

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: CV16-062 Date Received: 10/4/16
Application Accepted by: MM & SP Fee: \$1600
Comments: Assigned to Tim Dietrich, 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1185 Gustavus Lane Columbus OH Zip: 43205

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: 010-053416-00

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

Current Zoning District(s): R3

Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for Council Variance request: 6 unit dwelling on one lot

Acreage: .1722 acres less than 1 acre

APPLICANT:

Name: Hero Homes Solutions, LLC & Hammer Out Homes Inc. Phone Number: 732-718-9680 / 786-449-1042 Ext.: _____

Address: 2800 W State Rd 84, Suite 118 City/State: Fort Lauderdale, FL Zip: 33312

Email Address: herohomesinc@gmail.com & marcio@hammerouthomes.com Fax Number: _____

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

Name: Hero Homes Solutions, LLC & Hammer Out Homes Inc. Phone Number: 732-718-9680 / 786-449-1042 Ext.: _____

Address: 2800 W State Rd 84, Suite 118 City/State: Fort Lauderdale, FL Zip: 33312

Email Address: herohomesinc@gmail.com & marcio@hammerouthomes.com Fax Number: _____

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

Name: Travis P Mayer with Mayer Architectural Group Inc. Phone Number: 216-789-8292 Ext.: _____

Address: 1418 OH 60 Suite 5 City/State: Vermilion OH Zip: 44089

Email Address: mayerarchgrp@adelphia.net Fax Number: _____

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

APPLICANT SIGNATURE [Signature], member

PROPERTY OWNER SIGNATURE [Signature], member

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

STATEMENT OF HARDSHIP

1185 GUSTAVUS LANE

PARCEL NO: 010053416

The subject property is zoned R-3 but is developed with an industrial structure that pre-dates the downzoning of the neighborhood. The warehouse structure was used for industrial purposes and was then vacated. It is currently zoned residential. The structure fronts on Gustavus Lane.

The property is located in Old Town East. The industrial structure has historical value which we wish to save as an integral part of the neighborhood.

The owner wishes to maintain the existing massive structure but to convert its use to residential. However, the number of units, the size and dimensions of the structure are not accommodated in the applicable R-3 district and therefore, variances are needed.

The existing structure is 8784 sqft. The owner requests variances to permit six (6) dwelling units, eight (8) on site parking spaces with one ADA space, and area variances to accommodate the structure.

The proposed use is in accordance with the surrounding residentially used properties and will not therefore adversely affect them or the neighborhood. Because the structure already exists, the variances will not cause the impairment of an adequate supply of light and air to the adjacent properties, nor unreasonably increase the congestion of public streets.

In addition to a use variance we are seeking the following variances as well due to existing conditions:

- 3312.49: Parking variance. 8 parking spaces and 1 ADA space
- 3332.035: Use in R-3 to allow 6-unit apartment building
- 3312.21: To maintain existing parking lot with no screening
- 3312.27 (D): To reduce parking setback on Gustavus to 0' (10' is requirement)
- 3332.13: Area district requirements: to allow 6 units on 7300 sqft (Code requires 1 per 5000)
- 3332.19: Fronting- to maintain building not fronting a public street
- 3332.21 (E): Building lines- to maintain 0' setback along Gustavus Lane (10' is required)
- 3332.26: Minimum side yard permitted – to reduce west side yard from 5' to 0'
- 3332.27: Rear yard – to reduce rear yard from 25% to 0%

Jay Deane, member

9/30/16

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AFFIDAVIT (See instruction sheet)

Application Number: CV16-062

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Sayam Ibrahim

of (1) MAILING ADDRESS 2800 W State Rd 84 Suite 118 Fort Lauderdale, FL 33312

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 1185 Gustavus Lane Columbus OH 43205

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 10/4/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) hero homes solutions llc & hammer out homes inc
AND MAILING ADDRESS 2800 w state Rd 84 Suite 118 Fort Lauderdale, FL 33312

APPLICANT'S NAME AND PHONE # (4) Hero Homes Solutions, LLC & Hammer Out Homes Inc (C/O Sayam Ibr
(same as listed on front application) 732-718-9680 and 786-449-6097

AREA COMMISSION OR CIVIC GROUP (5) Near East Area Commission c/o Annie Ross-Womack
AREA COMMISSION ZONING CHAIR 874 Oak Avenue Columbus, OH 43206
OR CONTACT PERSON AND ADDRESS

