

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 - 040 Date Received: 5/22/17
Application Accepted by: MM & KP Fee: \$1600
Assigned Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 2058 Mock Road Columbus, Ohio Zip: 43219

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: 010-108716-00

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

Current Zoning District(s): Residential, R2

Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for Council Variance request:

1. Mobile Food Trailer, Storage/Parking of Food Trailer during business hours. 2. Construct building

Acreage: .12

APPLICANT:

Name: Thallissa Bowman Phone Number: 614-804-6587 Ext.: _____

Address: 2096 Mecca Road City/State: Columbus, Ohio Zip: 43224

Email Address: Thallissabowman@yahoo.com Fax Number: 614-635-3641

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

Name: Thallissa Bowman - Rueben Bowman Phone Number: 614-804-6587 Ext.: _____

Address: 2096 Mecca Road City/State: Columbus, Ohio Zip: 43224

Email Address: Thallissabowman@yahoo.com Fax Number: 614-635-3641

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 Thallissa

PROPERTY OWNER SIGNATURE Thallissa

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

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):

See attached statement of hardship for variances listed below:

Storage/Parking of food trailer

Take out service from the food trailer

Future outside seating

3332.033 - vary use in R-2 for uses above

900 sq ft. or less accessory eating 1:175 (4 spots)

3312.21 - Eliminate parking lot landscaping and screening

3312.27 - Reduce parking setback from 25' to 0' on Rankin Ave, and 20' on Mock Road

3312.49 - (C) Reduce parking to 4 on-site spaces (if needed outside seating is provided)

3332.21 (B) Reduce building setback from 25' to 20' along Rankin Ave and Mock Road

Signature of Applicant



Date

5/22/17

CV17-040

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Statement of Hardship

May 15, 2017

Re: 2058 Mock Road
Columbus, Ohio 43219

My name is Thallissa Bowman, owner and operator of Floyd's Southern Cooking, LLC. I currently have an operating food trailer. I have been in business since 2011. I previously rented 1420 E. 5th Avenue under the business name. That property is currently up for sale. During the time I rented that property I had a number of different issues with the bldg. I fulfilled my lease term and invested in a food trailer. I am a small business that would like to stay in this area. However with the cost of renting or buying a bldg. in the 43219 area right now it is not feasible. I am currently renting space(s) on a daily basis to operate. The space(s) that I have been renting is limited on parking and also very costly.

I have purchased a lot that is currently zoned R-2. When I purchased this lot, the previous seller and I were under the assumption that it was vacant commercial land. I was informed through City of Columbus/Zoning that this property was annexed over from the township and that the usage was R-2. This land has been used as a vacant commercial land since 1989 for a trucking company. And from speaking with the neighbors, they informed me that it was used as a beauty shop prior to 1989 for over 15 years. With finding out this information, I have since spoken with Shannon Pine and Michael Marit/City of Columbus in regards to having this lot rezoned, special use, or even having a variance.

My intention was to provide asphalt parking, and picnic tables or seating for my customers. I would also like to construct approx. a 900 sq. ft. or less bldg. that will be used to hold misc. items that I do not have adequate space for on my trailer, and to secure the my belongings at night. It is my intentions to transition from the trailer and to operate in the building at a later time.

I have taken the time to start a petition from some of the people that currently support my business that are requesting your consideration in this matter. I have also taken the time to speak to the neighbors that will be adversely affected by my trailer. The neighbor to East of the lot is requesting that I do not put a fence or tree line shrubbery that will obstruct their view. They are not opposed to the shrubbery they would prefer that shrubs are miniature in size or flower bed of some sort. The neighbor in the rear of the lot is requesting that I leave a chain link fence that is

CV17-040

currently there now verses putting in wood fence. I am required to install a wood fence to soften the appearance of the dumpsters and grease container. Because my dumpster is rather small, he is in agreeance with that to satisfy code requirements.

Due to financial cost to erect a building, I am asking that be broken into 2 phases. Phase 1 will consist of stripping the asphalt parking lot where required, installing fencing around the dumpster and grease container, planting shrubbery and flowers along the adjacent lot, landscaping the front entrance of Mock Road with pavers, flowers, shrubbery, seating , and directive post(s) with chain link connections to prevent direct access on to Mock Road.

Phase 2 will consist of architectural drawing approved by the city of Columbus Planning division, Building Codes. Applying for permits that would be required and finally obstructing the building, and inspections per each trade.

