



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Apr 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 588 E KOSSUTH ST COLUMBUS, OH

Mailing Address: PO BOX 6063

COLUMBUS OH 43206-0063

Owner: HNHF REALTY COLLABORATIVE

Parcel Number: 010043739

ZONING INFORMATION

Zoning: Z05-021, Residential, R2F

effective 2/23/2005, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-042 Date Received: _____

Application Accepted by: AF Fee: _____

Commission/Civic: COL. SOUTH SIDE

Existing Zoning: _____

Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

WE ARE PROPOSING TO REHAB AND COMPLETE AN ADDITION FOR 588 KOSSUTH ST.

WE ARE SEEKING A VARIANCE FOR THE REAR YARD THAT IN ACCORDANCE WITH

CC 3332.27 TO REDUCE IT FROM 25% TO 4.97%

LOCATION

Certified Address: 588 E. KOSSUTH ST City: COLUMBUS Zip: 43206Parcel Number (only one required): 010-043739-00

APPLICANT (If different from Owner):

Applicant Name: TUHUA DERDEN Phone Number: (614) 907-0168 Ext.: _____

Address: 946 PARSON AVE City/State: COLUMBUS/OH Zip: 43206

Email Address: tuhua-derden@nationwidechildrens.org Fax Number: _____

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

Name: HNHF REALTY COLLABORATIVE Phone Number: (614) 456-7829 Ext.: _____

Address: 946 PARSONS AVE City/State: COLUMBUS Zip: _____

Email Address: Robert Williams@nationwidechildrens.org Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Hamilton JOEL TEAFORD Phone Number: (614) 445-7342 Ext.: 29

Address: 946 PARSONS AVE City/State: COLUMBUS/OH Zip: 43206

Email Address: hj.teaford@gmail.com Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Tuhua Derden

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

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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ANDREW J. GANTHER, MAYOR

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME TUHRU DERDEN
of (1) MAILING ADDRESS 946 PARSONS AVE., COLUMBUS, OH 43206
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 588 E. KOSSUTH 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
AND MAILING ADDRESS

(4) HNHF REALTY COLLABORATIVE
946 PARSONS AVE
COLUMBUS, OH 43206

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

TUHRU DERDEN
(614) 907-0168

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

(5) SOUTHSIDE AREA COMMISSION
CURTIS DAVIS
584 E. MOLE ST., COLUMBUS, OH 43206

and that the following 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:

(6) PROPERTY OWNER NAME (6a) PROPERTY ADDRESS (6b) PROPERTY OWNER MAILING ADDRESS

SEE ATTACHED

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

(8) SIGNATURE OF AFFIANT

Tuhru Darden

Sworn to before me and signed in my presence this 9th day of March, in the year 2016

[Signature]
(8) SIGNATURE OF NOTARY PUBLIC

HAMILTON J. TEAFORD
NOTARY PUBLIC STATE OF OHIO
LIFETIME COMMISSION
MY COMMISSION HAS NO EXPIRATION DATE

Notary Seal Here

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STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Nationwide Childrens Hospital's Healthy Homes Program is asking to be awarded a variance for the rear yard at the property on 588 E Kossuth Street, Columbus Ohio 43206. We seek to rehab the existing structure, and to construct an 2-Story addition with a 1-Car garage with two rooms above. We are asking to be given a variance for the rear yard as it does not meet the general requirement for rear yard setback of 25% of the lot's area.

Healthy Homes implements a program that is designed to acquire blighted and abandoned properties to rehabilitate so that they can be resold. Additionally, Healthy Homes seeks to improve the condition of our neighborhood by improving the housing inventory and the quality of living of its residents. To this point, Nationwide Childrens Healthy Homes program has acquired over 40 properties in the targeted area. We found that in order for properties to be sold, in a reasonable amount of time, they need to at least have a one car garage and over 1400 SF. Of living space. This variance would allow us to design a home that meets the above conditions.

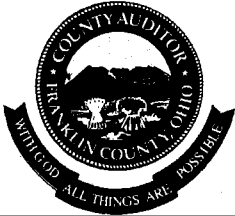
In our efforts to improve the area, Healthy Homes needs to have the ability to provide the consumer with homes that have all the necessary amenities by meeting and surpassing the amenities that are typically provided in the existing housing inventory. As we are able to provide nicely designed rehabilitated homes, we believe that buyers will continue to be attracted to purchase them and live in our newly revitalized neighborhood. Additionally, as a benefit of selling properties, we will be able to acquire and renovate more blighted and abandoned homes which in turn will allow us to continue to transform the entire community.

