
Rev

[Signature]

08/10/19

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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

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Agent for Applicant
Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Applicant
Dan and Michele Lavon
4009 James River Road
New Albany, Ohio 43054

Julie Stanley
Julie Stanley
740 S. Pearl Street
Columbus Ohio 43206

Zion Evangelical Luthern
750 S. High Street
Columbus Ohio 43206

Kathryn Seringer
758 S. Pearl Street
Columbus Ohio 43206

Charles and Amanda Walker
40 East Frankfort
Columbus Ohio 43206

Joseph Huber
540 W. 2nd Street
Columbus Ohio 43201

Mark and Jennifer Hunt
724 S. High Street
Columbus Ohio 43206

James Goodman
50 W. Gay Street, 1st Floor
Columbus, OH 43215

Aaron Moses
655 Macon Alley
Columbus Ohio 43206

COPY FOR
application

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

Being one hundred (100) feet, in equal width throughout, off the entire East side of Lot 13 of C.P. JAEGER'S THIRD ADDITION to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 41, page 260, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set in the South line of East Frankfort Street (66.0 feet wide), and West line of South Pearl Street (33.0 feet wide), and which said iron pin represents the Northeast corner of said Lot 13; thence South along the East line of said Lot 13, and West line of South Pearl Street, a distance of 62.65 feet to an iron pin representing the Southeast corner of said Lot 13, (62.50 feet, plus 0.15 surplus by actual field survey = 62.65 feet); thence West along the South line of said Lot 13, 100.00 feet, to an iron pin; thence North, parallel to the East line of said Lot 13, 62.65 feet to an iron pin set in the North line of said lot 13, and South line of said East Frankfort Street; thence East along the North line of said Lot 13, and South line of East Frankfort Street 100.00 feet to the place of beginning.

J-23

ALL 010-19462

J. L. R.

12-27-86

Exhibit "A"
COTCO 86-110

CU16-036

CONVEYANCE TAX
\$ 18.80
ROGER W. TRACY, JR.
FRANKLIN COUNTY AUDITOR

VOL 3750 PAGE 327
NITSCHKE BROS.

TRANSFERRED

SEP 7 1979

ROGER W. TRACY, JR.
AUDITOR
FRANKLIN COUNTY, OHIO

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: That JAMES L. GRAHAM and
PHYLLIS JEAN GRAHAM, his wife,

26056

of the City of Hilliard, County of Franklin
and State of Ohio, Grantor, in consideration of the sum of (\$1.00)
One and no/100-----Dollars
to them paid by JOHN C. NEMETH

of the City of Columbus, County of Franklin
and State of Ohio, Grantee, the receipt whereof is hereby acknowledged, do hereby
GRANT, BARGAIN, SELL and CONVEY, to the said Grantee, JOHN C. NEMETH

101

his heirs and
assigns forever, 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 one hundred (100) feet, in equal width throughout, off the entire
East side of Lot 13 of C.F. JAEGER'S THIRD ADDITION to the City of
Columbus, as the same is numbered and delineated upon the recorded
plat thereof, of record in Deed Book 41, page 280, Recorder's Office,
Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set in the South line of East Frankfort Street
(66.0 feet wide), and West line of South Pearl Street (33.0 feet wide),
and which said iron pin represents the Northeast corner of said Lot 13;
thence South along the East line of said Lot 13, and West line of South
Pearl Street, a distance of 62.65 feet to an iron pin representing
the Southeast corner of said Lot 13, (62.50 feet, plus 0.15 surplus
by actual field survey = 62.65 feet); thence West along the South line
of said Lot 13, 100.00 feet, to an iron pin; thence North, parallel
to the East line of said Lot 13, 62.65 feet to an iron pin set in
the North line of said Lot 13, and South line of said East Frankfort
Street; thence East along the North line of said Lot 13, and South line
of East Frankfort Street 100.00 feet to the place of beginning subject
to all easements of public record, and of record in respective utility
offices; the interest being conveyed consisting of an undivided one-half
($\frac{1}{2}$) interest in said described real estate.

