

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: CU16-071 Date Received: 11/1/16

Application Accepted by: TD + KP Fee: \$1,600

Comments: Assigned to Tim Dietrich, 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 350-352 1/2 E Innis Ave Col, Ohio Zip: 43207

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: 010030687

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

Current Zoning District(s): R-3

Area Commission or Civic Association: South Side Area Commissions, c/o Curtis Davis Zoning Chair

Proposed Use or reason for Council Variance request: 584 E. Moler St, Col. Ohio 43207

Multi unit dwelling

Acreage: 0.09

APPLICANT:

Name: Jeffrey A Corby Phone Number: (614) 648-6225 Ext.: _____

Address: 1087 Loring Rd City/State: Col, Ohio Zip: 43224

Email Address: JeffreyCorby1980@gmail.com Fax Number: _____

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

Name: Jeffrey Corby Phone Number: 614-648-6225 Ext.: _____

Address: 1087 Loring Rd City/State: Col, Ohio Zip: 43224

Email Address: JeffreyCorby1980@gmail.com Fax Number: _____

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

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: N/A

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.

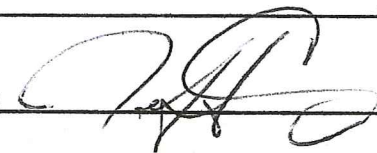
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the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

See attached

Signature of Applicant



Date

9/14/2016

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Statement of Hardship

Property located at the northeast corner of S. Washington Ave and E. Innis Avenue associated with Tax Parcel No.OO-O30687-OO is currently uninhabitable and does not confirm to the current zoning codes. Previous owners have performed numerous modifications and additions to the original 1920 load bearing masonry single family home. These additions resulted in not only use group changes over the years but also the structure became a "commercial box" in an established residential subdivision.

The new owner is seeking to revive this corner lot and re-establish the architectural character suitable for the neighborhood. It has been determined that renovating the existing building back to a single family is not economically viable. The new owner's desire is to provide 6 efficiency one bedroom unit apartments in the attempt to address housing needs for those who within the community cannot afford to reside in the larger and modern apartment complexes that has been developed in the area.

To achieve any occupancy for this existing property a series of variances are sought to alleviate zoning restrictions prohibiting any development. These variances are as follows:

- 1 3312.25 Maneuvering – Existing lot size does not allow for stacked parking or turn-around-space. Variance sought to allow maneuvering space at the rear of the property along Stanaford Place (alley).
- 2 3312.49 Parking – Lot size does not allow for required number of parking spaces for a 6-unit apartment dwelling. A variance is sought to reduce the parking requirement to 3 spaces.
- 3 3332.035 R-3 District Restrictions – District Restrictions limit the occupancy of a medium-high density. A variance is sought to allow up-to a 6-unit apartment building be allowed.
- 4 3332.21(D) Frontage - Zoning code requires a 10' minimum setback. A variance is sought to lower the minimum limit to 0'.
- 5 3332.26 Sideyard – Zoning code requires a 5' minimum setback at the sideyards. A variance is sought to allow the minimum setback to 0'.
- 6 3332.30 Vision Clearance – Zoning code requires a vision clearance triangle at all intersections. The required 30' triangle (depicted on plan) is not obtainable. A variance is sought to exempt this requirement.

Thank you for your consideration in this matter.

CV16-021

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

AFFIDAVIT (See instruction sheet)

Application Number: CV 16-071

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey A Corby

of (1) MAILING ADDRESS 1087 Loring RD Col, Ohio 43224

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 350-352 E Innis Ave Col, Ohio 43207

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/1/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Jeffrey A Corby 1087 Loring RD
Col, Ohio 43224

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

Jeffrey A Corby (614) 648-6225

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

(5) South Side Area Commission
c/o Curtis Davis, Zoning chair 584 E. Moler St.
Col, Ohio 43207

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.

