

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: CV17-028 Date Received: 4/24/17
Application Accepted by: KP + MM Fee: \$320
Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 830-836 Berkeley Road, Columbus OH Zip: 43205

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: 010-070199

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

Current Zoning District(s): R-2F

Area Commission or Civic Association: Livingstone Avenue Area Commission

Proposed Use or reason for Council Variance request:

R-4F, Property owners intend to list the property for sale.

Acreage: .31

APPLICANT:

Name: Henry K Park Phone Number: 614)266-0785 Ext.: _____

Address: 68 E Oakland Avenue City/State: Columbus Zip: 43201

Email Address: henrypark120@gmail.com Fax Number: _____

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

Name: Henry K Park Phone Number: 614)266-0785 Ext.: _____

Address: 68 E Oakland Avenue City/State: Columbus Zip: 43201

Email Address: henrypark120@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 Henry K PARK

PROPERTY OWNER SIGNATURE Henry K PARK

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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residential structure.



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CV17-028

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...
B. Permit a use of the property not permitted by the Zoning District...
Before authorizing any variance from the Zoning Code...
In granting a variance pursuant to this section, Council may impose such requirements...

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):

This application seeks a variance from section 3332.37 of the Columbus City Code (R2F Permitted Uses) to allow for 4 - unit residential structure.

Although currently zoned R2F, the property's current use is 4 unit 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 buyer's lender's approval of residential loan on a property currently zoned R2F without a variance.

Applicant does not believe this variance will negatively affect any adjoining property or the general welfare, as the immediate vicinity is similarly developed.

Signature of Applicant Henry K Mance Date 4/24/2017

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Henry K Park

of (1) MAILING ADDRESS 68 E Oakland Avenue, Columbus OH 43201

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 830-836 Berkeley Road, 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Henry K Park
68 E Oakland Avenue, Columbus, OH 43201

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

Henry K Park 614)266-0785

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

(5) Livingstone Area Commission
Terry Elliott
924 Berkeley Road, Columbus OH 43206 614)258-4075

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

Henry K PARK

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

(8) SIGNATURE OF NOTARY PUBLIC

July 17 2021
My Commission Expires



Diane L. Hoenig
62 East Oakland Avenue
Columbus, OH 43201-1279
Franklin County
This Affidavit expires six (6) months after the date of notarization.
License Expires: July 17, 2021

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Applicant:

Henry K Park
68 E Oakland Avenue
Columbus OH 43201

Owners within 125 feet:

ALLIANCE ONE LTD
840 BERKELEY RD
COLUMBUS OH 43205-2905

BRETT BURGETT
310 E JENKINS
COLUMBUS OH 43207

PAMELA GREY
ROBERT WILSON
821 823 BERKELEY RD
COLUMBUS OH 43205

LAWSON REALTY LLC
1867 WALNUT HILL PARK DR
COLUMBUS OH 43232

DANIEL NORTH
812 BERKELEY RD COLUMBUS
OH 43205

ELIZABETH PEEK J
816 BERKELEY RD
COLUMBUS OH 43205

Owner:

Henry K Park
68 E Oakland Avenue
Columbus OH 43201

FRED BROWN D
827 BERKELEY RD
COLUMBUS OH 43205-2902

CECIL CATRON A & THELMA J
824 826 BERKELEY RD
COLUMBUS OH 43205

ROBERT HORTON L
CLEOPATRA HORTON D
817 BERKELEY RD
COLUMBUS OH 43205

A K MADAN TR
MANJU MADAN TR
PO BOX 92345
LONG BEACH CA 90809

PARISI DEVELOPMENT LLC
P O BOX 152
POWELL OH 43065

COLLEEN RAMIREZ D
30 E 4TH AVE
COLUMBUS OH 43201

Application # CV17- 028

Area Commission:

Terry Elliott
924 Berkeley Rd.
Columbus, OH 43206
614-258-4075

BUCKEYE COMMUNITY FORTY
FOUR LP
3021 E DUBLIN GRANVILLE RD
COLUMBUS OH 43231

ERI NINERS LLC
PO BOX 10074
COLUMBUS OH 43201

HELEN JETER
835 BERKELEY RD
COLUMBUS OH 43205-2902

SAMUEL MCDANIEL E
69 MIAMI UNIT C
COLUMBUS OH 43203

YVONNE WHEELER
809 BERKELEY RD
COLUMBUS OH 43205

NYCHOLA RICHARDSON L
1553 LEXDAE DR
REYNOLDSBURG OH 43068

Owners within 125 feet continued:

Application # CV17- 028

JEROME ROSS H
815 BERKELEY RD
COLUMBUS OH 43205-2902

RUBLES APPLIN LLC
539 E RICH ST UNIT 108
COLUMBUS OH 43215

HILDOLIDIA SAEZ / MARIA CSAEZ
822 BERKELEY RD
COLUMBUS OH 43205

PRATYUSH SINGH
1751 COTTONWOOD DR
LEWIS CENTER OH 43035

DAVID LYNN WALTERS TR
23468 GILMORE ST
WEST HILLS CA 91307

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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 # CV17-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Henry K Park
of (COMPLETE ADDRESS) 68 E Oakland Avenue, Columbus, OH 43201

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. Henry K Park 68 E Oakland Avenue, Columbus OH 43201 Henry K Park 614)266-0785	2.
3.	4.

