

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: CV17-046 Date Received: 6/23/17
Application Accepted by: KP Fee: \$320
Assigned Planner: Tim Dietrich; tedietrich@columbus.gov; 614-645-6665

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 2751 Indianola Ave., Columbus, Ohio Zip: 43202

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: 010-022389

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

Current Zoning District(s): C4 - Commercial

Area Commission or Civic Association: Clintonville Area Commission

Proposed Use or reason for Council Variance request:

Proposing Residential Use For 1923 Residential property subsequently zoned C-4!

Acreage: 0.19

APPLICANT:

Name: Barbara J. Lubberger Phone Number: 614-397-4314 Ext.: -

Address: 2751 Indianola Ave. City/State: Columbus, OH Zip: 43202

Email Address: blubberg@wowway.com Fax Number: -

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

Name: Barbara J. Lubberger Phone Number: 614-397-4314 Ext.: -

Address: 2751 Indianola Ave. City/State: Columbus, OH Zip: 43202

Email Address: blubberg@wowway.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 Barbara J. Lubberger

PROPERTY OWNER SIGNATURE Barbara J. Lubberger

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

Application Number: CV17-0410

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):

This application seeks a variance from Section 3356.03 of the Columbus City Code (C4 Permitted Uses) to allow for first floor residential uses. Although currently zoned C4, the property's current and historic use is a single family residence, which is consistent with other structures in the area. Property owner intends to construct ADA-compliant addition to enable home care for mobility-challenged parent. Applicant does not believe this variance will negatively affect any adjoining property or the general welfare, as the immediate vicinity is exclusively residential and not commercial.

Signature of Applicant

Barbara J. Subberger

Date

6/20/2017

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AFFIDAVIT (See instruction sheet)

Application Number: CV17-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Barbara J. Lubberger
of (1) MAILING ADDRESS 2751 Indianola Avenue, Columbus, Ohio 43202

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 2751 Indianola Ave, Columbus, Ohio 43202
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/23/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Barbara J. Lubberger
2751 Indianola Ave.
Columbus, Ohio 43202

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

Barbara J. Lubberger
614-397-4314

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

(5) Clintonville Area Commission
Stephen Hardwick
94 Clinton Heights Avenue, Columbus, OH
614-209-9508

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 Barbara J. Lubberger

Sworn to before me and signed in my presence this 21st day of June, in the year 2017

Shirley A. Dillard
(8) SIGNATURE OF NOTARY PUBLIC

4-27-22
My Commission Expires



Shirley A. Dillard
Notary Public, State of Ohio
My Commission Expires 04-27-22
This Affidavit expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

APPLICANT

Barbara J. Lubberger
 2751 Indianola Avenue
 Columbus, Ohio 43202

PROPERTY OWNER

Barbara J. Lubberger
 2751 Indianola Avenue
 Columbus, Ohio 43202

SURROUNDING PROPERTY OWNERS

Linda L. Schuler
 110 W. First Avenue
 Columbus, OH 43201

The Indy House LLC
 c/o Mary Blank Barnum
 171 Olentangy Street
 Columbus, OH 43202

Jeffrey Hartranft
 2771 Indianola Ave.
 Columbus, OH 43202

Calvin C. Lehman
 371 Olentangy St.
 Columbus, OH 43202

Wilma J. Lehman
 371 Olentangy St.
 Columbus, OH 43202

Craig L. Wathen
 8225 Green Meadows Dr. N.
 Lewis Center, OH 43035

Anthony Scartz
 2145 Lane Woods Drive
 Columbus, OH 43221

Nicole Shadix
 357 Olentangy Street
 Columbus, OH 43202

Robert Dale LeMaster
 2776 Indianola Avenue
 Columbus, OH 43202

Marcy L. Mays
 2764 Indianola Ave.
 Columbus, OH 43202

Doris E. Fuller, Trustee
 347 Richards Road
 Columbus, OH 43202

Sladeco, Inc.
 5365 Lambert Road
 Grove City, OH 43123

Matthew P. Dunatchik
 360 Parkview Dr., Unit A
 Columbus, OH 43202

Ralph L. Young, Jr.
 409 S. Wall Street
 West Lafayette, OH 43845

Kelly Young
 409 S. Wall Street
 West Lafayette, OH 43845

Nathan T. Young
 360 Parkview Drive, Unit C
 Columbus, OH 43202

Cara R. Ambrosino
 360 Parkview Dr., Unit D
 Columbus, OH 43202

Dennis Fiely
 366 Parkview Drive
 Columbus, OH 43202

Sharon Pavlovich
 370 Parkview Drive
 Columbus, OH 43202

Carole Whitmer
 2221 Myrtle Avenue
 Columbus, OH 43211

William Bailey
 2221 Myrtle Avenue
 Columbus, OH 43211

Christopher Cherwonka
 374 Parkview Drive, Unit B
 Columbus, OH 43202

Melissa Menerey
 2534 Summerduck
 Columbus, OH 43219

Seth Brodbeck
 2534 Summerduck
 Columbus, OH 43219

B. A. Walker Family LLC
 562 Yaronia Drive N.
 Columbus, OH 43214

Kim Rattan
 2767 Indianola Avenue
 Columbus, OH 43202

Brian J. McCoy
 2767 Indianola Avenue
 Columbus, OH 43202

Heather Luce
374-C Parkview Drive
Columbus, OH 43202

Suzanne Hoholik
364 Parkview Drive
Columbus, OH 43202

Maria Caicco
368 Parkview Drive
Columbus, OH 43202

David Thompson
360-A Parkview Drive
Columbus, OH 43202

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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 Number: CV17-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Barbara J. Lubberger
of (COMPLETE ADDRESS) 2751 Indianola Ave., Columbus, Ohio 43202

