



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

OFFICE USE ONLY

Application Number: CV14-004 / 14315-00000-06059

Date Received: 1/31/14

Application Accepted By: SP

Fee: 886.00

Comments: Return receipt to SP

Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1085 Georgesville Rd Col, OH

Zip 43228

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: 010-207688-00

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

Current Zoning District(s): R L C 3

Civic Association or Area Commission: Greater Hill Top Area

Proposed use or reason for Council Variance request: Car Sale, Detach, small repair

Acreage: 1.37

APPLICANT: Name

Mohd Salem

Address 1085 Georgesville Rd

City/State Col, OH

Zip 43228

Phone # 614 787 6564

Fax #

Email: mark.salem67@gmail.com

PROPERTY OWNER(S): Name

SAME AS ABOVE

Address

City/State

Zip

Phone #

Fax #

Email:

☐ 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 Mohd Salem

PROPERTY OWNER SIGNATURE Mohd Salem

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 all checks payable to the Columbus City Treasurer



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City of Columbus, Department of Building & Construction
757 Carolyn Avenue, Columbus, Ohio Phone: 614-645-6457 www.columbus.gov

CV 14-004

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:

The property located at 1085 Georgeville Rd is currently Residential. We submitted our zoning application for C-4 zoning to the Greater Hilltop Zoning Committee and they granted us a Limited C-4 zoning application for the property. We accepted the Limited C-4 zoning. The reason I am trying to obtain C-4 zoning is because 100% of my business income is car sales and detailing. I have a small inventory and sales base. A C-4 variance would allow me to maintain my source of income. I am willing to accommodate and improve the site per city recommendations. The Columbus Zoning Committee is willing to give us C-3 Zoning which does not allow me to conduct my

Signature of Applicant

Date

1-15-14

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business. We have no objections from the neighbors or surrounding business owners. What I am graciously asking is to allow limited C-4 zoning approval or C-3 with the variance to allow auto sales and detailing.

Thank you for your time and consideration on this matter.

CV14-004

January 9, 2014

Re: Plan for 1085 Georgesville Rd, Columbus, OH

To Whom It May Concern:

I had requested C – 4 Zoning after meeting with the Greater Hilltop Committee. I have agreed to Limited C – 4 Zoning to keep implemented businesses out of area as well as high traffic volume businesses.

I agreed to these contingencies and I offer to have a No Build Zone in the back of the property. I will plant some evergreen trees for screening and privacy. I am also willing to provide through access of parking lot to keep traffic down and a No Left Turn out of business if necessary.

One of my business proposals is an auto detail and sales shop with limited amount of cars. Also, an ethnic deli and grocery store. I have had inquiries of a tobacco and smoke shop. My plan is for a small and friendly 3 – 4 business plaza.

Thank you for your time,

Mark Salem



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AFFIDAVIT

(See next page for instructions)

STATE OF OHIO Mohd Salem APPLICATION # CV14-004
COUNTY OF FRANKLIN 1085 Georgesville Rd, Col, OH 43228-3303
Being first duly cautioned and sworn (1) NAME Mohd Salem
of (1) MAILING ADDRESS 1085 Georgesville Rd, Col, OH 43228
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 1085 Georgesville Rd 43228
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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Mohd Salem
1085 Georgesville Rd
Col, OH 43228

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

Mohd Salem
614-787-6564

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

(5) Greater Hill Top Area
Grylodge
P.O. Box 28052, Col, OH 43228

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

Subscribed to me in my presence and before me this

(8) 31 day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

ANTONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2014

Notary Seal Here

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CV14-004

Mohd Salem
1085 Georgesville Rd.
Columbus, OH 43228

Greater Hilltop AC
c/o Greg Large
PO Box 28052
Columbus, OH 43228

Michael E Carney
14175 Stowbridge Ave
Tampa FL 33626

Matthew M Mutiso
4489 Glenwood Spring Ct.
Columbus, OH 43228

Ann L Marsh
4476 Glenwood Spring Ct.
Columbus, OH 43228

Devon and Rostine Hooper
4485 Glenwood Spring Ct.
Columbus, OH 43228

Gary & Kathy Johnson
268 Lennox Ave
Columbus OH 43228

Trembly Family LP Two Et Al
1315 Fountaine Dr.
Columbus, OH 43221

Kevin and Theresa Duckson
4481 Glenwood Spring Ct.
Columbus, OH 43228

UIRC-GSA Columbus OH LLC
4201 W 36th St #300
Chicago IL 60632

Howard F Hedrick
1065 Georgesville Rd.
Columbus, OH 43228

Earl and Linda Kittle
1100 Georgesville Rd.
Columbus, OH 43228

Select Language
Powered by Google Translate



Auditor Home
On-Line Tools

Real Estate Home

Search

Specialty Maps

Auditor Services

Contact Us

MAP(GIS)

