

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: CV17-008 Date Received: 2/10/17
Application Accepted by: TD+SP Fee: \$320
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 257 E. 11th Avenue Zip: 43201

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: 010-023897

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

Current Zoning District(s): C-4

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for Council Variance request:
Construct a single unit dwelling

Acreage: .11

APPLICANT:

Name: Derrick Haber Phone Number: 614.284.0640 Ext.: _____

Address: 3892 Powell Rd (suite 202) City/State: Columbus, OH Zip: 43065

Email Address: haber.derrick@gmail.com Fax Number: _____

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

Name: City of Columbus Land Bank Phone Number: _____ Ext.: _____

Address: 50 w. Gay Street (floor 4) City/State: columbus, OH Zip: 43215

Email Address: Cjparadi@columbus.gov Fax Number: _____

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: [Signature]

PROPERTY OWNER SIGNATURE: [Signature]

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.

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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

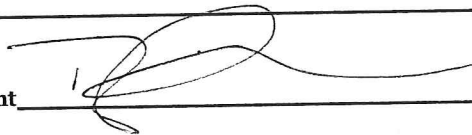
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

See attached statement of hardship

Signature of Applicant



Date

2-10-17

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Statement of Hardship

Applicant: Derrick Haber

Proposed Use: Single-unit dwelling.

I am requesting a use variance to construct a single-unit dwelling on the site located at 257 E. 11th Avenue under C-4 Code Section 3356.03. It is currently a flat parcel that is zoned C-4, Commercial District, and was previously developed with a single-unit dwelling that was demolished in 2011. The requested variance will not adversely affect the surrounding uses and will be consistent with the area it is located in. This single unit dwelling will be constructed in a manner similar to 253 E. 11th Avenue and 225 E. 11th Avenue, which both have approved Council Variances in April 2009, and December 2012, respectively. A Certificate of Approval from the University Area Review Board, ensuring adequate architectural design of the proposed dwelling, will be required prior to building permit issuance.

Although properties along E. 11th Avenue and Chittenden Avenue between Summit Street and N. 4th Street are zoned C-4, the predominant land uses are residential in nature. Approval of this request will not introduce a new or incompatible use to the neighborhood. The requested variance will not impair an adequate supply of light and air to the adjacent properties, increase the congestion of public streets, increase the danger of fires, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Derrick Haber

of (1) MAILING ADDRESS 3982 Powell Rd (Suite 202), Powell, OH 43065

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 257 E. 11th Avenue, Columbus, OH 43201

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 2/10/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) City of Columbus, Ohio

50 W. GAY STREET (FL 4)

COLUMBUS, OH 43215

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

Derrick Haber 614-284-0640

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

University Area Commission

(5) Susan Keeny

614-447-1124

358 King Ave., Columbus, 43201

University Area Review Board

Daniel Ferdelman

614-645-6096

50 W. Gay St (fl 4),

Columbus, OH 43215

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)

☐ 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 10 day of February, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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

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EXAMPLE LABEL TEMPLATE

APPLICANT

Derrick Haber
3982 Powell Rd (#202)
Powell, OH 43065

ATTORNEY/AGENT

Urban Development Ventures, LLC
3982 Powell Rd, Suite 202
Powell, OH 43065

PROPERTY OWNER

City of Columbus Land Bank
c/o John Turner
50 W Gay St 4th Floor
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

KAH Real Estate 2 LLC
Or Current Occupant
222 E. 11th Ave OFC
Columbus, OH 43201

226 E. 11th Ave LLC
Or Current Occupant
222 E. 11th Ave OFC
Columbus, OH 43201

247-249 E 11th Ave LLC
Or Current Occupant
222 E 11th Ave OFC
Columbus, OH 43201

Thomas P. Heilman II
Or Current Occupant
237 E 11th Avenue
Columbus, OH 44201

Lisa R. Wente
Or Current Occupant
1502 Hamlet St.
Columbus, OH 43201

Troy & Ashley Marsh
91 Colbert Ct
Worthington, OH 43085

Khaled M. & Alia M. Humad
9501 Scioto Darby Creek Rd
Hilliard, OH 43026

City of Columbus
Real Estate Management
90 W. Broad St Room 425
Columbus, OH 43215

Babu Dahya
43 Fallis Rd
Columbus, OH 43214

Diamond Properties of Central Ohio LLC
3660 Parkway Ln Suite F
Hilliard, OH 43026

furniturebank.lbl (nct)
10/30/15 S:Docs/s&hlabels/2015

237 E 11TH LLC
Or Current Occupant
237 E 11th Ave
Columbus, OH 43201

Jennifer R. Mankin
Or Current Occupant
1515 Hamlet St.
Columbus, OH 43201

AREA COMMISSION

University Area Commission
c/o Susan Keeny
358 King Ave.
Columbus, OH 43201

University Area Review Board
Daniel Ferdelman
50 W Gay St 4th Floor
Columbus, OH 43215

