

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: CV17-030 Date Received: 4/25/17

Application Accepted by: TD & KP Fee: \$320

Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1208 EAST HUDSON STREET COLUMBUS, OHIO Zip: 43211-1308

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: 010-072508-00

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

Current Zoning District(s): C-4 commercial

Area Commission or Civic Association: NORTH LINDEN (X4000)

Proposed Use or reason for Council Variance request:

Add a single-unit dwelling to existing commercial building for a live-work unit.

Acreage: .14

APPLICANT:

Name: CRAIG NULL Phone Number: 614-272-0252 Ext.: N/A

Address: 187 NORTH OAKLEY AVENUE City/State: COLUMBUS, OHIO Zip: 43204-3738

Email Address: clempart@columbus.rr.com Fax Number: N/A

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

Name: JOHN C. & MARTHA R. WELLS Phone Number: 614-261-1707 Ext.: N/A

Address: 40 WINTHROP ROAD City/State: COLUMBUS, OHIO Zip: 43214-3629

Email Address: _____ Fax Number: _____

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

Name: N/A Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE Craig Null

PROPERTY OWNER SIGNATURE John Crawford Wells Martha Rose Wells

ATTORNEY / AGENT SIGNATURE N/A

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

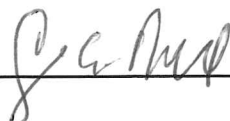
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

Add a single-unit dwelling to an existing commercial building for a live-work unit. Requested variances
include: C.C.C. 3356.03, C-4 Permitted Uses, To allow ground floor dwelling unit. Square Footage of
Studio Area: 1695 Sq.Ft.; Parking space in back approx. 20ft x 24ft; Additional parking space along
West side of building, approx. 10ft x 2974ft;

Signature of Applicant



Date

4/19/17

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CV17-030

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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: _____

CV17-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CRAIG NULL

of (1) MAILING ADDRESS 187 NORTH OAKLEY AVENUE COLUMBUS, OHIO 43204-3738

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 1208 EAST HUDSON STREET COLUMBUS, OHIO 43211-1308

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/25/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) JOHN C. & MARTHA R. WELLS

40 WINTHROP ROAD

COLUMBUS, OHIO 43214-3629

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

CRAIG NULL

614-272-0252

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

(5) NORTH LINDEN AREA COMMISSION

WALTER REINER, AREA COMMISSION ZONING CHAIR

5030 WESTERVILLE ROAD COLUMBUS, OHIO 43231-4910

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

Craig Null

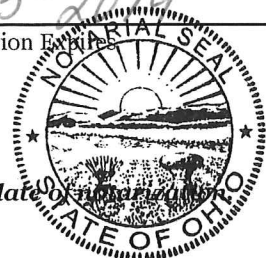
Sworn to before me and signed in my presence this 19th day of April, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Deborah A. Williams

My Commission Expires 5-25-2019

Notary Seal Here



Deborah A. Williams
Notary Public, State of Ohio
My Commission Expires 05-25-2019

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

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Craig Null
187 N Oakley Ave
Columbus, Ohio 43204

John C. & Martha R. Wells
40 Winthrop Rd.
Columbus, Ohio 43214-3629

North Linden Area commission
C/o Walter Reiner, Zoning Chair
5030 Westerville Rd.
Columbus, Ohio 43231-4910

Paul W. Jackson
1197 Loretta Ave.
Columbus Ohio 43211-1311

Phillip S. Lacey & Victoria Lacey
1201 Loretta Ave.
Columbus Ohio 43211-1311

Christopher K. Bannerman
Robert C. Bannerman
1207 Loretta Ave.
Columbus Ohio 43211-1311

Emerald Wilkinson
1213 Loretta Ave.
Columbus Oh 43211-1311

SEPP LTD.
1219 Loretta Ave.
Columbus Oh 43211-1311

Richard M. Huffman
1225 Loretta Ave.
Columbus Ohio 43211-1311

Shirley A. Jackson
Erica Jackson Matthews
1229 Loretta Ave.
Columbus Oh 43211-1311