By breaking this project into phases this will allow me to continue to operate, generate income revenue that will help me fund this venture, and allow me to save money in the same process by eliminating the money that I am paying out to rent a space.

The response that I have received has been very welcoming. I have also taken the time to speak with Christopher Lohr/Department of Development – Planning Division City of Columbus in regards to the variance and explained to him what I was trying to achieve. He made suggestions and recommendations to me to speak with the surrounding neighbors, get feedback, and provide a buffer between the surrounding lots.

I am asking for time and consideration in this matter.

The following list of sections of zoning code to varied is attached.

Sincerely,
Thallissa Bowman

CV17-040

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757 Carolyn Avenue, Columbus, Ohio 43224

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-040

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Thallissa Bowman

of (1) MAILING ADDRESS 2096 Mecca Road Columbus, Ohio 43224

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 2058 Mock Road Columbus, Ohio 43219

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/22/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Thallissa Bowman - Rueben Bowman

2096 Mecca Road

Columbus, Ohio 43224

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

Thallissa Bowman

614-804-6587

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

(5) Northeast Area Commission

Alice Porter

3130 McCutcheon Place Columbus, Ohio 43219

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

Thallissa Bowman

Sworn to before me and signed in my presence this 22 day of May, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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

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APPLICANT**PROPERTY OWNER****ATTORNEY**

Thallissa Bowman
2096 Mecca Road
Columbus, Ohio 43224

Rueben Bowman
Thallissa Bowman
2096 Mecca Road
Columbus, Ohio 43224

N/A

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Northeast Area Commission
C/O Alice Porter
3130 McCutcheon Place
Columbus, Ohio 43219

SURROUNDING PROPERTY OWNERS

Araceli Ortega
2170 Rankin Ave
Cols, Ohio 43219

Keith Mitchell
2046 Mock Road
Cols, Ohio 43219

Barbara Johnson
2043 Mock Road
Cols, Ohio 43219

Danielle Johnson
2078 Mock Road
Cols, Ohio 43219

Amioshia LeMaster
2040 Mock Road
Cols, Ohio 43219

L. Kendrick Jr
2154 Rankin Ave
Cols, Ohio 43219

Michael Marshall
2163 Rankin Ave
Cols, Ohio 43219

Agatha Hall
2175 Rankin Ave
Cols, Ohio 43219

Alfred Smith
2111 Woodland
Cols, Ohio 43219

Rosewood Holdings
2070 Mock Road
Cols, Ohio 43219

Shirley Simmons
2161 Rankin Ave
Cols, Ohio 43219

James Warner
2083 Woodland
Cols, Ohio 43219

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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 # CV17-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thallissa Bowman

of (COMPLETE ADDRESS) 2096 Mecca Road Columbus, Ohio 43224

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. Rueben Bowman 2096 Mecca Road Columbus, Ohio 43224 614-804-6587 1- employee	2.
3.	4.

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

SIGNATURE OF AFFIANT Thallissa Bowman

Sworn to before me and signed in my presence this 22 day of May, in the year 2017

Antionette M. Gillum
SIGNATURE OF NOTARY PUBLIC



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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ADDRESS REQUEST FORM

Email to: OneStopPlans@columbus.gov

Map Room

Division of Planning & Operations
Department of Public Service
Tel: (614) 645-5661
Fax: (614) 645-1876

Schedule - All requests are on a first-come first-serve basis if accompanied with necessary information. It typically takes 3 to 5 days to process request of a single-address job. Multi-unit residential and commercial developments may take up to 15 working days to complete. Due to occasionally high volume of work, your request may not be completed within the above-mentioned schedule so please check with us if necessary.

Street Name - If applicable, all proposed street names, public and private, need to be submitted to Map Room for approval in advance of addressing request. Upon approval, we will email you the confirmation sheet and reserve the name(s) for 365 days.

Parcel Combination - If the proposed building extends over multiple parcels, these parcels need to be combined at the County Recorder's Office. Please attach the stamped County's combination form when submitting your address request.

Zoning Number - Zoning number will be issued for zoning related applications, plan review, or when parcels cannot be combined. Unlike a certified address, zoning number is not to be used for building or utility permits.

Site Plan - Applications for multi-unit residential or commercial properties are required to provide a site plan in AutoCAD 2012 or earlier format. This drawing and its external reference files need to be in State Plane Coordinate System, Ohio South Zone, to match with City's GIS where addresses can be assigned.

