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

OFFICE USE ONLY

Application Number: CV16-059 Date Received: 9/28/16

Application Accepted by: Rev TD+MM Fee: $1,600

Comments: Application assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2764 Natalia Drive Columbos, OH Zip: 43232

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: 010282644

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

Current Zoning District(s): LR2, Residential

Area Commission or Civic Association: Mid East Area Community Collaborative

Proposed Use or reason for Council Variance request: Shared Living Facility

Acreage: 0.41 ± acres

APPLICANT:

Name: Felicia Moon - New LifeGroup Home Phone Number: 614-778-0420 Ext.:

Address: 2764 Natalia Drive City/State: Columbus, OH Zip: 43232

Email Address: fmoonnewlifegh@gmail.com Fax Number: 614-762-7362

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

Name: Gitari LLC Phone Number: 330-783-5659 Ext.:

Address: 4900 Market Street City/State: Youngstown, OH Zip: 44512

Email Address: tom@HLWFASTTRACK.com Fax Number: 330-783-5610

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 Herb Washington

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

Rev 12/15 slp

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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 conjuction 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 _____ **Date** 9/18/16

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Statement of Hardship

New Life Group Home is a group home for boy's ages 10-21 years who are in need of temporary housing until a permanent housing opportunity can be found. The boys that will reside at the Natalia Drive address will preferably be ages 16-21 years and in transition to return home, foster care, and/or independent living. Some of the boys will transition into college living as well. The boys who are placed with New Life Group Home are carefully screened and interviewed by the New Life team of professionals. Boys who have a violent history, developmental delays, and/or sexual offending history will not be accepted. Furthermore, all New Life staff members are fully trained individuals and are capable of supervising the youth.

The location on Natalia Drive is convenient as it is located near two bus lines as well several public/charter school programs. Furthermore there are multiple options for employment within the community in which these boys are expected to gain employment. We fully expect these boys to integrate into the community as successful, productive members of society. We will establish community partnerships and relationships within the community to help our boys succeed.

Permitting a group home with the community will not adversely affect surrounding property owners, but instead add to the community. This home will be giving our boys a supportive, caring, nurturing environment that they would not have otherwise. With the support of our neighbors our boys will be afforded the ability to know what it is like to be a good neighbor, live in a good community, and give back to the community. Our home will be treated as any other family home within the community. We will ensure that the home will be maintained in a fully functioning manner. The yard maintained clear of trash and debris. Parking for our staff who supervises our boys will not overwhelm the neighborhood as there is adequate parking for all. Furthermore, no services are offered within the group home, any youth needing medical, psychological, and/or educational services will obtain such services within the community.

New Life Group Home is requesting that the council consider granting the variance and allow the group home to function within the community and allow our boys a safe and supportive community.

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AFFIDAVIT (See instruction sheet)

Application Number: CV16-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Felicia Moon, New Life Group Home
of **(1)** MAILING ADDRESS 2764 Natalia Drive, Cols, OH 43232
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 2764 Natalia Drive, Columbus, OH 43232
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 9/28/16
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS **(4)** Gitari LLC
4900 Market Street
Youngstown, OH 44512

APPLICANT'S NAME AND PHONE #
(same as listed on front application)
New Life Group Home - Felicia Moon
614-778-0420

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)** Mid East Area Community Collaborative
c/o Quay Barnes
2500 Crescent Cols, OH 43232

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

Sworn to before me and signed in my presence this 27 day of Sept, in the year 2016
Rev

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 12-16-19

Notary Seal Here

ERYN RELAND
COMM. EXP. DECEMBER 2019
STATE OF OHIO

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

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APPLICANT

New Life Group Homes, LLC
2764 Natalia Drive
Columbus, OH 43232

PROPERTY OWNER

Gitari, LLC
4900 Market Street
Youngstown, OH 44512

AREA COMMISSION

Mid East Area Community Collaborative
c/o Quay Barnes
2500 Crescent
Columbus, OH 43232

SURROUNDING PROPERTY OWNERS

Maronda Homes Inc of Ohio
3966 Brown Park Drive
Hilliard, OH 43026

Sears Roebuck & CO
2765 Eastland Mall
Columbus, OH 43232

Brenda Wagere
2770 Natalia Drive
Columbus, OH 43232

Moussa Ndiaye
2769 Natalia Drive
Columbus, OH 43232

Ibrahima Camara
2763 Natalia Drive
Columbus, OH 43232

Randy Hale
2751 Natalia Drive
Columbus, OH 43232

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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 # CV16-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Felicia Moon, New Life Group Home
of (COMPLETE ADDRESS) 2764 Natalia Drive, Columbus, OH 43232
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. Gitari LLC 4900 Market Street Youngstown, OH 44512 # of Columbus Based Employes: 0 Contact: Herb Washington (330) 783-5659	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 Sept, in the year 2016

