

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	2485 CLEVELAND AVE, COLUMBUS, OH
Mailing Address	2916 HAU DR COLUMBUS OH 43219-3280
Owner	DIAKITE ALOUSSENY
Parcel Number	010059873
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Commercial, C4, 2/27/1928, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	CLEVELAND AVE/NORTH LINDEN UCO
Planning Overlay	None
Graphics Variance	None
Area Commission	North Linden Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

THE CITY OF COLUMBUS

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA17-034 Date Received: 16 MAR 2017
Application Accepted by: NORTH LINDEN Fee: \$1900
Commission/Civic: Existing Zoning: Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):

[X] Variance [] Special Permit

3372.604 A - BUILDING SETBACK
3372.604 B - PARKING SETBACK
3312.45 - GRAVEL PARKING
3312.12B - DRIVEWAY WIDTH
3350.07C - WALL OPENING W/ 25' OF RESIDUAL

Indicate what the proposal is and list applicable code sections:

5 VARIANCES, SEE PLANS. REMOVE DEBRIS OF COLLAPSED BUILDING AND FILL TO PROVIDE PARKING AREA IN FRONT OF REMAINING STRUCTURE TO BE REMODELED. PROVIDE REDF SITE VEHICLE ENTRY, 18'-0" WIDE

LOCATION

Certified Address: 2485 CLEVELAND AVENUE City: COLUMBUS Zip: 43211

Parcel Number (only one required): 010-059873

APPLICANT (If different from Owner):

Applicant Name: DAVID HAWKINS (ARCHITECT) Phone Number: 614-582-5954 Ext.:
Address: 2669 ELLIOTT AVE City/State: COLUMBUS, OHIO Zip: 43204
Email Address: DAWHAWK@YAHOO.COM Fax Number: -

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

Name: AL DIDKITE Phone Number: 614-783-6109 Ext.:
Address: 2916 HAU DRIVE City/State: COLUMBUS OHIO Zip: 43219
Email Address: AL.LK EXPRESS@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
PROPERTY OWNER SIGNATURE
ATTORNEY / AGENT SIGNATURE

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Aloyseny Anakite
of (1) MAILING ADDRESS 2916 Hall Drive, Columbus, Ohio 43219
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 2485 Cleveland Ave, Columbus OH 43211
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) Aloyseny Anakite
2916 Hall Drive
Columbus, Ohio 43219

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

DAVID HAWKINS, ARCHITECT.
614, 582-5954

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

(5) NORTH LINDEN, ZONING CHAIR
WALTER REINER
50 WESTERVILLE RD
COLUMBUS 43231

and that the following 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:

Table with 3 columns: (5) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Includes entries for Isaac Aycox, Markon Coon, Abdul Mansaray, and Genesies Ave.

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

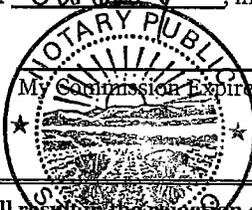
(8) SIGNATURE OF AFFILIANT

Aloyseny Anakite

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

(8) SIGNATURE OF NOTARY PUBLIC

[Signature of Notary Public]



JAMES GINLEY
Notary Public, State of Ohio
My Commission Expires
December 4, 2019

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Please make checks payable to the Columbus City Treasurer

