

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: CV17-005 Date Received: 1/24/16
Application Accepted by: TD+mm Fee: \$320
Assigned Planner: Tim Dietrich; 614-645-6665; tedi@trich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 305 & 305 1/2 Rumsey Rd. 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: 010-113962

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

Current Zoning District(s): R2

Area Commission or Civic Association: None For South Columbus Area Commission

Proposed Use or reason for Council Variance request:

(2) Dwelling units have existed on this property since 1955

Acreage: 0.36

APPLICANT:

Name: David A. Efav Phone Number: 614-558-3613 Ext.: -

Address: 2655 Sherwood Rd City/State: Columbus/OH Zip: 43209

Email Address: defaw@redarchitects.com Fax Number: 614-487-8777

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

Name: David A. & Laura K. Efav Phone Number: 614-558-3613 Ext.: -

Address: 2655 Sherwood Rd City/State: Columbus/OH Zip: 43209

Email Address: defaw@redarchitects.com Fax Number: 614-487-8770

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 David A. Efav

PROPERTY OWNER SIGNATURE David A. Efav Laura K. Efav

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

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

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

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(s) requested as detailed below (use separate page if needed or desired):

Section 3332.033 - R-2 zoning district allows for
only single family dwellings. The subject
property has (2) detached single family residences.
These residences have existed since 1955 or
earlier. With current zoning I am unable to
sell this property at market value or even the
value listed on the Auditor's website. A bank
refuses to finance the property because of
the non-conforming use.

see attached

Signature of Applicant

David A. Egan

Date

1/17/17

CV17-005

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January 17, 2017

STATEMENT OF HARDSHIP cont.

Subject property 010-113962

Section 3332.26 (B) Minimum side yard requirement is 5'-0"
Current the existing Dwelling 2 as shown on attached site plan has a side yard of 2'-5"
and has existed that way since the building was constructed prior to 1955. Currently the
fence line is at the edge of the dwelling and the adjacent neighbor to the west is
maintaining the area of the subject property outside of the fence line and has not
rendered any issues to that affect.

Signature of Applicant



David A. Efav

CV17-005

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: CV17-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David A. Efav
of (1) MAILING ADDRESS 2655 Sherwood Road Col. OH 43209

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 305 & 305 1/2 Rumsey Road Col. OH 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) 1/24/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) David A. & Laura K. Efav
2655 Sherwood Rd
Columbus, OH 43209

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

David A. Efav
614-558-3613

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

(5) Far South Columbus Area Commission
Becky Walcott
723 Norton Rd South Col. OH. 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 David A. Efav

Sworn to before me and signed in my presence this 23rd day of January, in the year 2017

Rev Christine Gillespie
(8) SIGNATURE OF NOTARY PUBLIC My Commission Expires 03/16/19

Notary Seal Here



Christine Gillespie
Notary Public, State of Ohio
My Commission Expires 03/16/19

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

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APPLICANT

David A. Efaw
2655 Sherwood Rd.
Columbus, OH 43209

PROPERTY OWNER

David A. and Laura K. Efaw
2655 Sherwood Rd.
Columbus, OH 43209

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Becky Walcott
Far South Columbus Area Commission
723 Ivorton Rd. South
Columbus, Ohio 43207

**SURROUNDING PROPERTY
OWNERS**

James W Bumgardner
256 Rumsey Rd.
Columbus, OH 43207

Edward Matthew Amburgey
278 Rumsey Rd.
Columbus, OH 43207

DJ Lapczynski
298 Rumsey Rd.
Columbus, OH 43207

DJ Lapczynski
298 Rumsey Rd.
Columbus, OH 43207

Mary L. Bowling
304 Rumsey Rd.
Columbus, OH 43207

Julia Hayes
311 Rumsey Rd.
Columbus, OH 43207

Todd W. Stamper
301 Rumsey Rd.
Columbus, OH 43207

Douglas A. & Carol S. McGee
265 Rumsey Rd.
Columbus, OH 43207

Jerry Carter
3350 S Eighth St
Columbus, OH 43207

Fannie M. Varnell
286 Colton Rd.
Columbus, OH 43207

Charles Darrel TR Hoy
31325 State Route 31
Richwood, OH 43344

Charles Darrel TR Hoy
31325 State Route 31
Richwood, OH 43344

Harold G. Lawson
320 Colton Rd.
Columbus, OH 43207

Parsons Avenue Church of God
3389 Parsons Ave.
Columbus, OH 43207

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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 # CV17-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David A. Efav
of (COMPLETE ADDRESS) 2655 Sherwood Road Columbus, OH 43209

