

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: CV17-025 Date Received: 4/20/17
Application Accepted by: KP & TD Fee: \$320
Comments: Assigned to: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 3301 Parsons Ave. Columbus OH 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: 010-113989

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

Current Zoning District(s): Columbus R-2

Area Commission or Civic Association: FAR SOUTH SIDE AREA COMMISSIONS

Proposed Use or reason for Council Variance request:

STRUCTURE MUST BE REZONED FOR RESALING PROPOSES

Acreage: .59

APPLICANT:

Name: Carol Stewart Phone Number: 614-332-4754 Ext.: _____

Address: 6199 Lockbourne E. Rd City/State: Lockbourne/OH Zip: 43137

Email Address: Realtor-4u@gmail.com Fax Number: _____

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

Name: HAROLD + CAROL STEWART Phone Number: 614-332-4754 Ext.: _____

Address: 6199 Lockbourne Rd City/State: Lockbourne/OH Zip: 43137

Email Address: Realtor-4u@gmail.com 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 Carol Stewart

PROPERTY OWNER SIGNATURE Carol Stewart / Harold Stewart

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

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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:

SECTION 3332.033, SECOND DWELLING R-2 ZONING
DISTRICT ALLOWS FOR SINGLE FAMILY DWELLING
THE SUBJECT PROPERTY HAS ANOTHER SINGLE FAMILY
DWELLING ATTACHED TO THE GARAGE. THE MAIN
HOUSE HAS EXISTED SINCE 1934. THE SECOND
HOUSE WAS BUILT ONTO THE GARAGE FOR A MOTHER
IN-LAW SUITE FOR HIS PARENTS. AT THIS TIME WE
ARE TRYING TO SELL THIS PROPERTY AND ARE UNABLE
TO SELL IT TO ANYONE WHO HAS TO FINANCE THE
PROPERTY. THIS IS DEVALUATING THE PROPERTY
BANKS WILL NOT FINANCE THE PROPERTY
BECAUSE OF THE NON CONFORMING USE.

Signature of Applicant

Carl Stewart

Date

4-18-17

CV17-025

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS CAROL A. Stewart
16199 Lockbourne Rd. Lockbourne, OH 43137

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 3301 Parsons Ave Columbus, 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) 9/20/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) CAROL + HAROLD STEWART JR
16199 Lockbourne Rd
Lockbourne OH 43137

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

CAROL STEWART
614-332-4754

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

(5) Far South Columbus Area
Robin Watson 3802 Higbee DR. E.
Col. OH 43207 614-366-4602

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

Carol Stewart

Sworn to before me and signed in my presence this 6th day of MARCH, in the year 2017

Rev

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



R. Scott Brown
Notary Public, State of Ohio

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

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Carol Stewart
6199 Lockbourne Rd
Lockbourne, oh 43137

Carol Stewart
6199 Lockbourne Rd
Lockbourne, oh 43137

Far South Columbus Area Commission
Robin Watson
3802 Higbee Dr E.
Columbus, Ohio 43207

Mandy and Geoff Crawford
294 stockbridge rd
Cols. OH 43207

Betty Obert
3110 Parsons Ave
Cols. Ohio 43207

Dana Russell
289 Stockbridge Rd
Cols. Oh 43207

William Kelly
3324 Parsons Ave.
Cols. Oh 43207

Beverly Reynolds
300 Stockbridge
Cols. Oh 43207

Mary Bowling
304 Rumsey Rd
Cols. Oh 43207

James Jude
3325 Parsons Ave
Cols. Ohio 43207

520-LV7

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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 # CV17-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Carol Stewart

of (COMPLETE ADDRESS) 6199 Lockbourne Rd. Lockbourne OH 43137

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. Carol STEWART 6199 Lockbourne Rd Lockbourne, OH 43137 614-332-4754	2. HAROLD STEWART 6199 Lockbourne Rd Lockbourne, OH 43137 614-989-0370
3. Park National Bank 50 N. THIRD ST Newark, OH 43058-3500	4. Beverly Reynolds 300 Stockbridge Rd Columbus, OH 43207

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

SIGNATURE OF AFFIANT

Carol Stewart

Sworn to before me and signed in my presence this 6th day of MARCH, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]



R. Scott Brown
Notary Public, State of Ohio
My Commission Expires 09-06-2017

My Commission Expires

9/6/17

Notary Seal Here

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Legal Description:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a 0.5877 acre tract of land comprised of Lot 153 and 10 feet off the East side of Lot 154 in HOME ACRES ADDITION, Plat Book 16, Page 23, both Lots conveyed to Charles W. Johnson by deed of record in Official Record 16093, Page B-20, all references to the Recorder's Office, Franklin County, Ohio, said 0.5877 acre tract of land being more particularly described as follows:

Beginning at a Post found at the Northeasterly corner of said Lot 153 and said 0.5877 acre tract of land, said point being on the Southerly right-of-way of Stockbridge Road (50' R/W), a Westerly right-of-way of Parsons Avenue (R/W varies) and being the TRUE POINT OF BEGINNING of the herein 0.5877 acre tract of land to be described;

