

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: CV17-015 Date Received: 3/14/17

Application Accepted by: Rev TD + KP Fee: \$/320

Comments: Assigned to Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 943 E. Frehis Ave, Columbus, Zip: 43206

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: 010-087185-00

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

Current Zoning District(s): CA - Commercial

Area Commission or Civic Association: Southside Area Commission

Proposed Use or reason for Council Variance request:

Need to change from Commercial to Residential Zoning

Acreage: 1.14

APPLICANT:

Name: Pine Hill Investments Phone Number: 740-973-1834 Ext.: _____

Address: 1077 Franklin Ave City/State: Heath OH Zip: 43056

Email Address: Wanderson1077@gmail.com Fax Number: N/A

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

Name: Pine Hill Investments Phone Number: 740-973-1834 Ext.: _____

Address: 1077 Franklin Ave City/State: Heath OH Zip: 43056

Email Address: Wanderson1077@gmail.com Fax Number: N/A

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

Name: Monarch Title - Richelle Sammons Phone Number: 614 842 9101 Ext.: _____

Address: 3520 Snuffer Rd Suite 101 City/State: Columbus OH Zip: 43235

Email Address: richelle@monarchtitleservice.com Fax Number: 614 842 9105

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE Richelle Sammons Monarch Title

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.

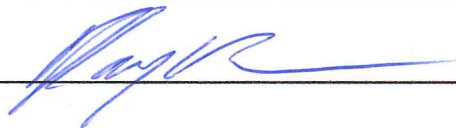
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the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

This application seeks a Variance from Section 3356.03 of the Columbus City Code (C4 Permitted Uses) to allow for residential use. Although currently zoned C4, the property's current use is a single family residence, which is consistent with other structures in the area. Property owners intend to list the property for sale and anticipate issues with prospective buyers lenders approval of residential loan on a property currently zoned commercial without a variance. Applicant does not believe this Variance will negatively affect any adjoining property or the general welfare, as the immediate vicinity is exclusively residential and not commercial.

Signature of Applicant



Date

3/13/17

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-05

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS Richelle Sammons, Monarch Title Services
3520 Snouffer Road, Suite 101, Columbus OH 43235

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 943 Frebis Avenue, Columbus, OH 43206

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3 / 14 / 17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Pine Hill Investments

AND MAILING ADDRESS

1077 Franklin Ave

Heath OH 43056

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Pine Hill Investments LLC

740-973-1834

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) South Side Commission

Curtis Davis, 175 South Third St,

Suite 340, Columbus OH 43215

614-285-4901 x 1100

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

Richelle Sammons

Sworn to before me and signed in my presence this

10th

day of

March

in the year

2017

Rev

(8) SIGNATURE OF NOTARY PUBLIC

11-28-2019
My Commission Expires



Notary Public

AMY L. MYERS

In and for the State of Ohio

My Commission Expires

11-28-2019

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

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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 # CV17-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) NANCY Anderson for Pine Hill Investments LLC
of (COMPLETE ADDRESS) 1077 Franklin Ave. Heath OH 43056

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>Pinehill Investments LLC</u> <u>1077 Franklin Ave</u> <u>Heath OH 43056</u> <u>& Columbus employees</u> <u>NANCY Anderson 740-973-1834</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

Nancy Anderson

Sworn to before me and signed in my presence this 10th day of March, in the year 2017

[Signature]

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



RICHELLE L. SAMMONS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
2/23/21

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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: 010087185