If applicable, site plan must include:

- Parcel boundary lines
- Existing and proposed building/structure
- Building layout with entrance, building number, and unit number
- Driveway and parking lot
- Proposed street(s) and street break(s), with approved name(s) labeled
- Other features that need an address, such as water meter, sign, trash compactor, and mail kiosk, etc.
- Floor plan of each floor (no State Plane Coordinate System required)
- Additional building details may be required
- Site plan in PDF format may be required

Requested by: Thallissa Bowman Date: 12/19/2016

Company: Floyd's - Thallissa Bowman

Email: Thallissabowman@yahoo.com Tel: 614-804-6587

Project Name: _____

Consultant/Design Firm/Developer: _____

Contact: Thallissa Bowman Tel: 614-804-6587

Parcel Number: 010-108716-00 Existing Address: 2058 Mock Rd Cols, Oh 43219

Reason for Request: Council Variance

C017-040



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010108716

Zoning Number: 2058

Street Name: MOCK RD

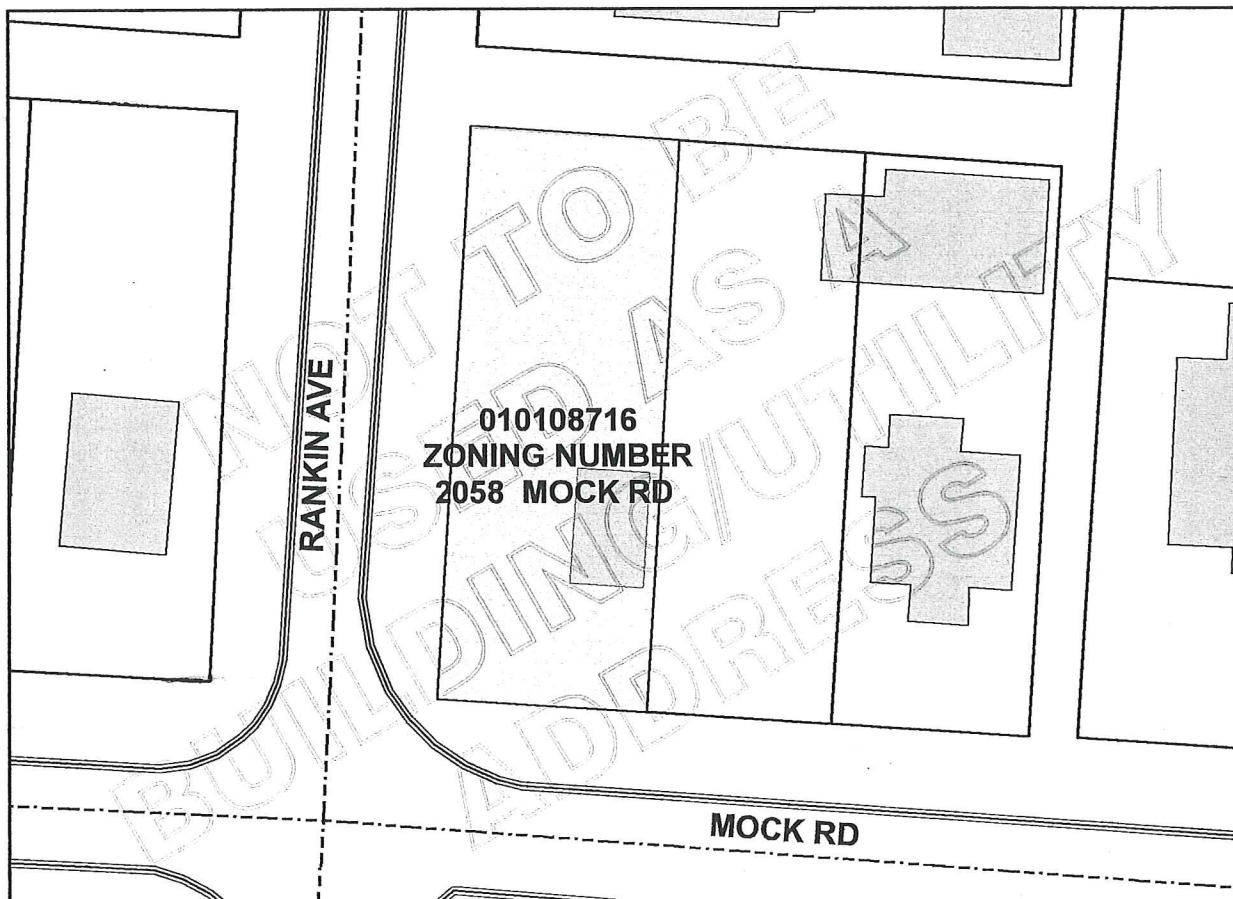
Lot Number: N/A

Subdivision: N/A

Requested By: FLOYD'S - THALLISSA BOWMAN (THALLISSA)