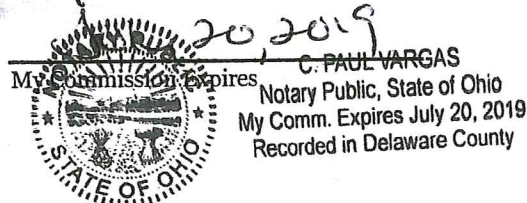
(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 14 day of September, in the year 2016

Rev C. Paul Vargas

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



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

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Parsons Senior LLC
1854 S. Washington ave
columbus, Ohio 43207

Juanita Ballinger
355-357 Innis Ave
Columbus, Ohio 43207

Edward & Mary Howard
349-351 Innis Ave
Columbus, Ohio 43207

City of Columbus Ohio
310 Innis Ave
Columbus, Ohio 43207

Richard & Sandra Smith
356 Innis Ave
Columbus, Ohio 43207

Dotson Ernest Randall
360 Innis Ave
Columbus, Ohio 43207

South German Village, LLC
364-366 Innis Ave
Columbus, Ohio 43207

Syed Hyder
1772 S. Washington Ave
columbus, ohio 43207

Bruce & Gayle Baker
1776 S. Washington Ave
Columbus, Ohio 43207

Nduati Keziah
1788 S. Washinton Ave
Columbus, Ohio 43207

Tonowoa Days
1792 S. Washinton Ave
Columbus, Ohio 43207

Southern Gateway Home, LLC
1787 S. Washington Ave
Columbus, Ohio 43207

Southern Gateway Home, LLC
1783 S. Washinton Ave
Columbus, Ohio 43207

Southern Gateway Home, LLC
1779 S. Washington Ave
Columbus, Ohio 43207

Paul Preece
1775 S. Washington Ave
Columbus, Ohio 43207

City of Columbus OHio
280 Reeb Ave
Columbus, Ohio 43207

CV16-021

Jeffrey Corby
1087 Loring Rd
Columbus, Ohio 43224

Southside Area Commission
c/o Curtis Davis, Zoning Chair
584 E. Moler St.
Columbus, Ohio 43207

CV16-071

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 # CV16-071

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey A Corby

of (COMPLETE ADDRESS) 1087 Loring RD Col, Ohio 43224

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. Jeffrey A Corby-1087 Loring RD Col, Ohio 43224. Corby Real-estate Renovations LLC 1087 Loring RD Col, Ohio 43224	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 14 day of September, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
C. PAUL VARGAS
Notary Public, State of Ohio
My Comm. Expires July 20, 2019
Recorded in Delaware County



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City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-030687

