

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: CV18-005 Date Received: 1/23/18
Application Accepted by: MM Fee: \$1600
Assigned Planner: Tim Dietrich, 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1334 Neil Avenue Zip: 43201

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: 010-066677

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

Current Zoning District(s): R-4

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for Council Variance request:
coffee shop; 6 dwelling units

Acreage: 0.24±

APPLICANT:

Name: Hank Holdings Ltd. Phone Number: 614-452-2373 Ext.: _____

Address: 2205 Tremont Road City/State: Columbus, OH Zip: 43221

Email Address: jc@lmscolumbus.com Fax Number: _____

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

Name: Mark E Wolfe Phone Number: _____ Ext.: _____

Address: 251 West 6th Avenue City/State: Columbus, OH Zip: 43201-2780

Email Address: _____ Fax Number: _____

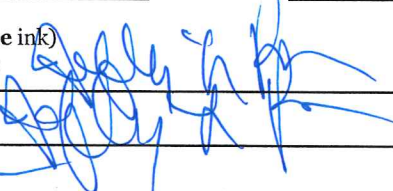
ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

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

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: _____

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

APPLICANT SIGNATURE Hanks Holdings Ltd. By: 

PROPERTY OWNER SIGNATURE Mark E. Wolfe By: 

ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown 

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

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):

see attached sheet

Signature of Applicant

[Handwritten signature: Scott Messer]
[Handwritten text: for attorney]
[Handwritten text: see applicant]

Date

1/23/18

CV18-005

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Section 3332.039 R-4 Residential; to permit a coffee shop in the first floor of the former church with four dwelling units and a two family dwelling.

Section 3332.15 R-4 area district requirements; to permit a principle building and a two family on a lot which is less than 11,000 square feet (approximately 10,332)

Section 3325.705 Supplemental Parking Requirements; to permit existing parking spaces in the side yard.

Section 3325.907 Parking 3312.49; Minimum number of parking spaces required from 44 to 3.

Hanks.variance.doc (clh)
1/23/18 S:Docs

CU18-005

The applicant is proposing to redevelop the church for a coffee shop and four dwelling units. The second building on the east end of the lot will be converted into a two unit building. This area has a mixture of uses for residential and non-residential even though the existing zoning for the area is R-4, Residential.

The council variance would permit six dwelling units and a coffee shop in the two existing buildings. The size of the lot would not permit two buildings under today's zoning code nor is there sufficient parking for the proposed uses. Given the nature of the coffee shop, the applicant believes that a lot of the business will be from the neighborhood and pedestrian in nature. There is on street parking surrounding the site. The parking in the side yard is for an existing parking space.

These variances 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.

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AFFIDAVIT (See instruction sheet)

Application Number: CV18-065

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West Broad Street, Suite 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 ADDRESS CARD FOR PROPERTY 1334 Neil 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) 1/23/18

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Mark E Wolfe

AND MAILING ADDRESS

251 West 6th Avenue

Columbus, OH 43201-2780

APPLICANT'S NAME AND PHONE #

Hanks Holdings Ltd.

(same as listed on front application)

614-452-2373

AREA COMMISSION OR CIVIC GROUP

(5) University Area Commission

AREA COMMISSION ZONING CHAIR

Susan Keeny

OR CONTACT PERSON AND ADDRESS

358 King Avenue

Columbus, OH 43201

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 22nd day of January, in the year 2018

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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

Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO

My commission has no expiration date
Sec. 14705 R.C.

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Please make checks payable to the Columbus City Treasurer

APPLICANT

Hanks Holdings Ltd.
2205 Tremont Road
Columbus, OH 43221

PROPERTY OWNER

Mark Wolfe
251 West 6th Avenue
Columbus, OH 43201

AREA COMMISSION

University Area Commission
c/o Susan Keeny
358 King Avenue
Columbus, OH 43201

ATTORNEY

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

SURROUNDING PROPERTY OWNERS

Stephen A Waldron
Or "Current Occupant"
1313 Forsythe Avenue
Columbus, OH 43201

Mitchell A Casey
Or "Current Occupant"
1351 Neil Avenue
Columbus, OH 43219

Brittany Cline
Or "Current Occupant"
1315 Forsythe Avenue
Columbus, OH 43201

Danielle Powell
Or "Current Occupant"
1307 Forsythe Avenue
Columbus, OH 43201

Andrew C Shelton
Or "Current Occupant"
1347 Forsythe Avenue
Columbus, OH 43201

Heidi R Popadych
Or "Current Occupant"
1329 Neil Avenue
Columbus, OH 43201

Frederick L Foster
Or "Current Occupant"
1331 Neil Avenue
Columbus, OH 43201

Sandra J Tanebaum
Or "Current Occupant"
1333 Neil Avenue
Columbus, OH 43201

Aaron E Markel
Or "Current Occupant"
9540 Shawnee Trail
Powell, OH 43065

Grayson & Wanda Atha
Or "Current Occupant"
1337 Neil Avenue
Columbus, OH 43201

Winkle OSU LLC
Or "Current Occupant"
41 South High Street
Columbus, OH 43215

Joseph H Pimmel
Or "Current Occupant"
1322 Neil Avenue
Columbus, OH 43201

William Sorboro
Or "Current Occupant"
1040 North High Street
Columbus, OH 43201

Here and There Around Campus LLC
Or "Current Occupant"
6552 Hawthorne Street
Worthington, OH 43085