Subject to conditions and restrictions of record, if any.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto be-
longing to the said Grantee, JOHN C. NEMETH

his heirs and assigns forever.

And the said Grantors, JAMES L. GRAHAM and PHYLLIS JEAN GRAHAM, his wife,

for themselves and their heirs
do hereby covenant with the said Grantee, JOHN C. NEMETH

his heirs and assigns, that he is lawfully seized of the premises
aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER.
EVER.

CU16-036

MYERS SURVEYING Co.
2740 East Main Street, Columbus 9 (Bexley), Ohio

2740 East Main Street, Columbus 9 (Bexley), Ohio

LOT 13

C.F. JAEGER'S 3rd. ADD'N.

COLUMBUS, OHIO

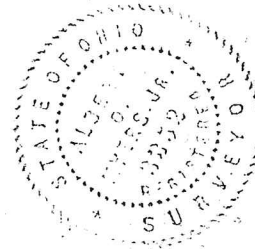
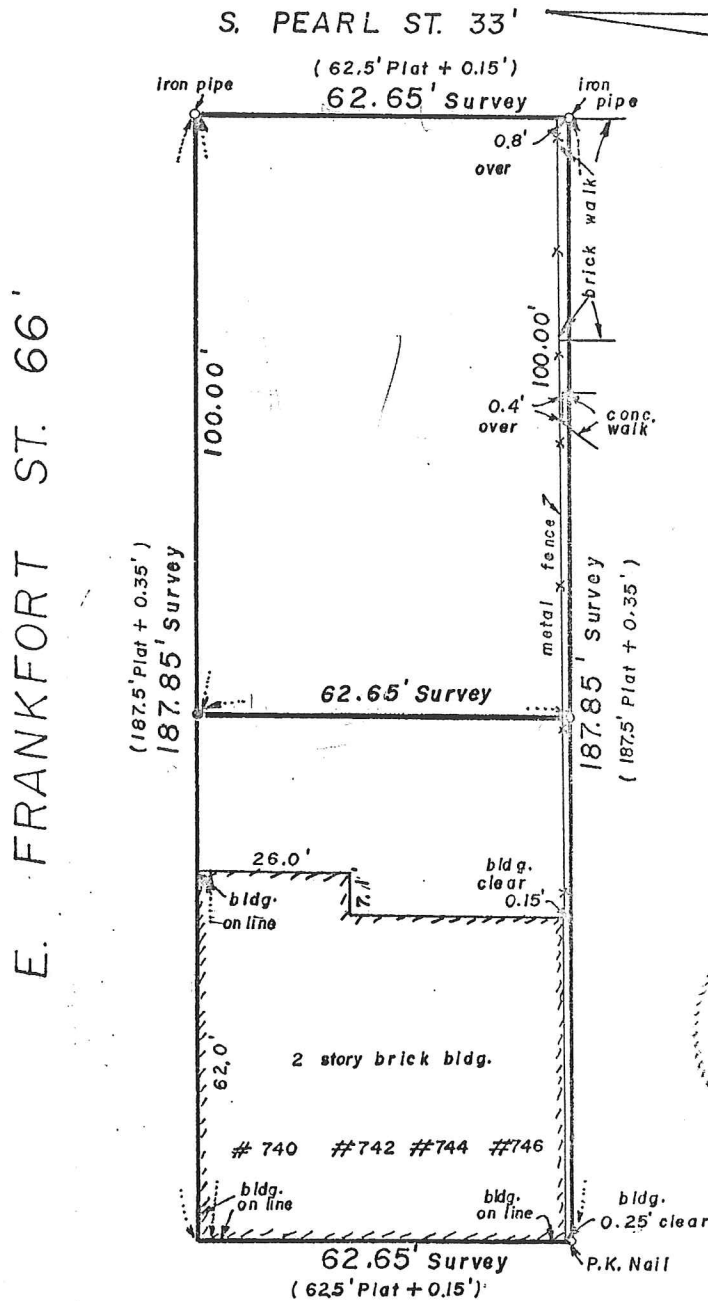
FOR

