



Mayor Michael B. Coleman

# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV12-032 / 12315-00000-00359  
Date Received: 6/26/12  
Application Accepted By: S. Pine Fee: \$315  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2643 S High St, Columbus, Ohio Zip 43207

Is this property currently being annexed into the City of Columbus  Yes  No

If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010112235

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

Current Zoning District(s): Z86-067, Commercial, LC3

Recognized Civic Association or Area Commission: Far South Columbus Area Commission

Proposed use or reason for Council Variance request: To Conform an existing single family dwelling in LCD

Acreage: 0.751

**APPLICANT:** Name Virginia E. (Scarberry) Williams

Address 1072 Evadell Dr City/State Lewis Center Zip 43035

Phone # 614-497-4215 Fax # \_\_\_\_\_ Email: vwilliams11@insight.rr.com

**PROPERTY OWNER(S):** Name Virginia E. (Scarberry) Williams

Address 1072 Evadell Dr City/State Lewis Center Zip 43035

Phone # 614-497-4215 Fax # \_\_\_\_\_ Email: vwilliams11@insight.rr.com

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

**ATTORNEY / AGENT**  Attorney  Agent

Name \_\_\_\_\_

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Virginia E. (Scarberry) Williams

PROPERTY OWNER SIGNATURE Virginia E. (Scarberry) Williams

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.



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

U12-032

## 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.

**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 requested as detailed below:**

This property exists in an area Zoned LC-3, but has been used as a single family dwelling for over 22 years. I would like a variance to be granted.

This will enable the property, To conform to underwriting standards for a FHA insured mortgage

Signature of Applicant Virginia E. Garberry Williams Date 6-26-2012



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-032

STATE OF OHIO \_\_\_\_\_  
COUNTY OF FRANKLIN \_\_\_\_\_

Being first duly cautioned and sworn (1) NAME Virginia E. (Scarberry) Williams  
of (1) MAILING ADDRESS 1072 Evadell Dr, Lewis Center, Ohio 43035

deposed 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 2643 S High St, Columbus, Ohio 43207

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/26/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Virginia E. (Scarberry) Williams  
10 72 Evadell Dr  
Lewis Center, Ohio 43035

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

Virginia E. (Scarberry) Williams  
614-497-4215

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

(5) Far South Columbus Area Commission  
4080 S High St.  
Columbus, Ohio 43207

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)

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(3) Virginia E. (Scarberry) Williams

Subscribed to me in my presence and before me this 26<sup>th</sup> day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(3) M. Eileen Williamson

My Commission Expires:

