

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: CV16-068 Date Received: 11/29/2016

Application Accepted by: MM + SP Fee: \$1,600

Comments: Assigned to Shannon Pine; spine@columbus.gov; 614-645-4522

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2738 - 2740 MOUND ST. Zip: 43204

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 - 068402 - 00

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

Current Zoning District(s): R-4

Area Commission or Civic Association: GREATER HILLTOP AREA COMMISSION

Proposed Use or reason for Council Variance request:

LOW-INTENSITY COMMERCIAL CARRYOUT STORE / MIXED USE

Acreage: .1214

APPLICANT:

Name: SHAWHEEN GUIVI Phone Number: 614-779-3539 Ext.:

Address: 1704 TUSCARORA DR. City/State: GROVE CITY Zip: 43123

Email Address: COLUMBUSHOME SOLUTIONS @ YAHOO . COM Fax Number:

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

Name: SHAWHEEN GUIVI Phone Number: 614-779-3539 Ext.:

(COLUMBUS HOME SOLUTIONS L.L.C.)

Address: 1704 TUSCARORA DRIVE. City/State: GROVE CITY Zip: 43123

Email Address: COLUMBUSHOME SOLUTIONS @ YAHOO . COM Fax Number:

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

Name: Carol Tirey Phone Number: 614-274-7036 Ext.: 2

Address: 3242 PINKER RD City/State: GA Zip: 43204

Email Address: CLT25RCD@aol.com Fax Number: 614-351-7416

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

APPLICANT SIGNATURE Shawheen Guivi

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE Carol Tirey



CAROL TIREY

Notary Public, State of Ohio

My Commission Expires 07-20-19

My signature attests to the fact that the attached application package is 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.

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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 *Jameson Davis*

Date *11/29/16*

CV16-068

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STATEMENT OF HARDSHIP

This statement of hardship is pertaining to 2738-2740 Mound St. (Parcel #010-068402). Upon purchasing the building in March 2015, I found that the lower level fronting Mound St is currently nonconforming. After completing real estate inspection, the lower unit fronting Mound St was/is set up as a commercial carry out/low intensity convenient store. All refrigerators and HVAC equipment is already in place and there is a sign structure on the Mound St. frontage which is part of the original structure and has electric running to it. The need to get this property out of its nonconforming status is imperative due to the fact that it has never been a residential unit. This is the one of very few buildings facing Mound St. and already has parking in place for tentative customers, which is part of the original build. I would like a council variance to the zoning district that allows for commercial use for the lower unit. Current zoning is R4, while current development on property is residential/vacant commercial. The land use recommendation for this site is "mixed use" per the Greater Hilltop Plan. I ask for a variance from the City of Columbus to help surrounding residents that are in need of a convenience store within walking distance. The area has many rental properties, as well as home owners who do not have access to transportation. This will lighten the burden for current residents and make the neighborhood more enjoyable and appealing to future residents. Thank you for your time and consideration regarding this matter.



Shawheen Guivi

Columbus Home Solutions L.L.C.

614-779-3539

CV16-068

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AFFIDAVIT (See instruction sheet)

Application Number: CV16-068

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SHAWHEEN GUIVI (COLUMBUS HOME SOLUTIONS)
of (1) MAILING ADDRESS 1704 TUSCARORA DR. GROVE CITY OH 43123 L.L.C.

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 2738 - 2740 MOUND ST. COLUMBUS OH 43204

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/29/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) SHAWHEEN GUIVI (COLUMBUS HOME SOLUTIONS)
L.L.C.

