

OFFICE USE ONLY

Application Number: CV16-049 Date Received: 7/15/16
Application Accepted by: SP Fee: \$1280 (in conjunction with 215-035)
Comments: Assigned to Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2976 Lazar Rd. Grove City, OH Zip: 43123

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: 570-193906-00, 570-193905-00

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

Current Zoning District(s): R; pending L-M-2

Area Commission or Civic Association: Southwest Area Commission

Proposed Use or reason for Council Variance request:

Contractors Office

Acreage: 6.06

APPLICANT:

Name: Jeffrey L. LaValley Phone Number: 614-539-4670 Ext.: _____

Address: 3650 Mountview Rd City/State: Columbus, OH Zip: 43220

Email Address: jlaValley66@gmail.com Fax Number: 614-539-4672

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

Name: Lori Cross aka Lori LaValley Phone Number: 614-459-2029 Ext.: _____

Address: 3650 Mountview Rd City/State: Columbus, OH Zip: 43220

Email Address: my mama bird@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: [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

1216-049

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.

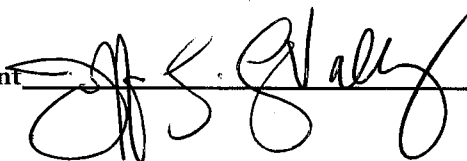
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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:

1. Applicant requests a variance from CCC 3312.13-Driveway, to permit a driveway width of less than 20 feet. At the sites entrance from Lazar Rd, a 320 foot paved driveway is provided leading to a gravel surface behind the storage/maintenance building. There is an existing paved parking area of 4 spaces adjacent to the main building with an additional space in front of the attached garage. Applicant herein requests a variance to permit a minimum driveway width of 12 feet to legitimize the as-build conditions. Applicant also requests a variance to CCC 3312.43-Required Surface, to permit a pre-existing gravel surface area behind the storage/maintenance building. This area will also be utilized as overflow parking for work trucks and/or equipment.

Signature of Applicant



Date 7/12/16

AFFIDAVIT (See instruction sheet)

Application Number: CV 16-049

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS Jeffrey L. LaValley
3650 Mountview Rd. Columbus, OH 43220

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 2976 Lazar Rd. Grove City, OH 43123

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and

Zoning Services, on (3) 7/15/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) Lori Cross aka Lori LaValley
3650 Mountview Rd.
Columbus, OH 43220

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Jeffrey L. LaValley
614-539-4670

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) Southwest Area Commission
Stefanie Coe

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 12th day of July, in the year 2016

Rev

(8) SIGNATURE OF NOTARY PUBLIC

03-02-2016
My Commission Expires

Notary Seal Here

My Comm. Expires March 02, 2019
Notary Public, State of Ohio
MARCIA R. MURRAY



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

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Please make checks payable to the Columbus City Treasurer

Jeffrey LaValley
2976 Lazar Road
Grove City, OH 43123

Lori Cross
3650 Mountview Rd.
Columbus, OH 43220

Area Commission

Stefanie Coe
1437 Wilson Ave.
Columbus, OH 43206

Surrounding Property Owners

Gary & Jean West
2999 Lazar Road
Grove City, OH 43123

Lowell Newsome V
1821 Tanis Drive
Grove City, OH 43123

Sussex Place, LLC
c/o Maronda Homes, Inc.
3966 Brown Park Dr Suite E
Hilliard, OH 43026

Charles E Mainous III
PO Box 145
Worthington, OH 43085

Columbus Auto Parts, LLC
6378 Meadow Glen Drive North
Westerville, OH 43082

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #

CV16-049

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

Jeffrey L. LaValley

of (COMPLETE ADDRESS)

3650 Mountview Rd. Columbus, OH 43220

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. Fountech 2976 Lazar Rd. Grove City, OH 43123 7 Employees Jeffrey L. LaValley 614-832-3882	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]
12th

Sworn to before me and signed in my presence this

day of

July

, in the year

2016

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

03-02-2017

Notary Seal Here



MARCIA R. MURRAY
Notary Public, State of Ohio
My Comm. Expires March 02, 2019

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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: 570193906