Thence, South 04° 16' 00" West along said Westerly right-of-way of Parsons Avenue, an Easterly line of said Lot 153 and an Easterly line of said 0.5877 acre tract of land, for a distance of 160.00 feet to an iron pin found on the Westerly right-of-way of said Parsons Avenue and at the Southeasterly corner of said Lot 153 and said 0.5877 acre tract of land;

Thence, North 85° 44' 00" West along a Northerly line of Lot 152, a Southerly line of said Lot 153 and a Southerly line of said 0.5877 acre tract of land, passing an iron pin found at a distance of 150.41 feet, 160.00 feet to an iron pin set at a Southeasterly corner of a 0.5142 acre tract of land out of said Lot 154 and a Southwesterly corner of said 0.5877 acre tract of land;

Thence, North 04° 16' 00" East along an Easterly line of said 0.5142 acre tract of land and a Westerly line of said 0.5877 acre tract of land for distance of 160.00 feet to an iron pin set at on the Southerly right-of-way of said Stockbridge Road, being the Northeasterly corner of said 0.5142 acre tract of land and a Northwesterly corner of said 0.5877 acre tract of land;

Thence, South 85° 44' 00" East along said Southerly right-of-way of Stockbridge Avenue, a Northerly line of said Lot 153 and the Northerly line of said 0.5877 acre tract of land, passing at 10.00 feet an iron spike found, for a distance of 160.00 feet to a post found at the TRUE POINT OF BEGINNING of the herein described parcel containing 0.5877 acres of land, more or less, subject to all legal rights-of-way, easements and restrictions of record.

Thence basis of bearing for the herein described tract of land is the centerline of Stockbridge Road (formerly known as Scottwood Road) as being North 85° 44' 00" West as shown of record in Plat Book 16, Page 23.

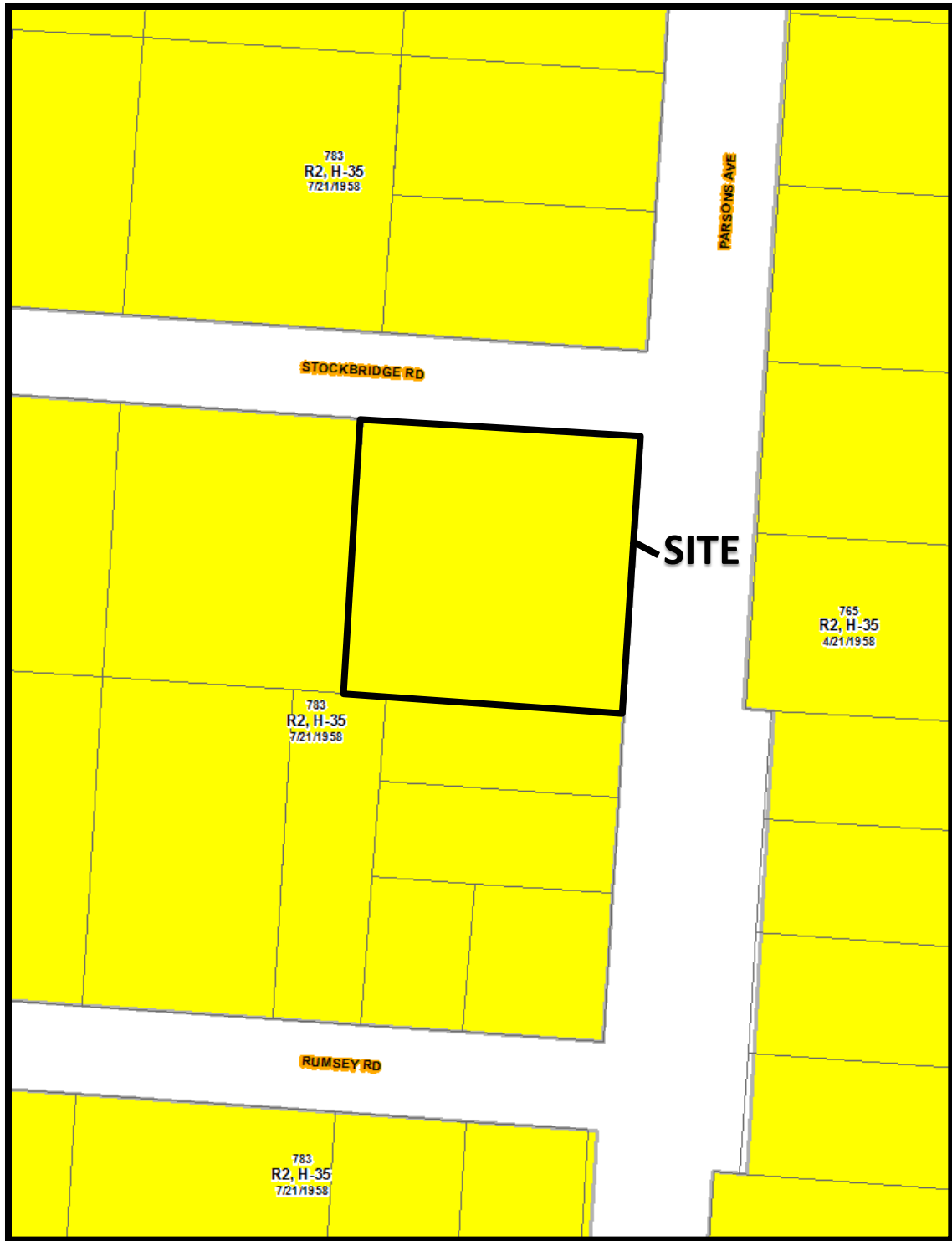
CV17-025

(Description and survey, dated January 14, 2000, prepared by HLG Engineering & Surveying, Inc., William Edward Chaffin, Registered Surveyor No. 7559)

