

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: CV17-048 Date Received: 6/27/17

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

Assigned Planner: Kelsey Priebe; Kpriebe.Columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 18 Glenmont Avenue Zip: 43214

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: 010-072478-00

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

Current Zoning District(s): P-1

Area Commission or Civic Association: Clintonville Area Commission

Proposed Use or reason for Council Variance request:
being used as a residence, conform existing use

Acreage: 0.181

APPLICANT:

Name: Steven Lee Mahaney Phone Number: (614) 263-9965 Ext.: N/A

Address: 18 Glenmont Avenue City/State: Columbus, OH Zip: 43214

Email Address: steve.cynthia.1351@att.net Fax Number: N/A

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

Name: Cynthia Lynn Mahaney Phone Number: (614) 263-9965 Ext.:

Address: 18 Glenmont Avenue City/State: Columbus, OH Zip: 43214

Email Address: steve.cynthia.1351@att.net Fax Number: N/A

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: Steven L. Mahaney

PROPERTY OWNER SIGNATURE: Cynthia L. Mahaney

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

Application Number: CV17-048

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):

B. This property, currently zoned as 1289, Parking, P1, done on 1/14/1965, H-35, has a structure on it that serves as our residence, which structure has existed on this lot since 1965. We purchased this property on November 23, 1998 and have been living here as our permanent residence ever since. The hardship created by the current zoning is twofold: 1) if we should move in the future the U.S. Post Office is not legally permitted to forward our mail, 2) if we should sell this property in the future we would like the zoning to reflect that this is a residence for ease of sale.

Signature of Applicant

Steven L. Michaux

Date

6/22/17

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: CV17-048

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Steven L. Mahaney

of (1) MAILING ADDRESS 18 Glenmont Avenue, Columbus, Ohio 43214

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 18 Glenmont Ave., Columbus, OH 43214

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/27/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4)

Steven and Cynthia Mahaney
18 Glenmont Avenue
Columbus, Ohio 43214

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Steven Lee Mahaney
(614) 263-9965

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5)

Clintonville Area Commission
Stephen Handwick, chair
94 Clinton Heights Ave., Columbus, OH 43202

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 AFFLIANT

Steven L. Mahaney

Sworn to before me and signed in my presence this 27th day of June, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Pamela J. Dawley

4-28-19
My Commission Expires

Notary Seal Here



PAMELA J. DAWLEY

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

STATE OF OHIO

**RECORDED IN
FRANKLIN COUNTY**

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

Steven and Cynthia Mahaney
18 Glenmont Avenue
Columbus, Ohio 43214

PROPERTY OWNER

Steven and Cynthia Mahaney
18 Glenmont Avenue
Columbus, Ohio 43214

CLINTONVILLE AREA COMMISSION

Stephen Hardwick, Zoning Chair
Clintonville Area Commission
94 Clinton Heights Ave.
Columbus, Ohio 43202

SURROUNDING PROPERTY OWNERS

Fifth Third Bank
4080 N. High Street
Columbus, Ohio 43214

Jen and Jon Seymour
26 Glenmont Avenue
Columbus, Ohio 43214

Homestead America
Owner: Dave Anderson
4030 N. High Street, Suite 14
Columbus, Ohio 43214

Patrick and Sarah Ortlieb
40 Glenmont Avenue
Columbus, Ohio 43214

Advocacy & Protective Services
4110 N. High Street
Columbus, Ohio 43214

Jeff Buterbaugh
41 Glenmont Avenue
Columbus, Ohio 43214

A-Z Investments, LTD
3790 S. Old 3C Rd.
Galena, Ohio 43021

Todd Singer
31 Glenmont Avenue
Columbus, Ohio 43214

Mark and Betsy Reichley
34 Glenmont Avenue
Columbus, Ohio 43214

THE CITY OF
COLUMBUS

ANDREW J. GANTHER, 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

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: CN17-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Steven Lee Mahaney

of (COMPLETE ADDRESS) 18 Glenmont Ave., Columbus, Ohio 43214

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>STEVEN & CYNTHIA MAHANEY</u> <u>18 GLENMONT AVE</u> <u>COLUMBUS OH 43214</u> <u>614 263 9965</u>	2.
3.	4.