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)

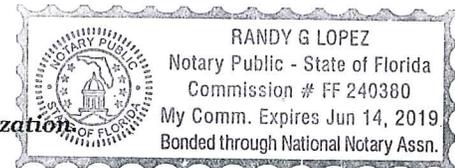
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT *Sayam Ibrahim*

Sworn to before me and signed in my presence this 30 day of September, in the year 2016
Rev

(8) SIGNATURE OF NOTARY PUBLIC *Randy G Lopez* My Commission Expires 06/14/2016

Notary Seal Here



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

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APPLICANT

Hero Homes Solutions, LLC &
Hammer Out Homes Inc,
2800 W State Rd 84 Suite 118
Fort Lauderdale, FL 33312

PROPERTY OWNER

Hero Homes Solutions, LLC &
Hammer Out Homes Inc,
2800 W State Rd 84 Suite 118
Fort Lauderdale, FL 33312

AREA COMMISSION

Near East Area Commission
c/o Annie Ross-Womack
874 Oak Avenue
Columbus, OH 43206

ATTORNEY/AGENT

Mayer Architectural Group Inc.
1418 Oh 60 Suite 5
Vermilion OH 44089

SURROUNDING PROPERTY OWNERS

Richard A Stevens
1434 SEDGEFIELD DR
NEW ALBANY, OH 43054-9421

Sorenson M Erlandson
1185 FRANKLIN AVE
COLUMBUS OH 43205-1401

PAUL HACKMAN
PO BOX 6209
COLUMBUS, OH 43206-1401

HE FLETCHER
213 WOODLAND AVE
COLUMBUS, OH 43203-1741

MATTHEW EVANS
1765 BRYDEN RD
COLUMBUS, OH 43205-2288

SIJ PARTNERSHIP LLC
3540 E FULTON ST
COLUMBUS, OH 43227-1125

Foreman Christa L
1182-1184 Bryden Rd
COLUMBUS, OH 43205

Foreman Christa L
1182-1184 Bryden Rd
COLUMBUS, OH 43205

JOHN HILL PROPERTIES
1405 S 5TH ST
COLUMBUS, OH 43207-1117

GC Town Properties LLC
1150 Bryden Rd
COLUMBUS, OH 43205

Douglas J Hansknecht
1188 Bryden Rd
COLUMBUS, OH 43205

Timothy J Curtis
1173 Franklin Ave
COLUMBUS, OH 43205

EALNOR REID
1113 BRYDEN RD
COLUMBUS OH 43205-1821

CUL6-062

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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 # CV16-062

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sayam Ibrahim
of (COMPLETE ADDRESS) 2800 W State Rd 84 Suite 118 Fort Lauderdale, FL 33312

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

<p>1. Christina Souza Hammer Out Homes Inc 2800 W State Rd 84 Suite 118 Fort Lauderdale, FL 33312 0 Columbus based employees 786-449-1042</p>	<p>2. Sayam Ibrahim Hero Homes Solutions, LLC 2800 W State Rd 84 Suite 118 Fort Lauderdale, FL 33312 0 Columbus based employees 732-718-9680</p>
<p>3.</p>	<p>4.</p>

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

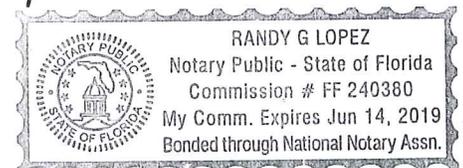
SIGNATURE OF AFFIANT *Sayam Ibrahim*

Sworn to before me and signed in my presence this 30 day of September, in the year 2016

Randy G Lopez
SIGNATURE OF NOTARY PUBLIC

06/14/2019
My Commission Expires

Notary Seal Here



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LEGAL DESCRIPTION

1185 GUSTAVUS LANE COLUMBUS, OH 43205

PARCEL NUMBER: 010-053416-00

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

Being One Hundred (100) feet off the rear ends of Lot One Hundred Thirty-three (133) and One Hundred Thirty-Four (134) in Hoffman's & McGrew's Second Amended, as the same numbered and delineated upon the recorded plat thereof, of record in Plan Book 2 page 200, Recorder's Office, Franklin County, OH.