Project Name: APARTMENT UNIT

House Number: 350

Street Name: E INNIS AVE

Lot Number: 162

Subdivision: SOUTH SIDE TERRACE

Work Done: **REMODEL**

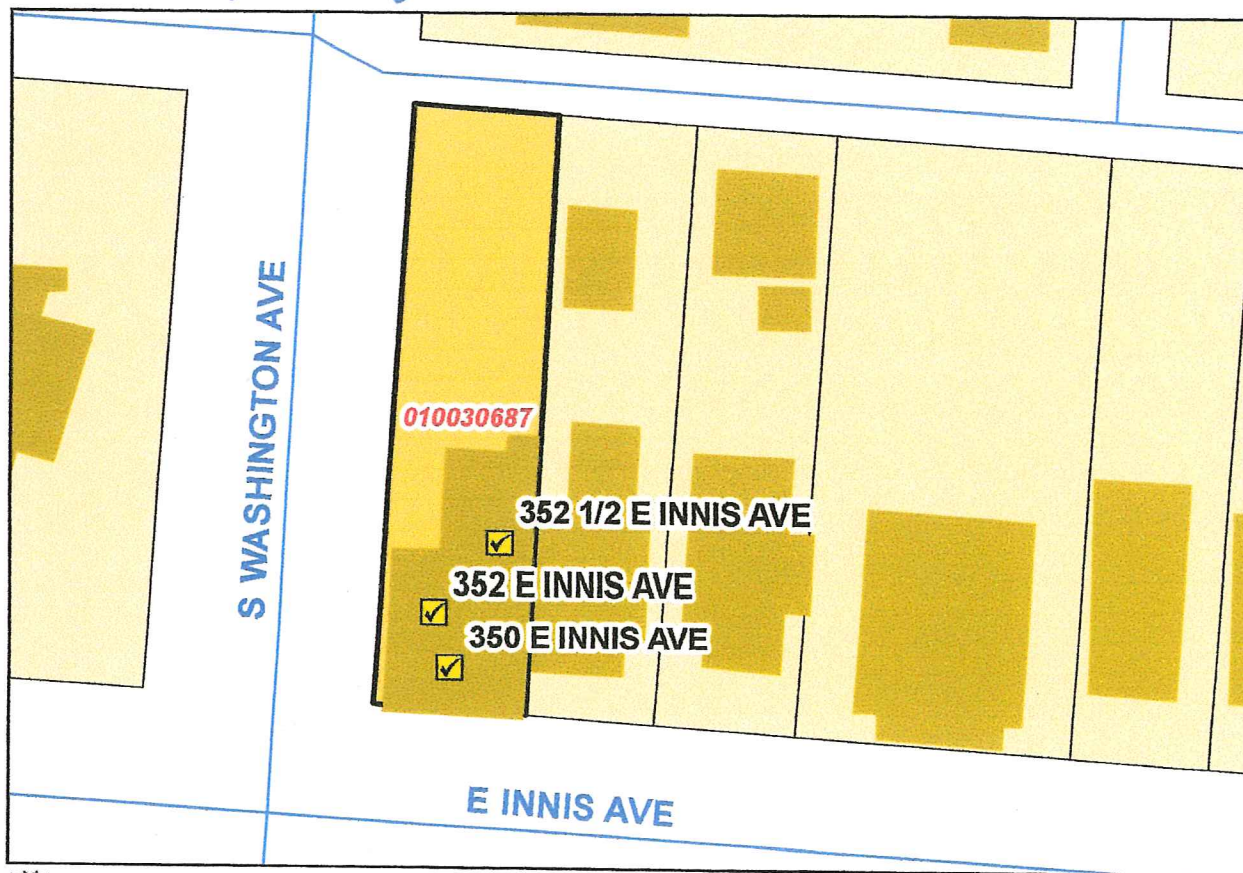
Complex: N/A

Owner: CORBY JEFFREY

Requested By: THOM SHAPAKA AIA

Printed By: Phil Y Shih

Date: 6/10/2016



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 419596



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-030687

House Number: 352-1/2

Lot Number: 162