MR. STEVÉ WITTMAN

D B. 41 Page 280
Scale 1"=25'

Franklin Co. Rec. Office

10 . 29 . '77



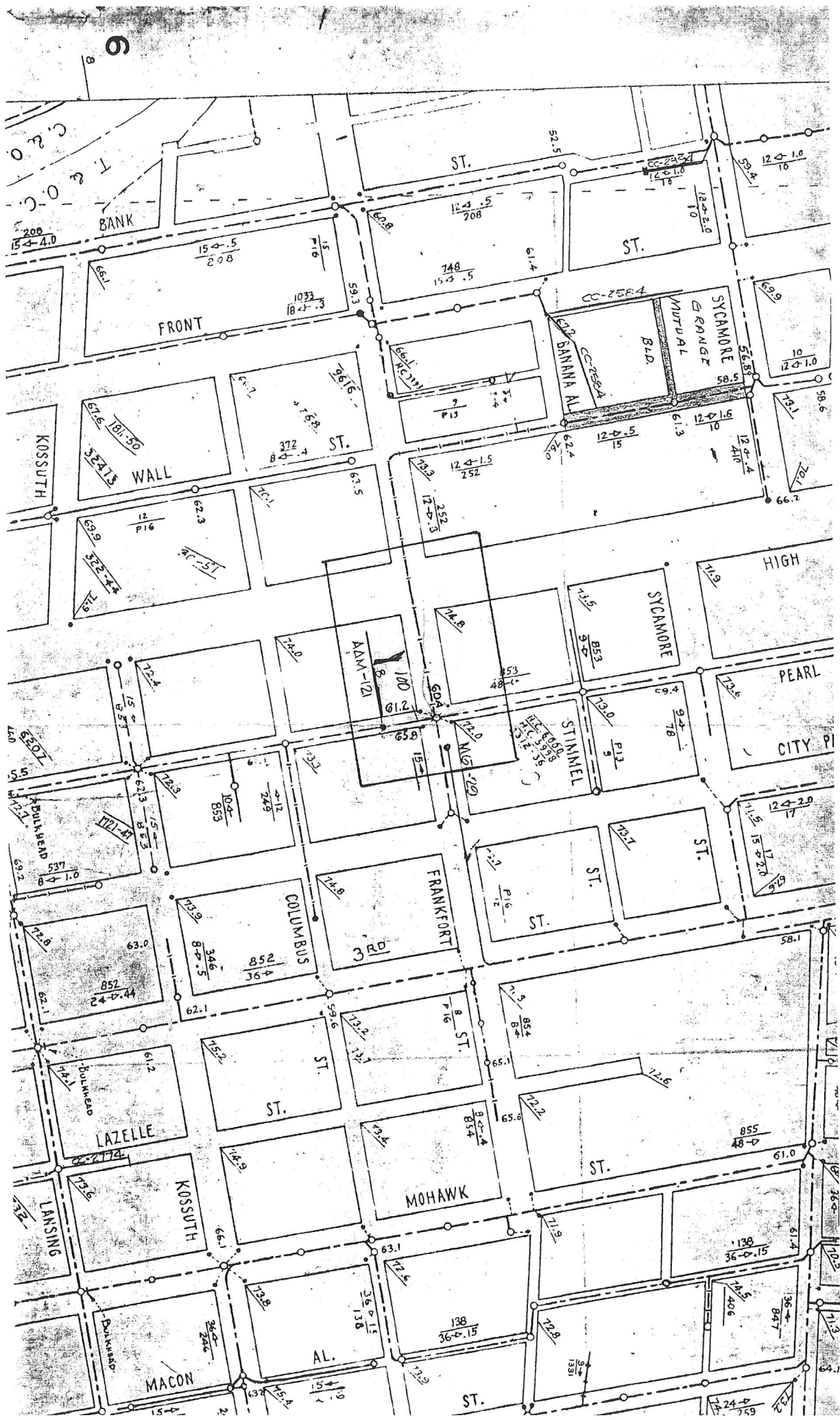
S. HIGH ST. 100'