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. <u>David A. & Laurak Efav</u> <u>2655 Sherwood Rd.</u> <u>Columbus, Ohio 43209</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT David A. Efav

Sworn to before me and signed in my presence this 17th day of January, in the year 2017

Christine Gillespie
SIGNATURE OF NOTARY PUBLIC

03/16/19
My Commission Expires

Notary Seal Here



Christine Gillespie
Notary Public, State of Ohio
My Commission Expires 03-16-19

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010113962

Zoning Number: 305

Street Name: RUMSEY RD

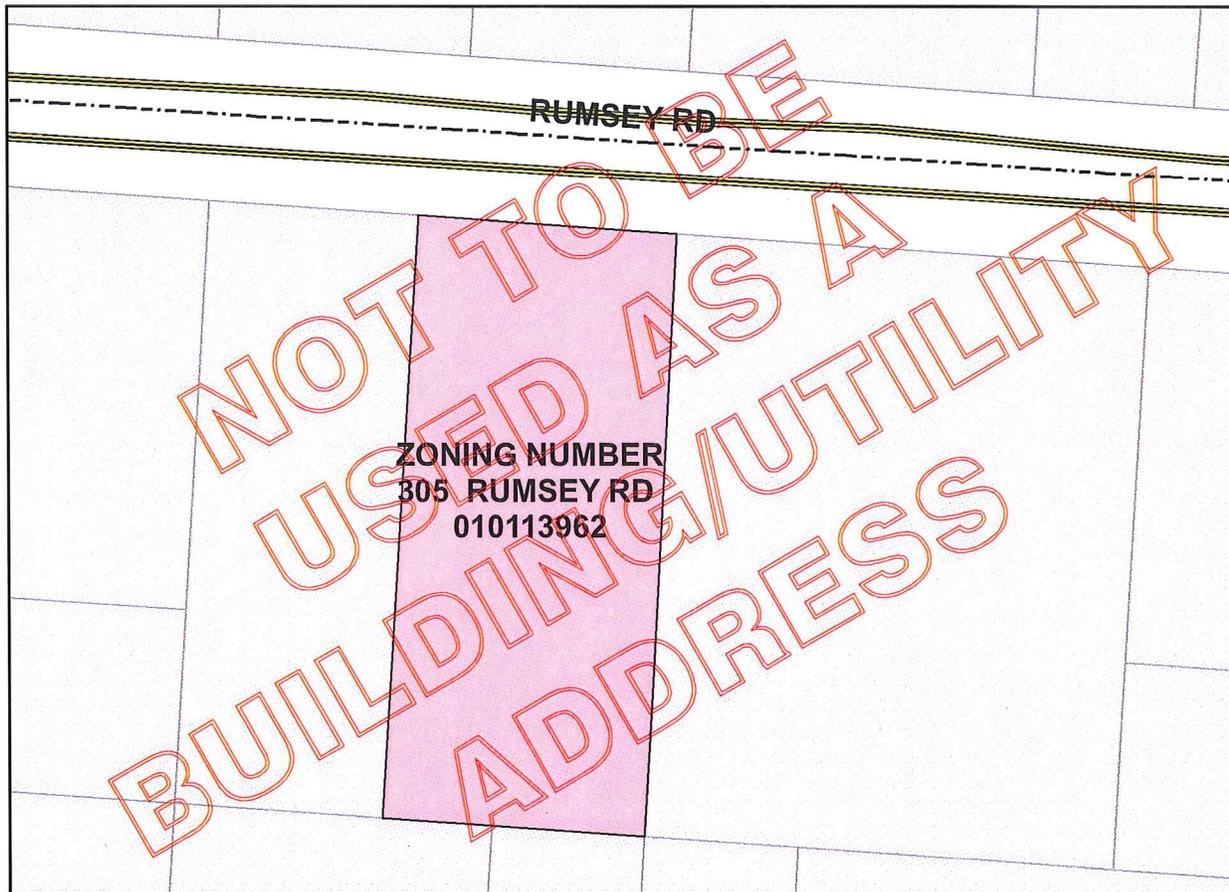
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID EFAW (OWNER)