Virginia M & Elizabeth A Roth
Or "Current Occupant"
1323 Forsythe Avenue
Columbus, OH 43201

Lisa A Boyle
Or "Current Occupant"
251 West 6th Avenue
Columbus, OH 43201

Timothy J & Jean C Ryan
Or "Current Occupant"
1343 Forsythe Avenue
Columbus, OH 43201

C&W Investment Co 2 LLC
Or "Current Occupant"
92 West Fifth Avenue
Columbus, OH 43201

CV18-005

Adam Maier
Or "Current Occupant"
1321 Forsythe Avenue
Columbus, OH 43201

Gregory R LeBlanc
Or "Current Occupant"
1329 Forsythe Avenue
Columbus, OH 43201

Stephen E May
Andrew C Bauer
Or "Current Occupant"
470 West 3rd Avenue
Columbus, OH 43201

hanks-neilave.lbl (nct)
1/19/18 S:Docs/s&hlabels/2018

CV18-005

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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 # CV18-005

STATE OF OHIO
COUNTY OF FRANKLIN

Jeffrey L. Brown

Being first duly cautioned and sworn (NAME) _____

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 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. Hanks Holdings Ltd. 2205 Tremont Road Columbus, OH 43221 JC Hanks _____ number of Columbus based	2. Mark E. Wolfe 251 West 6th Avenue Columbus, OH 43201-2780 employees
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 22nd day of January, in the year 2018

Jackson B. Reynolds III
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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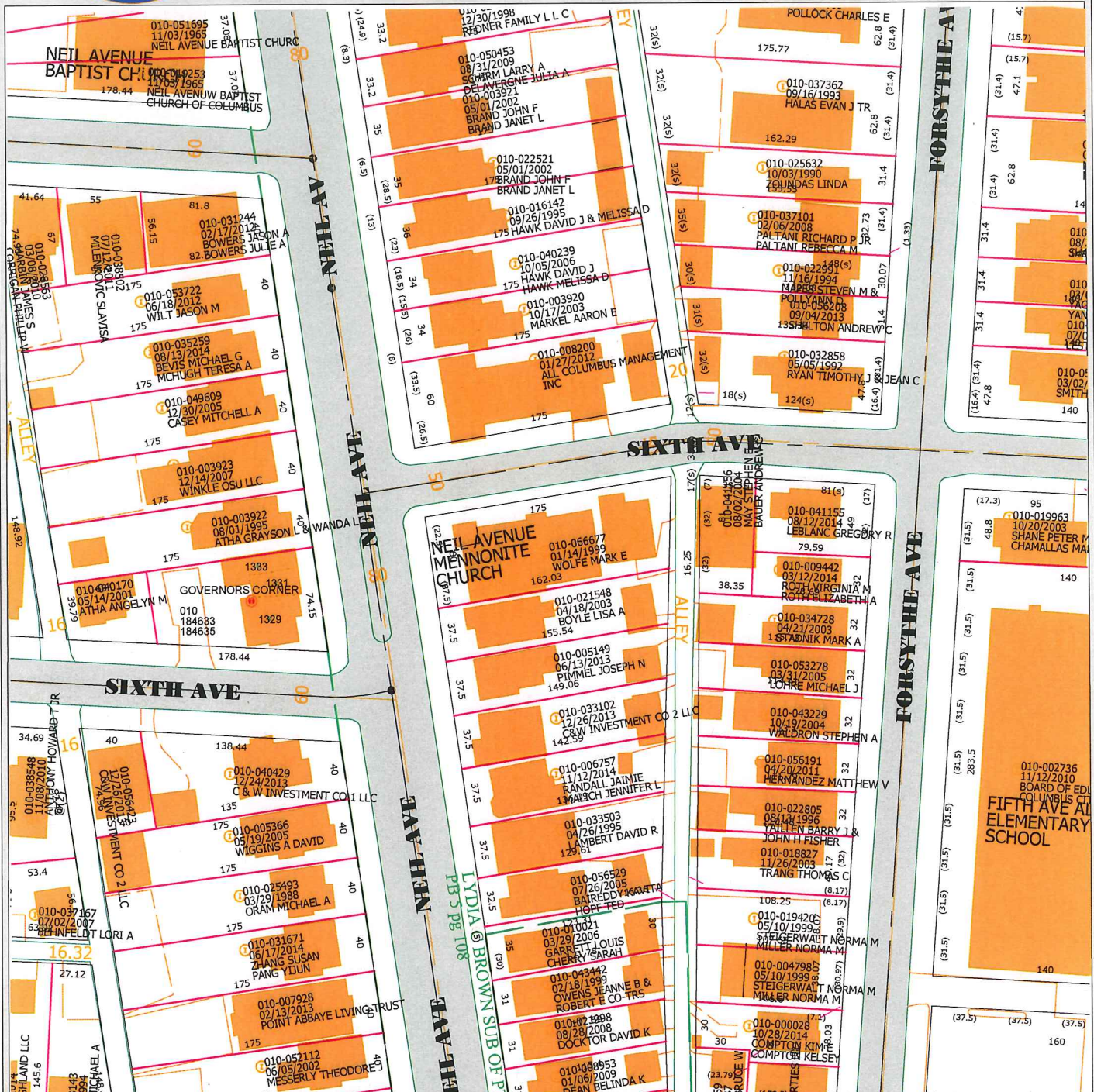
Please make checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/19/18