June 17, 2013

Notary Seal Here

M. EILEEN WILLIAMSON  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 7-17-13

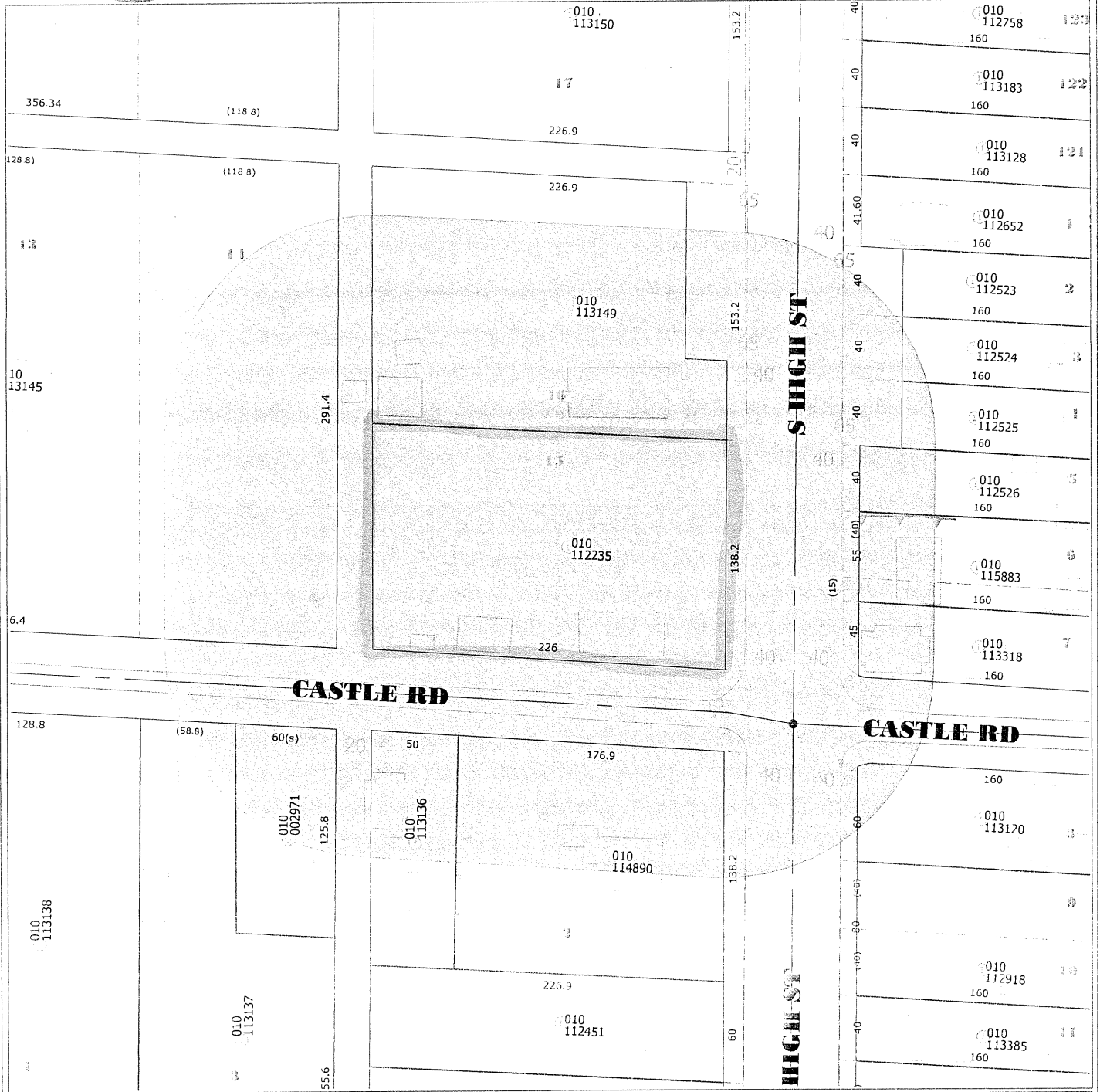
C112-032



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 6/26/12



Disclaimer

Scale = 88'



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.

CV12-032

**APPLICANT/PROPERTY  
OWNER**

Virginia E (Scarberry) Williams  
1072 Evadell Dr  
Lewis Center, OH 43035

**AREA COMMISSION**

Your address  
1072 Evadell Dr  
Lewis Center, Ohio

Far South Columbus Area Commission  
4080 S High St  
Columbus, Ohio 43207

**SURROUNDING PROPERTY  
OWNERS:**

Mailing addresses of all property  
owners within 125'

**Shamrock Club Of Columbus INC**  
**80 W Castle Rd**  
**Columbus, OH 43207**

Larry And Ramona Moore  
2625 S High St  
Columbus, OH 43207

**John and Billie Tisher**  
**2646 S High St**  
**Columbus, OH 43207**

James Brodnax  
2640 S High St  
Columbus, OH 43207

Ruth Baisden  
2655 S High St  
Columbus, OH 43207

Charles Hill  
1108 E Livingston Ave  
Columbus, OH 43205

Eric Westbrook  
19 Castle Rd.  
Columbus, OH 43207

Ruth Baisden  
33 W Castle Rd  
Columbus, OH 43207

Albany Group Holdings LLC  
P.O. Box 600  
New Albany, OH 43054



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.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 # CV12-032

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Virginia E (Scarberry) Williams

Of [COMPLETE ADDRESS] 1072 Evadell Dr, Lewis Center, Ohio 43035

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 formats

- 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. Virginia E. (Scarberry) Williams 1072 Evadell Dr Lewis Center, Ohio 43035	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Virginia E. (Scarberry) Williams

Subscribed to me in my presence and before me this 26<sup>th</sup> day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

M. Eileen Williamson

My Commission Expires:

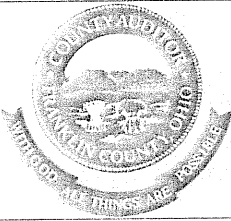
June 17, 2013

Notary Seal Here

M. EILEEN WILLIAMSON  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 7-17-13

This Project Disclosure Statement expires six months after date of notarization.

CW12-032



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 6/26/12



Disclaimer

Scale = 50



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.



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

CV12-032

## PRE-APPLICATION REVIEW WORKSHEET

THIS PAGE WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- Address of location of the site
- Annexation status
- Current development on the property
- Current zoning and legal use of the property  
(Attach computer record if applicable)
- Proposed use of the site
- Zoning Districts, Variances or Special Permit requested
- Total acreage of the site
- Site location-  
Attach and identify here the types of maps referenced (Zoning Map/GIS Map)
- Special development review standards:
  - Flood plain
  - Airport Environs Overlay
  - Historic Districts [HRC, Architectural Review, Listed Property]
  - Traffic Standards Code [Right of Way, TIS, other] .....
  - Parkland (land, easements, bike paths, other) .....
  - Zoning Clearance (Site plan review)
  - Other
- Review of Public Notice Affidavit requirements
- Adopted Area Plan or Development Policies  
Recommendation / Other
- Preliminary Review of Limitation text or planned district text standards
- Area Commission or other Community Group
- Proposed Hearing Date
- Cut-off Date for the Proposed Hearing Date
- Items to be completed or revised before submittal

