

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 (SECOND)

Application Number: CV16-040

Date Received: 5-31-16

Application Accepted by: TD + mm

Fee: \$1,600

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): 210-216 Thurman Avenue

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: 010-050602, 010-065185, & 010-029003

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

Current Zoning District(s): E72-055, Residential, R2F, 6/27/72, H-35

Area Commission or Civic Association: German Village Commission

Proposed Use or reason for Council Variance request:

Change of Uses and Zoning Variances for Manufacturing (3312.25) and Parking Space Minimum (3312.49)

Acreage: 0.39 Acres

APPLICANT:

Name: Richard Alan Sicker

Phone Number: (614) 581-8504 Ext.: ---

Address: 4254 Tuller Road, Dublin,

City/State: Dublin, Ohio Zip: 43017

Email Address: Rick_Sicker@att.net

Fax Number: (614) 761-0717

PROPERTY OWNER(S)

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

Name: Rebecca J. Milnes

Phone Number: --- Ext.: ---

Address: 222 Thurman Ave

City/State: Columbus, Ohio Zip: 43206

Email Address: rmilnes@one.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

PROPERTY OWNER 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.

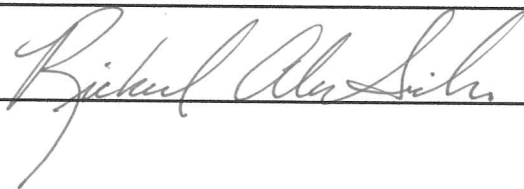
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

The existing buildings on these three (3) parcels have been historically retail and apartment residential uses well before the universal zoning change to Residential, R2F, in 1972. Not allowing a change of use would be a hardship.

Parking is also difficult due to these existing buildings and parcels being landlocked in an urban and historic district. Variances are needed to maximize parking while reducing the requirements to allow for the requested uses.

Signature of Applicant



Date

5/27/16

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AFFIDAVIT (See instruction sheet)

Application Number: CU16-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

Richard Alan Sicker

of (1) MAILING ADDRESS

RAS Civil Engineering, 4254 Tuller Road, Dublin, OH 43017

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

210-216 Thurman Avenue (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) Rebecca J. Milnes

AND MAILING ADDRESS

222 Thurman Avenue

Columbus, Ohio 43206

APPLICANT'S NAME AND PHONE #

Richard Alan Sicker

(same as listed on front application)

(614) 581-8504

AREA COMMISSION OR CIVIC GROUP

(5) German Village Commission

AREA COMMISSION ZONING CHAIR

50 West Gay St, Columbus, OH 43215

OR CONTACT PERSON AND ADDRESS

Attn: Cristin Moody

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

27

day of

May

in the year

2016

Rev

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



MARCIA HOCK expires six (6) months after the date of notarization.

