

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: CV17-069 Date Received: 9/20/17

Application Accepted by: KP Fee: \$ 320

Assigned Planner: Michael Maret; 614-645-2749; mymaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 244 S. Glenwood Avenue Zip: 43223

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: 010-008402

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

Current Zoning District(s): M

Area Commission or Civic Association: Franklinton Area Commission

Proposed Use or reason for Council Variance request:

Permit dwelling unit in existing building (3363.01 M, Manufacturing District)

Acreage: 0.1

APPLICANT:

Name: Chris Sherman Phone Number: 614-937-0629 Ext.: _____

Address: 188 McDowell Street City/State: Columbus, OH Zip: 43215

Email Address: christophers@400westrich.com Fax Number: 614-937-0629

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

Name: Chris Sherman Phone Number: 614-937-0629 Ext.: _____

Address: 188 McDowell Street City/State: Columbus, OH Zip: 43215

Email Address: christophers@400westrich.com Fax Number: _____

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

Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.: _____

Address: 37 W. Broad St., Suite #460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 614-221-4409

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

APPLICANT SIGNATURE Chris Sherman by: 

PROPERTY OWNER SIGNATURE Chris Sherman by: 

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: 217-069

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):

The current M, Manufacturing classification does not permit a dwelling unit. The
applicant wants to create a mixed live/work use in the existing building. There is
residential zoning on the other side of Glenwood Ave. The granting of this
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 of welfare of the inhabitants of the
City of Columbus.

Signature of Applicant

Date

9/26/17

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AFFIDAVIT (See instruction sheet)

Application Number: 217-869

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown, c/o Smith & Hale, LLC

of (1) MAILING ADDRESS 37 W. Broad St., #460, Columbus, OH 43215

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 244 S. Glenwood Avenue

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) Chris Sherman
188 McDowell Street
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Chris Sherman
614-937-0629

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) Franklinton Area Commission
c/o Judy Box
192 N. Guukfird Avenue
Columbus, OH 43222

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

Sworn to before me and signed in my presence this 26th day of September, in the year 2017

9/4/2020
My Commission Expires



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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Please make checks payable to the Columbus City Treasurer

APPLICANT/ PROPERTY
OWNER

Lyle Properties LLC
384 E. Beaumont
Columbus, OH 43214

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Franklinton Area Commission
c/o Judy Box
192 N. Guilford Avenue
Columbus, OH 43222

SURROUNDING PROPERTY
OWNERS

Joseph J Roberts
"or current occupant"
255 Cypress Avenue
Columbus, OH 43223

Debra J Hawkins
"or current occupant"
241 Cypress Avenue
Columbus, OH 43223

Judy G Howard
"or current occupant"
225 Cypress Avenue
Columbus, OH 43223

Columbus Coal & Lime Co
"or current occupant"
PO Box 23156
Columbus, OH 43223-0156

Richard & Helen I Stickles
"or current occupant"
254 Midland Ave
Columbus, OH 43223-1023

Michael Hrabcak (TR)
"or current occupant"
67 E. Wilson Bridge Rd #100
Columbus, OH 43085-2338

BLS Rentals LTD
"or current occupant"
4181 Patzer Ave
Grove City, OH 43123

Mark E Wolfe & Daniel L Pizzurro
"or current occupant"
899 Whitethorne Ave
Columbus, OH 43223

Jeremy A Miller
"or current occupant"
910 W Rich St
Columbus, OH 43222

Boulevard Homes LLC
"or current occupant"
5309 Transportation Blvd
Columbus, OH 44125

Hamilton Holdings LLC
"or current occupant"
192 N. Guilford Ave
Columbus, OH 43222

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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: 217-069

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown c/o Smith & Hale, LLC
of (COMPLETE ADDRESS) 37 W. Broad St., #460, Columbus, OH 43215

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. Chris Sherman 188 McDowell Street Columbus, OH 43215 614-937-0629	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of September, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2020

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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EXHIBIT "A"

Situated in the City of Columbus, County of Franklin, State of Ohio, to-wit:

Being Lot Number Four Hundred Fifty (450) of WEST PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof as recorded in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-008402

