



# 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: CW4-095/14315-0000-00459  
Date Received: 7/1/14  
Application Accepted By: TP & ET Fee: \$320.00  
Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 960 HUNTER AVE Zip 43201  
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 030187  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): ARLD  
Recognized Civic Association or Area Commission: Victorian Village  
Proposed use or reason for Council Variance request: New residence, garage below living space above on lot which has single family residence  
Acreage: 7048 SF.

**APPLICANT:** Name Juliet Bullock Architects, LLC  
Address 1182 Wyandotte Rd City/State Columbus OH Zip 43212  
Phone # 935-0944 Fax # \_\_\_\_\_ Email: bullock.juliet@gmail.com

**PROPERTY OWNER(S):** Name Chad Seiber  
Address 960 Hunter Ave City/State Columbus, OH Zip 43201  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: chadseiber@gmail.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 Juliet Bullock  
PROPERTY OWNER SIGNATURE CS  
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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C114-035

## 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: **HARDSHIP**

The actual use of the property is a single family, although permitted use of the property is ARLD zoning permits apartment houses, apartment complexes, townhouses & dwellings containing no less than 3 dwelling units. The lot is very large for this area and supports an add'l dwelling unit. There is precedent in this neighborhood for similar size dwelling unit/carrriage houses and will be compatible for neighborhood. Variance. 3333.02 ARLD DISTRICT USE; 3333.055 single or two family exception. 3333.16 Fronting Public St. 3333.24 Rear yard.

Signature of Applicant

*[Handwritten Signature]*

Date

6/28/14.

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## AFFIDAVIT

(See next page for instructions)

APPLICATION # CM4-035

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

Being first duly cautioned and sworn (1) NAME Juliet Bullock  
of (1) MAILING ADDRESS 1182 Wyandotte Rd.

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 \_\_\_\_\_  
for which the application for a ~~renewal~~, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 7/1/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS  
(4) Chad Seiber  
960 Hunter  
Columbus, Ohio 43201

APPLICANT'S NAME AND PHONE # (same as listed on front of application)  
Juliet Bullock 614-935-0944

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS  
(5) Victorian Village Commission  
James Goodman  
50 W. Gay 4th Floor  
Columbus, Ohio 43215

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.

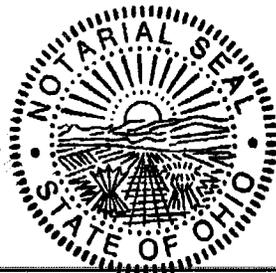
SIGNATURE OF AFFIANT (8) Juliet A. Bullock

Subscribed to me in my presence and before me this 30 day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC (8) Brittany Rambacher

My Commission Expires: 12-4-18

Notary Seal Here



BRITTANY RAMBACHER  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 12/4/18

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CM4-035

**Agent for Owner**

Juliet Bullock  
1182 Wyandotte Road  
Columbus Ohio 43212

**Owner**

Chad Seiber  
960 Hunter Avenue  
Columbus Ohio 43201

**Bradley McClincy**

PO Box 227  
Marysville Ohio 43040

**Collins Huitger**

943 Hunter Avenue  
Columbus Ohio 43201

**Thomas and Colleen Robertson**

947 Hunter Avenue  
Columbus Ohio 43201

**Stacy Woodford**

947 Dennison Avenue  
Columbus Ohio 43201

**James E. Bookwalter**

969 Hunter Avenue  
Columbus Ohio 43201

**Marc Eller**

PO Box 12101  
Columbus Ohio 43212

**Edison Apartment Rentals**

PO Box 12101  
Columbus Ohio 43212

**Barb and John Eakins**

925 Dennison Avenue  
Columbus Ohio 43201

**Timothy and Beth Gerber**

946 Hunter Avenue  
Columbus Ohio 43201

**Stephen Snyder**

953 Dennison Avenue  
Columbus Ohio 43201

**Andre Connelly**

952 Hunter Avenue  
Columbus Ohio 43201

**Williams & Connie Eakins**

1510 Cleanglades Drive  
Wesley Chapel, Florida 33543

**James Goodman**

Historic Preservation Office  
50 West Gay 4<sup>th</sup> Floor  
Columbus Ohio 43215