SIGNATURE OF NOTARY PUBLIC

12-16-19
My Commission Expires

Notary Seal Here

ERYN J. IRELAND
COMM. EXP. DECEMBER 16, 2019
STATE OF OHIO

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TRANSFERRED

OCT 14 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO 20972

Conveyance
Mandatory- 109.90
Permissive- 109.90 MWD
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

201510140144935
Pgs: 3 $36.00 T20150074738
10/14/2015 9:28AM MEPSERVICELIN
Terry J. Brown
Franklin County Recorder

Commitment Number: 3367573
Seller's Loan Number: 7600042718

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 010-282644-00

SPECIAL WARRANTY DEED 2

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, whose mailing address is **15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618**, hereinafter grantor, for $109,900.00 (One Hundred Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **GITARI, LLC**, hereinafter grantee, whose tax mailing address is **4900 Market St Youngstown, OH 43232**, the following real property:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus: Being Lot Number Fifty-one (51) in EAST LANDINGS SECTION 1 PART 1 as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 110, Pg. 4, Recorder's Office, Franklin County, Ohio, TOGETHER WITH THAT access easement of record in Instrument No. 200404160085980 and as reflected on the recorded plat.
Property Address is: 2764 NATALIA DR., COLUMBUS, OH 43232.

Seller makes no representations or warranties, of any kind or nature whatsoever, other

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than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **201506240084734**

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Property Address is: 2764 NATALIA DR., COLUMBUS, OH 43232

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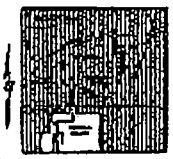
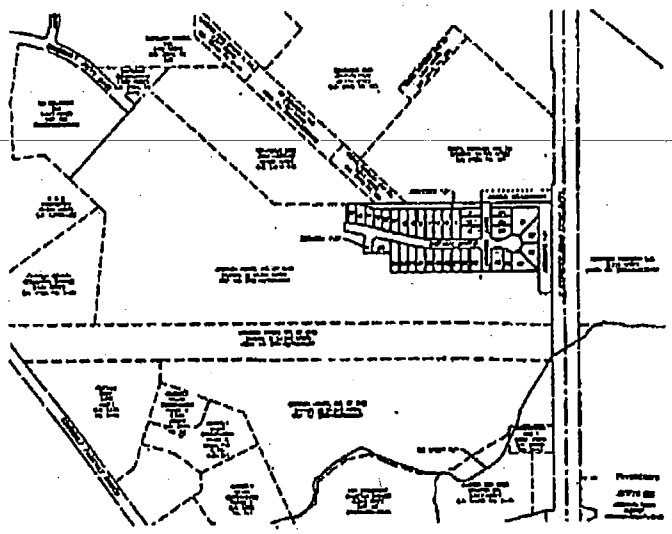
EAST LANDINGS
SECTION 1 PART 1



VICINITY MAP



BACKGROUND MAP
1" = 200'

R.D. Zande & Associates

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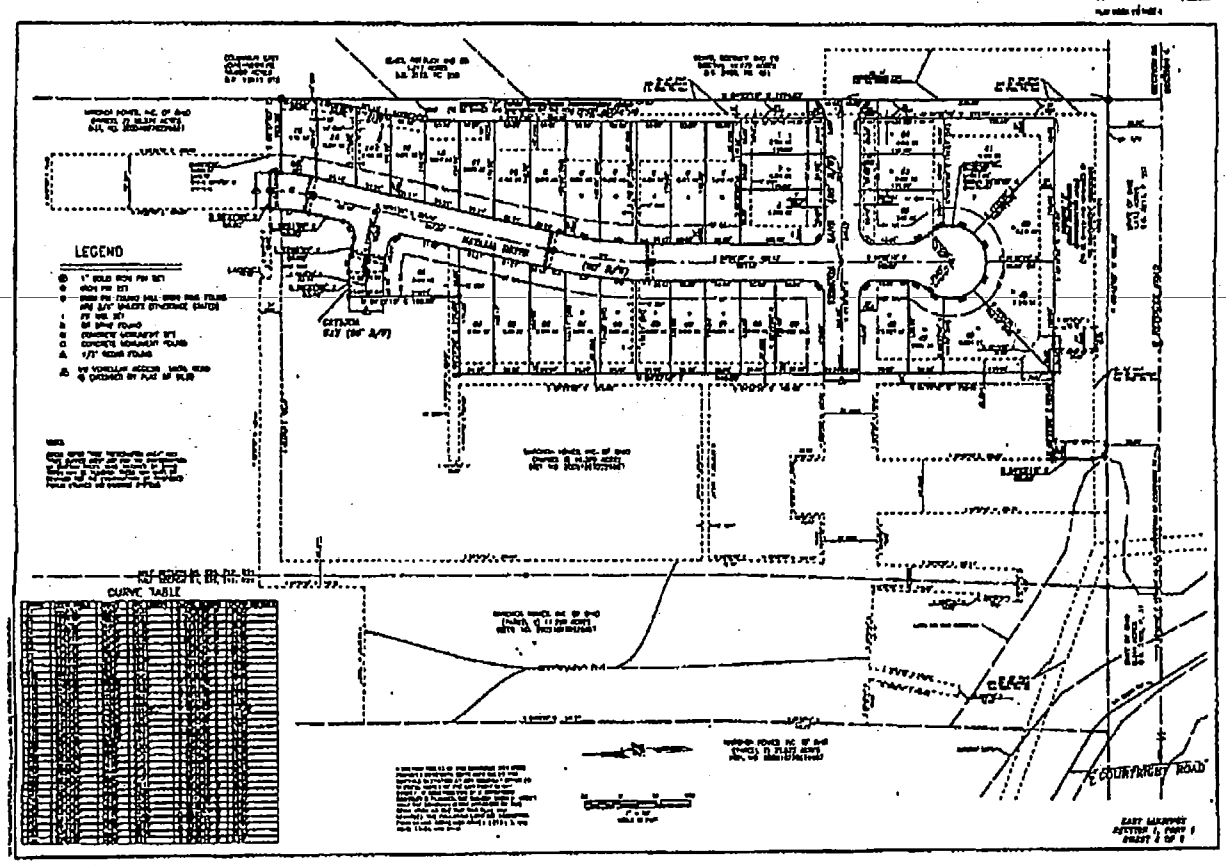

