

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: CV17-058 Date Received: 8/28/17

Application Accepted by: TD+MM Fee: \$1,600

Assigned Planner: Shannon Pine; spine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 1020-1022 E. LONG STREET Zip: 43203

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: 010-047941

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

Current Zoning District(s): R-2F Residential District

Area Commission or Civic Association: Near East Area Plan Commission

Proposed Use or reason for Council Variance request:

Mixed Use - 1st Flr Eating and Drinking Establishment; 2nd Flr

Acreage: ±.06 2-unit Apartments

APPLICANT:

Name: FGW Investment Properties LLC Phone Number: 614 707 6022 Ext.: _____

Address: 447 E. Main Street, Ste #220A City/State: Columbus OH Zip: 43215

Email Address: Stephenbryant19@yahoo.com Fax Number: (888)922 6780

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

Name: FGW Investment Properties LLC Phone Number: 614 808. 4555 Ext.: _____

Address: 447 E. Main Street, Ste #220A City/State: Columbus OH Zip: 43215

Email Address: info@fgwinvestmentsllc.com Fax Number: (888)922 6780

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: Melva C. Williams Argaw, R.A. Phone Number: 614 238 9080 Ext.: _____

Address: 3354 E. Broad Street, Ste C City/State: Columbus OH Zip: 43213

Email Address: melva@xyzprofessionalservices.com Fax Number: (614)238. 9070

SIGNATURES (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE Stephen Bryant

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE Melva C. Williams Argaw

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: 0017-058

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):

Parcel ID#010-047941-00 located at 1020-1022 E. Long Street is an approximately .06-acre site with an existing 2-story mixed-use building of approximately 2,420sf. The 1st floor are two retail units, and the 2nd story is 2-unit walkup apartments. The parcel is zoned R-2F, Residential District. The applicant is proposing to renovate the 1st floor retail units into an eating and drinking establishment, and to renovate the existing 2nd floor apartment units, while also including a list of potential future commercial uses for the property. The requested Council Variance will permit: 1) approximately 1,210sf of limited commercial uses in the R-2F, Residential District; 2) a variance (to 3312.49 Table 2) to reduce the required number of parking spaces of 14, assuming the most intense permitted use of a restaurant occupies the entire building and applying the permitted Urban Commercial Overlay reduction to zero (0) spaces; 3) three (3) off-street parking spaces due to the lack of land instead of the required two parking spaces (3312.49 Table 1) for each apartment unit (totaling 4); and 4) a zero (0) setback at the alley for the parking lot versus the 3372.704 requirement of five feet. The applicant proposes the following permitted uses: Grocery Store, Barber Shop, Nail Salon, Beauty Salon, Baked Goods Stores, Cafes, Delicatessens and Restaurants, Florist, Gift, Novelty and Souvenir Stores, Specialty Food Stores, Radio and Television Broadcasting Stations and Studios, Recording Studios, Art Dealers and Galleries, Arts and Crafts, Compact Disc, Music, Record and Video Stores (includes rental), Jewelry Stores.

Signature of Applicant

Melanie C. Williams

Date

8/24/2017

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Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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AFFIDAVIT (See instruction sheet)

Application Number: 017-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Melva C. Williams-Argaw, R.A.
of (1) MAILING ADDRESS 3354 E. Broad Street, Suite C Columbus, OH 43213
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 1020 - 1022 E. Long Street Columbus, OH 43203
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) 8/28/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) FGW Investment Properties LLC
447 E. Main Street, Suite #220A
Columbus, OH 43215

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

Melva C. Williams-Argaw, R.A.
(614) 282.5504

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

(5) Near East Area Plan Commission
Annie Ross-Womack 614.531.2700
874 Oakwood Avenue
Columbus, OH 43206

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

Melva C. Williams-Argaw

Sworn to before me and signed in my presence this 28th day of August, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Pamela J. Dawley