Zoning Number: 2976

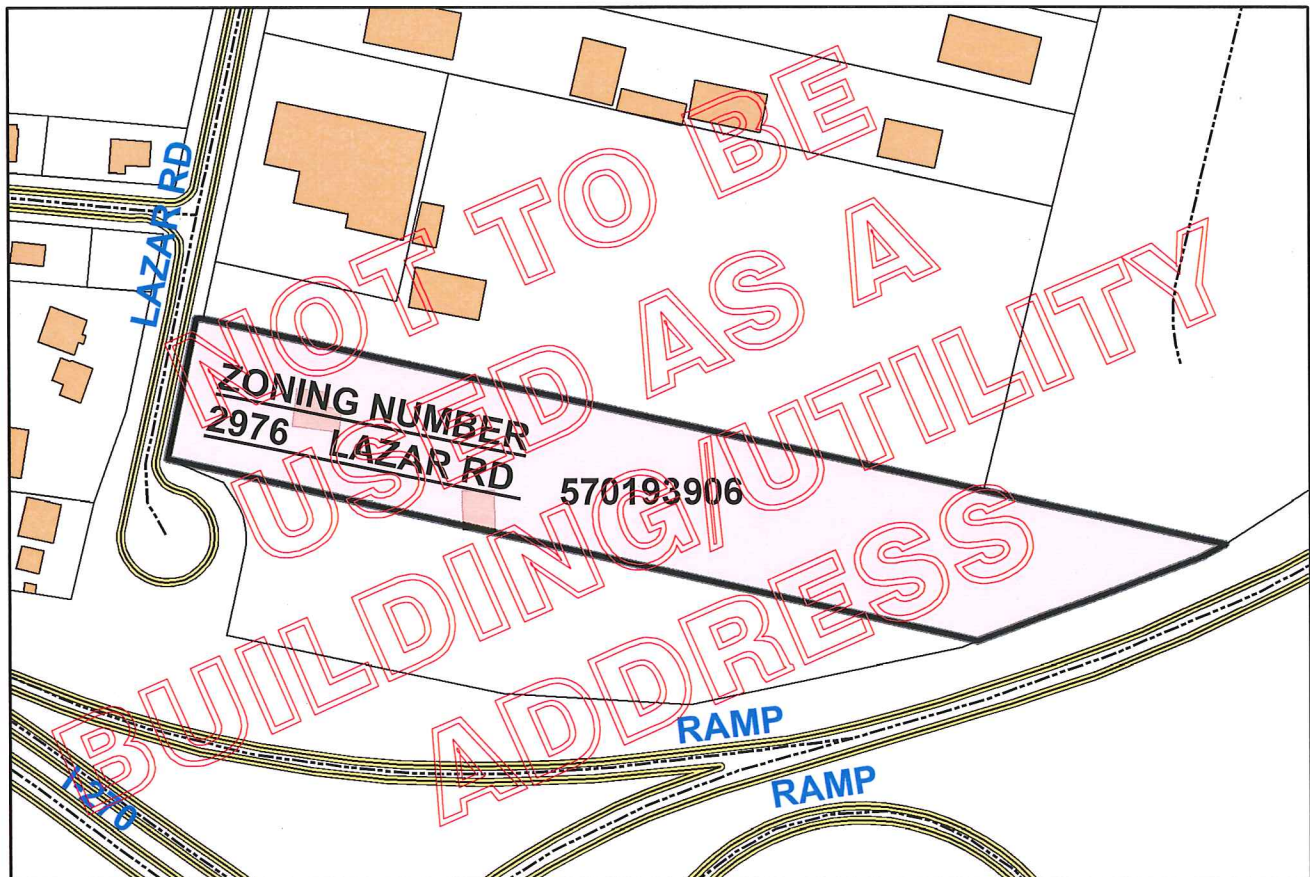
Street Name: LAZAR RD

Lot Number: N/A

Subdivision: N/A

Requested By: NEW AVENUE ARCHITECTS & ENGINEERS (MICHAEL MAISTROS)