Central Congregation
Of Jehovah's Witnesses, Columbus Oh
1190 E. Hudson St.
Columbus Oh 43211-1308

Old Time Religion Hall
1200 E. Hudson St.
Columbus Oh 43211-1308

John Gungortekin
1212 E. Hudson St.
Columbus Oh 43211-1308

Matthew T. Hildebrand
1218 E. Hudson St.
Columbus Oh 43211-1308

Christopher A. Long
Rechael G. Long
1230 E. Hudson St.
Columbus Oh 43211-1308

Masoon Shaker Abuawad
1221 E. Hudson St.
Columbus Oh 43211-1308

John Gungortekin
3970 Davidson Run Ct
Hilliard Oh 43026

Matthew T. Hildebrand
1230 E. Hudson St.
Columbus Oh 43211-1308

Emerald Wilkinson
3297 Rakeford Dr.
Columbus Oh 43231

SEPP LTD.
1400 Dublin Rd.
Columbus Oh 43215

Masoon Shaker Abuawad
4945 N. Kilpatrick Ave
Chicago IL 60606

CV17-030

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Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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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 # CV17-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CRAIG NULL
of (COMPLETE ADDRESS) 187 NORTH OAKLEY AVENUE

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. CRAIG NULL 187 NORTH OAKLEY AVENUE COLUMBUS, OHIO 43204-3738	2. JOHN C. & MARTHA R. WELLS 40 WINTHROP ROAD COLUMBUS, OHIO 43214-3629
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 25th day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



Deborah A. Williams
Notary Public, State of Ohio
My Commission Expires 05-25-2019

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RECORDED

RECORDED

00506C 09

00485C 20

RE-RECORD

00068

OPEN-END MORTGAGE

64424

THIS MORTGAGE is made this 15th day of December, 1980, between the Mortgagor, John C. Wells and Martha R. Wells (herein "Borrower"), and the Mortgagee, Charles K. Essex and Helen H. Essex, whose address is 4484 Loos Circle East, Columbus, Ohio 43214, (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of Fifty Thousand Dollars (\$50,000.00), which indebtedness is evidenced by Borrower's note dated December 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 15, 1992;

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 19 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property:

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

Being Lot Number One (1), in HIGHWAY PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, page 9, Recorder's Office, Franklin County, Ohio.

which has the address of 1208 East Hudson Street, Columbus, Ohio 43211 (herein "Property Address");]

Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, except (a) the lien of real estate taxes and assessments, if any, which are not yet due and payable, (b) restrictions, conditions, and utility easements created or reserved as a part of a general plan for the subdivision in which the Property is located, (c) all zoning ordinances and legal highways, and

(d) [none, if nothing stated] and the Borrower will warrant and defend the Property except as noted above.