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

CV18-005

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: 010066677

Zoning Number: 1334

Street Name: NEIL AVE

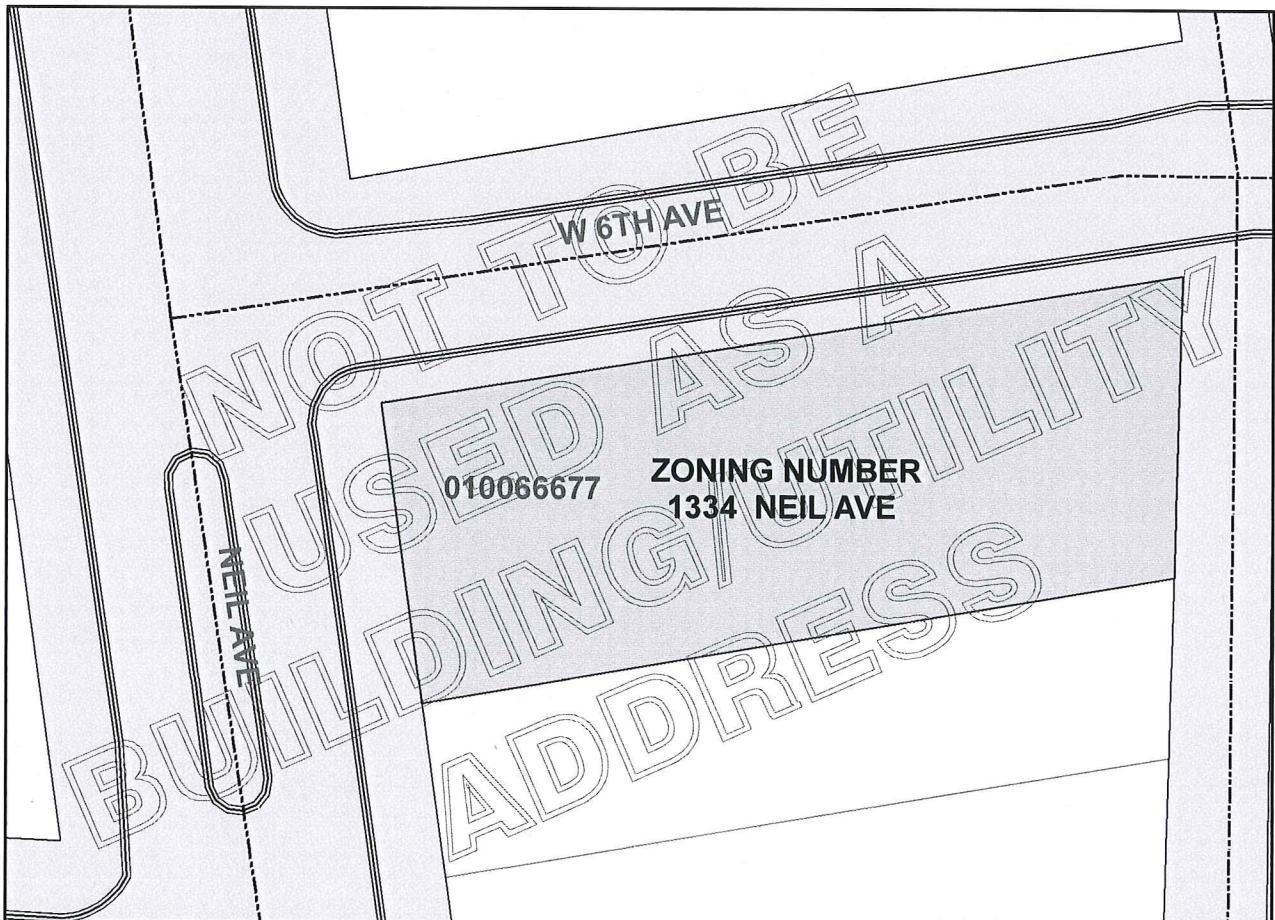
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Richarda Amarian*

Date: 1/23/2018



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 112131

CV18-005

GENERAL WARRANTY DEED

Instr: 199901140011224 01/14/1999
Pages: 1 Fee: \$14.00 2:20PM
Richard B. Metcalf T19990005645
Franklin County Recorder BXCARLILE

COLUMBUS MENNONITE FELLOWSHIP, a non-profit corporation organized and existing under the laws of the State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to Mark E. Wolfe, an unmarried individual, whose tax-mailing address is: _____

1000 URLIN AVE #1606, Cos. OH. 43212

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

PARCEL I

Being Lot No. Two Hundred Eight-Five (285) of DENNIS PLACE ADDITION to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 13, Recorder's Office Franklin County, Ohio.

Tax District and Parcel Number: 10-21548-2

Property Address: 1328 Neil Avenue, Columbus, Ohio 43201

Prior Instrument Reference: Volume 21607 Page H09 of the Deed Records of Franklin County, Ohio.



PARCEL II

Lot Number 284 and 22.5 feet off of the south side of Lot 283 in DENNISON PLACE ADDITION to the City of Columbus, County of Franklin and State of Ohio, as the same are designated and delineated on the recorded plat of said addition, of record in Franklin County, Plat record book 3, pages 13-14 & 15.

Tax District and Parcel Number: 10-066677

Property Address: 1334 Neil Avenue, Columbus, Ohio 43201

Prior Instrument Reference: Volume 2636 Page 112 of the Deed Records of Franklin County, Ohio.