Issued By: *Adyana Amariam*

Date: 12/23/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 81402

EXHIBIT 'A'

223898-TTA

LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

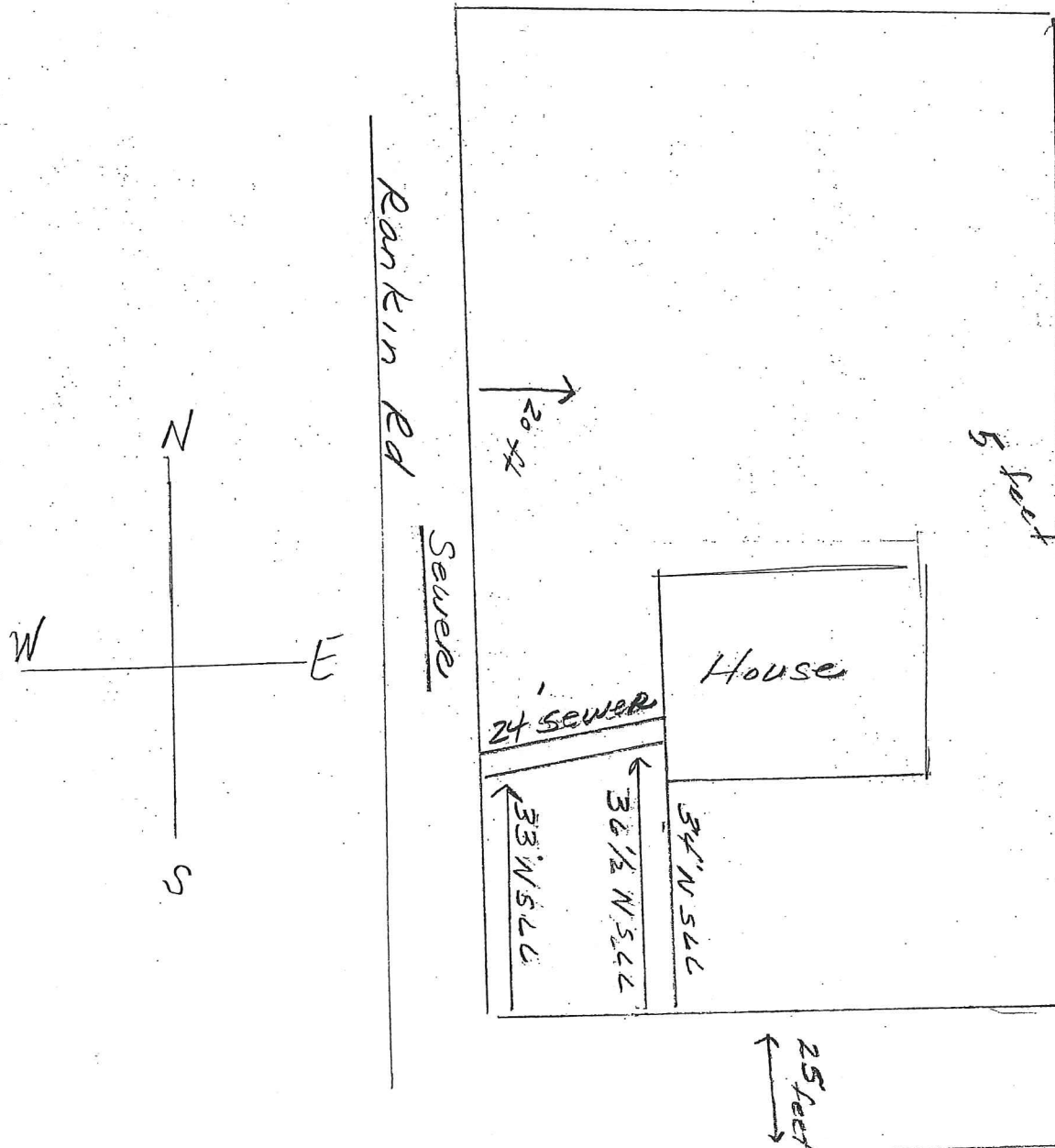
Being Lot Numbr One Hundred Sixty-six (166) of A.J. KINER'S SUBDIVISION, CALLED GREENDALE PLACE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 15, page 26, Recorder's Office, Franklin County, Ohio.