FRANKLIN COUNTY, OHIO

Recorded:.....Time: 3:05P M

WILLIAM M. CAHILL, Recorder

Recorder's Fee \$ 10.00

CV17-030

10ft Fence to Telephone Pole

10ft to Alley

24ft bldg to alley

16.5ft

11 ft Ceiling

24 ft

door

20ft Fence to bldg

garage door

door

12x9 ft
water

7x9 ft
bath

37.5 x 16ft

17x13.5 ft

120 East Hudson Street

door

11.5x12 ft

9x13.5 ft

10 ft ceilings

John's Use
& Brake Sh

16.5x12 ft

7.5x13.5 ft

4 ft Hall

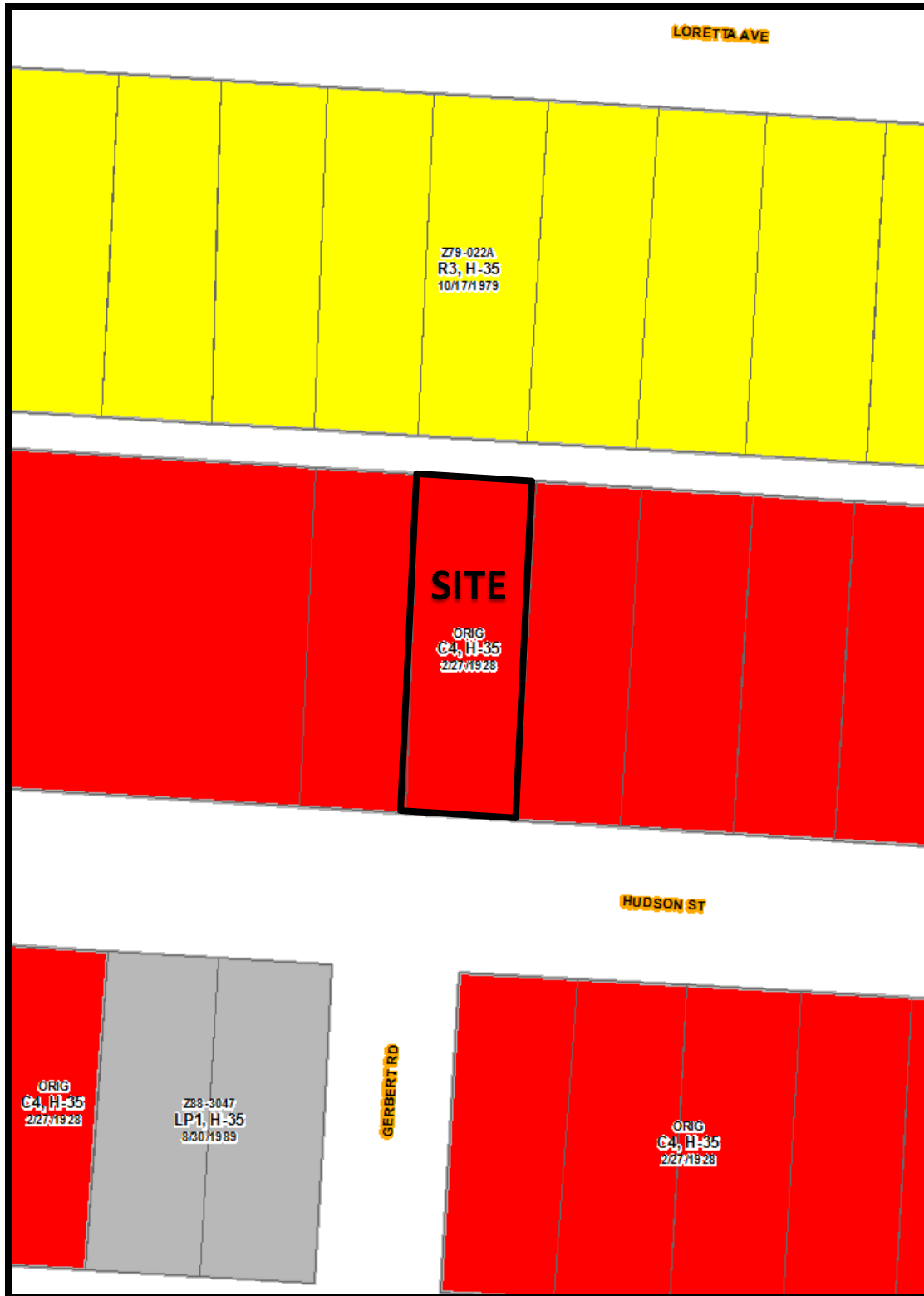
15.5x12 ft

12x13.5 ft

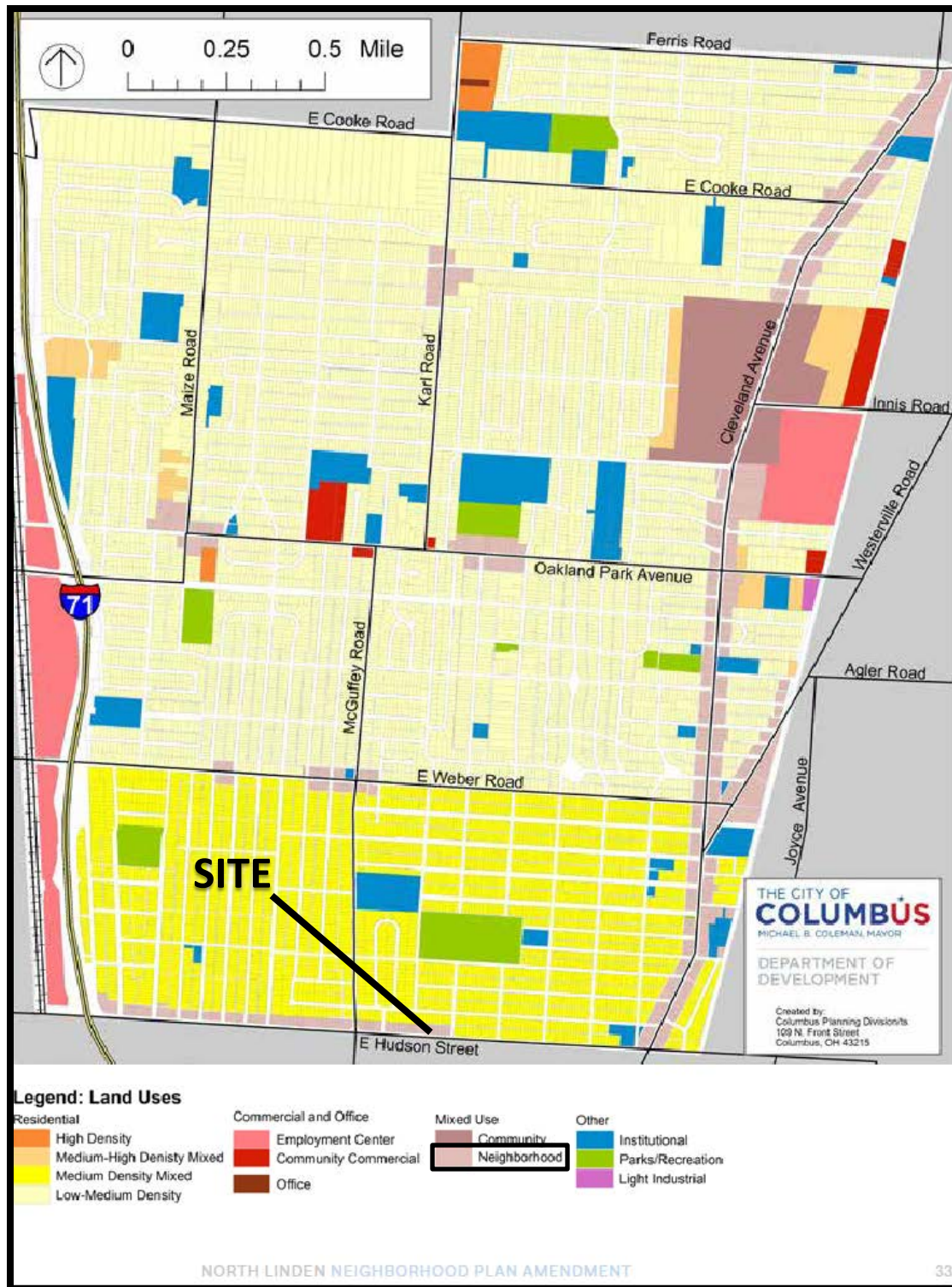
30ft

door

CV17-030



CV17-030
1208 East Hudson Avenue
Approximately 0.14 acres



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Approximately 0.14 acres



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1208 East Hudson Avenue
Approximately 0.14 acres