My Commission Expires 4-28-19

Notary Seal Here



PAMELA J. DAWLEY

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

STATE OF OHIO

RECORDED IN
FRANKLIN COUNTY

My Commission Expires

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APPLICANT/AGENT

Melva C. Williams-Argaw, R.A.
XYZ Professional Services, LTD
3354 E. Broad Street, Suite C
Columbus, OH 43213

PROPERTY OWNER

FGW Investment Properties, LLC
447 E. Main Street, #220A
Columbus, OH 43215-5661

AREA COMMISSION

Annie Ross-Womack
Zoning Chair
874 Oakwood Avenue
Columbus, OH 43206

SURROUNDING PROPERTY OWNERS

Ja Far Almahamid
1032 E. Long Street
Columbus, OH 43203

Alynata Properties, Ltd
143-145 N. Twentieth Street
Columbus, OH 43232

Kaitlyn Finneran
149 N. Twentieth Street
Columbus, OH 43203

Matthew D. Smith
153 N. Twentieth Street
Columbus, OH 43203

Columbus Housing Partnership Inc
1016 E. Long Street
Columbus, OH 43203

Clyde Powell
84 N. Long Street
Columbus, OH 43203

Rei Properties, LLC
5999 Harbour Towne Circle
Westerville, OH 43082

Astory Montgomery
152 N. Maimi Avenue
Columbus, OH 43203

Vector Holdings, LLC
P.O. Box 212
Dublin, OH 43017

1015 E. Long Street, LLC
375 N. Front Street, Ste 200
Columbus, OH 43215

Jonatan Guzman
117 N. Twentieth Street
Columbus, OH 43203

Bryan L. Chea
Williams Rockwood
115 N. Twentieth Street
Columbus, OH 43203

CW17-058

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Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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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: CN17-058

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Melva C. Williams-Argaw
of (COMPLETE ADDRESS) 3354 E. Broad Street, Suite C Columbus OH 43213
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>FGW Investment Properties LLC</u> <u>447 E. Main Street, #220A</u> <u>Columbus, OH 43215-5661</u> <u>Stephen Bryant (614) 707, 6022</u>	2.
3. <u>No. of Employees: 2 members</u>	4.

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

SIGNATURE OF AFFIANT

Melva C. Williams-Argaw

Sworn to before me and signed in my presence this 28 day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

James Light

My Commission Expires

Jan 28, 2020



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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: 010047941