For informational Purposes only:

Property Address: 2058 Mock Road Columbus, Ohio 43219

Parcel No.:010-108716-00

20 ft Rankin Rd
25 ft Mock Rd
5 ft setback
adjacent
9x18 parking space



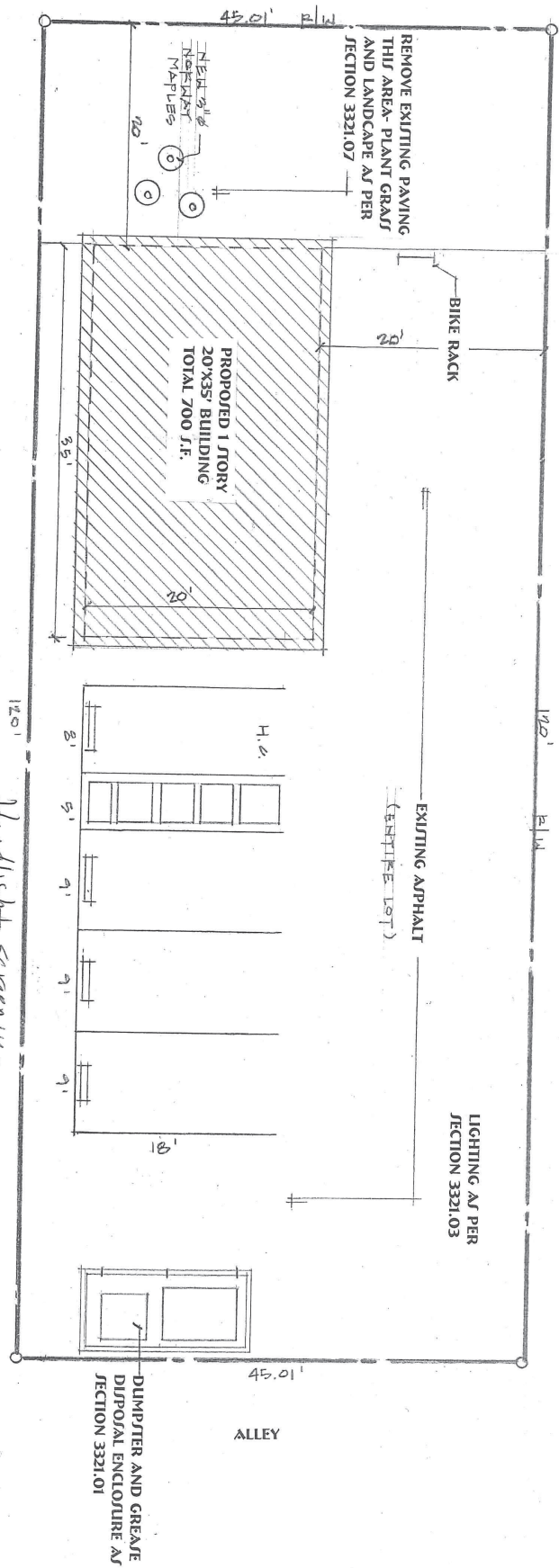
2058 Mock Rd Lot #166 page 925

SITE ADDRESS
 2055 Mock Rd
 COLUMBUS, OH 43224

RANKIN AVE.

NO EXISTING CURB CUTS
 TO PROPERTY - ASPHALT
 FLUSH TO RANKIN AVE.

MOCK RD.



PROPOSED SITE PLAN
 1" = 10'

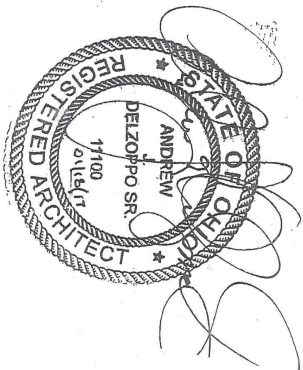
PARCEL # 010-108716
 OWNER: THALLUSIA BOWMAN
 2096 MECCA RD.
 COLUMBUS, OH 43224

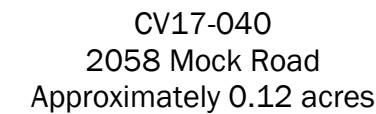
PARKING REQUIREMENTS:
 PER SECTION 3312.49
 1 SPACE PER 175 S.F. GROSS FLOOR AREA
 TOTAL 700 S.F. / 175 = 4 SPACES REQUIRED
 TOTAL PROVIDED - 1 HC PLUS 3 SPACES
 BIKE RACK PROVIDED

