THE CITY OF
COLUMBUS
ANDREW J. GINTHER, 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

OFFICE USE ONLY

Application Number: CV17-0816 Date Received: 12/28/17

Application Accepted by: KP Fee: $320

Assigned Planner: Kelsey Priebe; krpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 3310 Lockbourne Rd Columbus, Ohio Zip: 43207

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: [redacted] 010-014624

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

Current Zoning District(s): M

Area Commission or Civic Association: Far South Columbus Area Commission

Proposed Use or reason for Council Variance request:
single family home sine 1963

Acreage: approx 1acre

APPLICANT:

Name: Teresa L. Kelly (executor of Jerry J. Horn estate) Phone Number: 614-570-6292 Ext.:

Address: 3680 Spangler Road City/State: Columbus, Ohio Zip: 43207

Email Address: TKelly4@Columbus.rr.com Fax Number:

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

Name: Estate of Jerry J. Horn Phone Number: Ext.:

Address: 3310 Lockbourne Road City/State: Columbus, Ohio Zip: 43207

Email Address: TKelly4@Columbus.rr.com Fax Number:

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

Name: Laura Geist Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

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

APPLICANT SIGNATURE Teresa L Kelly (executor Jerry J. Horn estate)

PROPERTY OWNER SIGNATURE Executor Jerry J Horn estate Teresa L Kelly

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.
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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 conjuction 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 home is property of deceased father who owned this property since approx 1965
- Property appraisal for estate sale of 3310 Lockbourne Road revealed the property is zoned manufacturing but has been residential since it was built There is a mix of commercial in the area. Warehouse 3 pizza shops tire sales out of a previous filling station. A print shop a mile away is only business I would consider creating product for sale of printed materials on Williams Road.

Signature of Applicant Teresa L Kelly executor for Jerry J Horn estate **Date** 12/23/2017

CV17-086

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Scott Messer, Director
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Phone: 614-645-7433 ▪ www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CV17-086

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Teresa L. Kelly

of **(1)** MAILING ADDRESS 3680 Spangler Road

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 3310 Lockbourne Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 12/28/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) Estate of Jerry Judgson Horn
(executor Teresa L Kelly)
3680 Spangler Road
Columbus, Ohio 43207

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

Teresa L. Kelly (executor for Jerry J. Horn estate)
614 570 6292 -cell 614 491 4043-home

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

(5)

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 Teresa L Kelly, executor

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

Vicki L. Rathburn
(8) SIGNATURE OF NOTARY PUBLIC

10/17/19
My Commission Expires

Notary Seal Here

NOTARY SEAL
STATE OF OHIO

VICKI L. RATHBURN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 17, 2019

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

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APPLICANT / OWNER

Terri Reed
Or current resident
3313 Lockbourne Road
Columbus, Ohio 43207

Raymond Windon
Or current resident
6587 Havens Road
Blacklick, Ohio 43004

B&B Lockbourne LLC
or current resident
3300 Lockbourne Road
Columbus, Ohio 43207

AREA COMMISSION

Far South Area Commission
C/O Becky Walcott
723 Ivorton Road South
Columbus, Ohio 43207

Donald Cunningham
Or current resident
13182 State Route 104
Ashville, Ohio 43103

Jerry J Horn
Or current resident
3310 Lockbourne Road
Columbus, Ohio 43207

SURROUNDING PROPERTY OWNERS

Roger B Hallum
Or current resident
3211 Lockbourne Road
Columbus, Ohio 43207

Nora Smith
Or current resident
4932 Chancellor Dr
Grove City, Ohio 43123

Nichcolas Huntzinger
Or current resident
1220 Williams Road
Columbus, Ohio 43207

CV17-086

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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: CV17-086

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Teresa L Kelly
of (COMPLETE ADDRESS) 3310 Lockbourne Road Columbus, Ohio 43207
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. Use of Property since purchase mid 1960's - Residential home. Father died 2014 selling home as residence for New buyer. I am executor of estate + daughter.	**2.**
3. Teresa L. Kelly 3680 Spangler Road, Columbus, OH 43207 614-570-6292	**4.**