Commonly known as: 244 Glenwood Avenue, Columbus Ohio 43223

217-069

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: 010008402

Zoning Number: 244

Street Name: S GLENWOOD AVE

Lot Number: 450

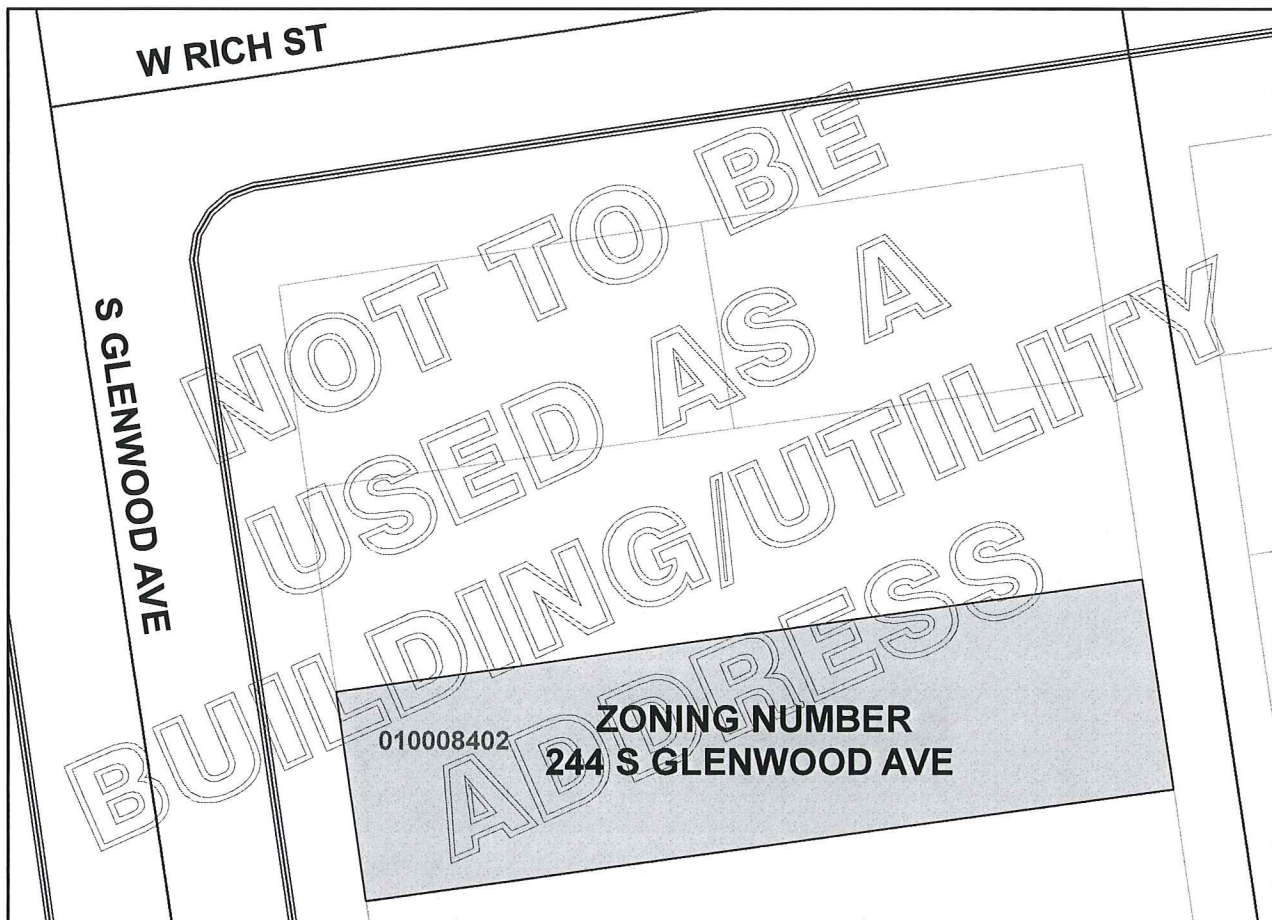
Subdivision: WEST PARK

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By:

Adugna Amariam

Date: 9/22/2017



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

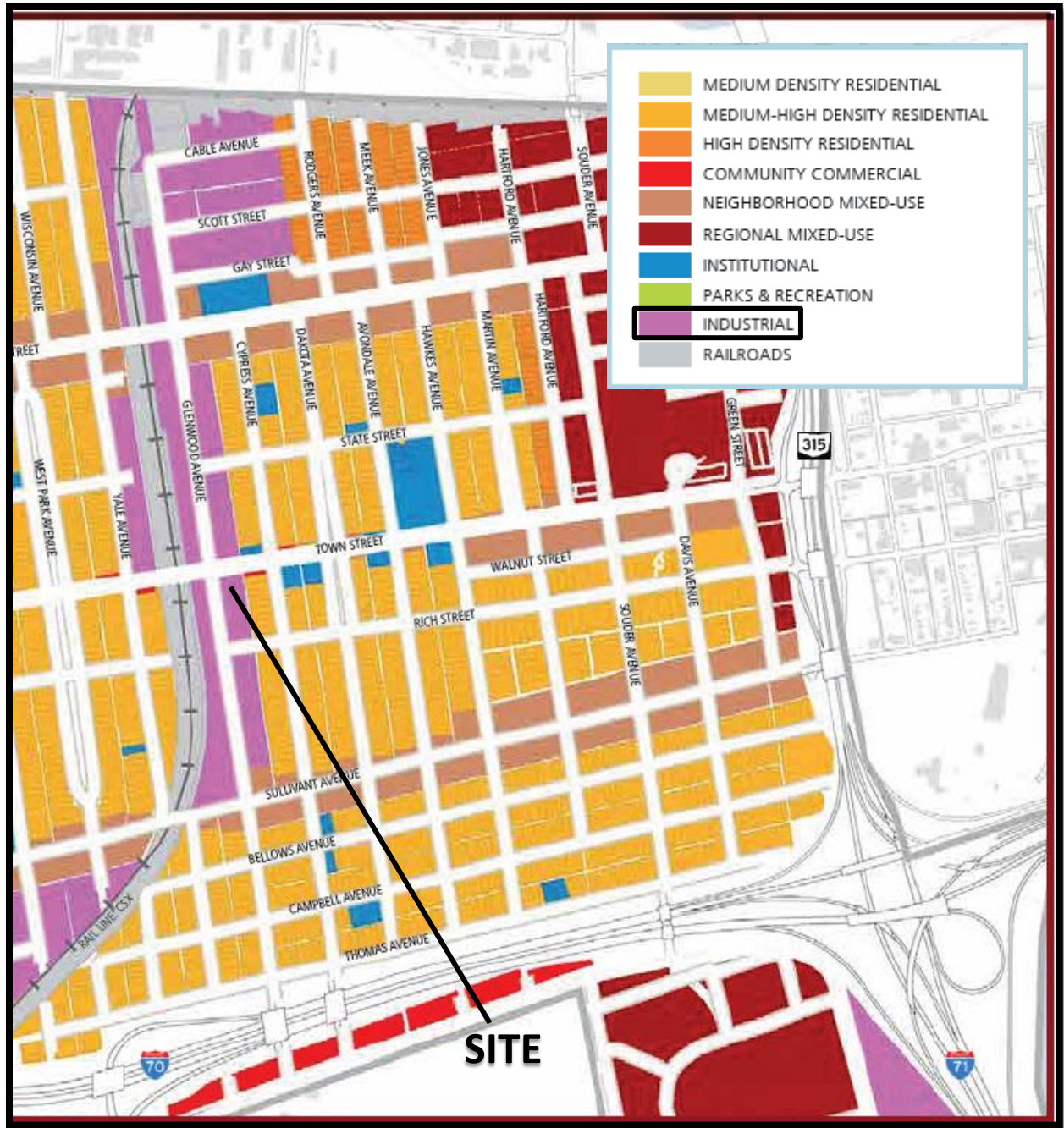
SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 102852

217-069



CV17-069
244 South Glenwood Avenue
Approximately 0.10 acres



West Franklin Plan (2014) – Industrial: The classification is characterized by industrial, manufacturing, and warehouse uses.

CV17-069
244 South Glenwood Avenue
Approximately 0.10 acres



CV17-069
244 South Glenwood Avenue
Approximately 0.10 acres