*Handlight screening
 provided per 3312.5.1
 utilizing shrubs*

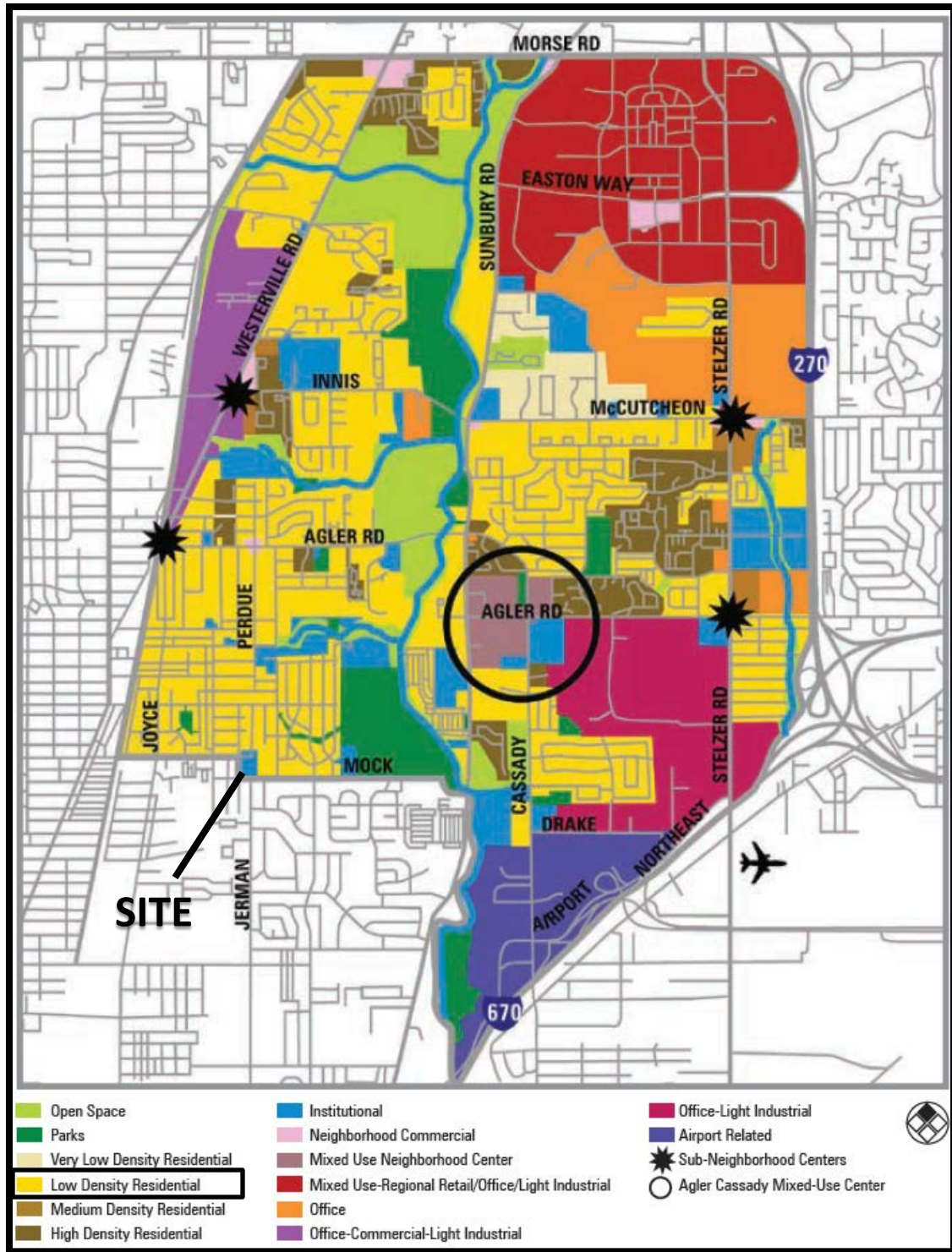
ANDREW DELZOPPO
 10067 GRANDEN JT. NW
 PICKERINGTOWN, OH 43147
 614 - 204-3996

CV17-040





Approximately 0.12 acres



CV17-040
 2058 Mock Road
 Approximately 0.12 acres



CV17-040
2058 Mock Road
Approximately 0.12 acres