A-43 (010)
ALL OF 66677

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed hereto by Janet H. Swartzentruber, Paul E. Swartzentruber and Donald Wyse, thereunto duly authorized by corporate resolution, this 14 day of January, 1999.

Signed and acknowledged in the presence of:

COLUMBUS MENNONITE FELLOWSHIP
an Ohio non-profit corporation

Joseph E. Kohler
WITNESS JOSEPH E. KOHLER

By Janet H. Swartzentruber
JANET H. SWARTZENTRUBER

Becky A. Moehrman
WITNESS BECKY A. MOEHRMAN

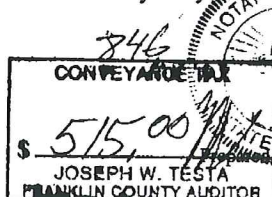
By Paul E. Swartzentruber
PAUL E. SWARTZENTRUBER

By Donald Wyse
DONALD WYSE

State of Ohio, County of Franklin) ss:

BE IT REMEMBERED, That on this 14TH day of January, 1999, before, the subscriber, a Notary Public in and for said state, personally came Janet H. Swartzentruber, Paul E. Swartzentruber and Donald Wyse, the duly authorized representatives of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



BECKY A. MOEHRMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 28, 2001

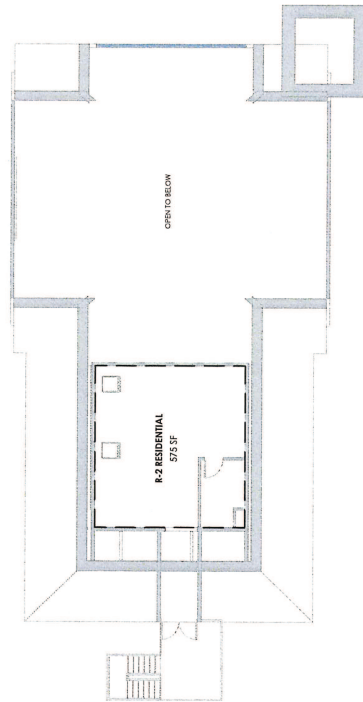
Becky A. Moehrman
Notary Public

TRANSFERRED

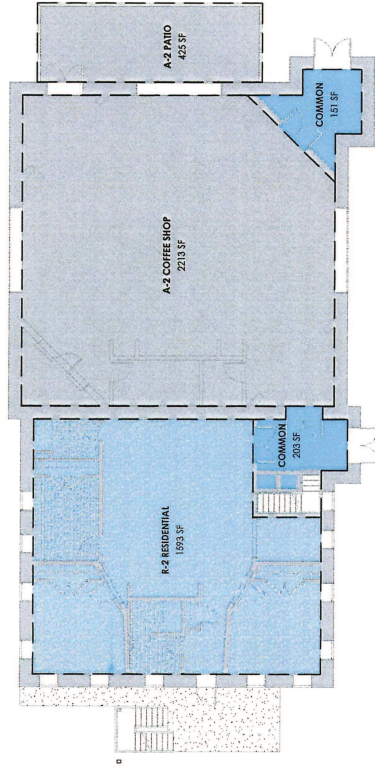
JAN 14 1999

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

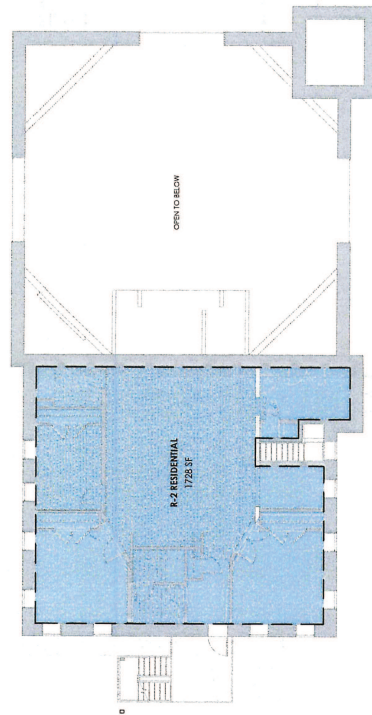
CV18-005



THIRD FLOOR (ATTIC) RENTABLE AREA PLAN
1/8" = 1'-0"



FIRST FLOOR RENTABLE AREA PLAN
1/8" = 1'-0"



SECOND FLOOR RENTABLE AREA PLAN
1/8" = 1'-0"



BASEMENT RENTABLE AREA PLAN
1/8" = 1'-0"

NET AREA SCHEDULE

NAME	AREA
A-2 COFFEE SHOP	2213 SF
A-2 PATIO	425 SF
COMMON	546 SF
CRAWL SPACE	1020 SF
R-2 RESIDENTIAL	5490 SF
S-2 STORAGE	855 SF
U UTILITY	490 SF
Grand Total: 13	11038 SF