Jay E. member 9/30/16

SITE DEVELOPMENT NOTES

TOTAL SITE AREA = 7.930 SF OR 0.189 ACRES
 APPROXIMATE DISTURBED AREA = 7.200 SF
 PRE-DEVELOPED IMPERVIOUS AREA = 7.200 SF
 TOTAL IMPERVIOUS AREA = 7.200 SF
 ROOF AREA = 7.200 SF
 PAVED 50,000 SF DISTURBED AREA AND UNDER 2,000 SF OF ADDITIONAL IMPERVIOUS SURFACE.

PARKING CALCULATIONS:

NUMBER OF UNITS = 6
 PARKING SPACES REQUIRED = 1.5 SPACES PER DWELLING UNIT
 TOTAL SPACES REQUIRED = 9 SPACES
 8 SPACES PROVIDED

GENERAL NOTES

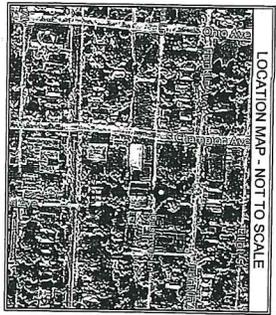
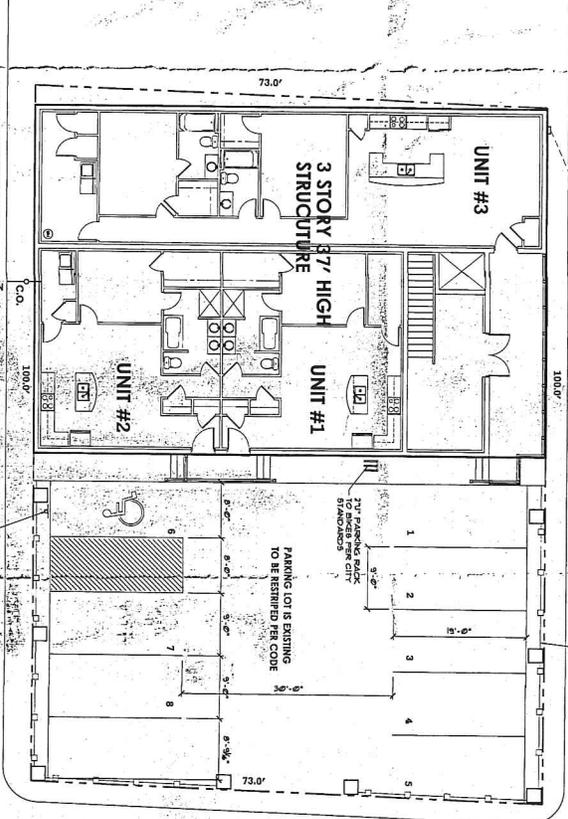
1. DWELLERS SHALL COMPLY TO SECTION 3321.01
2. ONLY SECOND FLOOR RESIDENTIAL UNITS SHALL BE CONSIDERED FOR THE PURPOSES OF THIS PLAN
3. STORMWATER SHALL COMPLY TO 3112.42
4. PARKING SURFACE SHALL COMPLY TO 3112.42
5. WHEEL STOPPOLES SHALL COMPLY TO 3112.45
6. ALL UTILITIES ARE EXISTING ON SITE.

PROJECT SUMMARY

FIRST FLOOR
 UNIT #1 - 780 SF HR - 1BA
 UNIT #2 - 780 SF HR - 1BA
 UNIT #3 - 1,400 SF 2BR - 2BA
 SECOND FLOOR
 UNIT #4 - 1,550 SF 2BR - 2BA
 UNIT #5 - 1,400 SF 2BR - 2BA
 UNIT #6 - 1,550 SF 2BR - 2BA
 WITH 400 SF FLOOR PAVING



ARCHITECTS • PLANNERS • CONSTRUCTION MANAGERS



SITE PLAN
 PROPOSED BUILDING REMODEL FOR THE
GUSTAVUS LANE LOFT CONDOMINIUMS
 1185 GUSTAVUS LANE
 OLE TOWN EAST - COLUMBUS, OHIO

THOMAS B. MAYER
 1410 OLIVE ST.
 COLUMBUS, OHIO 43269
 TEL: 614.265.1722
 FAX: 614.265.1727
 tom@tbfm.com