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>Barbara J. Lubberger</u> <u>2751 Indianola Avenue</u> <u>Columbus, Ohio 43202</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT Barbara J. Lubberger

Sworn to before me and signed in my presence this 21st day of June, in the year 2017

Shirley A. Dillard
SIGNATURE OF NOTARY PUBLIC

4-27-22
My Commission Expires

Notary Seal Here



Shirley A. Dillard
Notary Public, State of Ohio
My Commission Expires 04-27-22

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LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

Being eight (8) feet off the south side of Lot Number Two (2) and all of Lot Number One (1) except five feet off the east side thereof, of INDIANOLA PARK VIEW ADDITION No. 4, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 9, Page 15, Recorder's Office, Franklin County, Ohio

CV17-046



CV17-046
2751 Indianola Avenue
Approximately 0.19 acres

Clintonville Area Plan (2009)

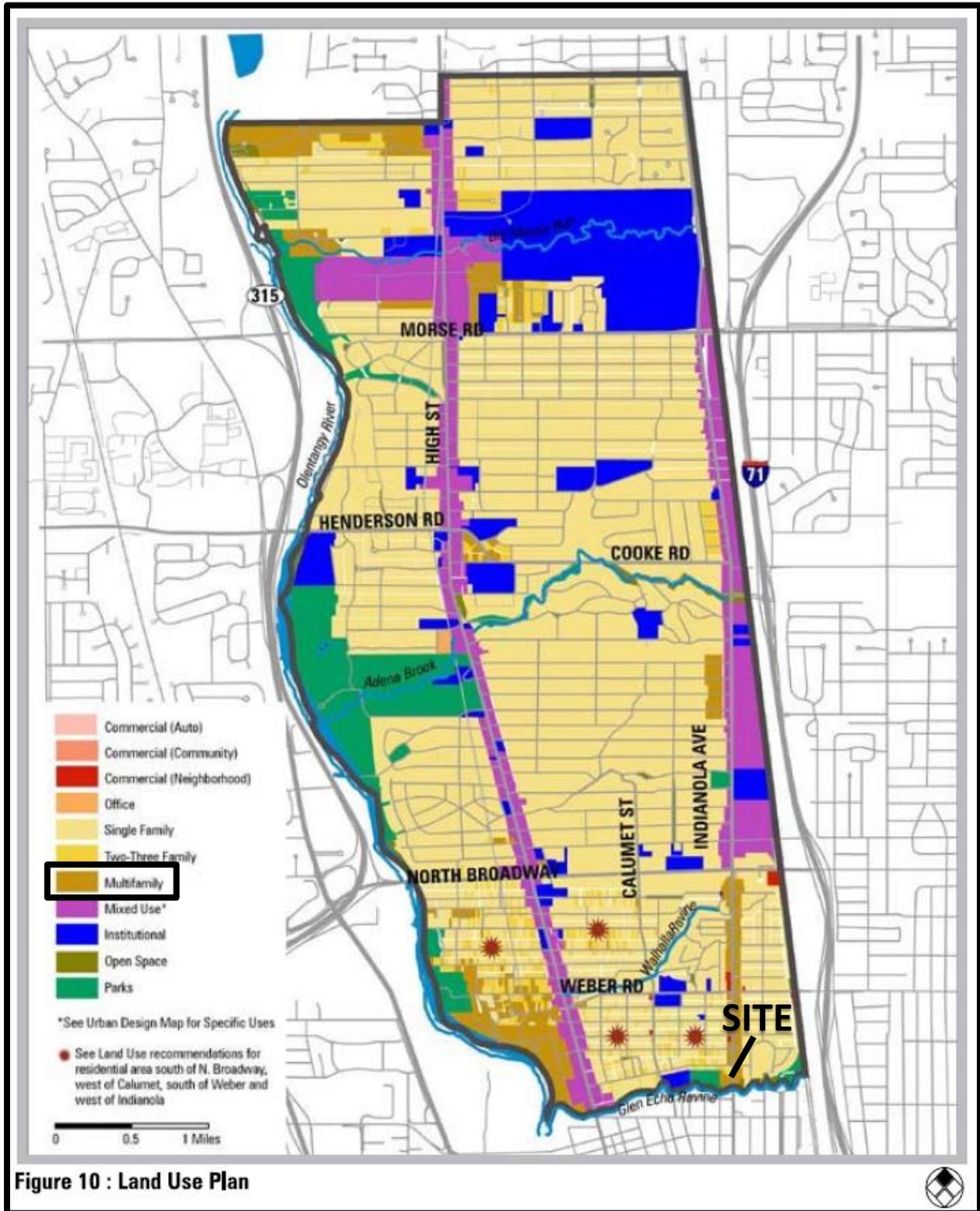


Figure 10 : Land Use Plan

CV17-046
2751 Indianola Avenue
Approximately 0.19 acres



CV17-046
2751 Indianola Avenue
Approximately 0.19 acres