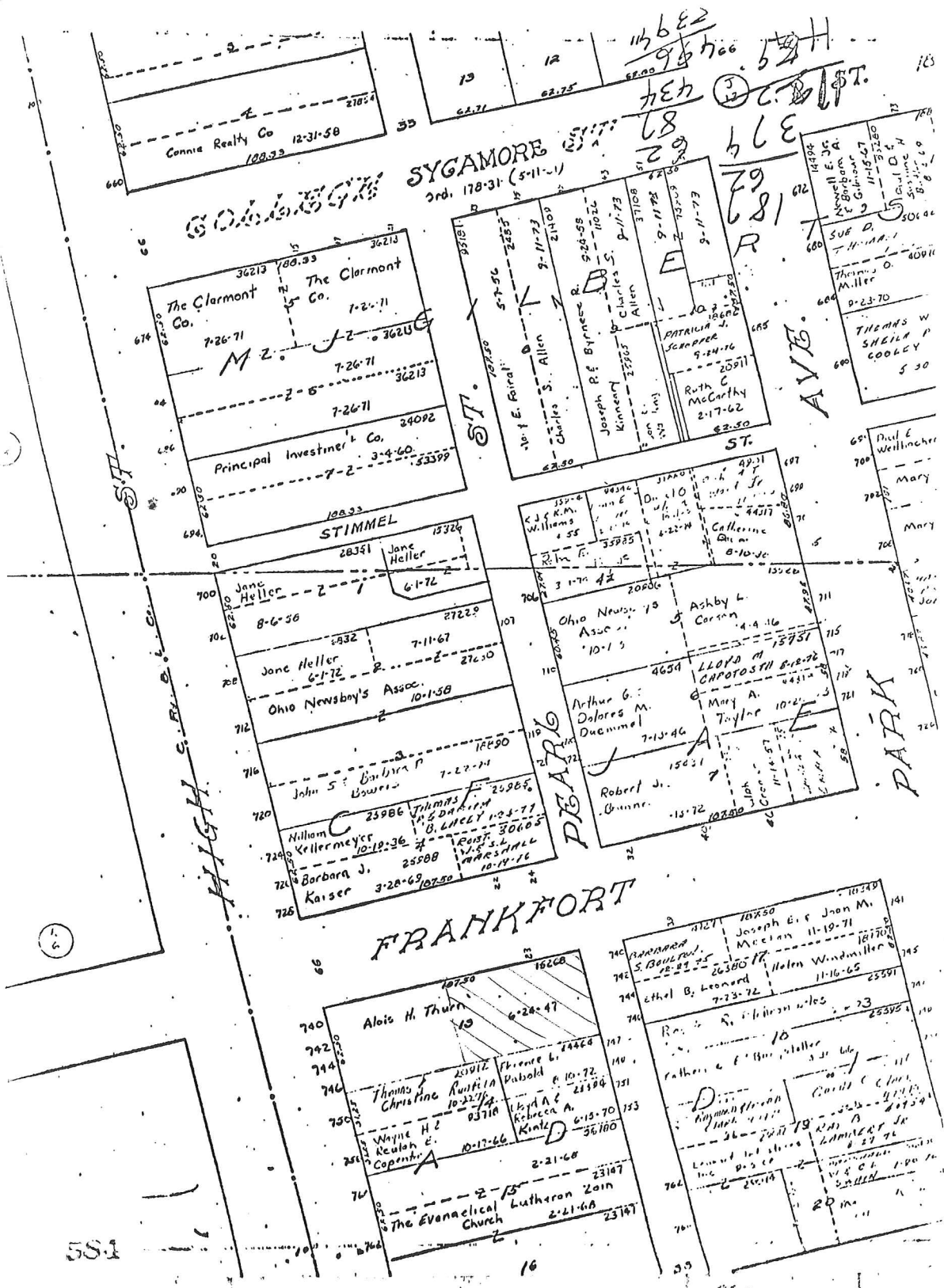
We hereby certify that the foregoing plat was prepared from an actual survey of the premises. No side line of principal building is less than dimension shown. Iron pins not set unless indicated