Work Done: **REMODEL**

Project Name: APARTMENT UNIT

Street Name: E INNIS AVE

Subdivision: SOUTH SIDE TERRACE ADD

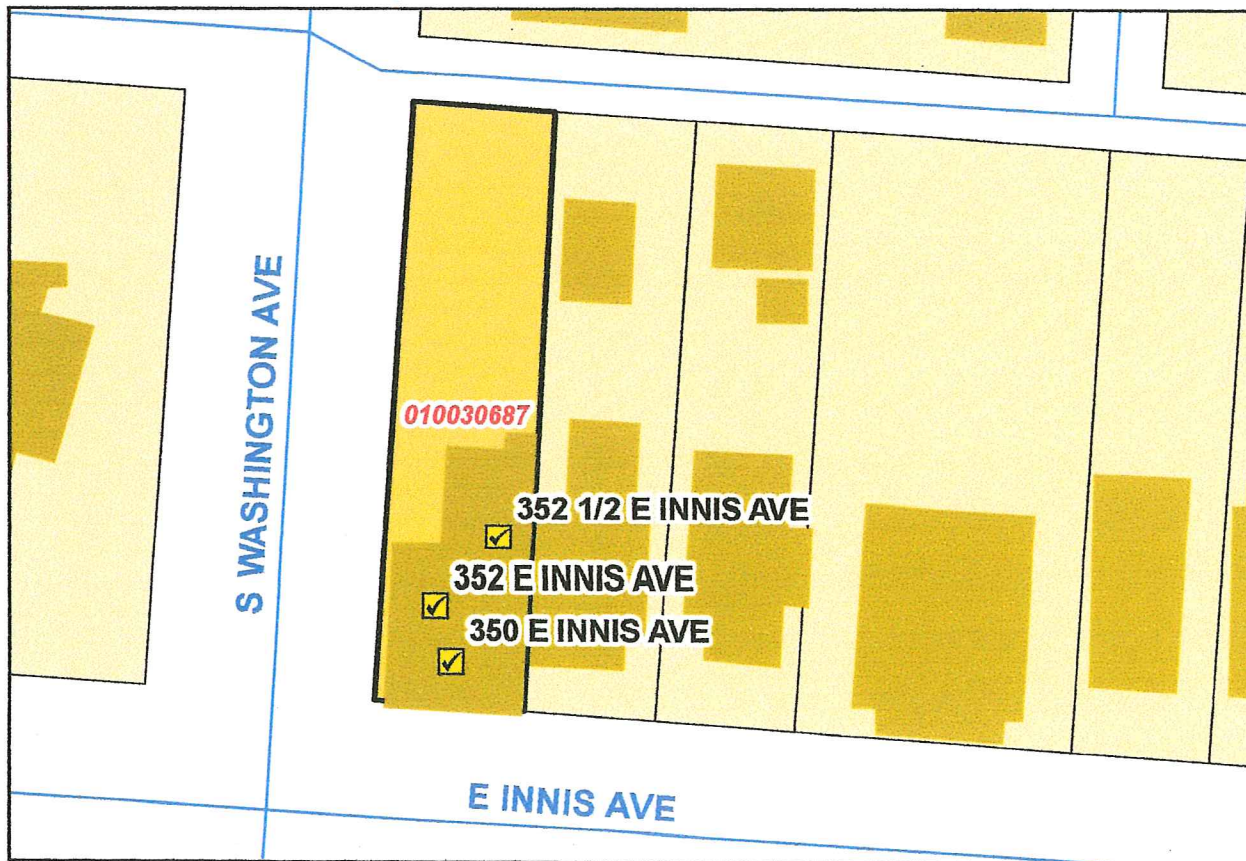
Complex: N/A

Owner: CORBY JEFFREY

Requested By: THOM SHAPAKA AIA

Printed By: Phil Y Shih

Date: 6/10/2016



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 1638439



City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

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of Building & Utility Permits