Campus Partners for Community Urban

Redevelopment
1568 N High Street
Columbus, OH 43201

Slate Rock Properties LLC
2166 N Parkway Dr
Columbus, OH 43221

5141 Noor Property LLC
5141 Noor Park Circle
Dublin, OH 432016

University Lofts LLC
c/o Diana Hawks, Northsteppe Realty Inc.
10 E 17th Ave
Columbus, OH 43201

Aumenta Enterprises LTD
1304 Millerdale Rd
Columbus, OH 43209

1514 Hamlet LLC
130 S Columbia Ave
Columbus, OH 43209

CV17-008

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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 # CV17-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) _____

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. Urban Development Ventures, LLC 3892 Powell Rd (suite 202) Powell, OH 43065	2. Columbus Land Bank 50 w. Gay Street (fl 4) Columbus, OH 43215
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 10 day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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TRANSFERRED

JUL 13 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

90007604

CONVEYANCE TAX EXEMPT	
A	BD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION, an Ohio non-profit corporation under Chapter 1702 of the Ohio Revised Code and a community improvement corporation and county land reutilization corporation under Chapter 1724 of the Ohio Revised Code, of Franklin County, Ohio ("Grantor"), for valuable consideration paid, grants to CITY OF COLUMBUS, OHIO, an Ohio municipal corporation ("Grantee"), whose tax mailing address is Land Redevelopment Office (Mortgage Code 9006), 50 W. Gay Street, 4th Floor, Columbus, Ohio 43215, that real property situated in the State of Ohio, County of Franklin and City of Columbus and described as follows:

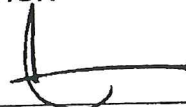
All of that real property described in Exhibit A, attached hereto and incorporated herein by reference.

Property Address: 257 E. 11th Avenue, Columbus, Ohio 43201
Tax Parcel Number: 010-023897
Prior Instrument Reference: Instrument No. 201604220049331

IN WITNESS WHEREOF, John C. Rosenberger, President of CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION, has executed this instrument this 11th day of July, 2016.

CENTRAL OHIO COMMUNITY IMPROVEMENT
CORPORATION

By:



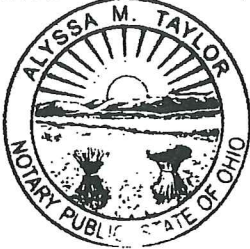
John C. Rosenberger

Its:

President

STATE OF OHIO,
COUNTY OF FRANKLIN: SS

The foregoing instrument was acknowledged before me this 11th day of July, 2016, by John C. Rosenberger, President of CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION, an Ohio non-profit corporation, on behalf of such corporation, who swore or affirmed to me, under penalty of perjury, that he is such person and officer.



ALYSSA M. TAYLOR
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN
FRANKLIN COUNTY
My Commission Expires
November 9, 2020

Alyssa M. Taylor
Notary Public

This instrument was prepared by John C. Rosenberger, Esq., 885 South Pearl Street, Columbus, Ohio 43206.