Parcel Info

Parcel ID

010-207688-00

Map Routing Number

010-0093C -008-00

Owner

SALEM MOHD Y.

Click owner name for additional records

Location

1085 GEORGESVILLE RD

Summary

Property Profile

Land

Building

Improvements

Interactive Map

MAP(GIS)

Sketch

Photo

Transfer History

BOR Status

CAUV Status

Area Sales Activity

Area Rentals

Tax/Payment Info

Current Levy Info

Assessment Payoff

Tax Distribution

Rental Contact

Tax Estimator

Property Reports

Recorder's Office

Document Search

Area Sex Offender
Inquiry

Pay Real Estate
Taxes Here



Data updated on:
2013-10-09 08:13:55



Current Map:
460' x 339'

Click to view
map using:

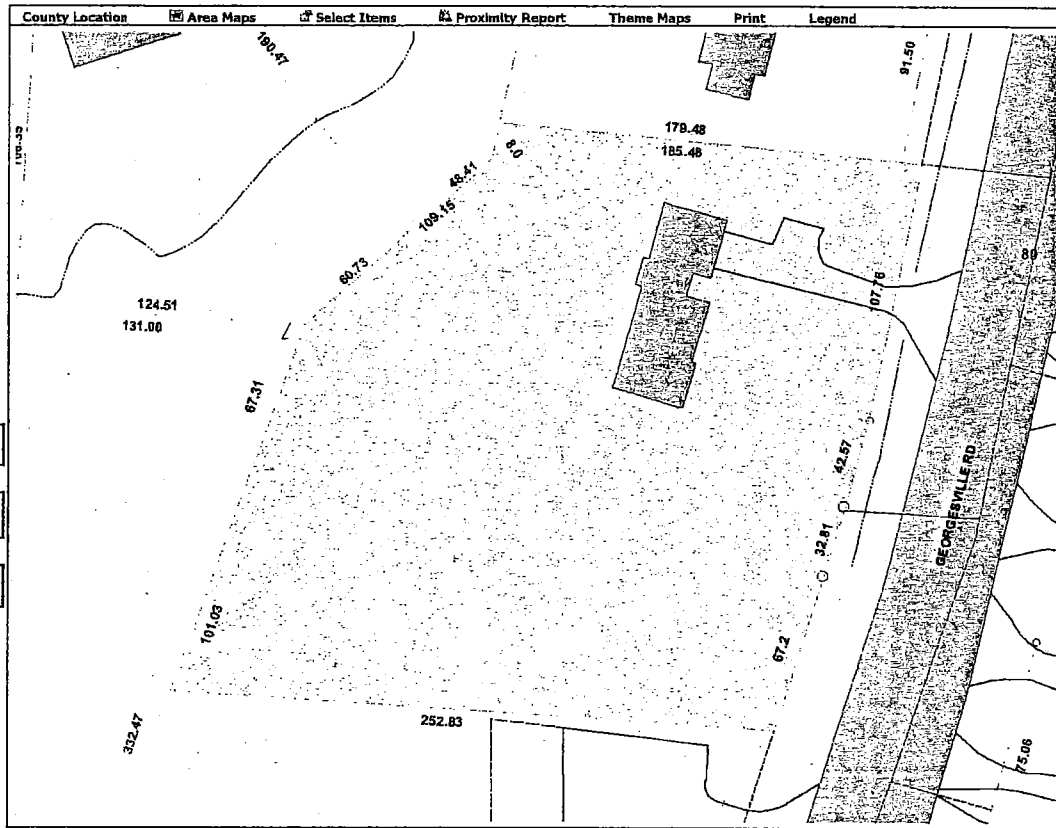


Image Date: Wed Oct 09 12:18:32 EDT 2013

Ortho Photographs taken in 2013

The closest fire station from the center of this map is 4681 feet away.
Measurements are over straight-line distances.