Zoning Number: 943

Street Name: E FREBIS AVE

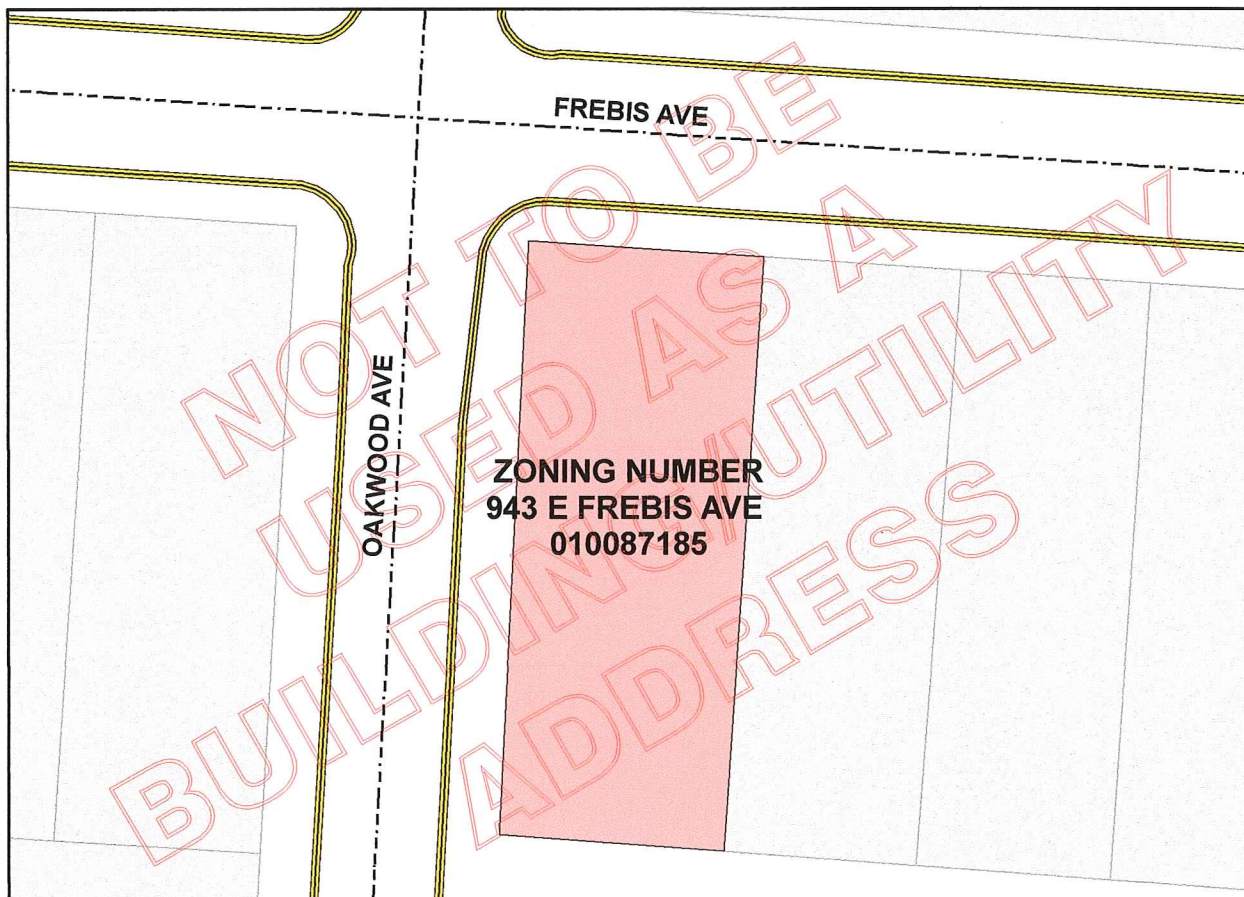
Lot Number: 57

Subdivision: EARHART

Requested By: PINE HILL INVESTMENTS, LLC (NANCY ANDERSON)

Issued By: *Adyana amarian*

Date: 3/13/2017



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 86835

CV17-015

Legal Description of the Subject Property

Known As 943 E. Frebis Avenue – Parcel No. 010-087185-00

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

Being Lot Number Fifty-seven (57) of the EARHART ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, Page 51, Recorder's Office, Franklin County, Ohio. EXCEPTING therefrom, an area approximately ten (10) feet in width along the entire East side of said premises over which the grantor reserves a permanent easement for the purpose of ingress and egress to and for the benefit of Lot Number Fifty-eight (58) and Lot Number Fifty-nine (59) of EARHART ADDITION.