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

SIGNATURE OF AFFIANT Henry K Park

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

Diane L Hoenig
SIGNATURE OF NOTARY PUBLIC

July 17 2021
My Commission Expires

Notary Seal Here



Diane L Hoenig
62 East Oakland Avenue
Columbus, OH 43201-1279
Franklin County
License Expires: July 17, 2021

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Legal Description of 830-836 Berkeley Road, Columbus OH 43205

Situated in the County of Franklin, City of Columbus and State of Ohio and being further described as:

Being Lot Number SixtySeven (67) except One foot off the North side thereof, and Lot Number Sixty-Eight(68) , Linen Place Addition to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record, in Plat Book 5, Page 125, Recorder's Office, Franklin County, Ohio.

Permanent Parcel No.: 000-070199-00



CV17-028
 830-836 Berkeley Road
 Approximately 0.31 acres

Near Southside Plan (2011)

“Medium Density Mixed Residential” Recommended

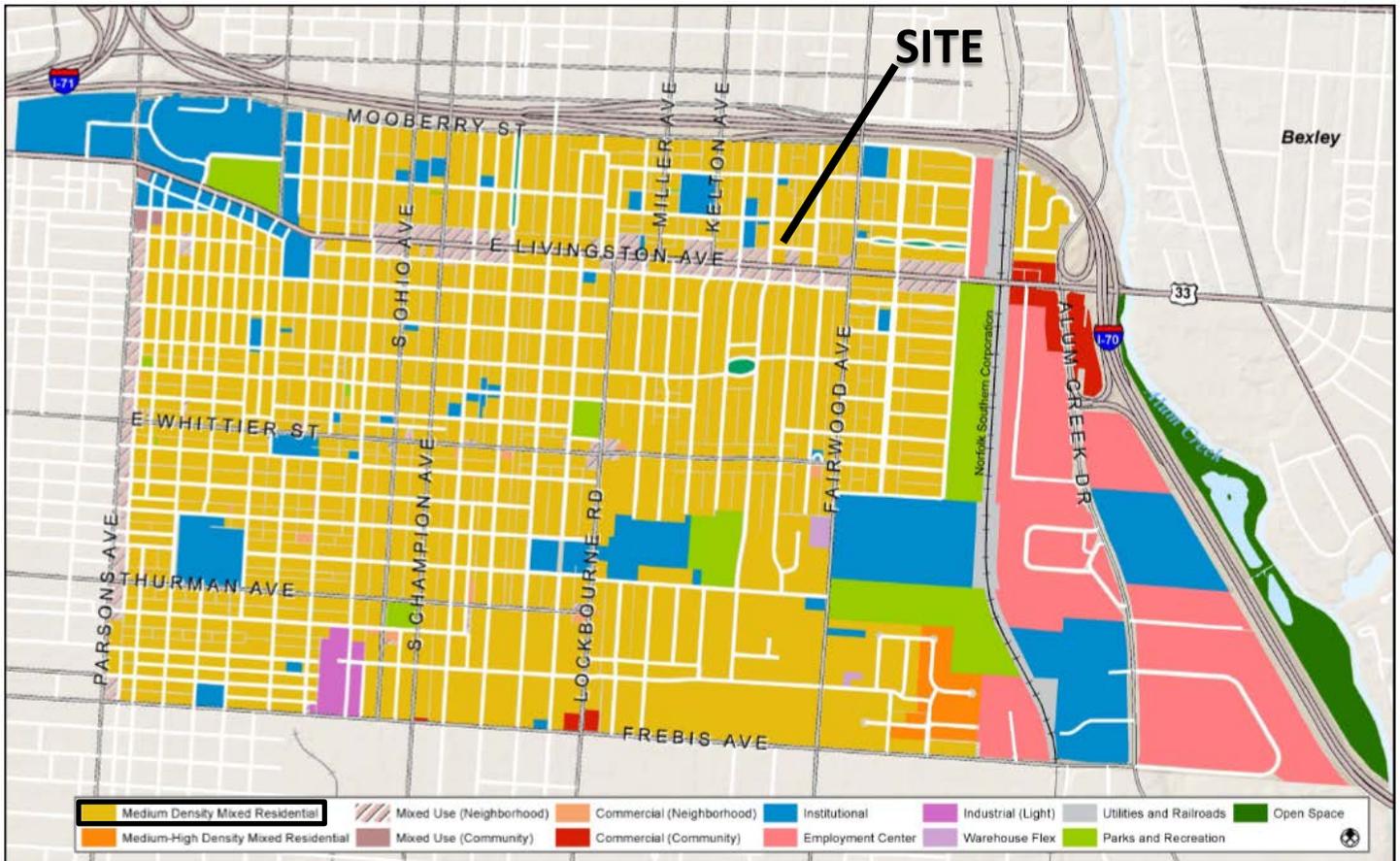


Figure 10: Future Land Use Plan Map

CV17-028
830-836 Berkeley Road
Approximately 0.31 acres



CV17-028
830-836 Berkeley Road
Approximately 0.31 acres