PROJECT SUMMARY

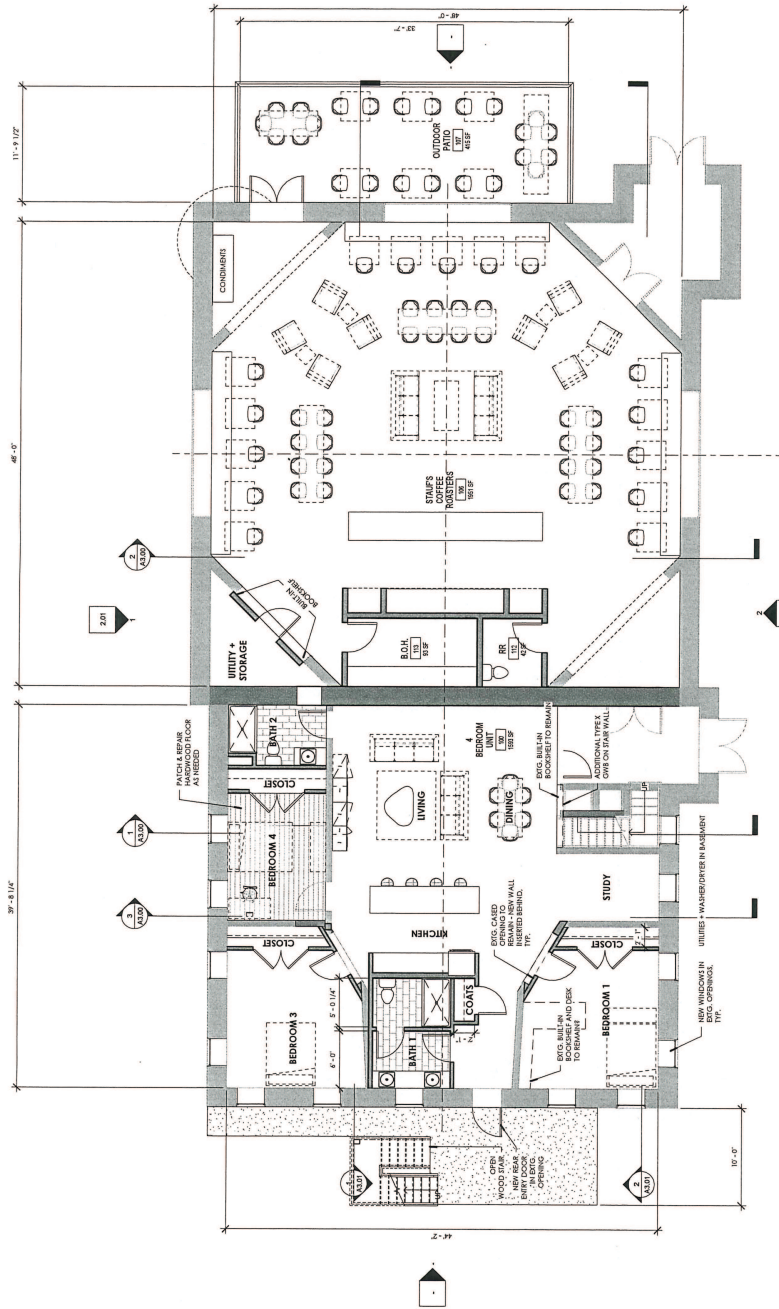
1334 NEIL AVENUE
SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN

CV18-008

G0.01

ISSUE DATE: 12.19.2017
PRELIMINARY: NOT FOR CONSTRUCTION



W SIXTH AVENUE

NEW CONSTRUCTION - LEVEL 1
3/16" = 1'-0"

LEVEL 1 FLOOR PLAN

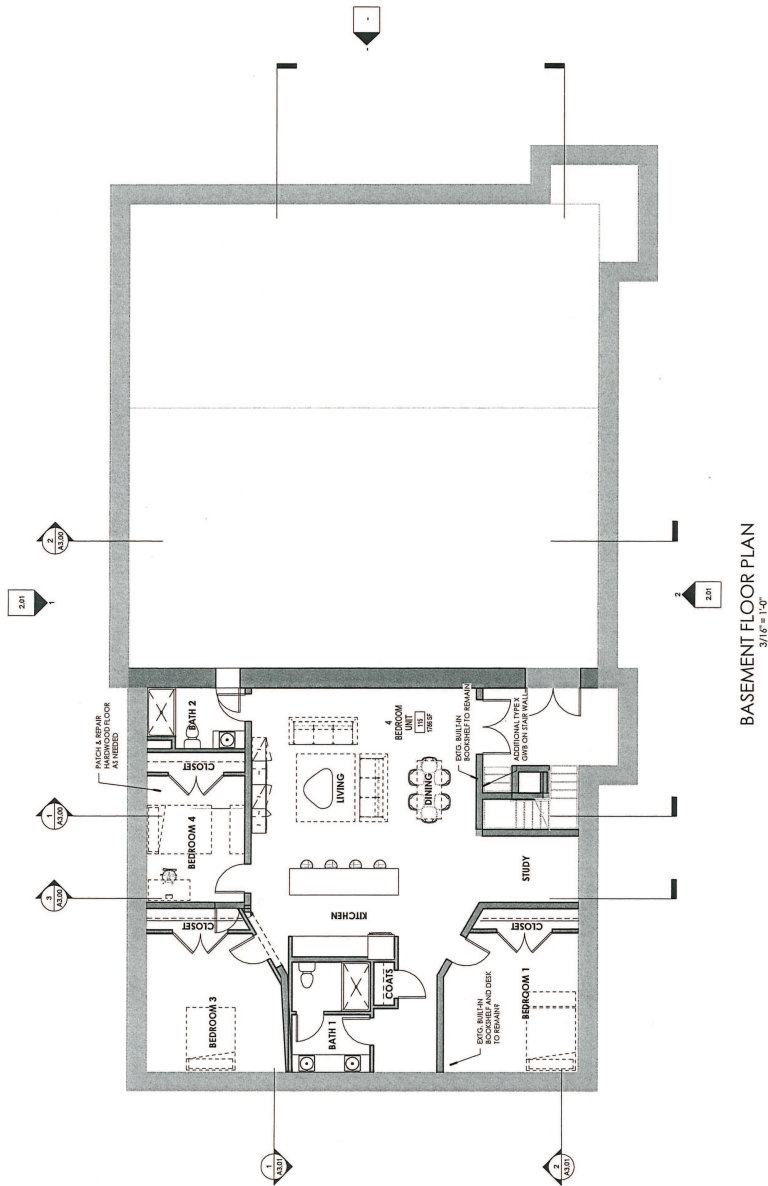
1334 NEIL AVENUE
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