Parcel Number: 010-113989-00

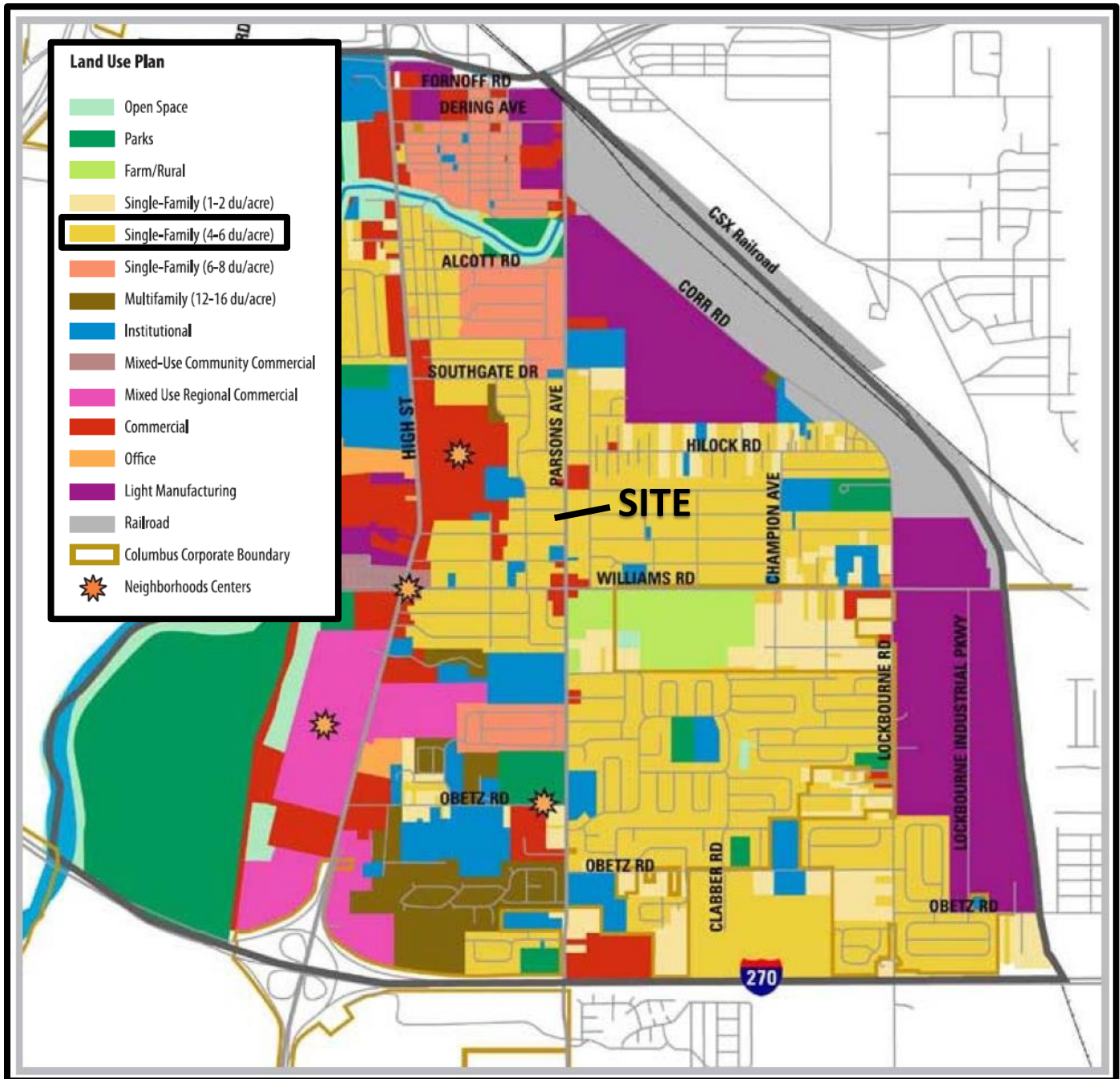
Commonly Known As: 3301 Parsons Avenue, Columbus, Ohio 43207

CV17-025



CV17-025
3301 Parsons Avenue
Approximately 0.59 acres

Scioto Southland Plan (2007)



CV17-025
3301 Parsons Avenue
Approximately 0.59 acres



CV17-025
3301 Parsons Avenue
Approximately 0.59 acres