2643 S. High St.  
In Columbus  
1-family  
L-C-3

conform existing  
CV for use  
3 < 1 acre

N/A  
↓

Dan Blechschmidt, Planning & Operations Division 645-1694  
Maureen Lorenz, Dept of Recreation & Parks 645-3306

South side Plan

Far South Columbus Area Commission  
varies  
7/3 - July      7/31 - August

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_
- (5) \_\_\_\_\_

Requested Variances: use in L-3 (3355.03), setback along  
Castle (3355.09)

Comments [Applicant] \_\_\_\_\_

Comments [City] \_\_\_\_\_

Staff met with Virginia Williams on 6/22/12 regarding this proposed application  
and applicant received a copy of this pre-application worksheet  
City Staff Representative Shannon J. Pimp Date 6/22/12

Note: This Pre-Application Review is preliminary, based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.

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 all checks payable to the Columbus City Treasurer



CV12-032

**CITY OF COLUMBUS, OH**  
**HISTORY ADDRESS INQUIRY - ALL APPLICATIONS**

ADDRESS 2643 S HIGH ST

<u>ADDRESS 2643 S HIGH ST</u>				ZIP CODE	43207	0
INTERSECTION	HIST-PROP			SUB-DIV		
PARCEL NO	010-112235	CENSUS	8821	LOT NO		
HIST-DIST		BLOCK	410			
PERMIT ID	B9805725	RES/COMM	RES	# OF UNITS	1	VALUE 7,502
CREATE DATE	07-01-98	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	HIC2425	
PERMIT TYPE	B	C-40 CODE	434	OBBC	R4,5B	
DESCRIPTION	ALTR 2 STY FRM 1 FAM DWG INSTALL SIDING TRIM GUTTERS					
PERMIT ID	E9506912	RES/COMM	RES	# OF UNITS	1	VALUE 0
CREATE DATE	11-16-95	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	E0476	
PERMIT TYPE	E	C-40 CODE		OBBC		
DESCRIPTION						
PERMIT ID	B9507654	RES/COMM	RES	# OF UNITS	1	VALUE 80,000
CREATE DATE	10-16-95	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	HIC0430	
PERMIT TYPE	B	C-40 CODE	434	OBBC	R4,5B	
DESCRIPTION	ALTR EXIST 2 STRY FRM/ 1 FAM DWG BY/ ADDING 12 X 20 PRCH					
PERMIT ID	B9504751	RES/COMM	RES	# OF UNITS	1	VALUE 1,900
CREATE DATE	07-13-95	NEW/RPLC/ALTER	ALTR	CONT. LIC. #	HIC0430	
PERMIT TYPE	B	C-40 CODE	434	OBBC	R4,5B	
DESCRIPTION	ALTR 1 FAM BY TEAROFF/FELT/ROOF SHINGLE PER MFG SPEC					
PERMIT ID	E8907794	RES/COMM	RES	# OF UNITS	1	VALUE 380
CREATE DATE	11-20-89	NEW/RPLC/ALTER	REPR	CONT. LIC. #	E0010	
PERMIT TYPE	E	C-40 CODE		OBBC		
DESCRIPTION	REPAIR RES 1 UNIT					
PERMIT ID	936	RES/COMM		# OF UNITS	0	VALUE 0
CREATE DATE	07-20-73	NEW/RPLC/ALTER		CONT. LIC. #		
PERMIT TYPE	P	C-40 CODE		OBBC		
DESCRIPTION	X					
PERMIT ID	81739	RES/COMM		# OF UNITS	0	VALUE 0
CREATE DATE	10-27-66	NEW/RPLC/ALTER		CONT. LIC. #		
PERMIT TYPE	H	C-40 CODE		OBBC		
DESCRIPTION						
PERMIT ID	116442	RES/COMM		# OF UNITS	0	VALUE 0
CREATE DATE	09-09-66	NEW/RPLC/ALTER		CONT. LIC. #		
PERMIT TYPE	E	C-40 CODE		OBBC		
DESCRIPTION						
PERMIT ID	18781	RES/COMM		# OF UNITS	0	VALUE 0
CREATE DATE	08-21-58	NEW/RPLC/ALTER		CONT. LIC. #		
PERMIT TYPE	P	C-40 CODE		OBBC		
DESCRIPTION						

DATE	08-21-58
REQ. TYPE	V
REQ. #	Z86067
STATUS	

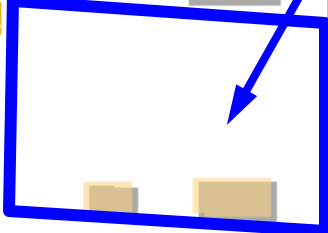


2643 South High Street

CV12-032



2643 South High Street



23

CV12-032



2643 South High Street

CV12-032