A1.01

ISSUE DATE: 12.19.2017
PRELIMINARY: NOT FOR CONSTRUCTION

CV18-008



BASEMENT FLOOR PLAN
3/16 = 1'-0"

BASEMENT PLAN

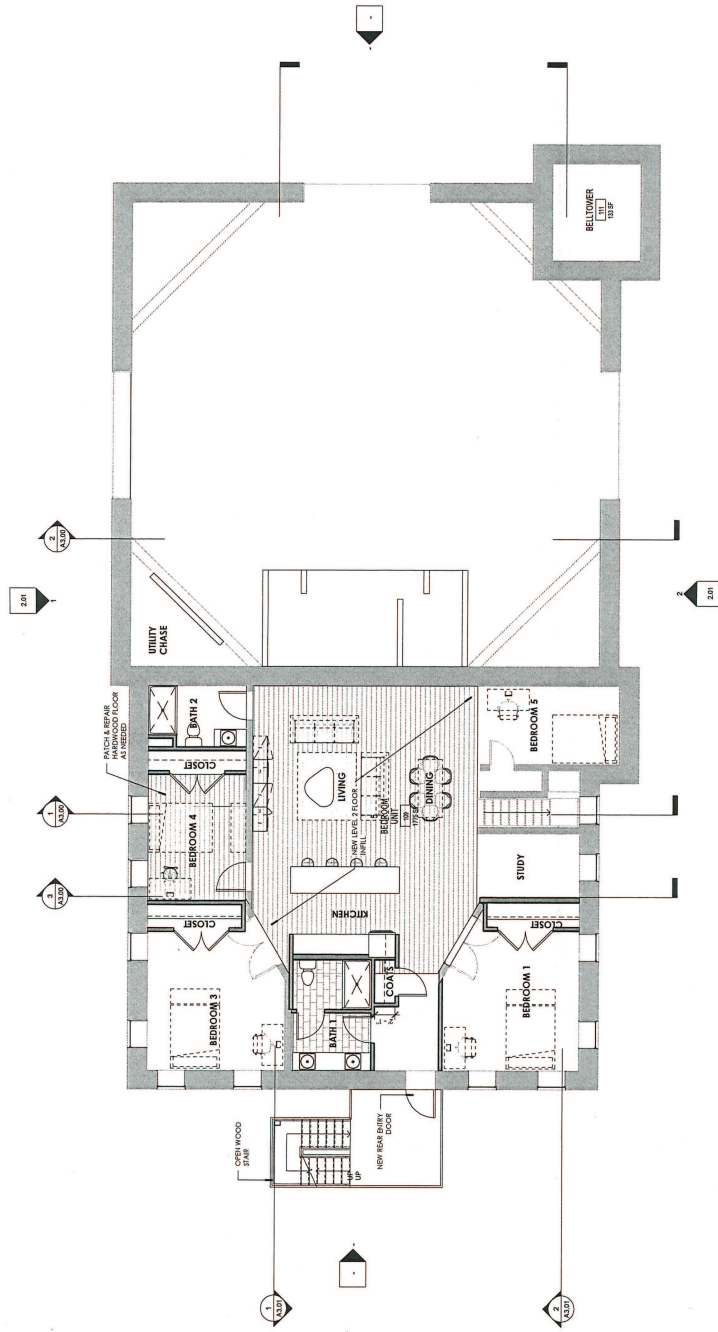
1334 NEIL AVENUE
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

A1.00

ISSUE DATE: 12.19.2017
PRELIMINARY: NOT FOR CONSTRUCTION

CV18-005



NEW CONSTRUCTION - LEVEL 2
3/16" = 1'-0"