SHINING LIGHT BIBLE
MISSION CHURCH
95 W FIFTH AV
COLUMBUS OH 43201

LIMOUNI LACHEN
754 KETTERING RD
COLUMBUS OH 43202

MAPADATH SUJIT
7565 SCIOTO PKWY
POWELL OH 43065

OHIO CALIFORNIA DIOCESES
SCHOOL OF BIBLICAL, THEOLOGY
2481 CLEVELAND AVE
COLUMBUS OH 43224

NEW HARVEST URBAN ARTS
CENTER
1675 ARLINGTON AVE
COLUMBUS OH 43211

ROTTER NATHAN
1665 ARLINGTON AVE
COLUMBUS OH 43211

BARRETT DYLAN E
BARRETT PAULA K
694 DEER TAIL CT
COLUMBUS OH 43230

TAMBISA INVESTMENTS LLC
ROYALTY MANAGEMENT GROUP
LLC
555 LINWOOD AVE
COLUMBUS OH 43205

POWELSON JACK D & JUNE E
1665 GENESSEE AVE
COLUMBUS OH 43211

DIAKITE ALOUSSENY
2916 HAU DR
COLUMBUS OH 43219

BUCKEYE FUNERAL PROPERTIES
LLC
1401 WOODLAND AVE
COLUMBUS OH 43219

DUTIEL JEFFREY D
DUTIEL VALERIE M
2851 SUNBURY RD
GALENA OH 43021

CITY OF COLUMBUS
109 N FRONT ST
COLUMBUS OH 43215

BAKER JUDITH

BSD REALITY GROUP LLC
2794 BROAD ST
COLUMBUS OH 43204

BUCKEYE FUNERAL PROPERTIES
LTD
2500 CLEVELAND AVE
COLUMBUS OH 43211

MARKS FRANCES N
1672 ARLINGTON AVE NE
COLUMBUS OH 43211-1515

MASJID UI BAYYINAH
2470 CLEVELAND AVE
COLUMBUS OH 43211

TAMBISA INVESTMENTS LLC
555 LINWOOD AVE
COLUMBUS OH 43205

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code... B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures... C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

THERE IS AN EXISTING BUILDING THAT ALMOST ENTIRELY FILLS THE ENTIRE SITE WITH ONLY A 18'0" ACCESS ALONG THE SOUTH SIDE FROM GREENWICH STREET (REAR ALLEY) THAT TERMINATES AGAINST THE FRONT PORTION OF THE BUILDING. IT DOES NOT EXTEND TO CLEVELAND AVE. ORIGINALLY THE INTENT WAS TO DEMOLISH THE REMAINS OF THE FRONT PORTION (ESSENTIALLY SOME FRAMING WITH EXTENSIVE DAMAGE OVER A FLOODED BASEMENT) AND ACCESS THE SITE FROM CLEVELAND AVENUE. BECAUSE OF SITE RESTRICTIONS WE HAVE REVISED OUR APPROACH TO ONLY ACCESS THE PROPERTY FROM THE REAR, PER IN THE AREA FORMERLY OCCUPIED BY THIS DETERIORATING PART OF THE BUILDING AND RESTORE THE REMAINS OF THE PROPERTY. THIS COMPLIES WITH REQUIREMENTS FOR THE STRUCTURE TO BE ON THE FRONT PROPERTY LINE OR WITHIN 15'0" OF IT. THE NEW 'FRONT' OF THE BUILDING WOULD BE 38'0" FROM FRONT PROPERTY LINE. HOWEVER WE NOW FEEL THAT BY LEAVING ALL EXTERIOR WALLS

Signature of Applicant

[Handwritten signature]