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

SIGNATURE OF AFFILIANT

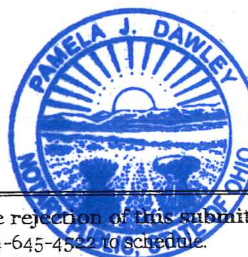
Steven L Mahaney

Sworn to before me and signed in my presence this 27th day of JUNE, in the year 2017

Pamela J. Dawley
SIGNATURE OF NOTARY PUBLIC

4-28-19
My Commission Expires

Notary Seal Here



PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 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

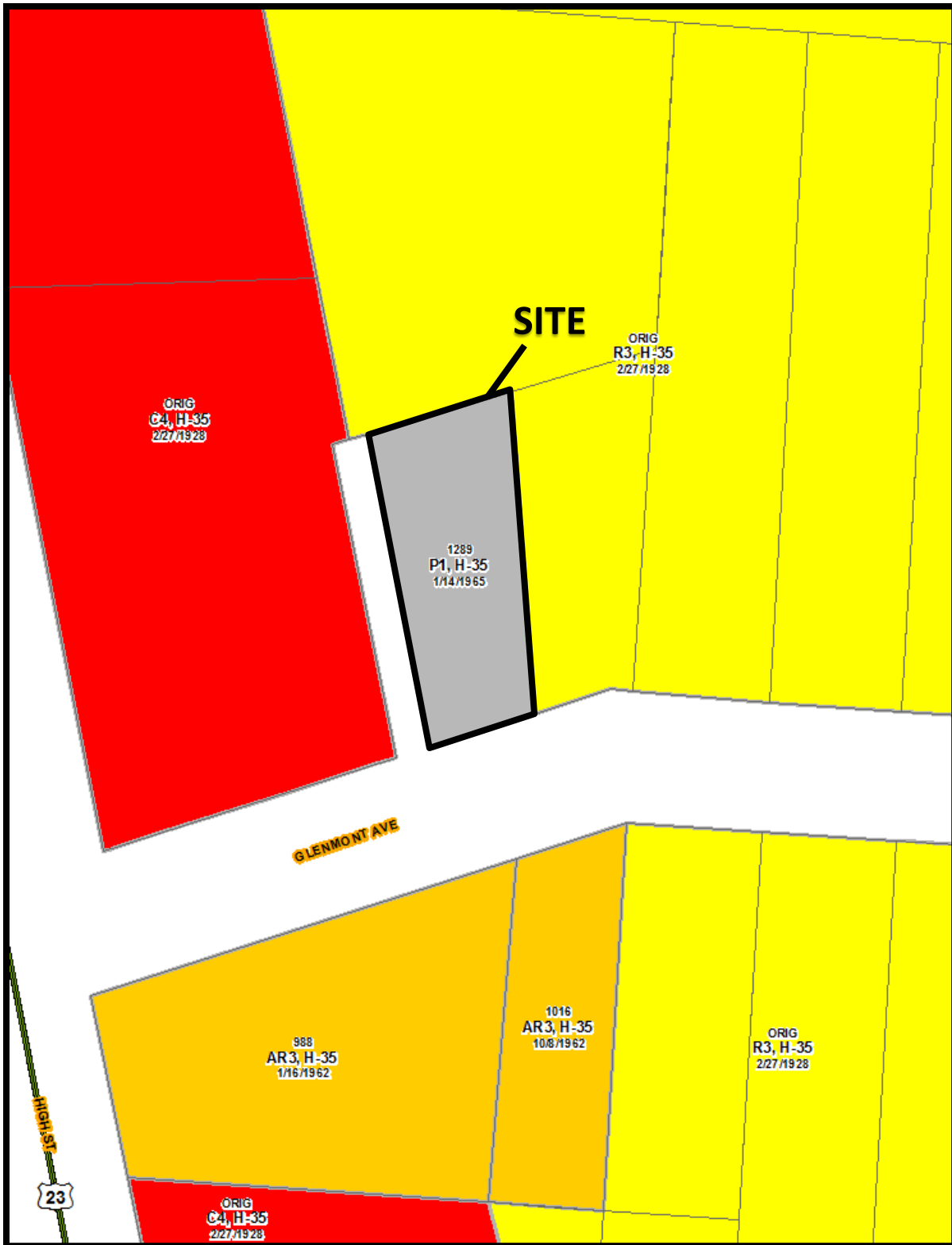
LEGAL DESCRIPTION OF 18 GLENMONT AVENUE

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

Being Lot No. 9 of C. W. SNOW'S SUBDIVISION of Lot Number One (1) of GLENMONT ADDITION as the plat of same is shown of record in Plat Book 17, Pages 2 and 3, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