Notary Public, State of Ohio

My Commission Expires

May 5, 2018

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APPLICANT

RICKARD ALAN SICKER
RAS CIVIL ENGINEERING, LLC
4254 TULLER ROAD
DUBLIN, OHIO 43017

GERMAN VILLAGE HOLDINGS
769 SOUTH THIRD STREET
COLUMBUS, OHIO 43206

LINSKER HOLDINGS, LLC
10 EAST 17TH AVENUE
COLUMBUS, OHIO 43201

ZIAD SHAHEEN
5112 HARLEN ROAD
GALENA, OHIO 43021

VERA J. BLAINE
483 CRESTVIEW ROAD
COLUMBUS, OHIO 43202

GBK INVESTORS, LLC
144 REINHARD AVENUE
COLUMBUS, OHIO 43206

MARY CARTER
5309 RAMPART ROAD
COLUMBUS, OHIO 43207

DAVID D & MEGAN C DANIEL
247 EAST DESHLER AVENUE
COLUMBUS, OHIO 43206

KEVIN E NOESNER
3123 CRANSTON DRIVE
DUBLIN, OHIO 43017

PROPERTY OWNER

REBECCA J. MILNES
222 THURMAN AVENUE
COLUMBUS, OHIO 43206

SURROUNDING PROPERTY OWNERS

CHARLEEN K. MOLLI
232 THURMAN AVENUE
COLUMBUS, OHIO 43206

CHRISTA FOREMAN
4237 BROOK ROAD NW
LANCASTER, OHIO 43130

ZACHARY HART
IRISH PROPERTY HOLDINGS
8714 ROYAL OAK DRIVE
HOLLAND, OHIO 43528

DONALD P & LAURA MOXLEY
211-213 THURMAN AVENUE
COLUMBUS, OHIO 43206

AMANDDA L TIREY
221-223 THURMAN AVENUE
COLUMBUS, OHIO 43206

DAVID L CATTEE
106 EAST MITHOFF STREET
COLUMBUS, OHIO 43206

THERESA C HUTCHINGS
1113 BLACKBERRY ALLEY
COLUMBUS, OHIO 43206

BRONWEN B FORTIN
FORTIN HOLDINGS, LLC
P.O. BOX 6034
COLUMBUS, OHIO 43206

AREA COMMISSION

CRISTIN MOODY
GERMAN VILLAGE COMMISSION
50 WEST GAY ST., 4TH FLOOR
COLUMBUS, OHIO 43215

PHILIP RYAN ROBINSON &
MELISSA JIN LEE
200 EAST THURMAN AVENUE
COLUMBUS, OHIO 43206

DOUGLAS H. DURTHALER &
DALE J. DURTHALER
4939 SAWMILL ROAD
COLUMBUS, OHIO 43235

R. CHARLENE GAMMELL
1104 JAEGER STREET
COLUMBUS, OHIO 43206

MATTHEW MELE &
ALANA SHOCKEY
192 EAST THURMAN AVENUE
COLUMBUS, OHIO 43206

JUANITA K FURUTA
HISTORICAL HOMES V, LLC
13000 BEVELHEIMER ROAD
WESTERVILLE, OHIO 43081

GEORGE F & DORRIE E MAYER
941 ELAINE ROAD
COLUMBUS, OHIO 43227

RITA A HILSHEIMER
241 REDBUD ALLEY
COLUMBUS, OHIO 43206

PETER R STEVENS
237 EAST DESHLER AVENUE
COLUMBUS, OHIO 43206

CHRISTOPHER S & JULIA M
CANTZLER
198 EAST THURMAN AVENUE
COLUMBUS, OHIO 43206

CV16-040

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

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 # CV16-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Richard Alan Sicker

of (COMPLETE ADDRESS) RAS Civil Engineering, 4254 Tuller Road, Dublin, OH 43017

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>Rebecca J. Milnes</u> <u>222 Thurman Avenue</u> <u>Columbus, Ohio 43206</u>	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 27 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



MARCIA HOCK
Notary Public, State of Ohio
My Commission Expires
May 5, 2018

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RAS Civil Engineering, LLC

4254 Tuller Road ♦ Dublin ♦ Ohio ♦ 43017
614-581-8504 ♦ www.RASCivilEngineering.com

Legal Descriptions

210 Thurman Avenue, Parcel #010-050602:

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

Being Lot Number Twenty-Five (25) and Six (6) feet off of the west side of Lot Number Twenty-Six (26), excepting sixty-five (65) feet off the north ends thereof, in Deshlers, Thurman, and Bennett's Subdivision, as the same are shown of record in Plat Book 3, page 158, Recorder's Office, Franklin County, Ohio.

214-216 Thurman Avenue, Parcel #010-065185:

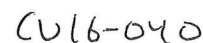
Situated in the State of Ohio, County of Franklin, and in the City of Columbus and bounded and described as follows:

Being Lot 36½ feet off of the east side of Lot Number Twenty-Six (26) in **Deshlers, Thurman, and Bennett's Subdivision** of Lot Numbers Forty-seven (47) to Eighty-three (83), inclusive of **Deshlers' and Thurman Addition** to the said City of Columbus, Ohio as the said Lot No. 26 is numbered and delineated upon the recorded plat in Plat Book 3, Page 158, Recorder's Office, Franklin County, Ohio EXCEPTING 65 feet off of the north end thereof.

220-222 Thurman Avenue, Parcel #010-029003:

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

Being Lot Number Twenty-seven (27) in **Deshlers, Thurman, and Bennett's Subdivision** of Lots Numbers Forty-seven (47) to Eighty-three (83), inclusive, of Deshlers and Thurman's Addition to the City of Columbus, Ohio, as said lot is numbered and delineated upon the recorded plat of said Subdivision, of record in Plat Book 3, page 158, Recorder's Office, Franklin County, Ohio.



HANDICAP PARKING SIGN DETAIL

BICYCLE RACK DETAIL
NO SCALE

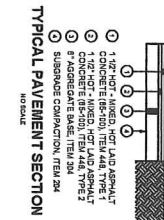


OHIO
Utilities Protection
SERVICE

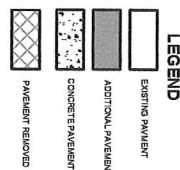
Call Before You Dig

1-800-362-2764

ALL TWO MORNING DAYS BEFORE YOU DIG
ON MEMBERS MUST BE CALLED DIRECTLY



TYPICAL PAVEMENT SECTION



LEGEND

FOR THE FUTURE OF POWER.

[illegible]

VICINITY MAP
NO SCALE

NOTES:
ALL DIVISIONS ARE TO BE PAID ON PAYMENT.

SANITARY SEWER NOTES:

PERMIT FROM SEWER PLANT OFFICE, 1101 BURLIN ROAD, 3RD FLOOR 674446400.

CALL THE BACKFLOW PREVENTION OFFICE AT 614-648-0377
INSURE THAT ALL SERVICES ARE PROPERLY PROTECTED.

0.385 AC. (16,773

POST-DEVELOPED IMPERVIOUS: 0.444 AC. (19,340 S

HISTORIC DISTRICT: GERMAN VILLAGE

FLOOD PLAIN NOTE

CONFERENCE NOTE
WE WILL COMPLY WITH SECTION 3312.21 SCREENS.