Date

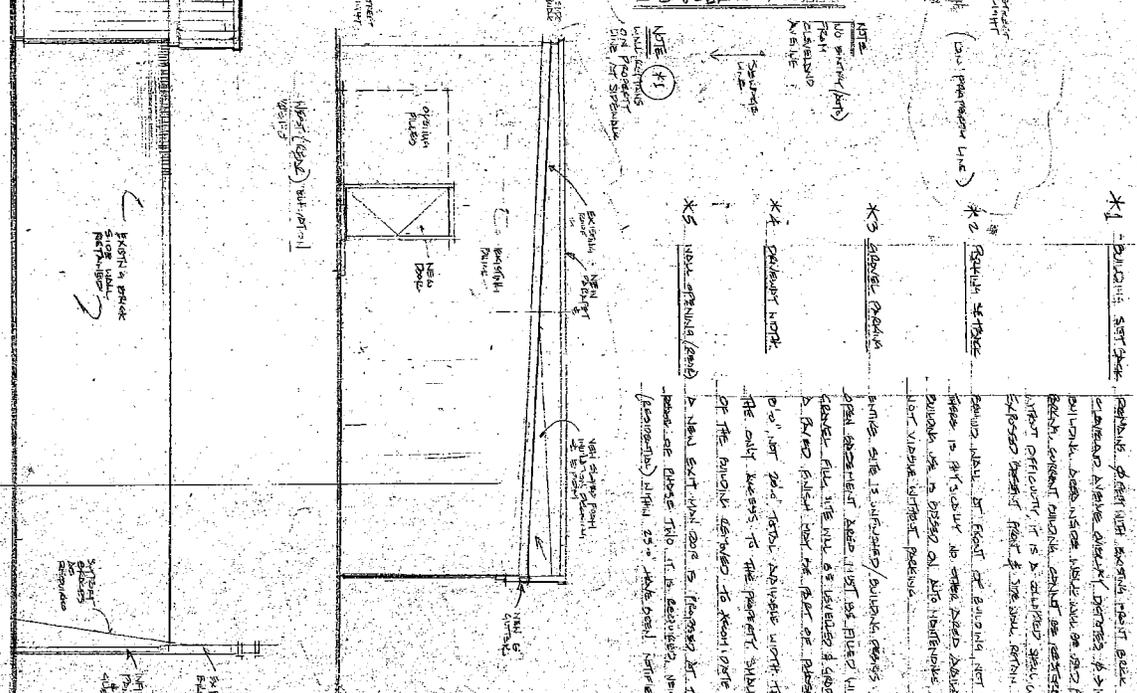
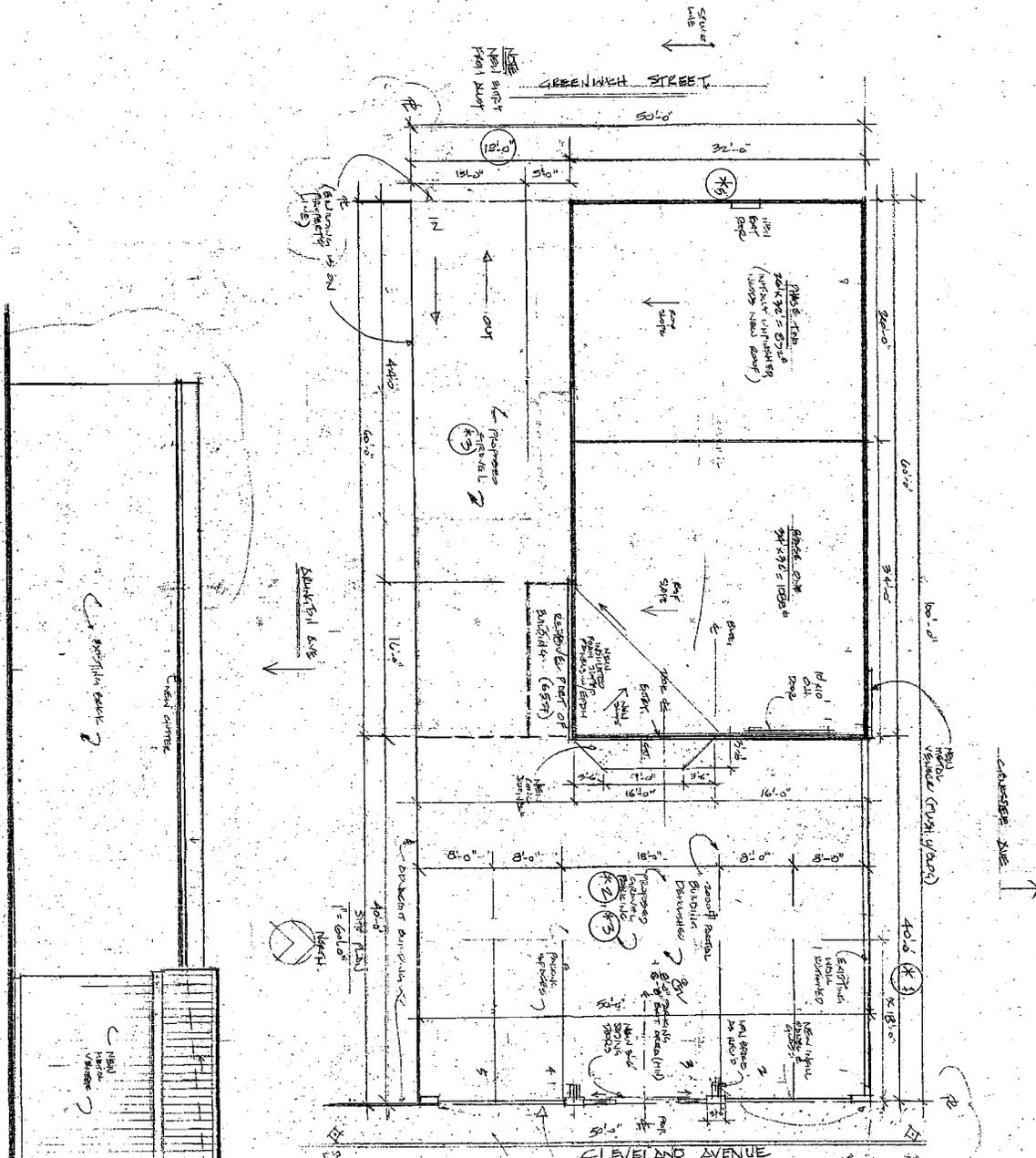
DEC 14/2016 REVISED MAR 15/2017