Issued By: *Edyana Amarian* Date: 7/29/2015



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 39489

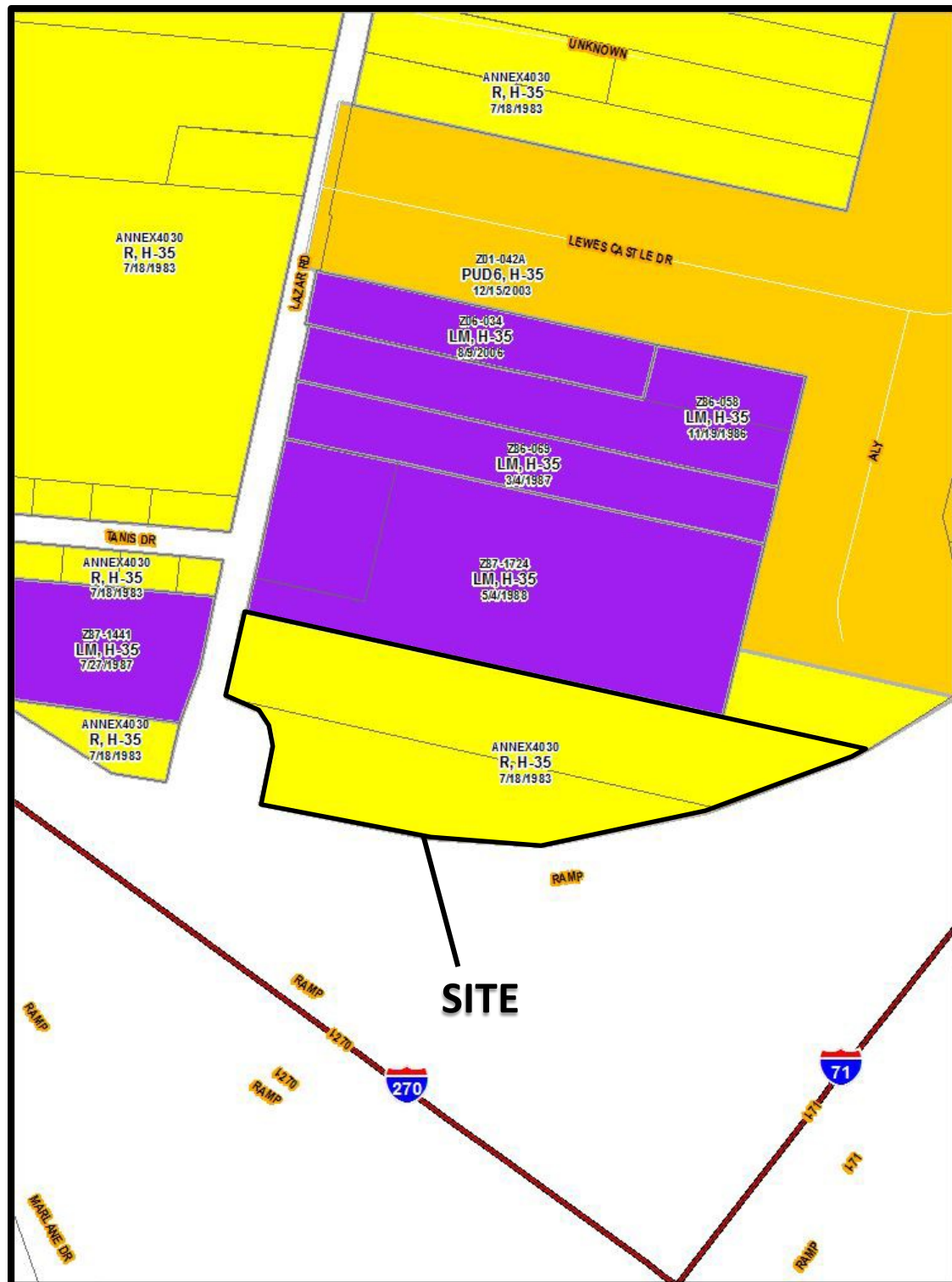
Legal Description of the Property

Parcel II:

Beginning at an iron pin in the West line of V.M.S. 426 and being South 35 deg. 42' 30" West 159.12 feet from an iron pin where the West line of V.M.S. 426 intersects the North line of V.M.S. 6843; thence along the West line of V.M.S. 426 South 35 deg. 42' 30" West 169.60 feet to an iron pin; thence North 77 deg. 04' West (passing an iron pin at 1335.23 feet) 1360.23 feet to a point in the centerline of a 50 foot roadway; thence along the centerline of said roadway North 13 deg. 04' East (passing an iron pin at 25 feet) 1425.6 feet to the place of beginning, containing 5 acres, more or less. Said parcel being known as Tract 38 of a certain unrecorded parcel plat.

Subject to the use of roadway 50 feet wide running from the Southwest corner of the above described Tract No. 2 northerly to Dyer Road, said roadway centerline being described as beginning at the Southwest corner of the above described Tract No. 2, along the centerline, North 13 deg. 02' East 1941.84 feet to an iron pin at an angle in the roadway; thence North 19 deg. 43' West 311.89 feet to an iron pin in the centerline of Dyer Road, being now dedicated as Lazar Road.