Zoning Number: 1020

Street Name: E LONG ST

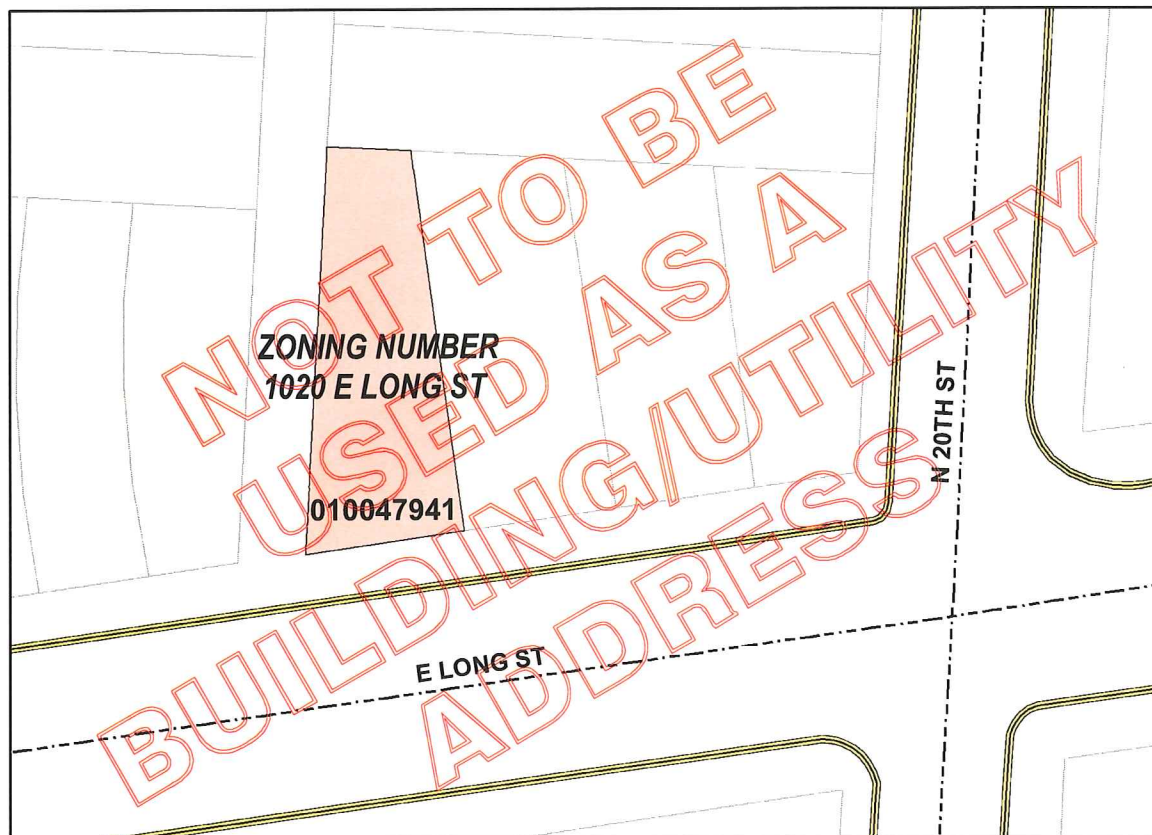
Lot Number: 92-3

Subdivision: DEWITT & HOFFMAN

Requested By: XYZ PROFESSIONAL SERVICES, (MELVA WILLIAMS ARGAW)

Issued By: *Melva Williams Argaw*

Date: 8/24/2017



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 100915

CW17-058

Exhibit A

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

Being a part of Lots Number Ninety-two (92) and Ninety-three (93) of Dewitt and Hoffman's Addition to said city, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 197, Recorder's Office, Franklin County, Ohio.

Beginning at a point in the southwest corner of said Lot No. 93, at the intersection of Long Street and the alley on the west of said lot;

Thence easterly along the south line of said Lot No. 93 and the north line of Long Street 35 feet;

Thence northerly at right angles with Long Street 86.79 feet to the north line of said Lot No. 92;

Thence westerly along the north line of said last mentioned lot 16.34 feet to the alley;

Thence southerly along the west line of said lots and the east line of said alley, 91 feet to the beginning.

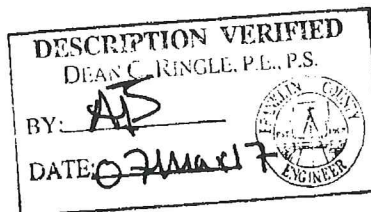
Property Address: 1020-1022 East Long Street
Columbus, OH 43203
Parcel Number: 010-047941-00