OHIO REGISTERED ARCHITECT
 TRANS M 558
 M 558
 M 12054

REGISTERED DESIGNER:
 OHIO
 PENNSYLVANIA
 MICHIGAN
 INDIANA
 IOWA
 MISSOURI
 WISCONSIN

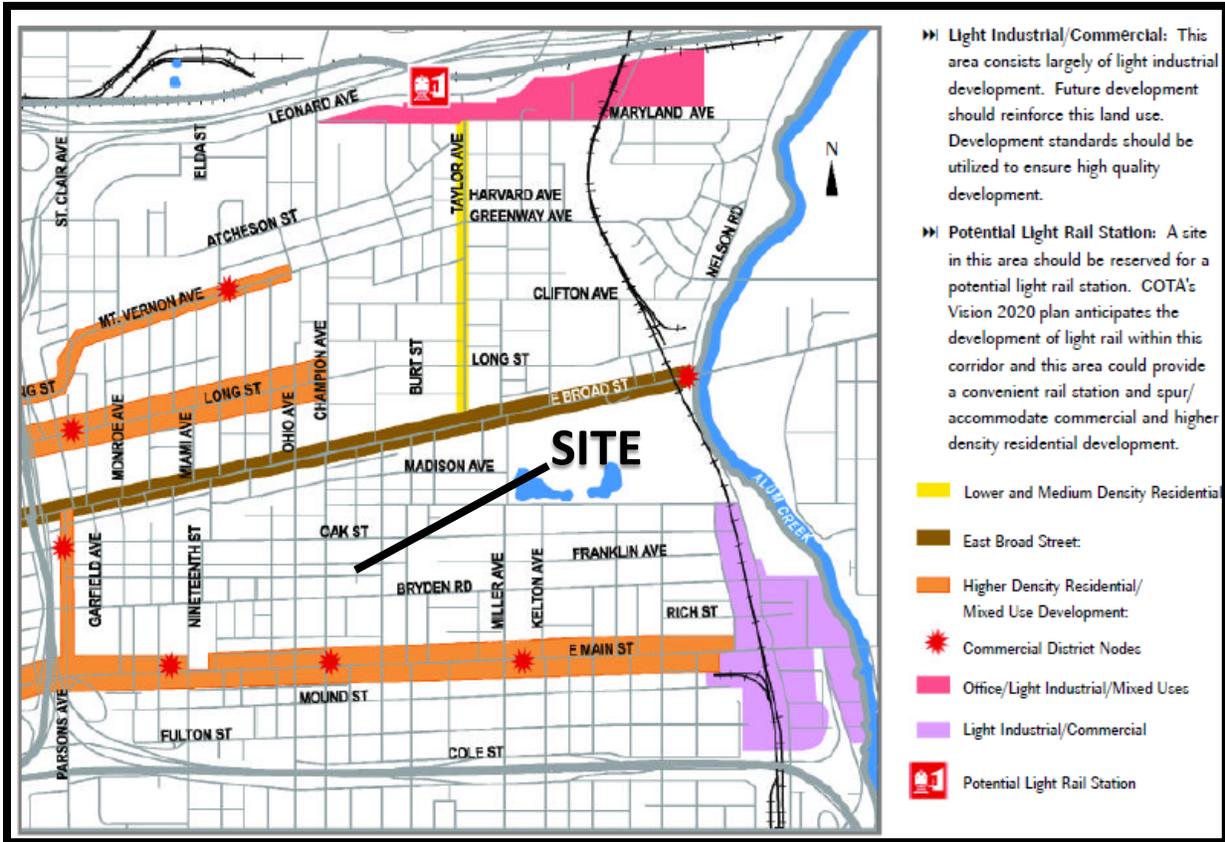
DATE & REVISIONS:	DATE:	REVISION:

NOTICE
 THE ARCHITECTURE, ENGINEERING, PLANNING AND DESIGN FIRM HAS BEEN SELECTED BY THE CLIENT TO PROVIDE ARCHITECTURAL, ENGINEERING, PLANNING AND DESIGN SERVICES FOR THE PROJECT. THE CLIENT HAS THE RIGHT TO TERMINATE THIS AGREEMENT AT ANY TIME WITHOUT LIABILITY TO THE ARCHITECTURE, ENGINEERING, PLANNING AND DESIGN FIRM. THE ARCHITECTURE, ENGINEERING, PLANNING AND DESIGN FIRM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECTURE, ENGINEERING, PLANNING AND DESIGN FIRM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECTURE, ENGINEERING, PLANNING AND DESIGN FIRM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Cv16-062



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 1185 Gustavus Lane
 Approximately 0.17 acres



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 Approximately 0.17 acres



CV16-062
1185 Gustavus Lane
Approximately 0.17 acres