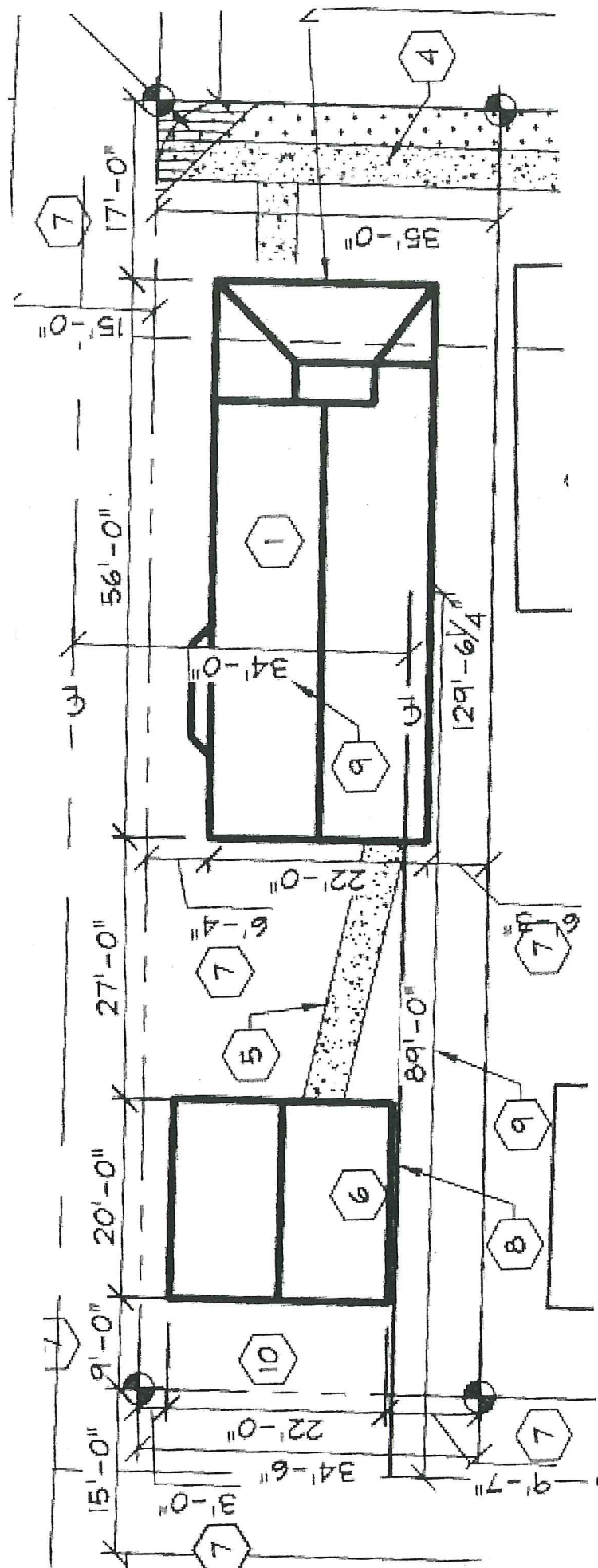
EXHIBIT A

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

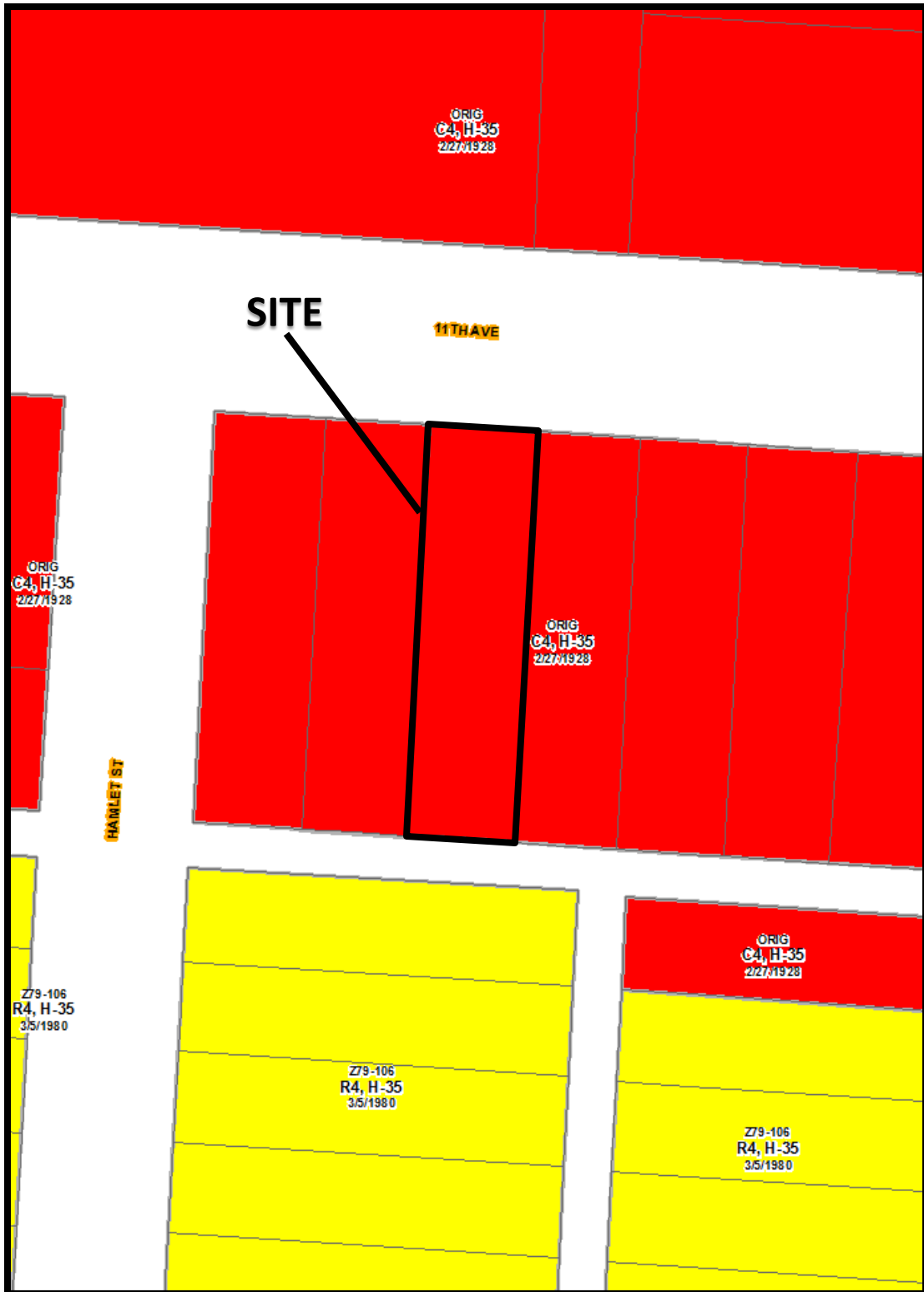
Being Lot Number Twenty (20) in CLIFTON ADDITION to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 277, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-023897