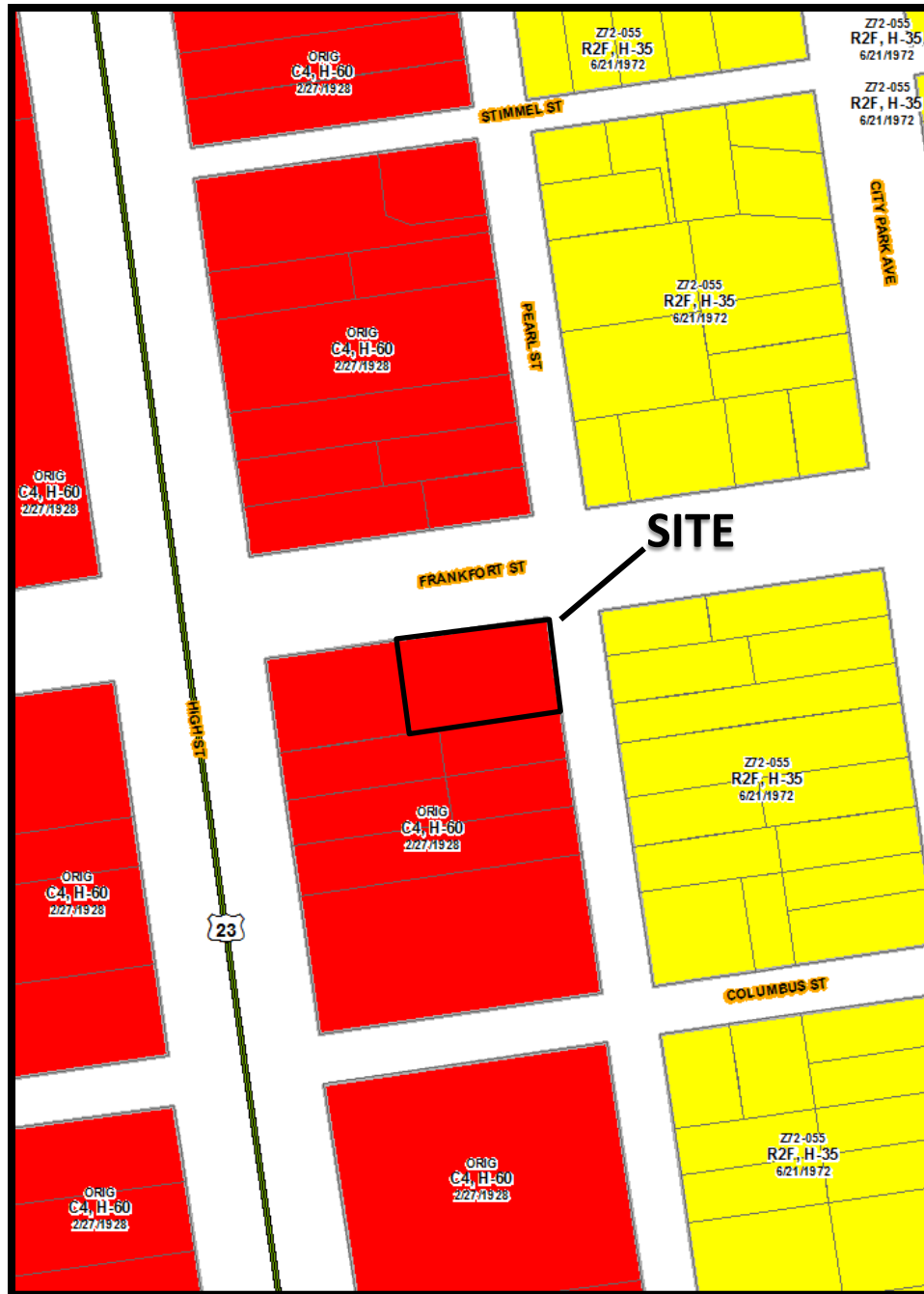
MYERS SURVEYING CO.