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

SIGNATURE OF AFFIANT Teresa L Kelly, executor

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

Vicki L Rathburn
SIGNATURE OF NOTARY PUBLIC

10/17/19
My Commission Expires

Notary Seal Here

NOTARY SEAL
STATE OF OHIO

VICKI L. RATHBURN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCT. 17, 2019

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QUIT CLAIM DEED, Short Form, Statutory Form No. 27-S (Reprinted 4/96) apco Registered in U.S. Patent and Trademark Office anderson publishing co. cincinnati, ohio 45201

Instr:199709190097814 09/19/1997
Pages:1 Fee:$14.00 3:14PM
Richard B. Metcalf T19970049493
Franklin County Recorder MEPCRABBE

Description Verified
John Circle, P.E., P.S.
Franklin County Engineer
Date: 9-19-97

QUIT-CLAIM DEED *

Emma L. Horn, Divorced and Unremarried (1), of Franklin County, Ohio

for valuable consideration paid, grants(s) to Jerry J. Horn

, whose tax-mailing address is

the following **REAL PROPERTY**: Situated in the County of Franklin in the State of Ohio and in the City of Columbus : (2)

Being a part of the Southwest Quarter of Section II, Township 4, Range 22, Congress Lands, and being Tract Number Nine (9) of the unrecorded plat of Carl D. and Margaret M. McCloud of the subdivision of 7 acres conveyed to them by Stella M. Roshon by deed and recorded in Deed Book 1609, page 140, the said tract being more particularly described as follows:

0-545
AU OF
1629
(010)

Beginning at a point in the center of Lockbourne Road 511.55 feet north of a stone in the intersection of the center lines of said Lockbourne Road and Williams Road, said stone being the southwest corner of said Section II; thence with the center line of the said Lockbourne Road North 4 deg. 45' East 75 feet to an iron pipe in the center of the said Lockbourne Road; thence with a line parallel to the said Williams Road South 85 deg. 05' East 519 feet to an iron pin; thence with a line parallel to the said Lockbourne Road South 4 deg. 45' West 75 feet; thence parallel to the said Williams Road North 85 deg. 05' West 519.12 feet to the place of beginning, containing 0.894 acres, more or less, and subject to public highways and easements of record.

Prior Instrument Reference: Vol. Page of the Deed Records of

County, Ohio. (3) wife (husband) of the

Grantor releases all rights of dower therein. Witness my hand(s) this day

of , 19 .

Signed and acknowledged in the presence of:

Angela Porter
WITNESS ANGELA PORTER

Emma L Horn (4)
Emma L. Horn

Barbara b. Lucione
WITNESS BARBARA b. LUCIONE

State of Ohio County of Franklin ss.

BE IT REMEMBERED, That on this 12TH day of SEPTEMBER 1997, before me, the subscriber, a Notary Public in and for said county, personally came, Emma L. Horn the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid. Barbara b. Lucione

This instrument was prepared by Crabbe, Brown, Jones, Potts & Schmidt
500 South Front Street, Suite 1200, Columbus, OH 43215

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

BARBARA C. LUCIONE, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date.
Section 147.03 R.C.