H-59

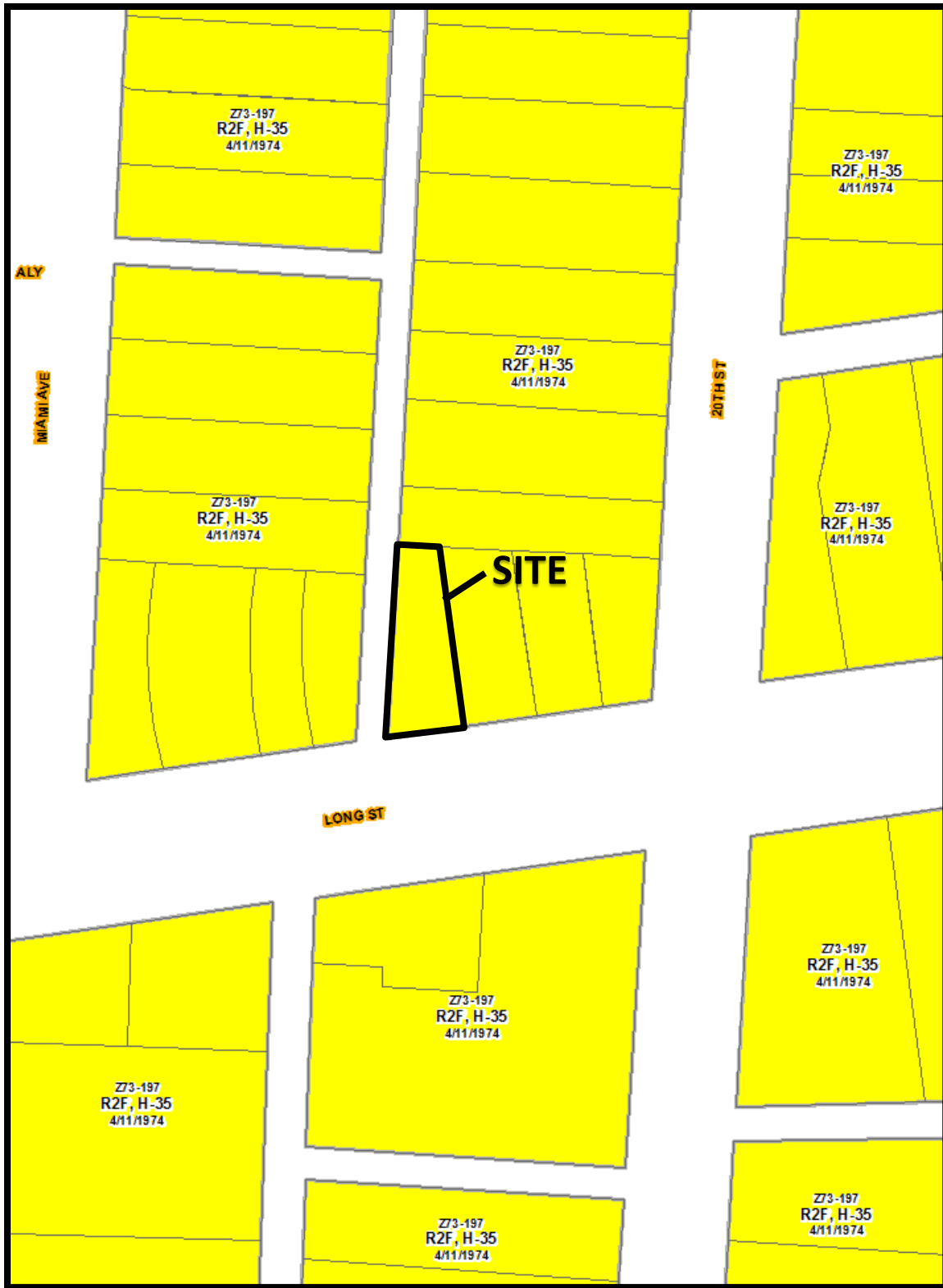
Allot

(010)

47941



CV17-058



CV17-058
1020-1022 East Long Street
Approximately 0.06 acres

The map displays the East Broad Street Corridor and surrounding areas. Key streets include Leonard Ave, Maryland Ave, Harvard Ave, Greenway Ave, Clifton Ave, Long St, Taylor Ave, Burt St, Madison Ave, Oak St, Bryden Rd, Miller Ave, Kelton Ave, Franklin Ave, Mound St, Fulton St, Cole St, Parsons Ave, Garfield Ave, Nineteenth St, Ohio Ave, Champion Ave, Mt. Vernon Ave, Atcheson St, Elda St, and Nelson Rd. The map also shows Alum Creek and various colored zones: yellow for Lower and Medium Density Residential, brown for East Broad Street, orange for Higher Density Residential/Mixed Use Development, pink for Office/Light Industrial/Mixed Uses, and purple for Light Industrial/Commercial. Red starburst symbols indicate Commercial District Nodes, and a red square with a white '1' indicates a Potential Light Rail Station. A north arrow is located in the top right corner.

CV17-058
1020-1022 East Long Street
Approximately 0.06 acres



CV17-058
1020-1022 East Long Street
Approximately 0.06 acres