Issued By: *Adyana Amarian*

Date: 1/19/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 82681

GENERAL WARRANTY DEED

Elizabeth F. Smith, unmarried, of Franklin County, State of Ohio
for valuable consideration paid, GRANT(S), with general warranty covenants to
David A. Efaw and Laura K. Efaw ^{for their joint lives, remainder to the} _{Survivor of them} whose tax mailing address is
25 Southwood, Columbus OH 43207
the following Real Property: Situated in the County of Franklin In the State
of Ohio and in the City of Columbus: 190977

FOR COMPLETE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A".

11 20 AM
TIME _____ M
RECORDER FRANKLIN CO., OHIO
OCT 12 1993
RICHARD B. METCALF, RECORDER
RECORDER'S FEE 14.00

Parcel No.: 010-113962

Property Address: 305 Rumsey Rd., Columbus, OH 43207

Subject to: a) Unpaid taxes and special assessments, if any, all of which the Grantee herein assumes and agrees to pay as a further consideration for this conveyance; b) Conditions, restrictions and easements of record.

Prior Instrument 1197 111 Vol. 2823 Page 571 Official Deed Records Franklin

County, Ohio wife (husband) of the
Grantor releases all rights of dower therein. Witness her hand(s) this 8th day
of October, 19 93

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

John P. Parsley (witness) Elizabeth F. Smith (grantor)
John P. Parsley (witness) Paula K. Allen (grantor)

STATE OF OHIO COUNTY OF Franklin SS

Be It Remembered, that on this 8th day of October, 1993 before me, the Subscriber, a Notary In and for said County, personally came the GRANTOR(S) Elizabeth F. Smith who acknowledged the signing of this DEED and that the signing was her voluntary act and deed for the uses and purposes therein mentioned

In testimony whereof, I have hereunto subscribed my name and affixed my seal this day and year aforesaid

Pamela K. Allen
NOTARY PUBLIC STATE OF OHIO
My Commission Expires Dec. 31, 1995

This instrument prepared by Paul V. Pavlic, 326 S. High St., Columbus, OH 43215

(recording transfer information)

(Statutory form - O.R.C. 5302.05 & 06)

18872
CONVEYANCE TAX
\$ 57.00 TV
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
OCT 12 1993
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

AMERITITLE BOX
R272-5
24221F02

CV17-005

EXHIBIT "A"

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

Being Lot Number One Hundred Twenty-six (126) of the HOME ACRES ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 16, page 23, Recorder's Office, Franklin County, Ohio. EXCEPTING THEREFROM the following premises:

Beginning at the northwesterly corner of said Lot 126, and the southerly line of Rumsey Road; thence east along the northerly line of said Lot 65 feet to a point; thence southerly and parallel to the west line of said lot, 190 feet to a point in the southerly line of said lot 126; thence westerly along said Lot No. 126, 65 feet to the southwest corner of said Lot; thence northerly along the westerly line of said Lot No. 126, 190 feet to the place of beginning.