908290

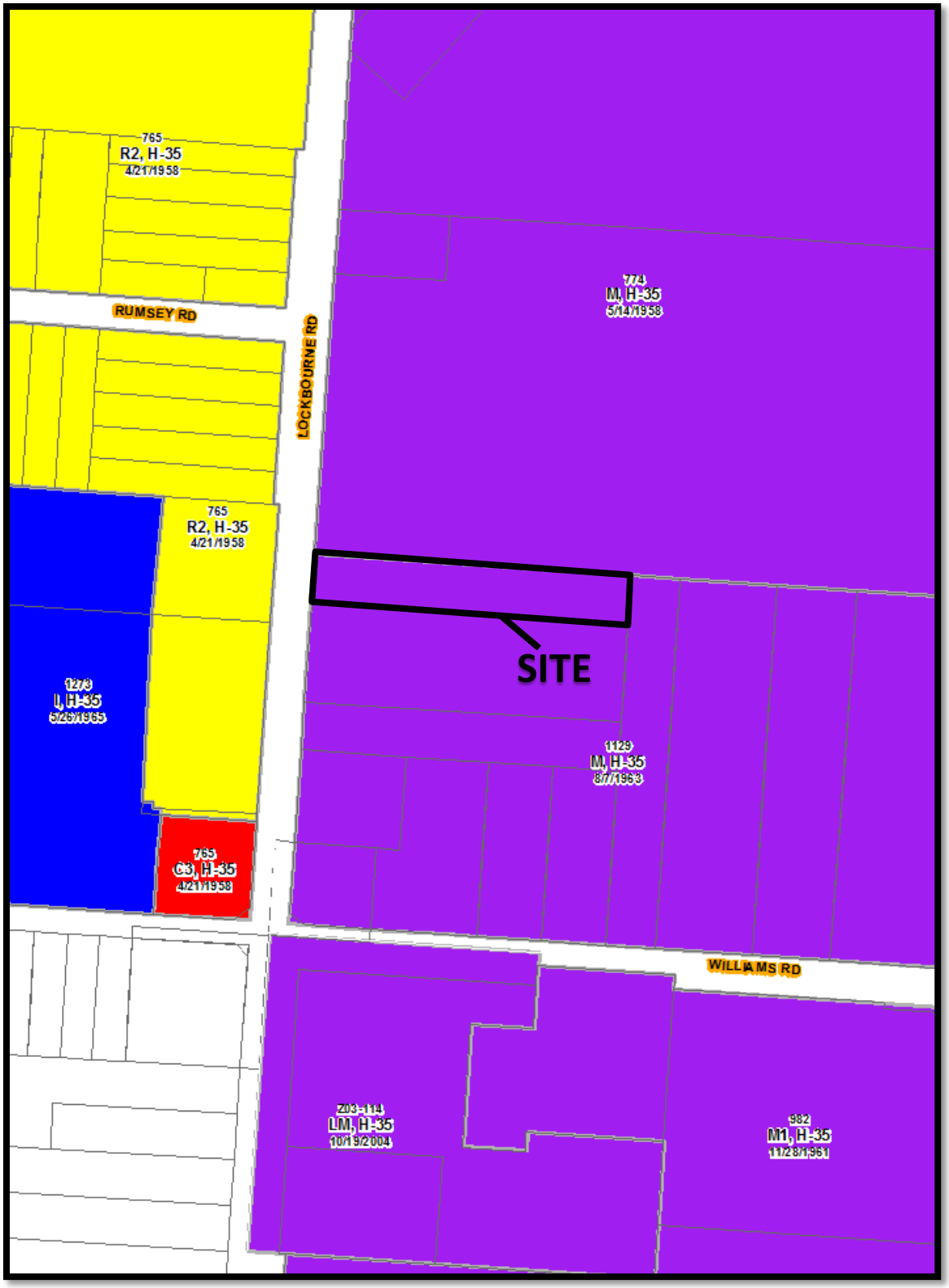
CONVEYANCE TAX EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