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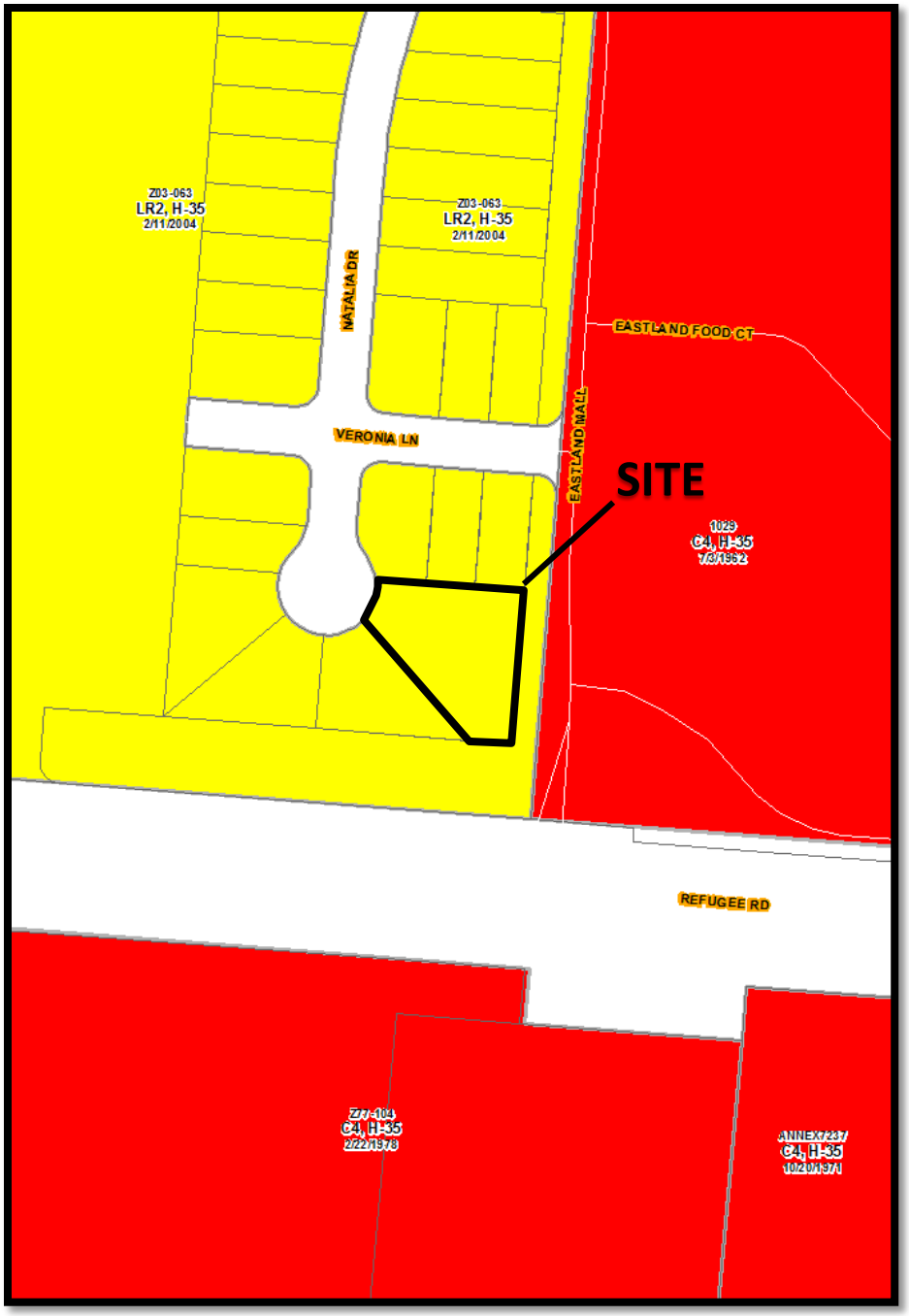