Parcel ID: 010-030687

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Lot Number: 162

Work Done: **REMODEL**

Project Name: APARTMENT UNIT

Street Name: E INNIS AVE

Subdivision: SOUTH SIDE TERRACE ADD

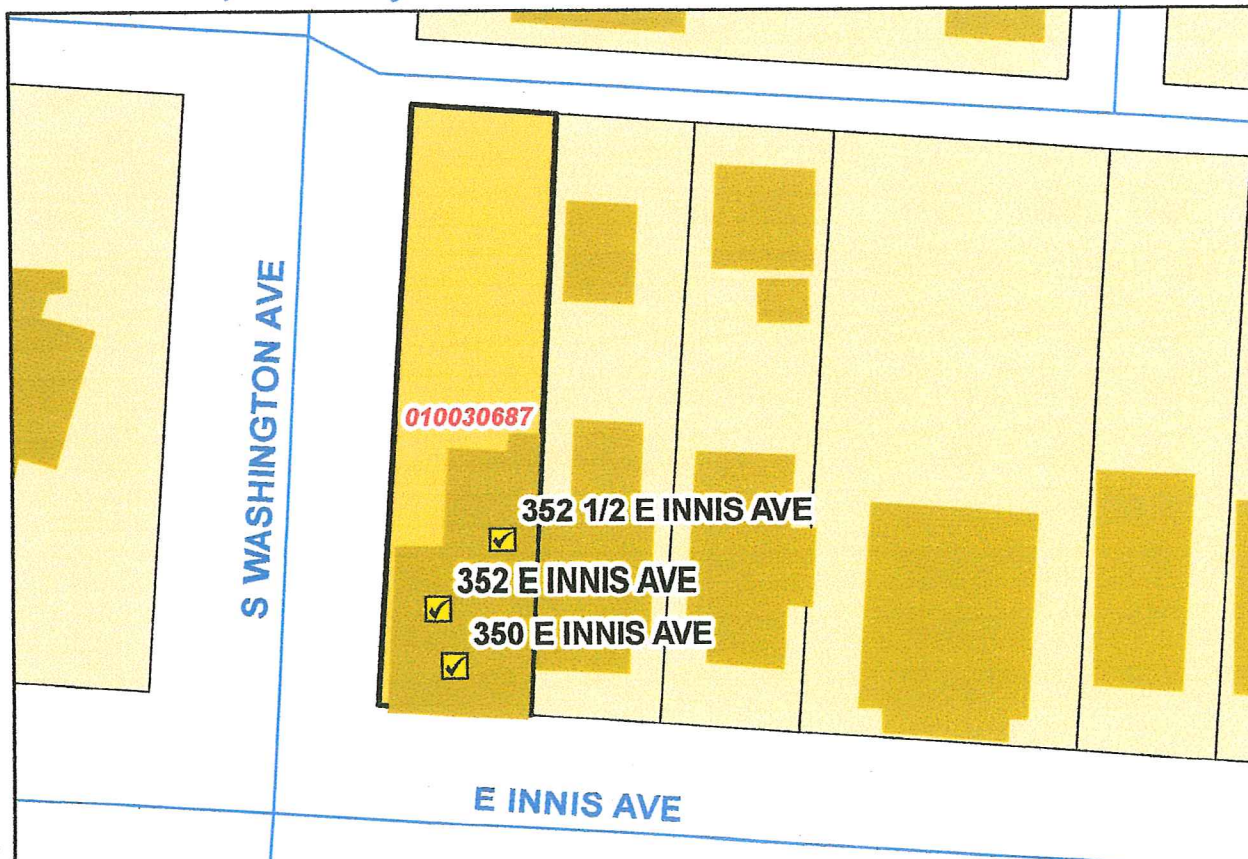
Complex: N/A

Owner: CORBY JEFFREY

Requested By: THOM SHAPAKA AIA

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DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 1638439



200710300187859

Pgs: 1 \$28.00 T20070074874
 10/30/2007 10:26AM HAC
 Robert G. Montgomery
 Franklin County Recorder

GENERAL WARRANTY DEED

Shaun Moore, unmarried, of Franklin County, Ohio for valuable consideration paid, grant(s) with general warranty covenants, to Jeffrey Corby, whose tax mailing address is 4515 E. Dublin-Granville Road, Columbus, Ohio 43081, the following **REAL PROPERTY**:

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

Being Lot Number One Hundred Sixty-two (162) in the SOUTH SIDE TERRACE ADDITION in the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Pages 498 & 499, Recorder's Office, Franklin County, Ohio.

SUBJECT TO restrictions, reservations and easements of record, and further subject to real estate taxes and assessments which are now or may hereafter become liens on said premises.

Property Address: 350-352 Innis Ave., Columbus, Ohio 43207

Parcel Number: 010-030687

Prior Instrument#:

IN WITNESS WHEREOF, grantor, Shaun Moore, has caused his name to be subscribed hereto, this 18 day of October, 2007.

Shaun Moore

Shaun Moore

(Grantor)

2 of 2

STATE OF OHIO,
 COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this ___ day of October, 2007, by Shaun Moore, unmarried, and affirmed this to be his voluntary act and deed.

Conveyance	
Mandatory	<u>22</u>
Permissive	<u>22</u>
Notary Public	
Document Prepared By:	

24/9/
TRANSFERRED
 OCT 30 2007 Notary Public

JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO

THOMAS E DAVIS, ESQ.
 Davis and Householder, LLC
 65 Parsons Ave., Suite 202, Columbus, Ohio 43215

THOMAS E. DAVIS, ATTORNEY AT LAW
 Notary Public, State of Ohio
 My commission has no expiration date.
 Section 147.03 O.R.C.

CV16-071



200710300187859

Pgs: 1 \$28.00 T20070074874
 10/30/2007 10:26AM HAC
 Robert G. Montgomery
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 Shaun Moore (Grantor)

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Conveyance	
Mandatory	<u>22</u>
Permissive	<u>22</u>
J. W. TESTA	
COUNTY AUDITOR	

24491
TRANSFERRED
 OCT 30 2007 Notary Public

JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO

Document Prepared By: THOMAS E DAVIS, ESQ.
 Davis and Householder, LLC
 65 Parsons Ave., Suite 202, Columbus, Ohio 43215

THOMAS E. DAVIS, ATTORNEY AT LAW
 Notary Public, State of Ohio
 My commission has no expiration date.
 Section 147.03 O.R.C.

