

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: CV17-037 Date Received: 4/25/17

Application Accepted by: SP + KP Fee: \$1600

Assigned Planner: Kelsey Prieb; kprieb@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 210-212 MILLER AVE. 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: 010-0160341

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

Current Zoning District(s): ~~R3~~ R3-H-35

Area Commission or Civic Association: NEAR EAST AREA COMMISSION

Proposed Use or reason for Council Variance request:

WANT COMMUNITY CENTER ON 1ST FLOOR / 2 APTS ABOVE. CURRENTLY 4 APTS ABOVE, MARKET BELOW
Acreage: .07 COMMUNITY CENTER UNAPPROVED USE. NEED PARKING VARIANCE TOO

APPLICANT:

Name: SCOTT MCKNIGHT Phone Number: 614 233 6911 Ext.: _____

Address: 394 OAK ST. City/State: COLUMBUS OH Zip: 43215

Email Address: SMCKNIGHT@KRAMERENGINEERS.COM Fax Number: 614.233.6914

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

Name: Robert M. Ransom Phone Number: 614-406-9428 Ext.: _____

Address: 1707 Franklin Park South City/State: Columbus, Ohio Zip: 43205

Email Address: RANSOM.1@osu.edu 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 Robert M. Ransom

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

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

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):

PLEASE SEE ATTACHED

Signature of Applicant

Date

9/24/17

CV17-037

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

210-212 MILLER AVENUE
STATEMENT OF HARDSHIP

April 24, 2017

Robert Ransom currently owns this property under Community Research Center LLC. The Community Research Center LLC conducts quantitative, formative and summative research and program and project evaluation services for and about the community.

Some of the types of efforts that may/will be done at the Center can include:

- 1) Administering surveys to samples of individuals, groups or organizations.
- 2) Case studies of youth.
- 3) Using face to face discussions.
- 4) Panel studies of kids, youth and adults.
- 5) Observation studies.
- 6) Paper and pencil surveys.
- 7) Interviews of community members.

This data can be used for serving important purposes in both public and private sectors. The data allows for monitoring important trends in communities and the social processes that effect the community and its residents. Data can also be used to aid politicians by polling of public opinion on key political issues and key indicators of what is going on in our communities and society.

In addition, the space is to be available for and use by the neighborhood area residents for family or community gatherings such as wedding receptions, birthday parties, Commission functions, community organizing, reunions etc.

Currently this property is Zoned 'R3'. It had a ground floor grocery store and four (4) dwelling units on the second floor per an earlier Council Variance in 1992.

The variances being requested are:

- A) Variance #1 Section 3332.035 Residential Districts. The proposed Community Center is listed as an approved use in an R-3 District. The variance request is to permit this first floor use in this residential district.
- B) Variance #2 Section 3312.03 Minimum Number of Parking Spaces Required. There currently is no off street parking spaces provided. A variance to allow off street parking for:

Second floor, (2) two dwelling units 1,300 sq/ft each = 2 spaces each	4 total
First floor Community Center 1,628 sq/ft	22 total

This being a proposed Community Center, the occupants will be most likely area residents and therefore will not need the parking allotted spaces.

- C) Variance #3 Section 3309.05 Residential Use District. A variance is being sought for the dwelling units on the second floor. The second floor is currently (4) four dwelling units. We would like a new variance for the second floor to read: *for up to (4) four dwelling units.*
- D) Variance #4 Section 3312.15 Dumpster Area. An existing refuse collection point exists in the alley to the east. A variance from dumpster requirements is requested.
- E) Variance #5 Section 3333.23 Rear Yard. The existing building does not meet the 25% rear yard requirement. A variance is requested for a 0% rear yard.

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: CV17-037

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS SCOTT MCKNIGHT
394 OAK STREET COLUMBUS OHIO 43215

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 210-212 MILLER AVENUE COLUMBUS OHIO 43205

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) ROBERT M. RANSOM
1707 FRANKLIN PARK SOUTH
COLUMBUS OHIO 43205

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

SCOTT MCKNIGHT
(614) 233-6811

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) NEAR EAST AREA COMMISSION
ANNIE ROSS-WOMACK
874 OAKWOOD AVE COLUMBUS OHIO

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 25 day of April, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

9/2/2019
My Commission Expires
IRENE O'GORMAN
Notary Public, State of Ohio
My Commission Expires 09-02-2019

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

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

APPLICANT

Scott McKnight
c/o Kramer Engineers
394 Oak Street
Columbus Ohio 43215

PROPERTY OWNER

Robert Ransom
1707 Franklin Park South
Columbus, Ohio 43205

AREA NEIGHBORHOOD COMMISSION

Near East Area Commission
c/o Annie Ross-Womack
874 Oakwood Ave
Columbus, Ohio 43205

SURROUNDING PROPERTY OWNERS (WITHIN 125')

Kyle G. Davis
185 Miller Ave
Columbus, Ohio 43205

Glen Robbins
939 South High Street
Columbus, Ohio 43206

MRS Rental Properties XIV LLC
5630 Scioto Parkway
Powell, Ohio 43065

Gregory Klosek
246 Clinton Street
Columbus, Ohio 43202

International Gospel Center
PO Box 6887
Columbus, Ohio 43205

Miller Ave East LLC
139 Franklin Park West
Columbus, Ohio 43205

1485 Oak Street LTD
139 Franklin Park West
Columbus, Ohio 43205

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

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 # CV17-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Scott McKnight
of (COMPLETE ADDRESS) 210-212 Miller Avenue, Columbus OH 43205

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>COMMUNITY RESEARCH CENTER LLC</u> <u>1707 FRANKLIN PARK SOUTH</u> <u>COLUMBUS OHIO 43205</u> <u>ROBERT RANSON (614) 406-9428</u>	2.
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 25 day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

IRENE O'GORMAN
Notary Public, State of Ohio
My Commission Expires 09-02-2019

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

PARCEL 1 210-212 MILLER AVENUE

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Lots 148, 149 and 150 of James Nelson's Addition as recorded in Platt Book 2, Page 322, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the southwest corner of Lot 148, said pin being the intersection of the north line of Oak Street, (50 feet wide), with the east line of Miller Avenue, (50 feet wide);

Thence, north, along the east line of Miller Avenue and along part of the west line of Lot 148, a distance of 40.00 feet to an iron pin;

Thence, north 89 degrees 40 minutes East, across Lots 148, 149 and part of Lot 150 and parallel with the south line of said Lots, (north line of Oak Street), a distance of 81.30 feet to a point;

Thence south across part of Lot 150, along a line parallel with the west line of said Lot and parallel with the east line of Miller Avenue, a distance of 40.00 feet to a point in the north line of Oak Street (south line of Lot 150);

Thence, south 89 degrees 40 minutes west along the north line of Oak Street and along part of the south line of Lot 150 and the south lines of Lots 149 and 148, a distance of 81.30 feet to the place of beginning, CONTAINING 3252 SQUARE FEET, (0.075 ACRES), subject however to all legal highways and easements and restrictions of record. Iron Pins set are 30"x1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is bearing of east line of Miller Avenue assumed north.



CV17-037
210-212 Miller Avenue
Approximately 0.07 acres



CV17-037
210-212 Miller Avenue
Approximately 0.07 acres