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WE ARE MAINTAINING THE "STREET SCOPE". WE ARE ADDRESSING (5) VARIANCES TO ACHIEVE THIS



2485 CLEVELAND AVENUE REMO
 1/4" = 1'-0"
 EXISTING ELEVATIONS / SITE PLAN
 DATE: 12/29/2017

DATE	DESCRIPTION
12/29/2017	EXISTING ELEVATIONS / SITE PLAN

WORKS TO BE PERFORMED

*1 - BUILDING SET BACK
 - REMOVE EXISTING CONCRETE FOOTING AND RECONSTRUCT WITH NEW CONCRETE FOOTING TO SET BACK FROM CLEVELAND AVENUE. ALSO REMOVE EXISTING CONCRETE FOUNDATION AND RECONSTRUCT WITH NEW CONCRETE FOUNDATION TO SET BACK FROM CLEVELAND AVENUE.

*2 - REPAIR EXISTING
 - REPAIR EXISTING CONCRETE FOUNDATION AND RECONSTRUCT WITH NEW CONCRETE FOUNDATION TO SET BACK FROM CLEVELAND AVENUE.

*3 - REPAIR EXISTING
 - REPAIR EXISTING CONCRETE FOUNDATION AND RECONSTRUCT WITH NEW CONCRETE FOUNDATION TO SET BACK FROM CLEVELAND AVENUE.

*4 - REPAIR EXISTING
 - REPAIR EXISTING CONCRETE FOUNDATION AND RECONSTRUCT WITH NEW CONCRETE FOUNDATION TO SET BACK FROM CLEVELAND AVENUE.

*5 - NEW OPENING (DOOR)
 - NEW EXISTING DOOR TO BE REMOVED AT THE EXISTING DOOR LOCATION. THE NEW DOOR TO BE SET BACK FROM CLEVELAND AVENUE TO THE EXISTING DOOR LOCATION.

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ANDREW J. SCHNEIDER, MAYOR

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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

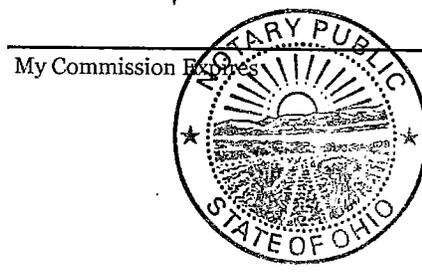
Being first duly cautioned and sworn (NAME) Aloissey Diakite
of (COMPLETE ADDRESS) 2916 HAW DRIVE, COLUMBUS, OHIO 43219
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application and their mailing addresses:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: DIKITE, 2916 HAW DRIVE, COLUMBUS OHIO 43219

SIGNATURE OF AFFIANT Aloissey Diakite

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

SIGNATURE OF NOTARY PUBLIC [Signature]



JAMES GINLEY
Notary Public, State of Ohio
My Commission Expires
December 4, 2019

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