LEVEL 2 FLOOR PLAN

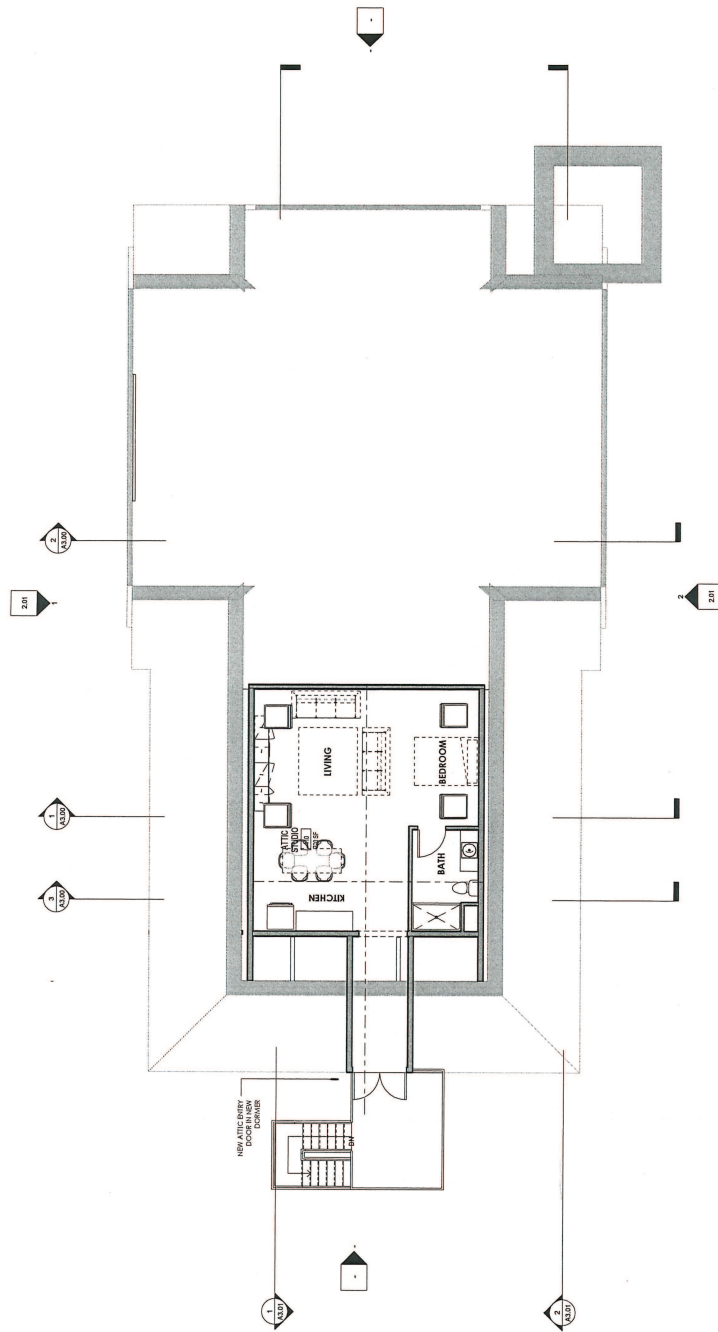
1334 NEIL AVENUE
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

CU18-005

A1.02

ISSUE DATE: 12/19/2017
PRELIMINARY: NOT FOR CONSTRUCTION



NEW CONSTRUCTION - LEVEL 3
3/16" = 1'-0"

LEVEL 3 FLOOR PLAN

1334 NEIL AVENUE
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

2018-005

A1.03

ISSUE DATE: 12.19.2017
PRELIMINARY: NOT FOR CONSTRUCTION

1334 NEIL AVENUE

SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN

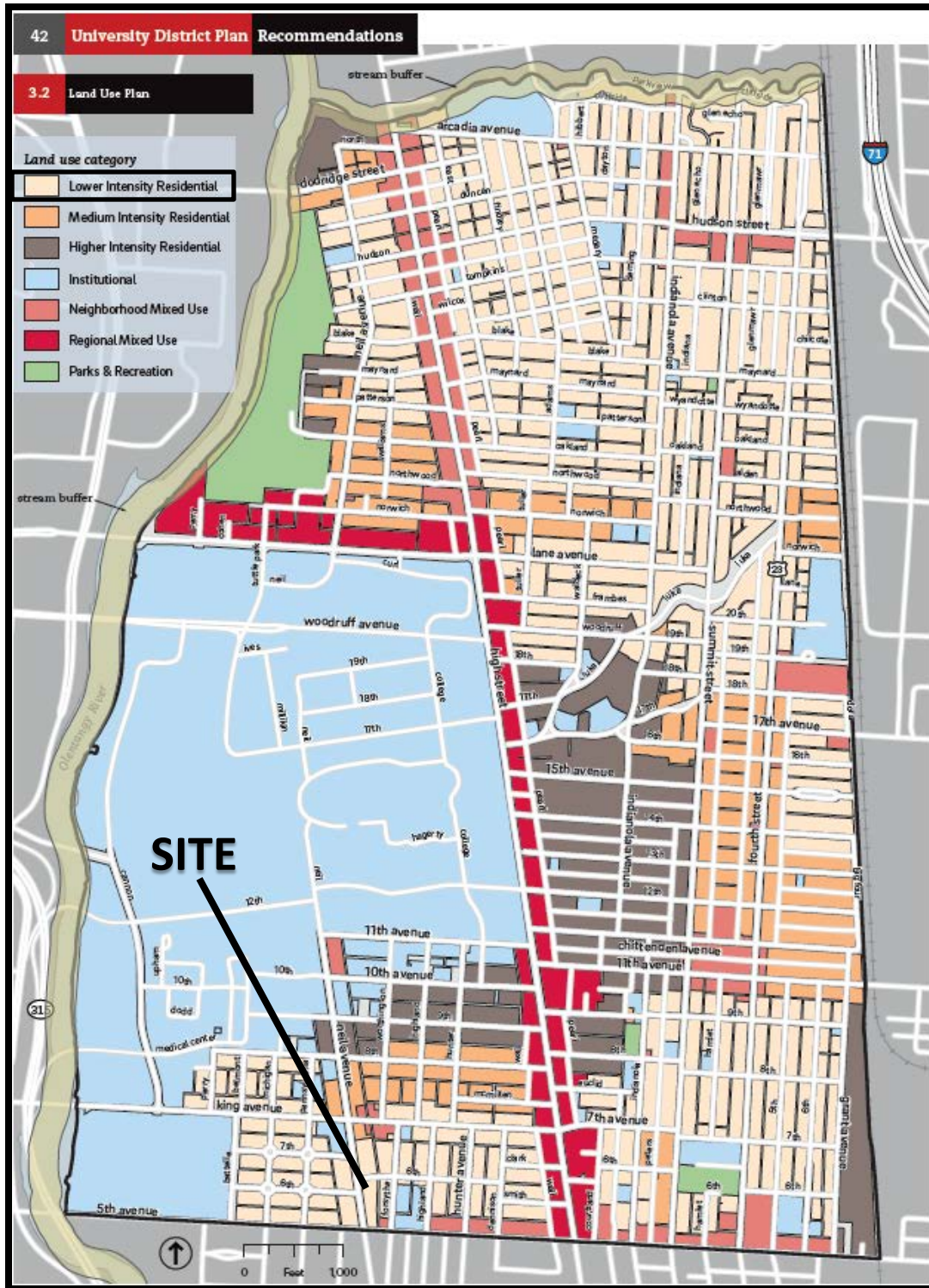
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ISSUE DATE: 12.19.2017
PRELIMINARY: NOT FOR CONSTRUCTION