N-190

ALL OF

010-113962

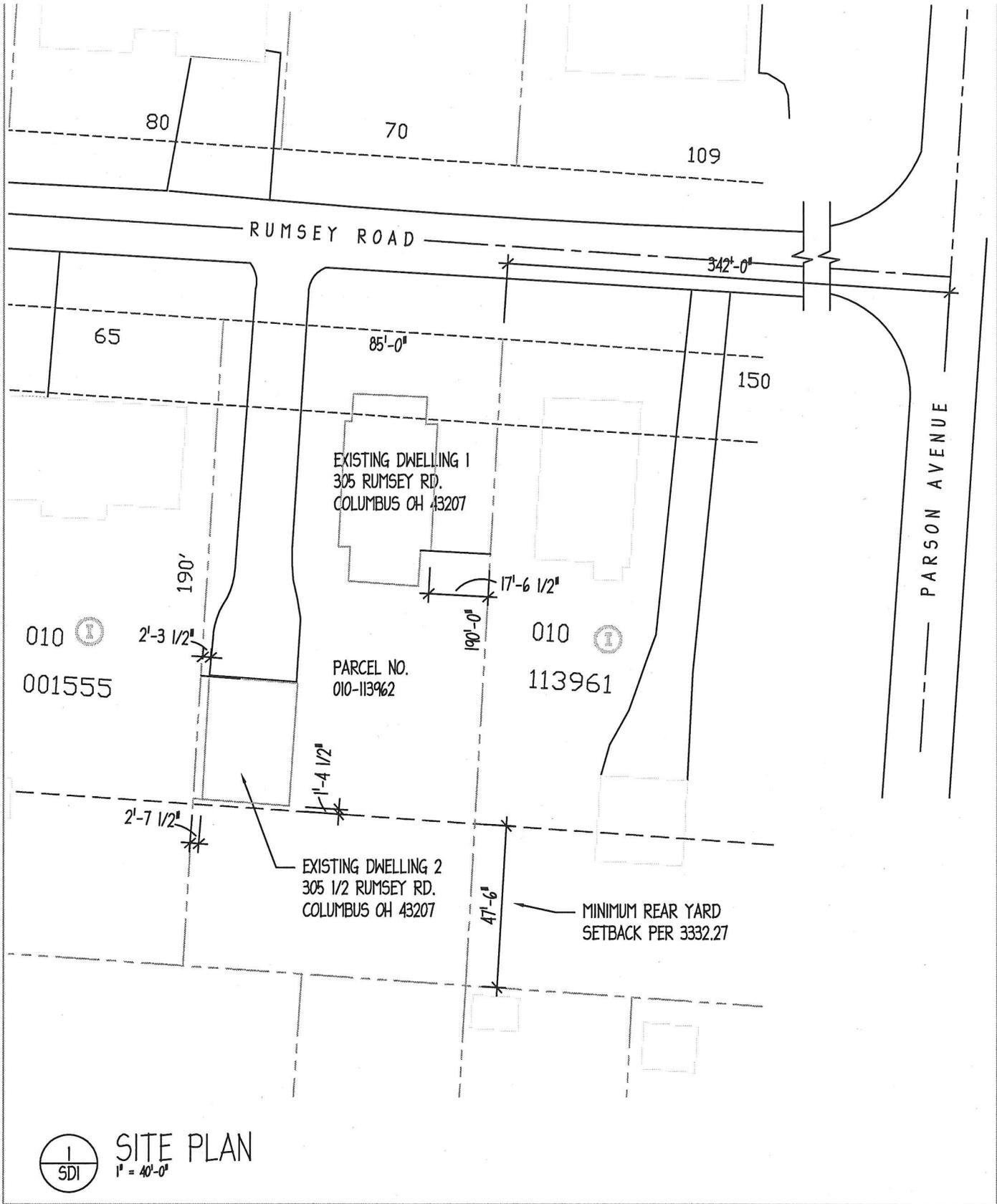
10/12/93

2422/F03

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

Being lot Number One Hundred Twenty-six (126), of the HOMES ACRES ADDITION, as the same is numbered and delineated upon the recorder plat thereof, of record in Plat Book 16, page 23, Recorder's Office, Franklin County, Ohio. EXCEPTING THEREFROM the following premises:

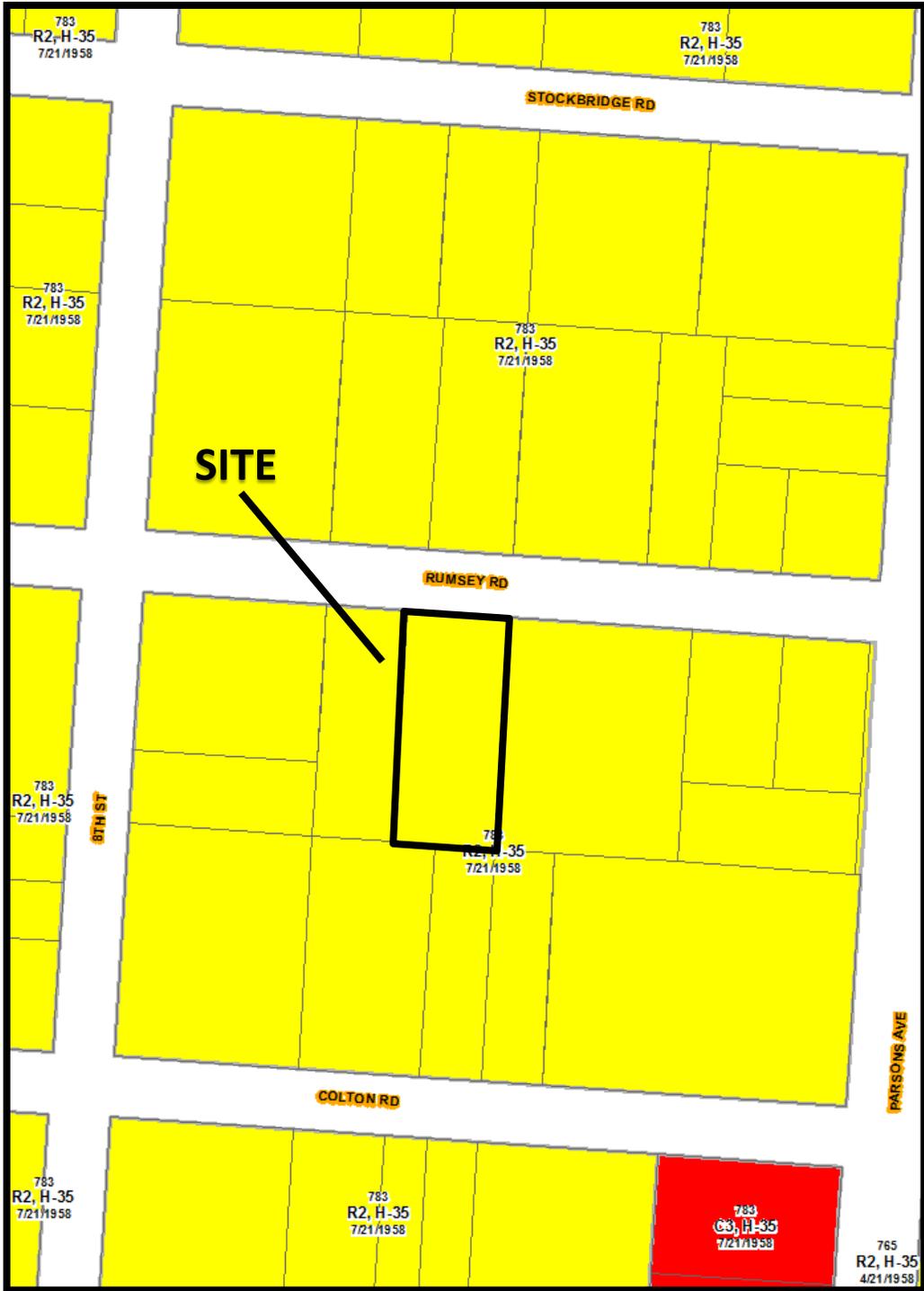
Beginning at the northwesterly corner of said Lot 126, and the southerly line of Rumsey Road; thence east along the northerly line of said Lot 65 feet to a point; thence southerly and parallel to the west line of said lot, 190 feet to a point in the southerly line of said lot 126; thence westerly along said Lot No, 126, 65 feet to the southwest corner of said lot; thence northerly along the westerly line of said Lot No, 126, 190 feet to the place of beginning.