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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 # CM14-035

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Chad Seiber

Of [COMPLETE ADDRESS] 960 Hunter Ave Columbus, Ohio 43201

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>Chad Seiber</u> <u>960 Hunter Ave</u> <u>Columbus, Ohio 43201</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of June, in the year 2014

### SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Stephen Birmingham  
Notary Public, State of Ohio  
My Commission Expires  
July 29, 2017

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

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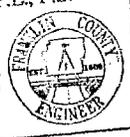
CN4-035

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND CITY OF COLUMBUS AND BEING ALL OF LOT NO. 42 OF STEWART AND GREENERS SUBDIVISION OF RECORD IN PLAT BOOK NO. 2, PAGE 78, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, ALSO BEING PART OF LOT NO. 4 OF ANDREW GREENERS SUBDIVISION OF RECORD IN PLAT BOOK 2, PAGE 191, OF THE AFOREMENTIONED RECORDS, ALSO BEING A PART OF THAT DISPOSAL PARCEL 64, DANNISON AVENUE CONSERVATION AREA (OHIO R-10), QUIT CLAIMED TO CHARLESTON, INC. BY QUIT CLAIM DEED OF RECORD IN DEED BOOK 3669, PAGE 724 OF THE AFOREMENTIONED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

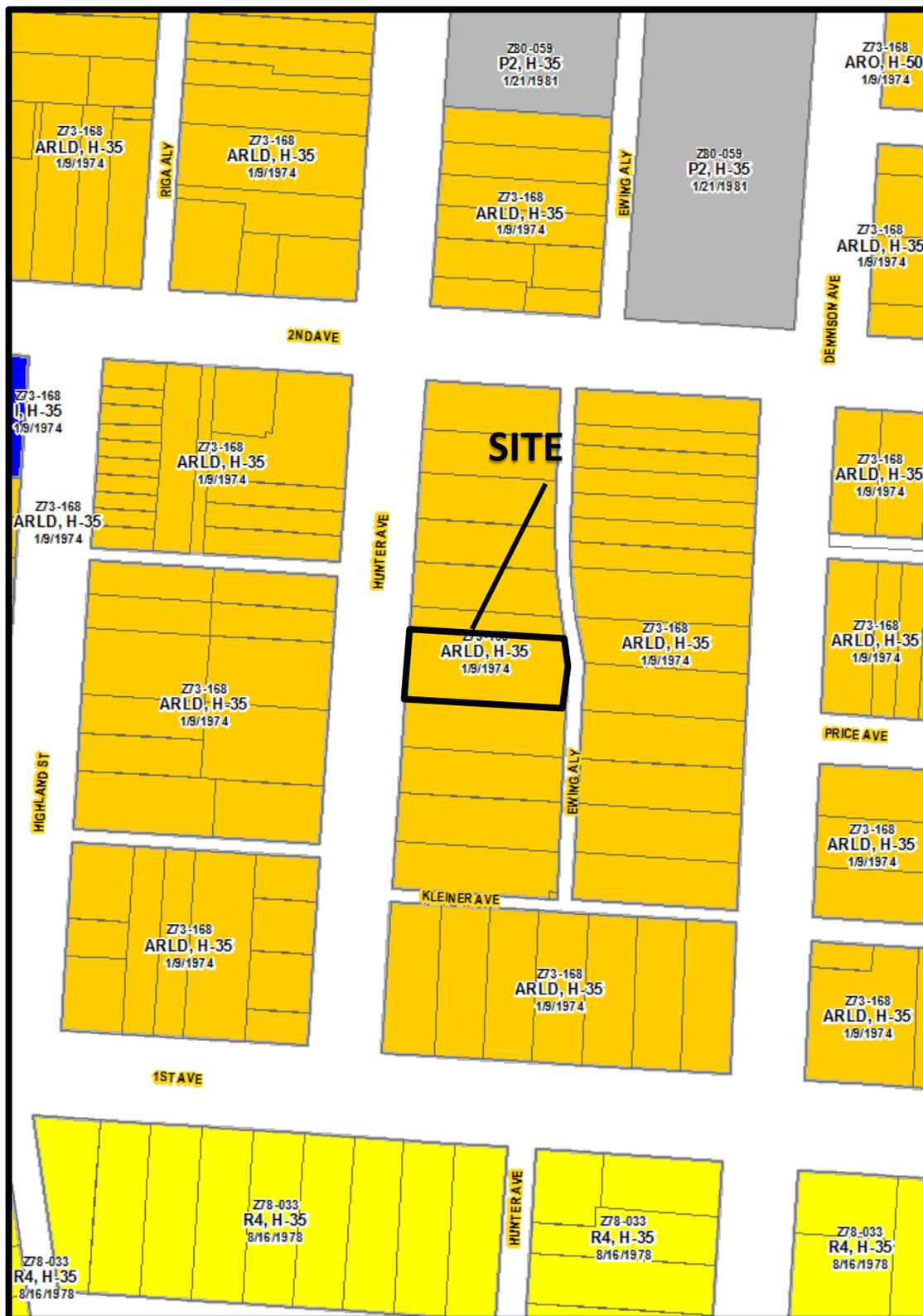