Signature of Applicant



Date 3/4/2016

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CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 2/29/16



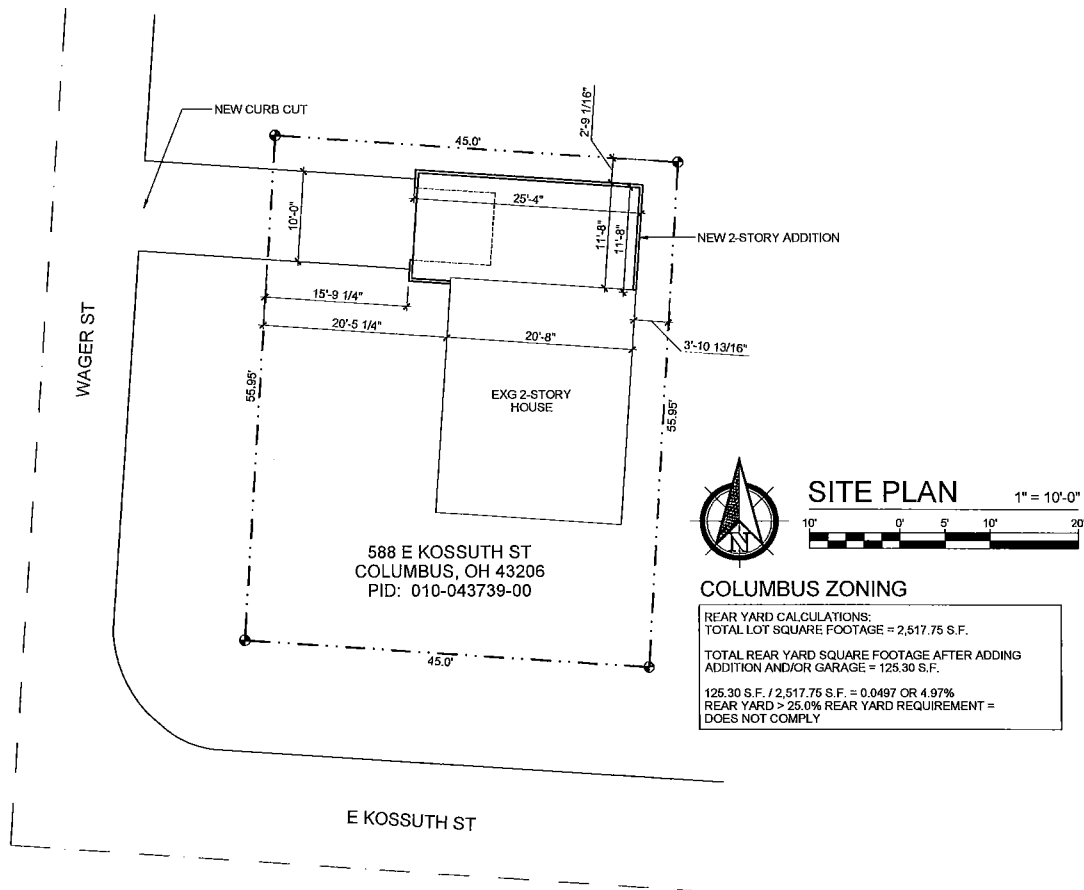
Disclaimer

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



867 WAGER ST
COLUMBUS, OH 43206
PID: 010-011420-00

PID: 010-016323-00

PID: 010-044964-00

7-KOBACKER PARK

WAGER ST

874 WAGER ST
COLUMBUS, OH 43208
PID: 010-000526-00

870 WAGER ST
COLUMBUS, OH 43206
PID: 010-005443-00

874 WAGER ST
COLUMBUS, OH 43208
PID: 010-075910

594 E KOSSUTH AVE
COLUMBUS, OH 43206
PID: 010-001704-00

588 E KOSSUTH AVE
-COLUMBUS, OH 43206
PID: 010-043739-00

EKOSSUTH AVE

600 E KOSSUTH AVE
COLUMBUS, OH 43204
PID: 010-033186-00

ANN ST



SITE PLAN

1	ARCHITECTURAL SITE PLAN
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588 E KOSSUTH ST
GLT / REHAB

COLUMBUS, OH 43208
PREPARED FOR:

FOR:

Healthy Homes

A HEALTHY NEIGHBORHOODS, HEALTHY FAMILIES INITIATIVE



614.362.7761 WWW.SBA-STUDIOS.COM

EA.STUDIOS.COM

SHEET # / DESCRIPTION

Z1-1

SCOTT D. BAKER, LICENSE #14054
EXPIRATION DATE 11/31/2017
CONSTRUCTION DOCUMENTS
984 STUDIO BLVD, SUITE 400, BOSTON, MA 02114-2942

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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Hamilton J. Teaford
of (COMPLETE ADDRESS) 91 E. Deshler Av., Columbus, OH 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

HNNF REALTY COLLABORATIVE

946 PARSONS AVE. COLUMBUS, OH 43206

SIGNATURE OF AFFIANT

Hamilton J. Teaford

Sworn to before me and signed in my presence this 9th day of March, in the year 2016

Gretchen Witte (Witte)

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

11/2/19
My Commission Expires



Gretchen Witte
Notary Public, State of Ohio
My Commission Expires

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