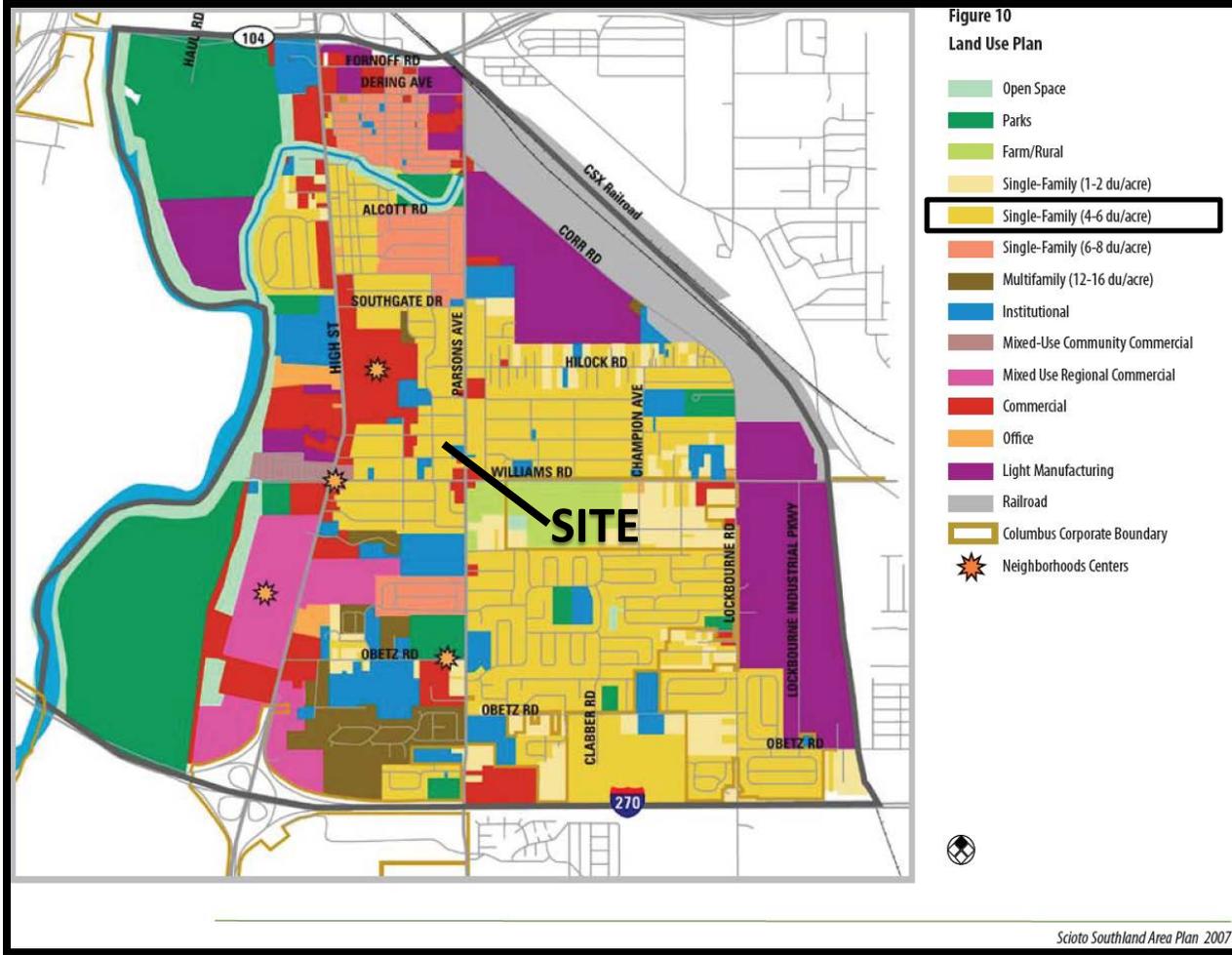
ADDRESS: 305 & 305 1/2 RUMSEY RD., COLUMBUS, OHIO 43207
 PROJECT #: RE-ZONING
 DATE: JANUARY 17, 2017

SD-1
 DRAWING NUMBER

CV17-005



CV17-005
350 Rumsey Road
Approximately 0.36 acres





CV17-005
350 Rumsey Road
Approximately 0.36 acres