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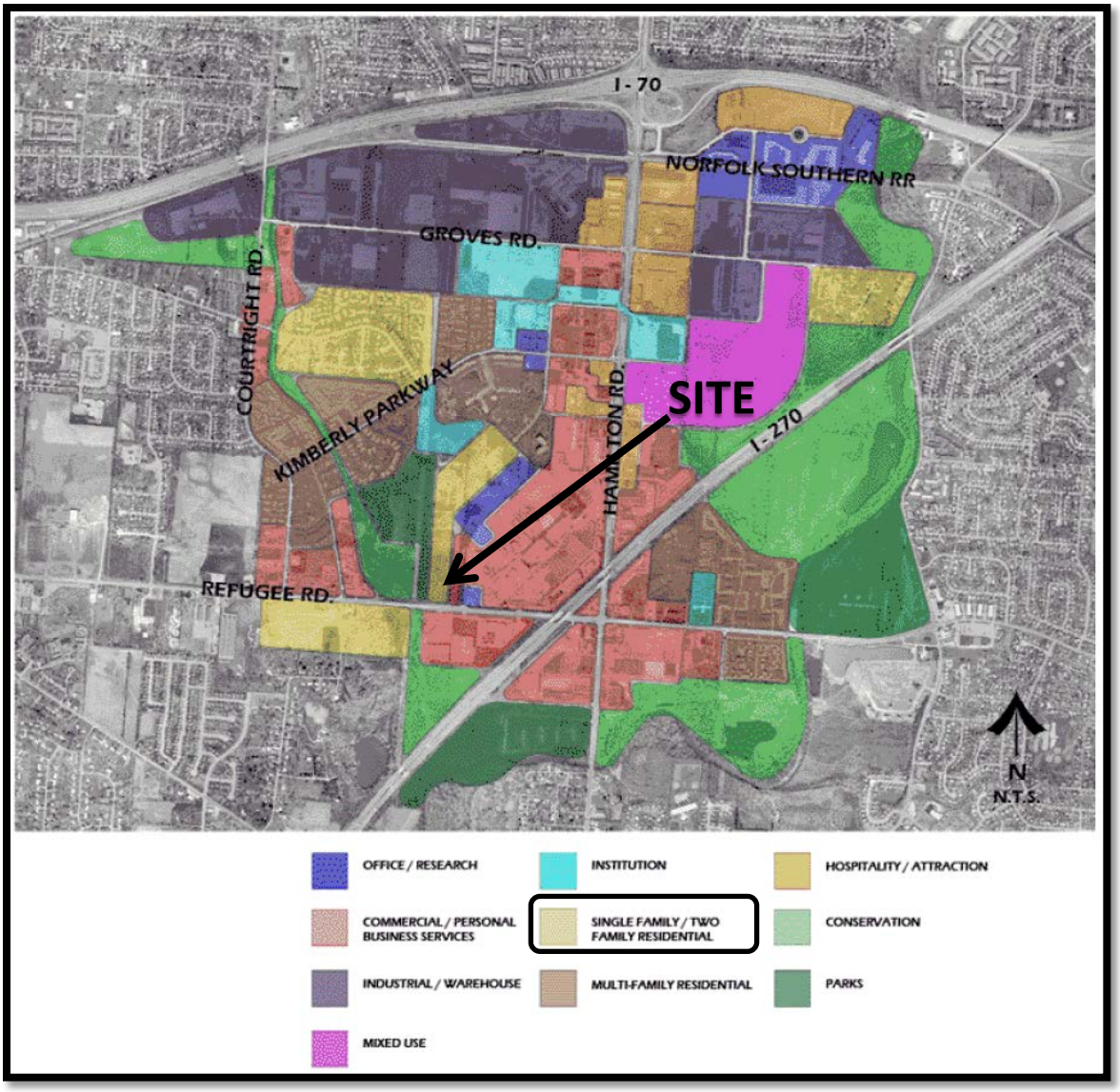
2764 Natalia Drive
Approximately 0.41 acres



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