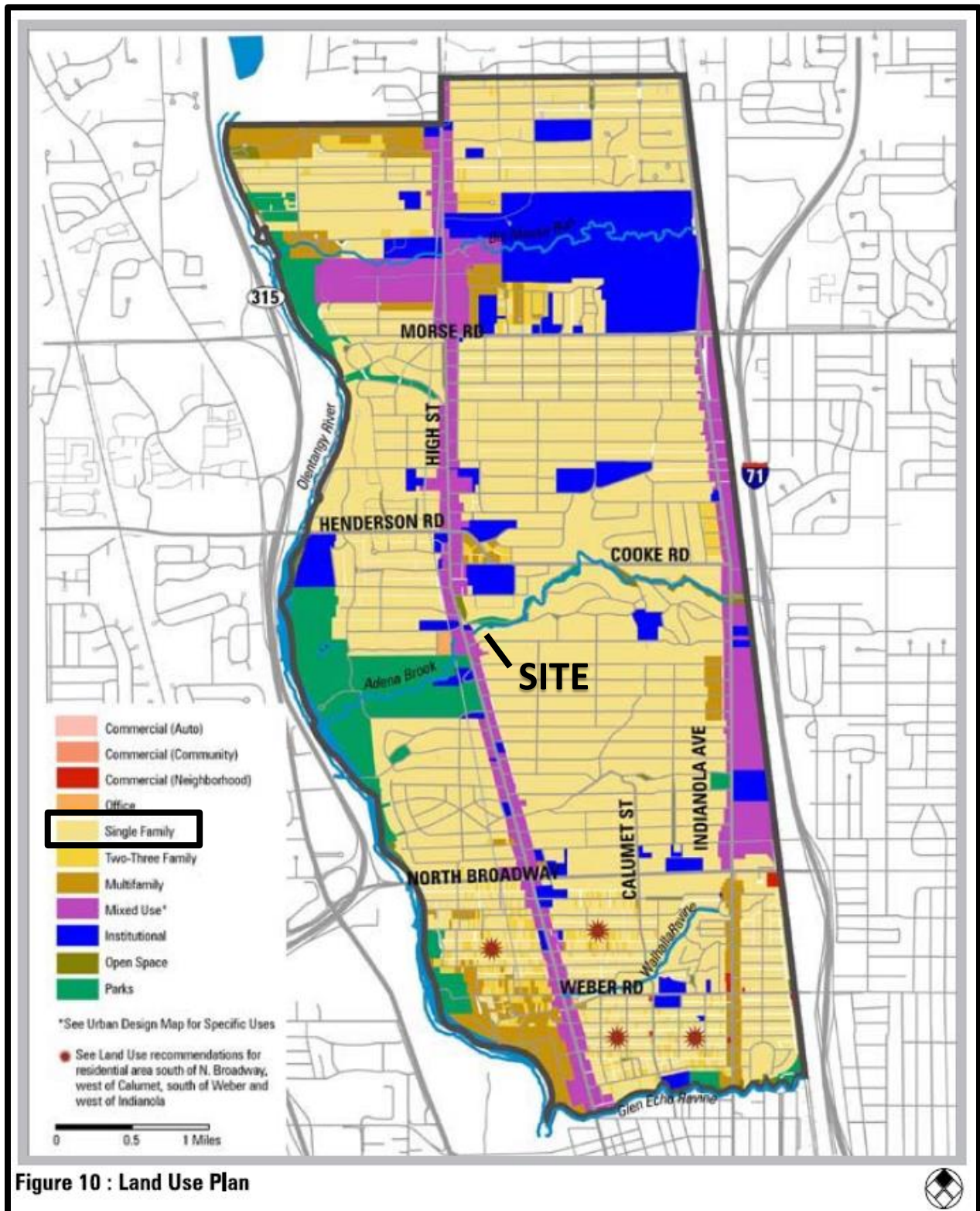
Beginning at an iron pin at the southwesterly corner of the said Lot No. 9, said iron pin being also in the intersection of the Northerly right of way line of Glenmont Avenue with the easterly line of a sixteen (16) foot alley; thence along the westerly line of the said Lot No. 9, or the easterly line of the said sixteen (16) foot alley, North $6^{\circ} 50' 30''$ West, 140.0 feet to an iron pin at the northwesterly corner of the said Lot No. 9; thence along the northerly line of the said Lot No. 9, North $77^{\circ} 35' 30''$ East, 66.40 feet to an iron pin at the northeasterly corner of the said Lot No. 9, or, the northwesterly corner of Lot No. 10 of the said subdivision; thence along the easterly line of the said Lot No. 9, or, in the westerly line of Lot No. 10, South $0^{\circ} 37'$ West, 141.54 feet to an iron pin at the southeasterly corner of the said Lot No. 9 and in the northerly right of way of the said Glenmont Avenue; thence along the southerly line of the said Lot No. 9, or, the northerly right of way of the said Glenmont Avenue, South $75^{\circ} 50' 30''$ West; 48.0 feet to the place of beginning, containing 0.181 acre, more or less.

CV17-048



CV17-048
18 Glenmont Avenue
Approximately 0.18 acres

Clintonville Area Plan (2009)



CV17-048
18 Glenmont Avenue
Approximately 0.18 acres



CV17-048
18 Glenmont Avenue
Approximately 0.18 acres