CV16-071

ADJACENT PROPERTY

S WASHINGTON AVENUE

E INNIS AVENUE

STANAFORD PL

SITE DEVELOPMENT DATA

ADDRESS 350/352/352 1/2 E INNIS AVE

SITE AREA	O.089± ACRES	3900 SF

TAX DISTRICT/PARCEL 010-030687-00

EXISTING ZONING R-3

SITE PLAN
OCT 28 2016

OCT 28 2016

VARIANCE REQUEST:

```

3332.25 MANUEVERING AREA - ALLOW
MANUEVERING AREA IN IMPROVED ALLEY
3332.49 MINIMUM NO. OF PARKING SPACES
REQD 9 SPACES > 3 SPACES
3332.05 R-3 RESIDENTIAL DISTRICT
ALLOW MEDIUM-HIGH DENSITY
6-UNIT APARTMENT DWELLING
3332.3 R3 AREA DISTRICT REQUIREMENTS
REQD 5,000sf > ACTUAL 3,900sf
3332.21(0) FRONTAGE
REQD 10ft minimum > ACTUAL 0 ft
3332.26 SIDEYARD
REQD 5ft > ACTUAL 0 ft
3332.30 VISION CLEARANCE
REQD 30ft - ACTUAL 0 ft

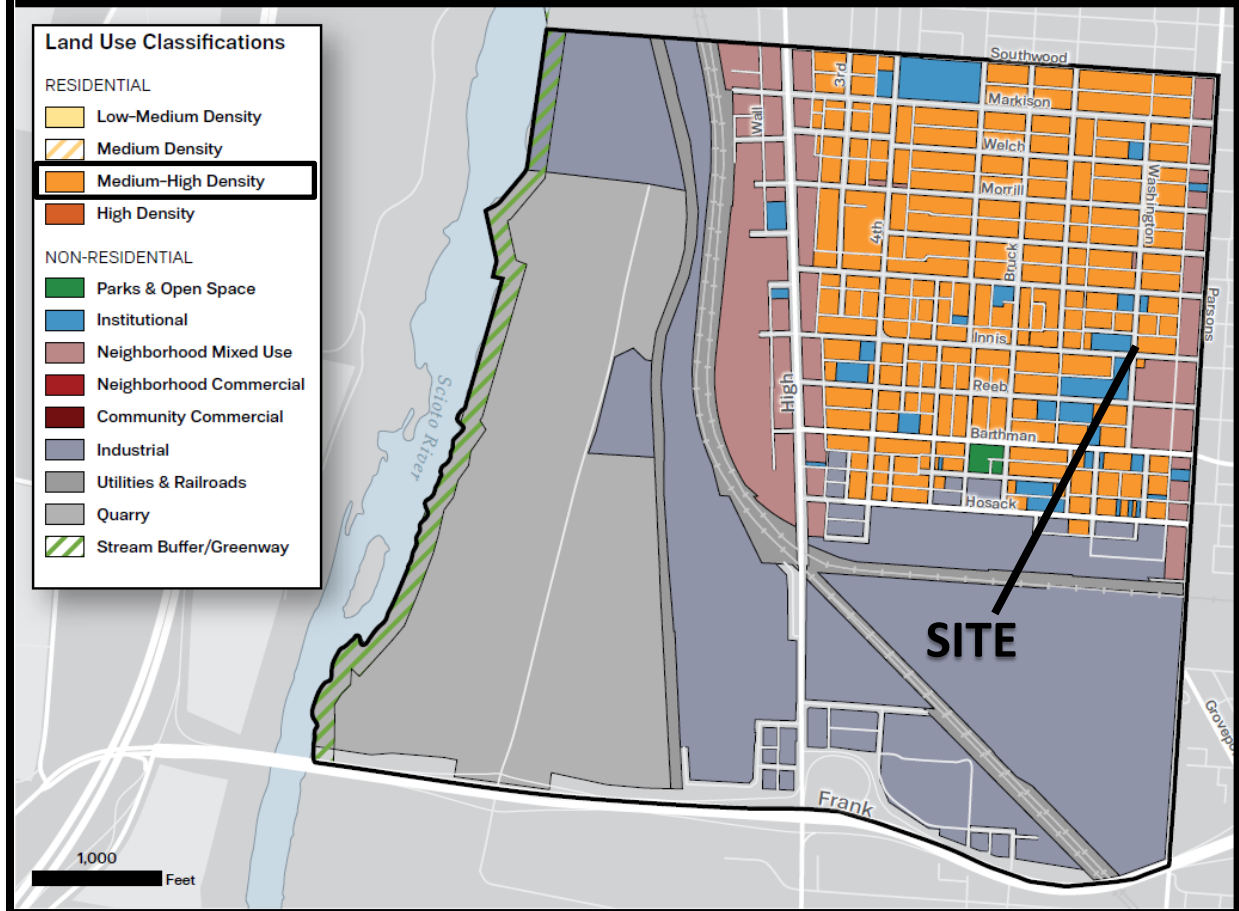
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CV 16-071



CV16-071
350 East Innis Avenue
Approximately 0.09 acres

FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2



CV16-071
350 East Innis Avenue
Approximately 0.09 acres



CV16-071
350 East Innis Avenue
Approximately 0.09 acres