1704 TUSCARORA DR. GROVE CITY OH
43123

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

SHAWHEEN GUIVI
614-779-3539

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) GREATER HILLTOP AREA COMMISSION
GREG LARGE (ZONING CHAIR)
614-653-7653

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 Shawheen Guivi

Sworn to before me and signed in my presence this 29 day of November, in the year 2016

Rev

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



My Commission Expires
CAROL TIREY
Notary Public, State of Ohio
My Commission Expires 07-20-19

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

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APPLICANT

Columbus Home Solutions L.L.C
c/o Shawheen Guivi
1704 Tuscarora Dr.
Grove City, OH 43123

PROPERTY OWNER

Columbus Home Solutions L.L.C
c/o Shawheen Guivi
1704 Tuscarora Dr.
Grove City, OH 43123

ATTORNEY**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Greater Hilltop Area Commission
c/o Greg Large(Zoning Chair)
PO Box 28052
Columbus, OH 43228

SURROUNDING PROPERTY OWNERS

Jack K & Julie J Green
2500 Westfield Dr Ste 120
Elgin, IL 60124

JZA Realty Investments
12455 Kiousville Palestine Rd
Mt Sterling, OH 43143

Jason Dematteo
3291 Summer Glenn Dr
Grove City, OH 43123

Jerry L Lowery, Jr
751 Warren Ave
Columbus, OH 43204

Patricia A Tod Akers
2342 Breeze Hill Rd
Grove City, OH 43123

Craig R Alger
999 Grandview Ave
Columbus, OH 43212

Hilltop Racine Rentals IIs
22066 Gessling Rd
Glenmont, OH 44628

Chao Vanda & Chanly Nu
719 Racine Ave
Columbus, OH 43204

David A Luttinger
1657 Flat Rock Ct
Columbus, OH 43235

Gerda Winkler
745 Warren Ave
Columbus, OH 43204

Ninette G Spitzer
746 Racine Ave
Columbus, OH 43204

Ronnie E Hatcher
721 S Warren Ave
Columbus, OH 43204

Bobby Barnes
21 Northridge Rd
Columbus, OH 43214

City of Columbus Ohio
50 W Gay St 4th Floor
Columbus, OH 43215

Daniel G Cousineaw
1719 Sunflower St
Lewis Center, OH 43035

David E & Jody L Steele
PO Box 111
Mt Sterling, OH 43143

Lavern N & Rebecca S Meyer
1800 Washington St
Canal Winchester, OH 43110

CV16-068

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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 # CV16-068

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) SHAWHEEN GUIV
1704 TUSCARORA DR. GROVE CITY OH 43123

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. SHAWHEEN GUIV (COLUMBUS HOME) 1704 TUSCARORA DR. SOLUTIONS L.L.C. GROVE CITY OH 43123 ONE EMPLOYEE SHAWHEEN GUIV 614-774-3539	2.
3.	4.

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

SIGNATURE OF AFFIANT

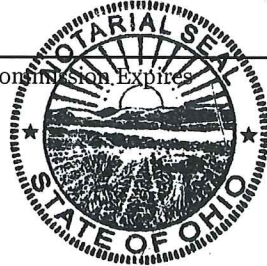
Shawheen Guiv

Sworn to before me and signed in my presence this 29 day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Carol Tirey

My Commission Expires



Notary Seal Here

CAROL TIREY

Notary Public, State of Ohio

My Commission Expires 07-20-19

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TRANSFERRED

MAR 13 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

3799

Conveyance	
Mandatory-	51.50
Permissive-	51.50
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	



201503130031825
Pgs: 2 \$28.00 T20150016563
03/13/2015 2:26PM BXPEAK TITLE
Terry J. Brown
Franklin County Recorder

General Warranty Deed

PEAK TITLE BOX

Green Realty Group, LLC an Ohio Limited Liability Company,

of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to Columbus Home Solutions, LLC an Ohio Limited Liability Company,

whose tax-mailing addresses is: 3000 Sullivant Ave., Columbus, OH 43204

the following REAL PROPERTY:

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Being Lot Number Sixteen (16) Block Four (4), of WILSHIRE HEIGHTS ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 15, pages 32 and 33, Recorder's Office, Franklin County, Ohio.