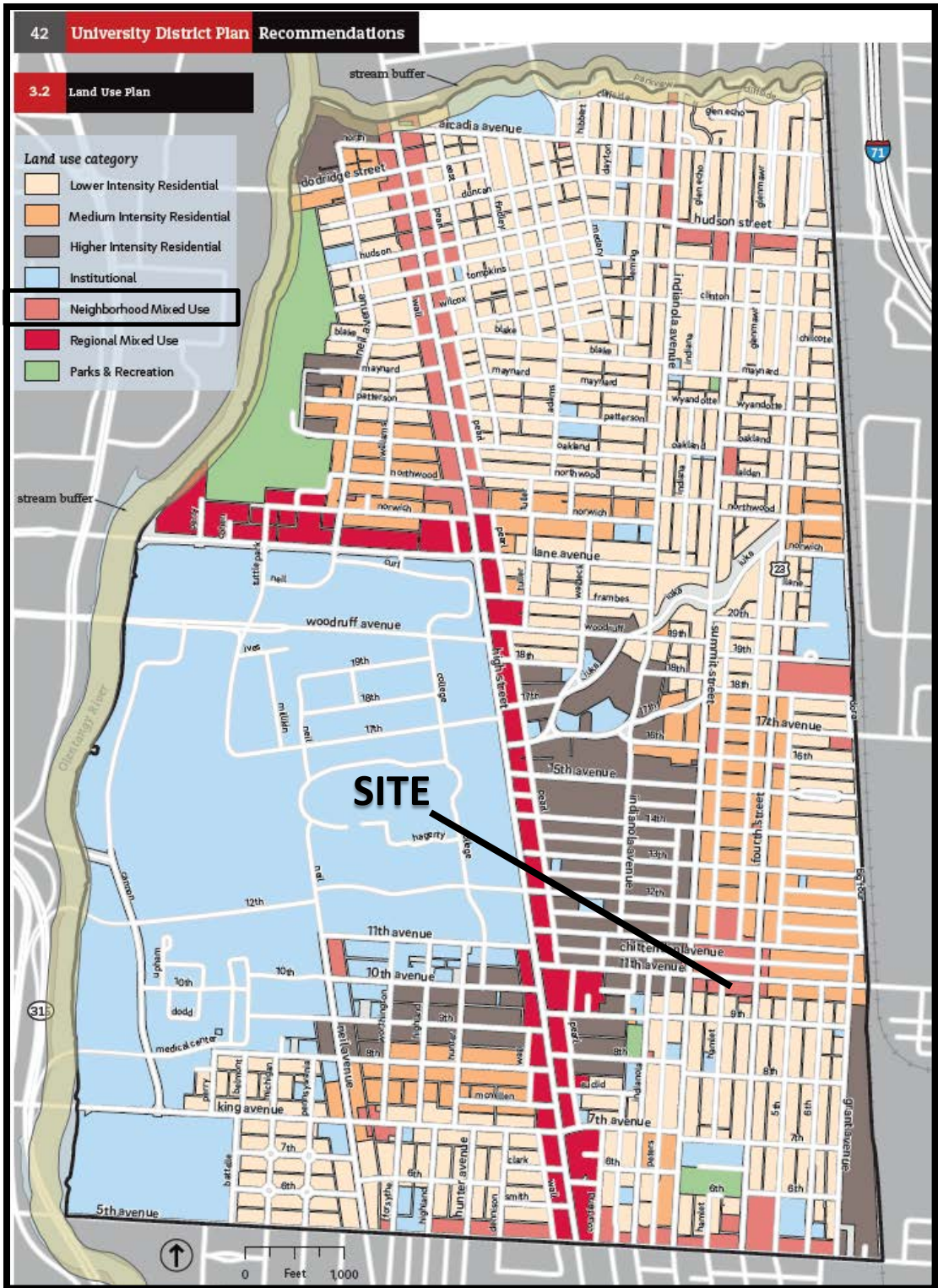
Property Address: 257 E. 11th Avenue, Columbus, Ohio 43201



CV17-008



CV17-008
257 East Eleventh Avenue
Approximately 0.11 acres



CV17-008
257 East Eleventh Avenue
Approximately 0.11 acres



CV17-008
257 East Eleventh Avenue
Approximately 0.11 acres