BY Edgar Myers Jr.
Registered Surveyor

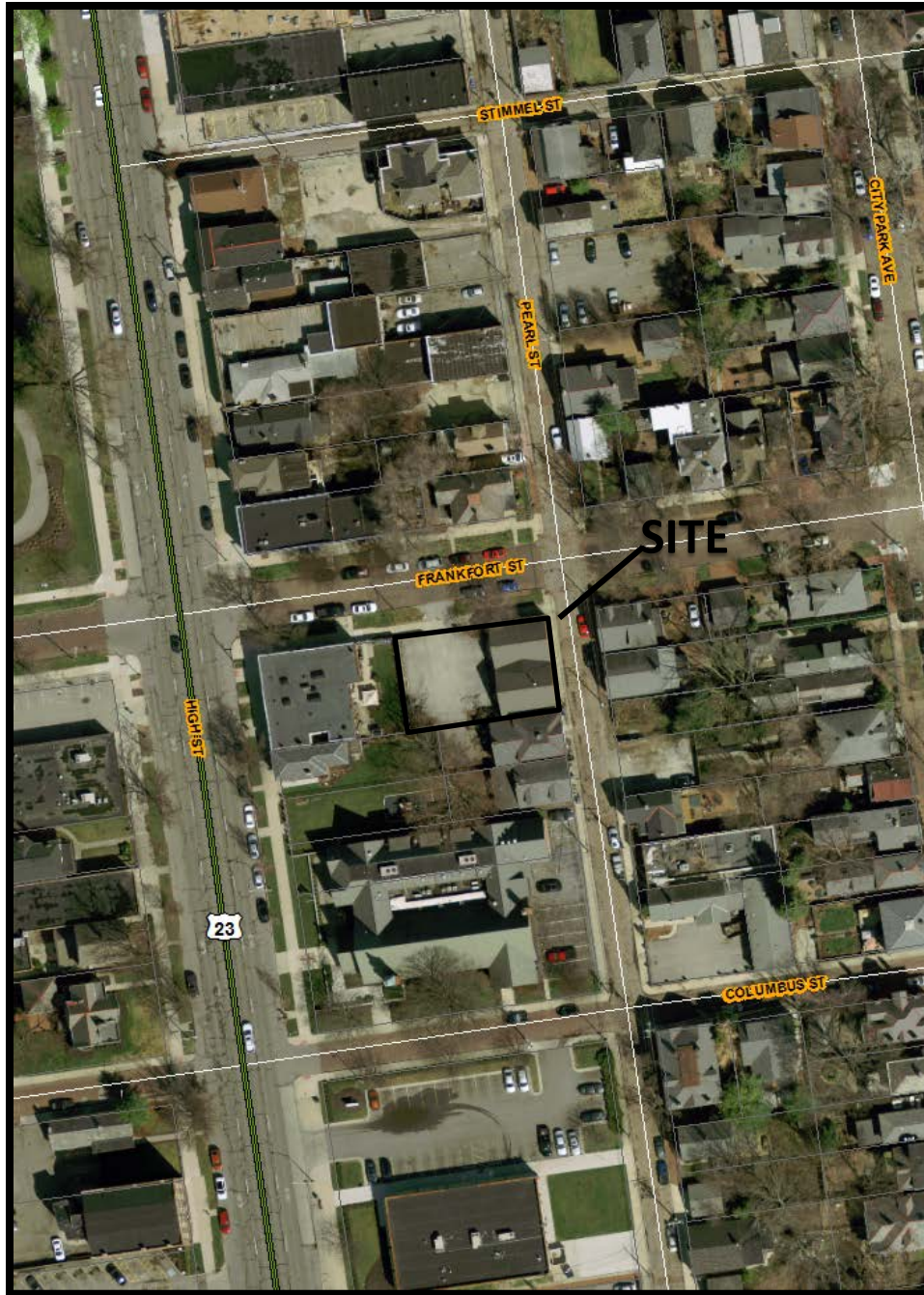
(U16-036







CV16-036
21 East Frankfort Street
Approximately 0.14 acres



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21 East Frankfort Street
Approximately 0.14 acres