PHONE: (614) 515-5186
EMAIL: MARK@MODEARC.COM

PHONE: (614) 591-8504

REVISIONS

[illegible]

RAS CIVIL ENGINEERING, LLC
CIVIL ENGINEERING & SURVEYING SERVICES
4254 TULLER ROAD • DUBLIN • OHIO • 43017
614-581-8504 • RASLLC@AMERITECH.NET

Richard A. Sch 47802 05/27/16
REGISTERED ENGINEER NO. DATE

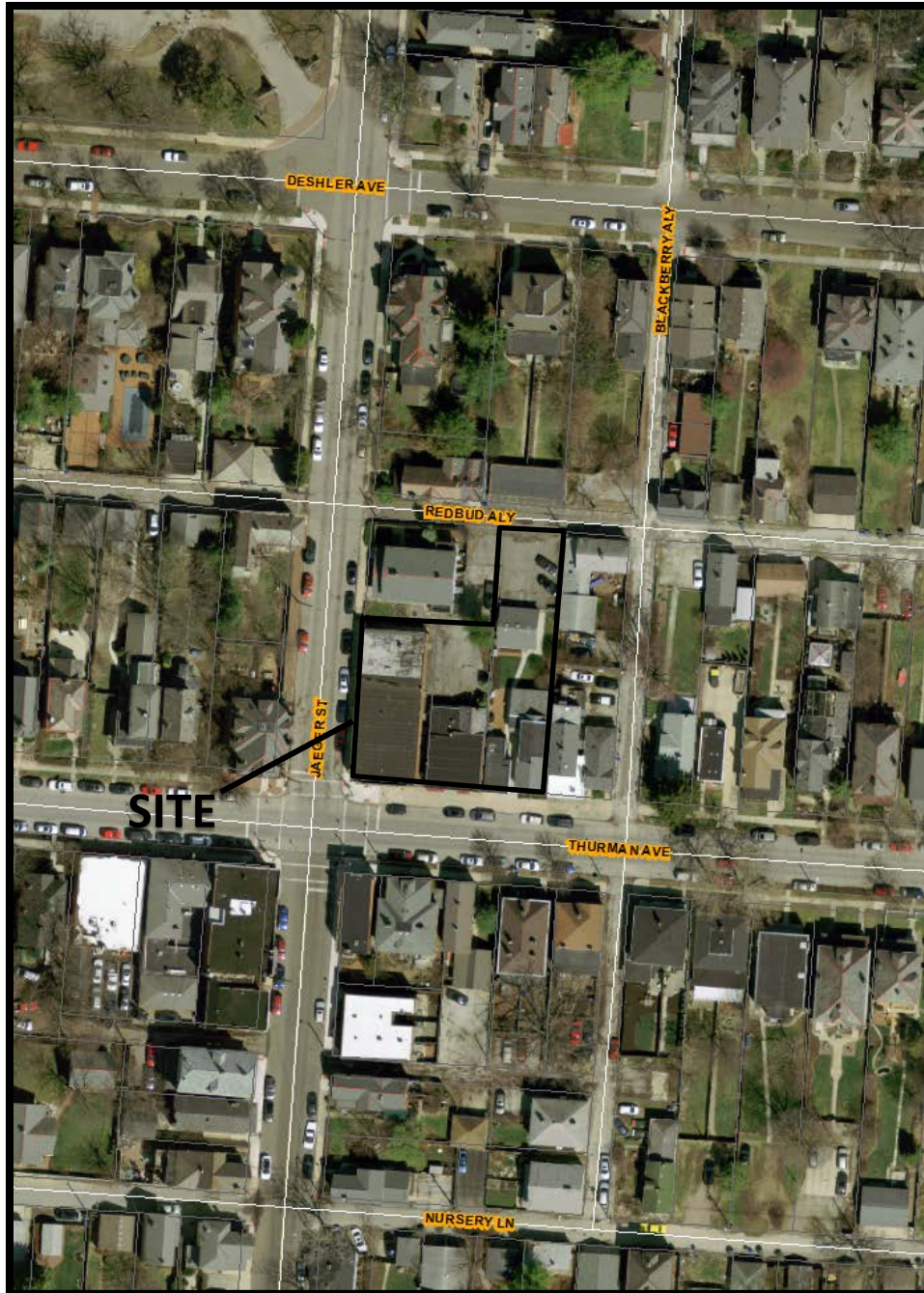
COLUMBUS, OHIO
THURMAN AVENUE MIXED USE
210-216 THURMAN AVE
SITE COMPLIANCE PLAN

JOB NO.:	16-11
DATE:	MAY, 2016
SCALE:	
HORIZONTAL:	1"=30'
VERTICAL:	N/A
SHEET NO.:	1 / 1

C2016-040



CV16-040
210-216 Thurman Avenue
Approximately 0.39 acres



CV16-040
210-216 Thurman Avenue
Approximately 0.39 acres