Note: The above information has been provided from a 1997 document from the property owner's records as a portion of a Deed of record in Deed Book 1591, Page 641, Recorder's Office, Franklin County, Ohio.



CV16-049
2976 Lazar Road
Approximately 6.06 acres

Future Land Use Map

The intent of the Southwest Area Plan's future land use map is to preserve open space along

stream channels, reinforce established residential areas, introduce office uses and revitalize Central Point and Southwest Square as the primary commercial nodes for the area.

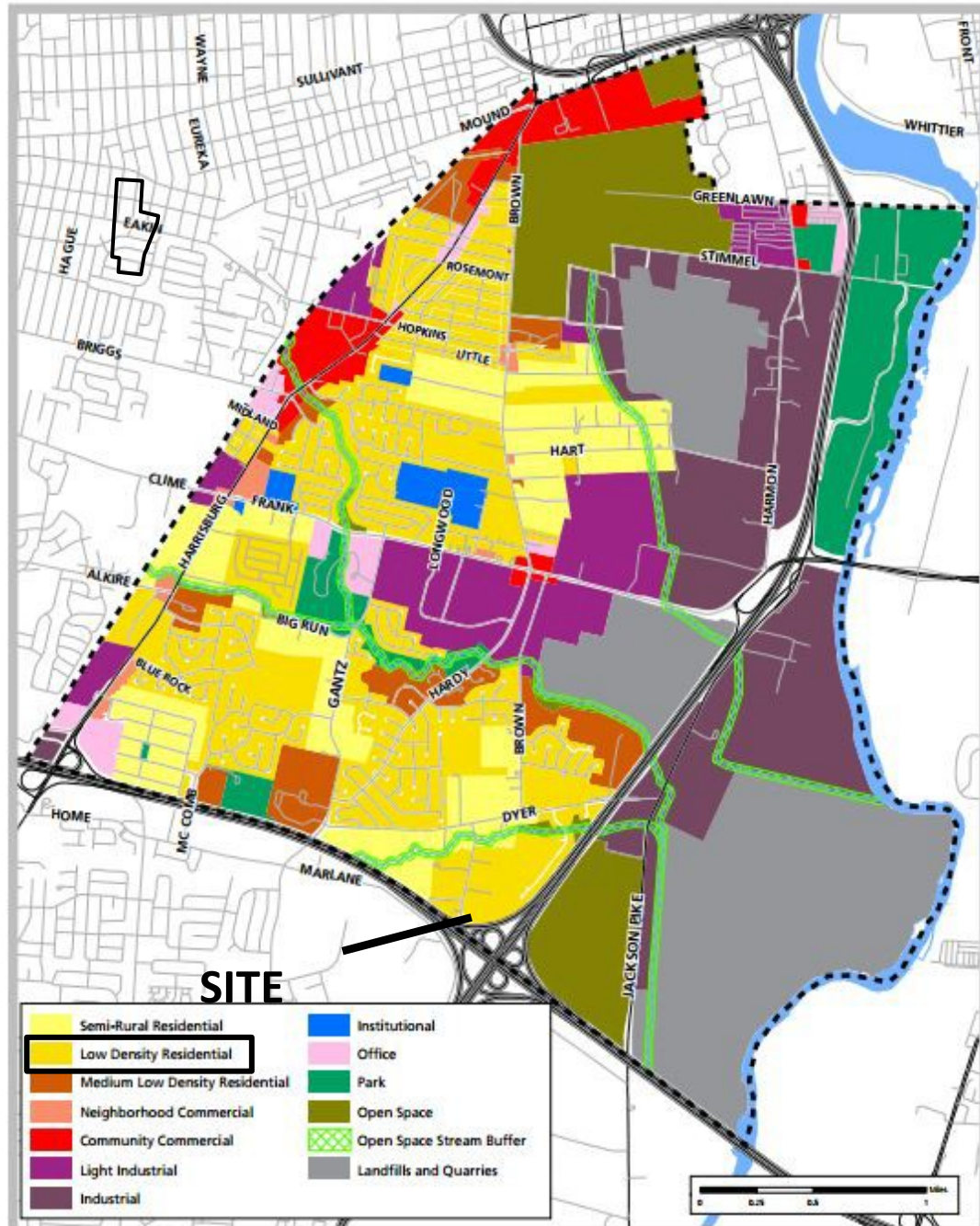


Figure 10: Future Land Use

CV16-049
2976 Lazar Road
Approximately 6.06 acres
Southwest Area Plan



CV16-049
2976 Lazar Road
Approximately 6.06 acres