Centerline Intersections: Frebis Avenue and Oakwood Avenue

Commonly Known As: 943 E. Frebis Avenue, Columbus, OH 43206

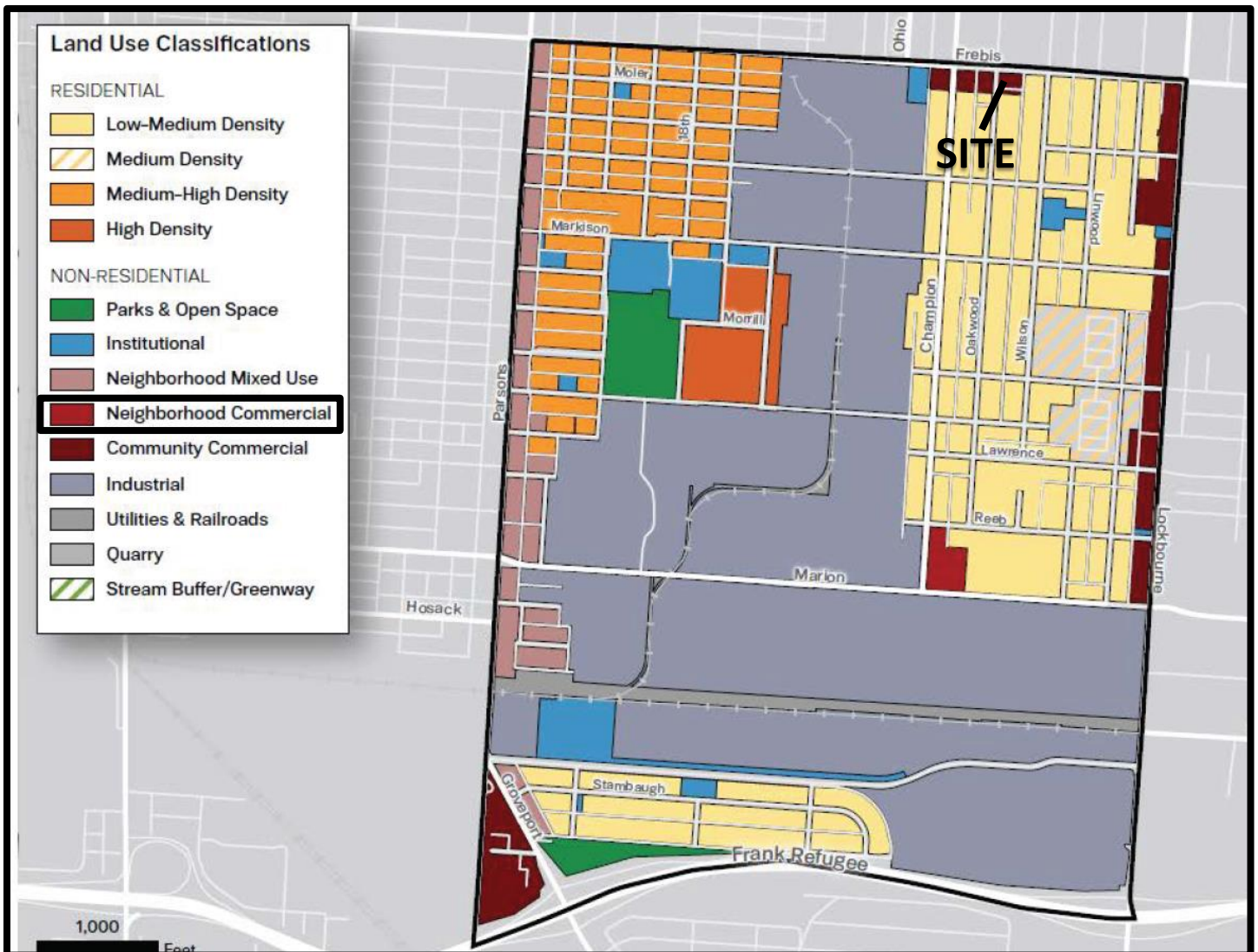
Parcel No. 010-087185-00

CV17-015



CV17-015
943 East Frebis Avenue
Approximately 0.14 acres

South Side Plan (2014)



CV17-015
943 East Frebis Avenue
Approximately 0.14 acres



CV17-015
943 East Frebis Avenue
Approximately 0.14 acres