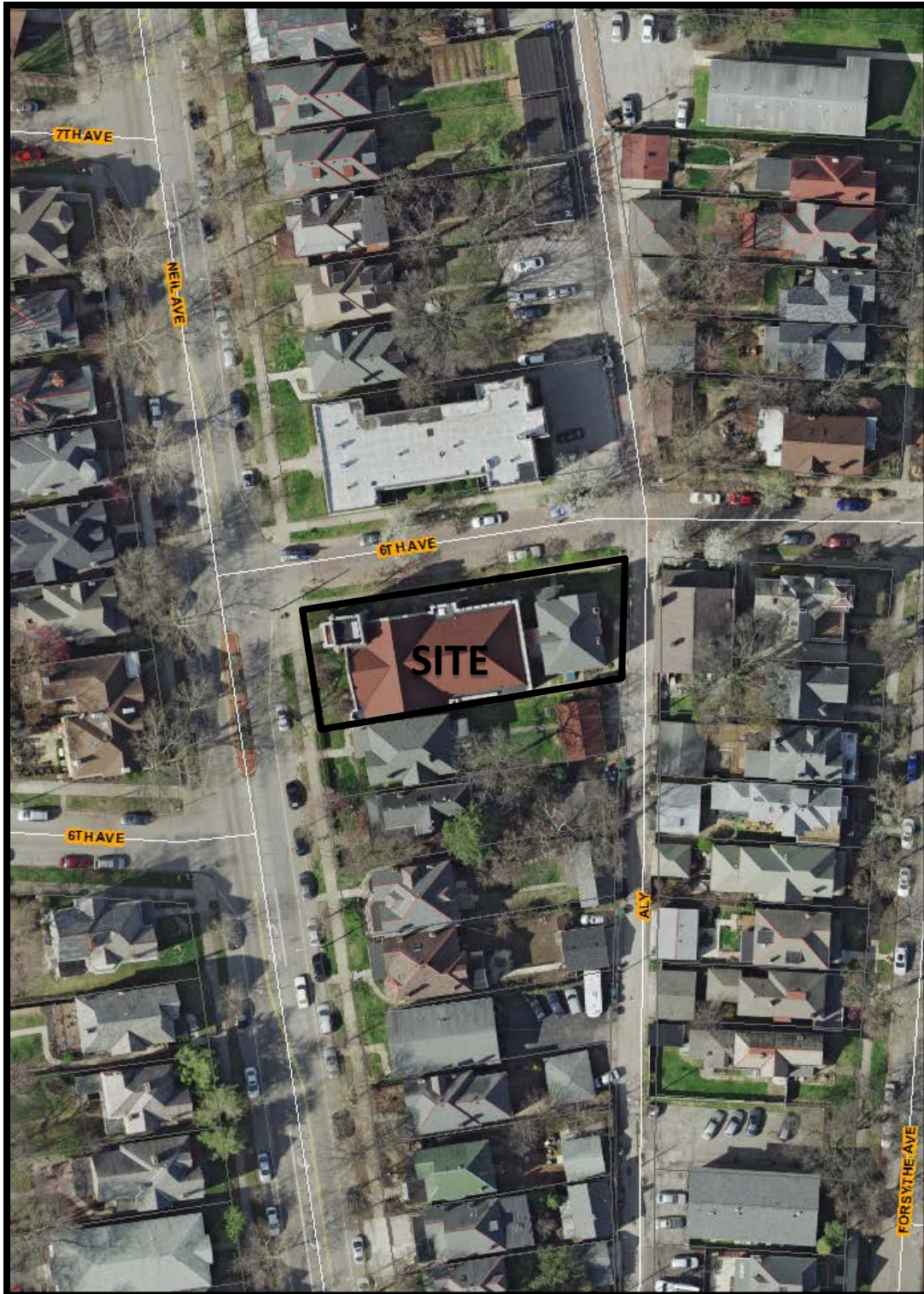




CV18-005
1334 Neil Avenue
Approximately 0.24 acres



CV18-005
 1334 Neil Avenue
 Approximately 0.24 acres



CV18-005
1334 Neil Avenue
Approximately 0.24 acres