Auditor's and Treasurer's Stamp

TRANSFERRED
SEP 19 1997
JOSEPH W. TESTA
AUDITOR

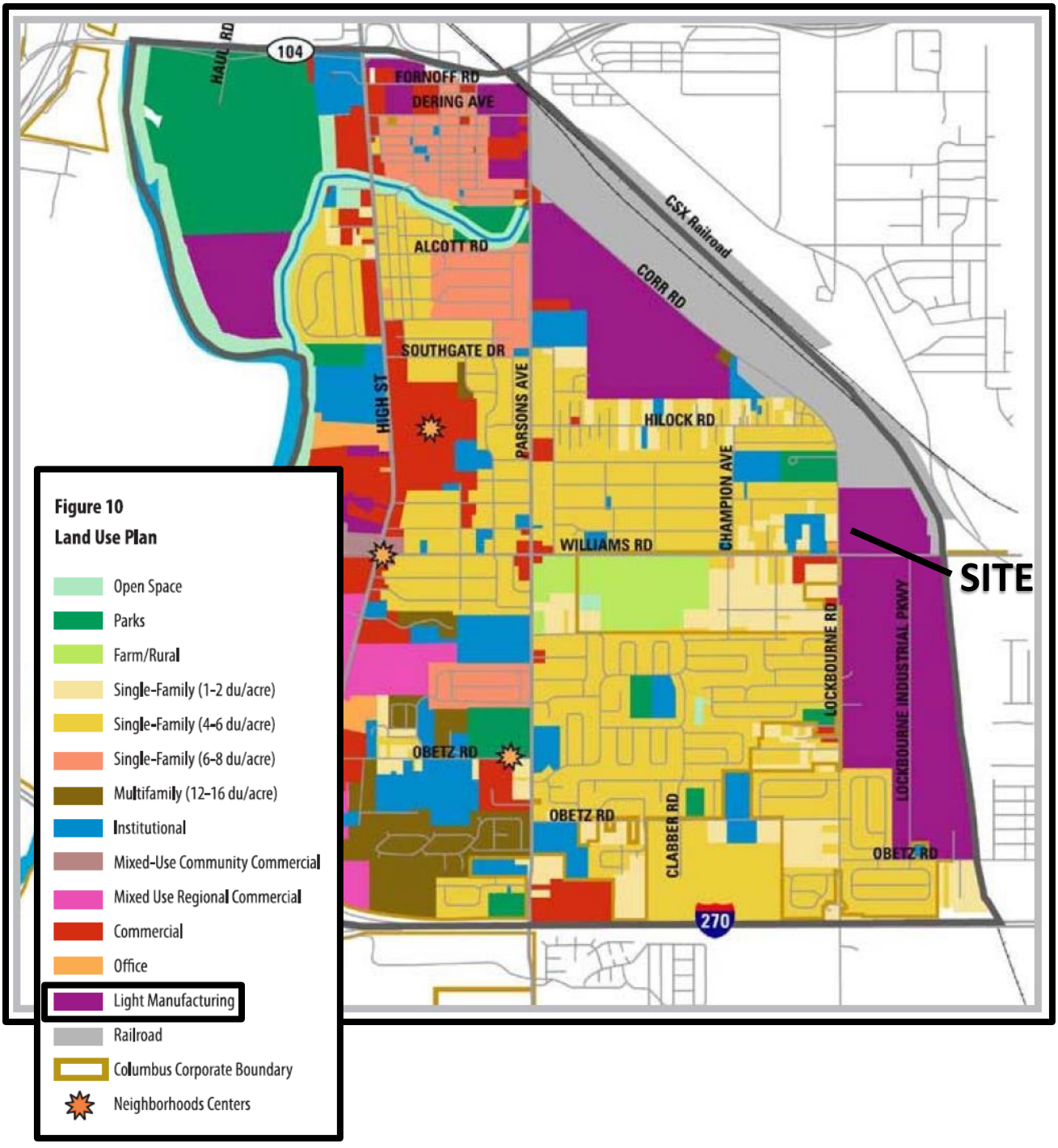
* See Section 5302.11

CV17-0849

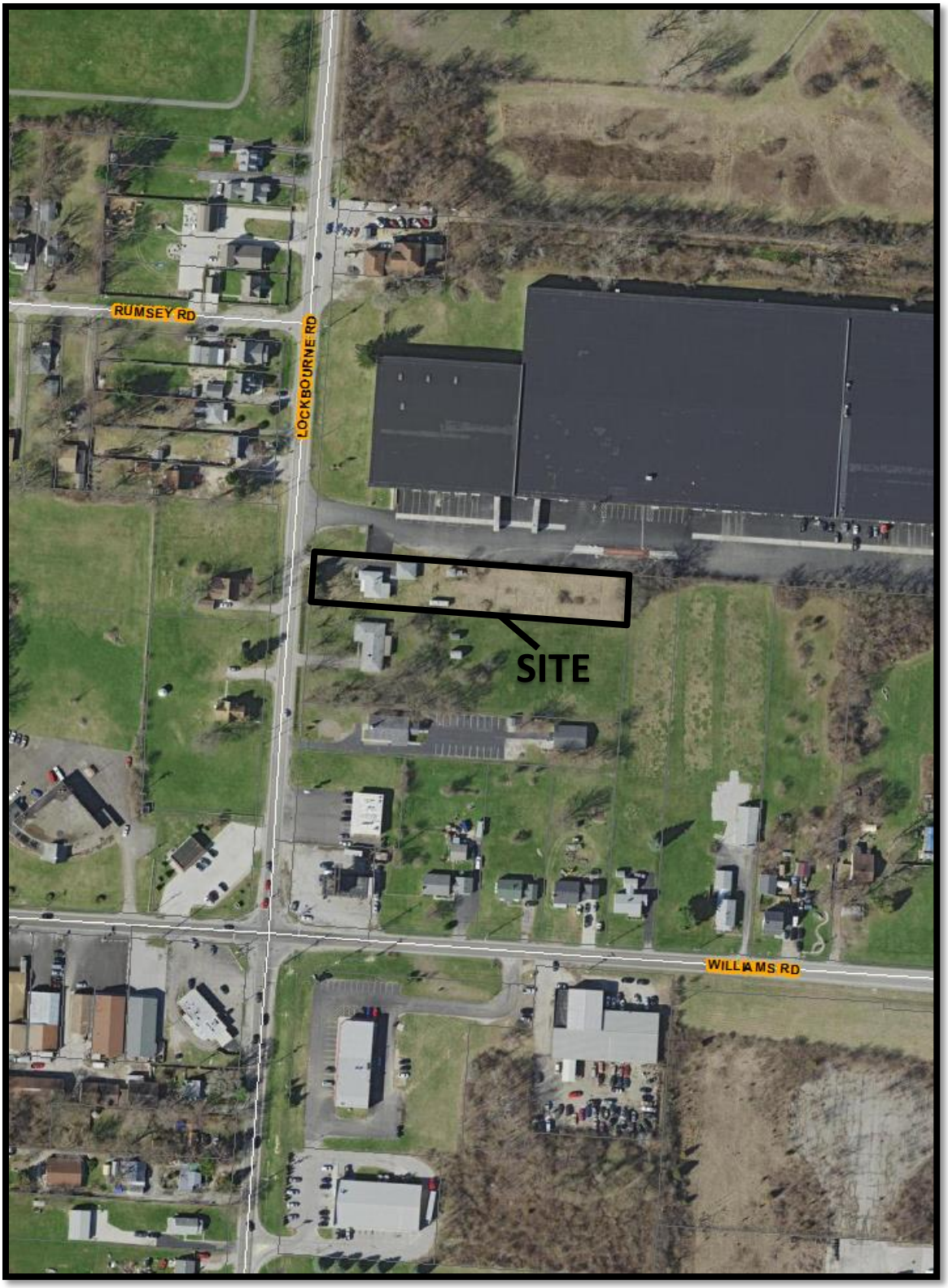


CV17-086
3310 Lockbourne Road
Approximately 0.89 acres

Scioto Southland Plan (2007)



CV17-086
3310 Lockbourne Road
Approximately 0.89 acres



CV17-086
3310 Lockbourne Road
Approximately 0.89 acres