Closest Fire Departments	
Franklin Township - 192	4681 feet
Columbus Station 31	1.7 miles
Prairie Township - 241	1.7 miles

County
Recorder
Documents

City of
Columbus
Zoning Maps

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



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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 # CV14-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Mohd Saleh

Of [COMPLETE ADDRESS] 1085 Georgesville Rd, Col, OH 43228
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. <u>Mohd Saleh</u> <u>1085 Georgesville Rd</u> <u>Col 10H 43228</u> <u>614 787-6564</u>	2.
	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3 day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC Antionette M. Gillum

My Commission Expires:

ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2014

Notary Seal Here

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

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C/4-004



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: 010207688

Zoning Number: 1085

Street Name: GEORGESVILLE RD

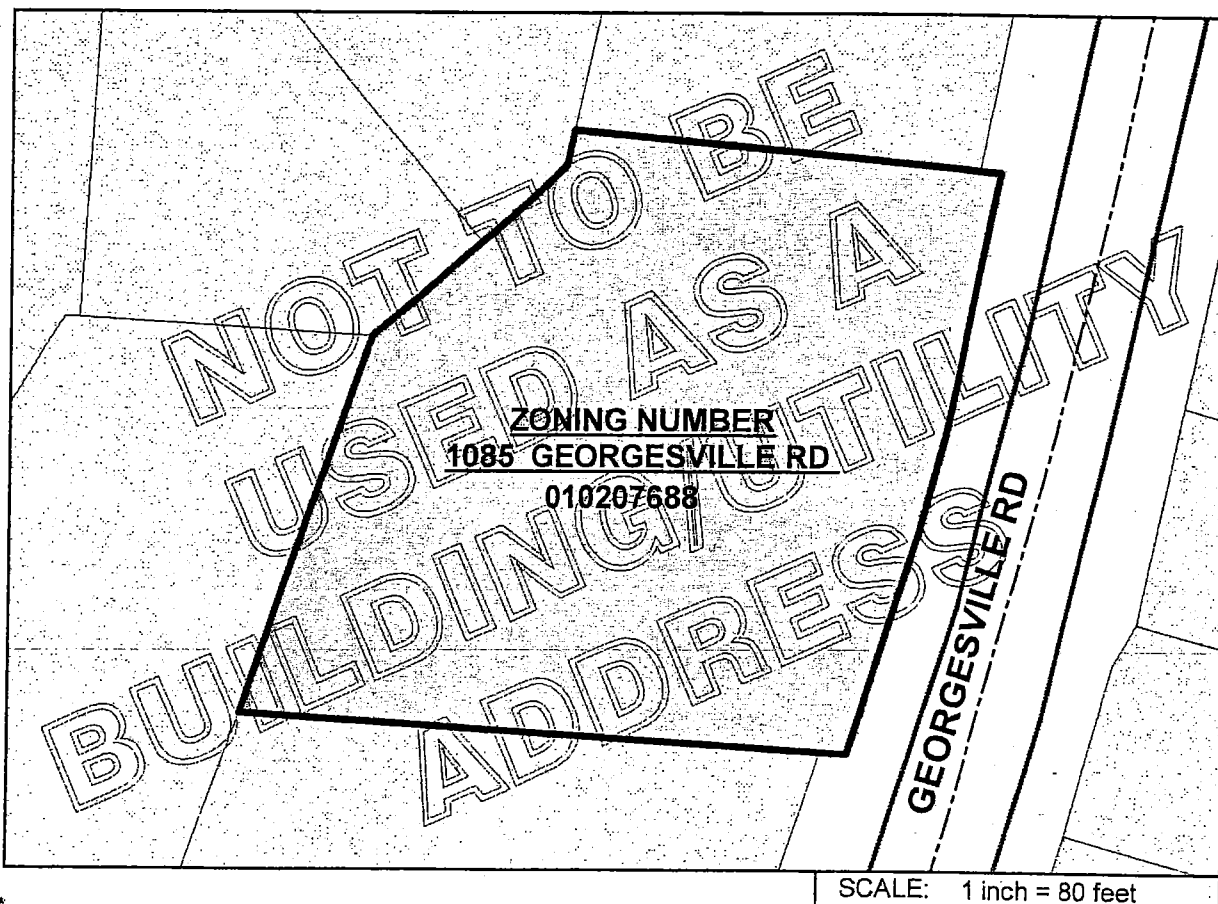
Lot Number: N/A

Subdivision: N/A

Requested By: MOHD Y SALEM (OWNER)