PARCEL ID: 010-068402

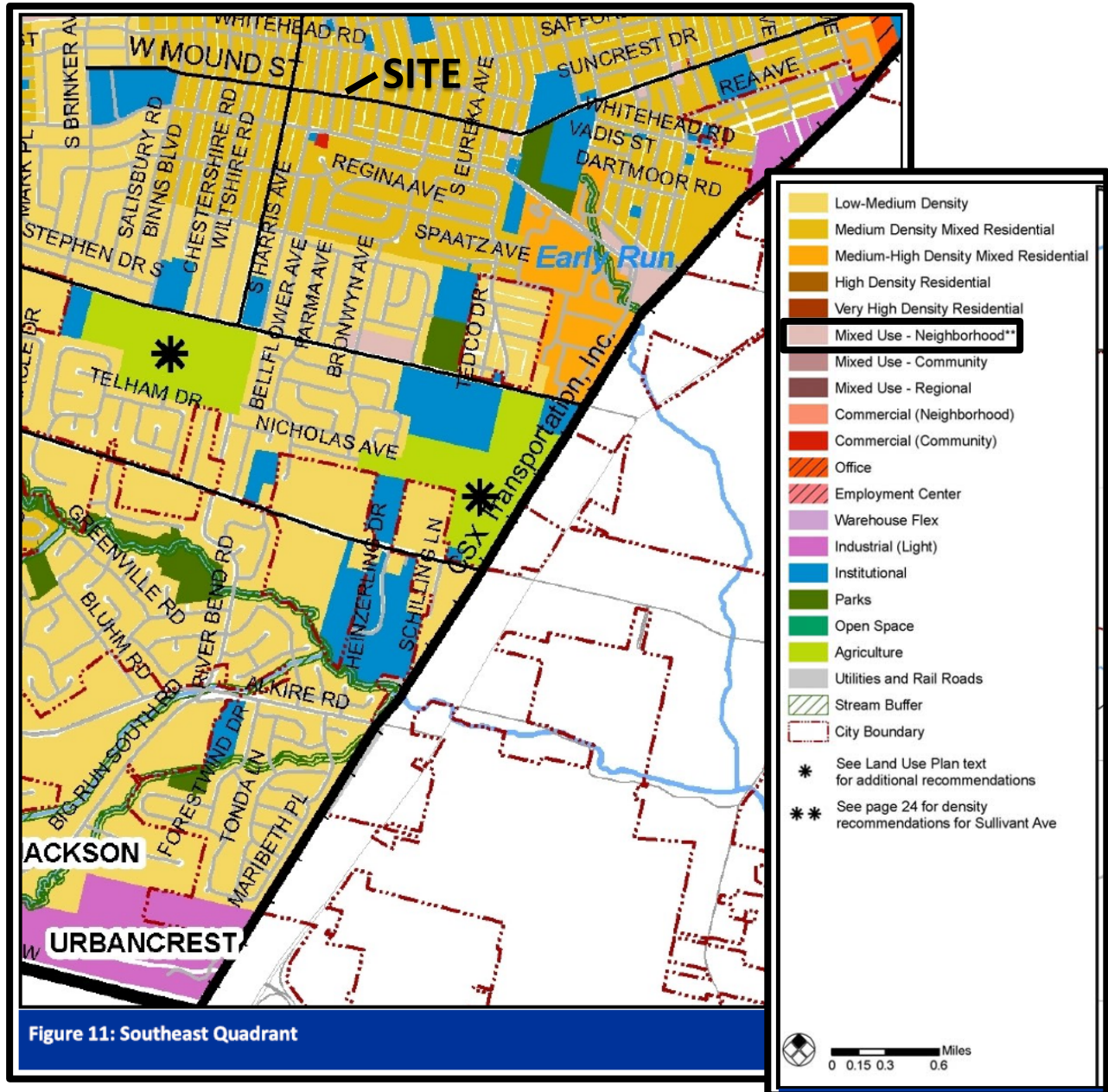
PROPERTY ADDRESS:
2738-2740 W Mound Street
Columbus, OH 43204

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Instrument Number 201206120083448 of the Official Records of Franklin County, Ohio.



CV16-068
2738-2740 Mound Street
Approximately 0.12 acres



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 2738-2740 Mound Street
 Approximately 0.12 acres



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2738-2740 Mound Street
Approximately 0.12 acres