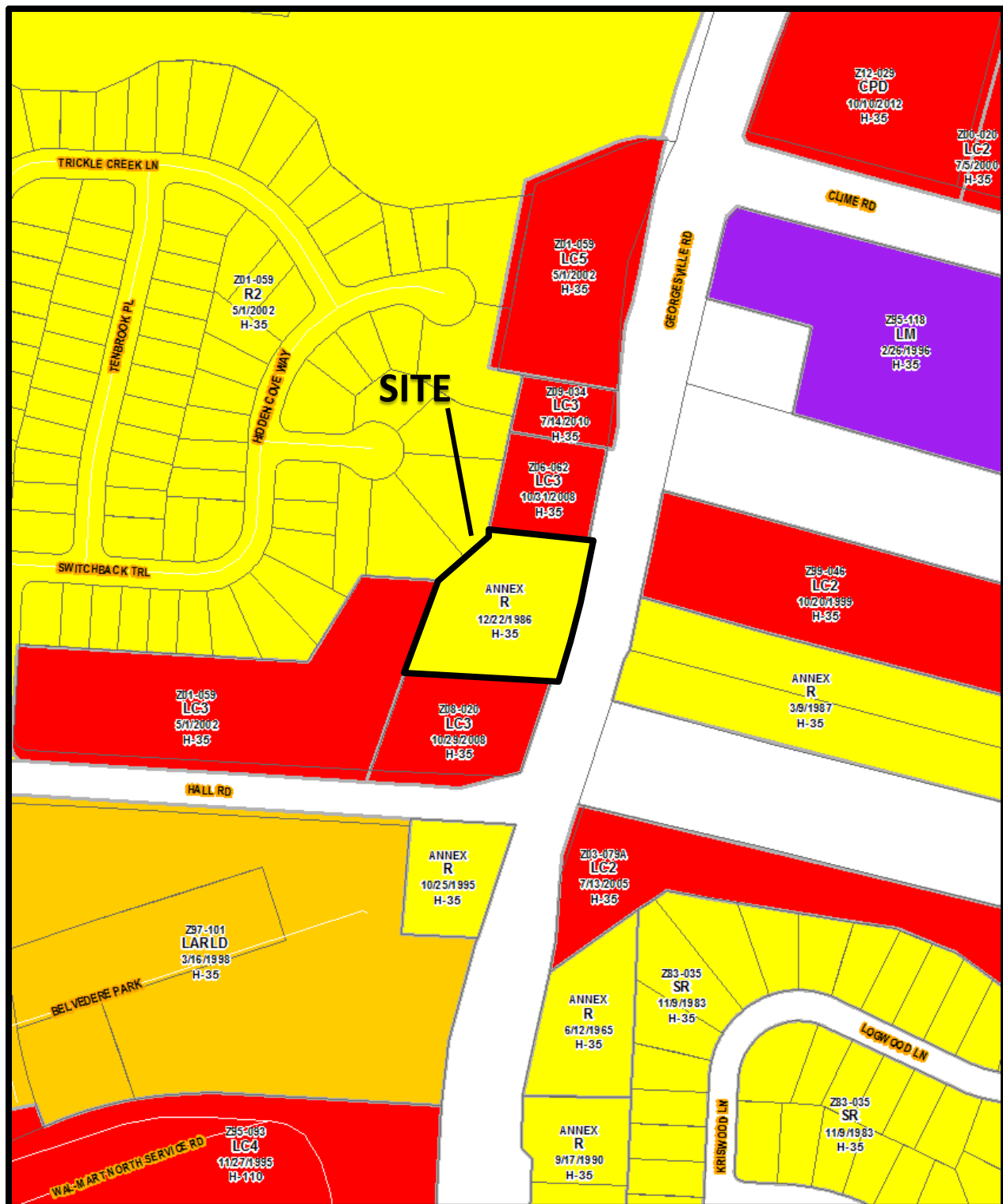
Issued By: *Patricia Austin*

Date: 8/8/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

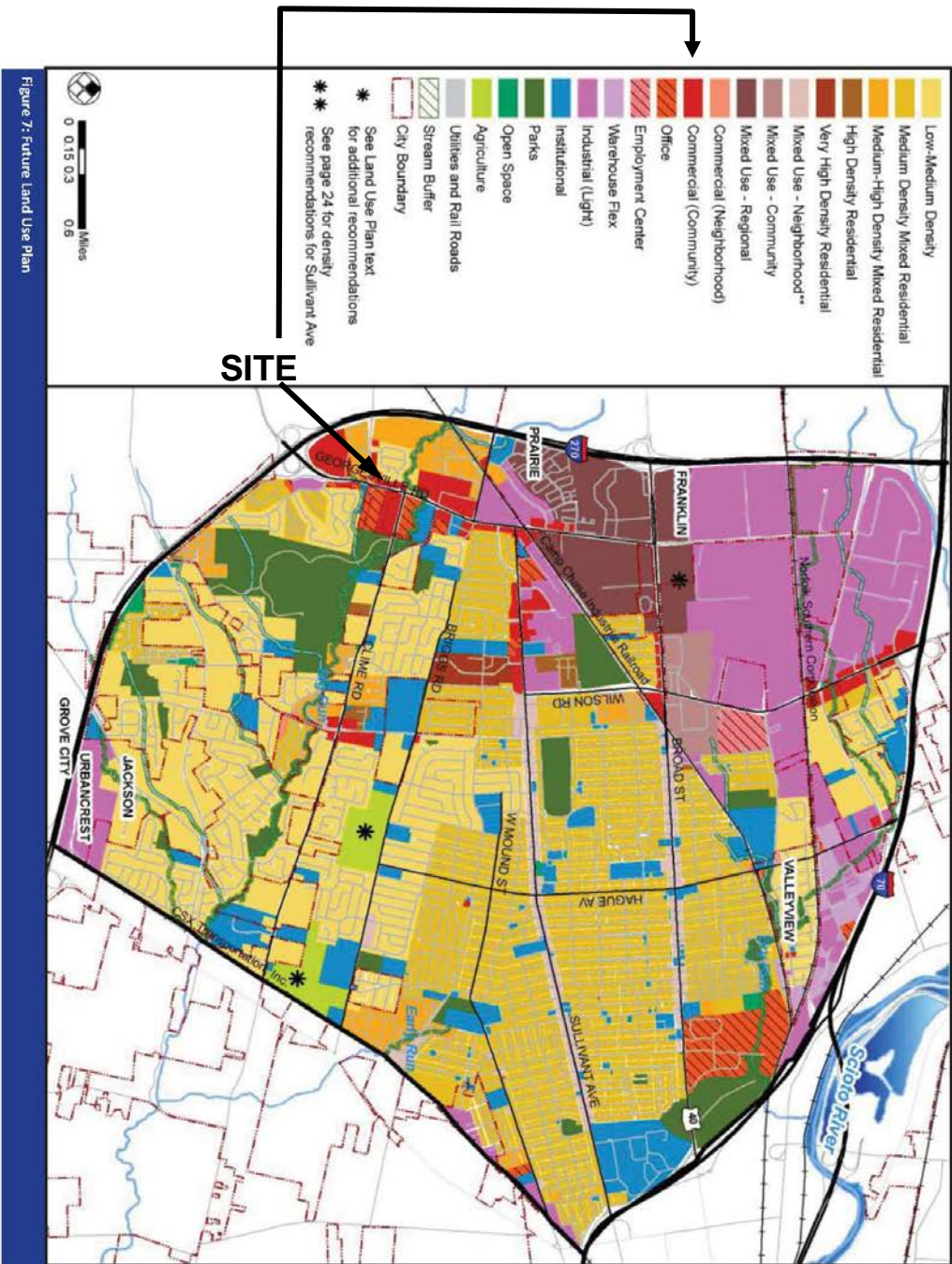
GIS FILE NUMBER: 14116



CV14-004
 1085 Georgesville Road
 Approximately 1.38 acres



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1085 Georgesville Road
Approximately 1.38 acres



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1085 Georgesville Road
Approximately 1.38 acres