BEGINNING AT AN IRON PIN AT THE SOUTHWESTERLY CORNER OF THE ABOVE MENTIONED LOT NO. 42 AND THE SOUTHWESTERLY CORNER OF THE ABOVE MENTIONED DISPOSAL PARCEL 64, SAID POINT BEING NORTH 228.80 FT. FROM AN IRON PIN SET IN CONCRETE AT THE INTERSECTION OF THE EASTERLY LINE OF HUNTER AVENUE AND THE NORTHERLY LINE OF FIRST AVENUE; THENCE NORTH ALONG THE EASTERLY LINE OF HUNTER AVENUE AND THE WESTERLY LINE OF THE ABOVE MENTIONED LOTS NOS. 42 AND 4 AND THE WESTERLY LINE OF THE ABOVE MENTIONED DISPOSAL PARCEL 64 A DISTANCE OF 54.5 FT. TO AN IRON PIN, SAID IRON PIN BEING SOUTH 54.5 FT. FROM THE NORTHWESTERLY CORNER OF SAID DISPOSAL PARCEL; THENCE S. 89° 30' E. ACROSS SAID LOT NO. 4 AND SAID DISPOSAL PARCEL 126.45 FT. TO AN IRON PIN IN THE WESTERLY LINE OF A 13 FT. ALLEY AND THE EASTERLY LINE OF SAID LOT NO. 4 AND SAID DISPOSAL PARCEL, SAID IRON PIN BEING S. 11° 25' 49" E. A DISTANCE OF 57.78 FT. FROM THE NORTHEASTERLY CORNER OF SAID DISPOSAL PARCEL; THENCE S. 11° 25' 49" E. ALONG THE WESTERLY LINE OF SAID ALLEY AND THE WESTERLY LINE OF SAID LOT NO. 4 AND SAID DISPOSAL PARCEL 17.90 FT. TO AN ANGLE POINT AT THE SOUTHEASTERLY CORNER OF SAID LOT NO. 4; THENCE SOUTH CONTINUING ALONG THE WESTERLY LINE OF SAID ALLEY AND THE EASTERLY LINE OF SAID LOT NO. 42 AND SAID DISPOSAL PARCEL 37 FT. TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF SAID LOT NO. 62 AND SAID DISPOSAL PARCEL; THENCE N. 89° 30' W. ALONG THE SOUTHERLY LINE OF SAID LOT NO. 42 AND SAID DISPOSAL PARCEL AND PASSING AN IRON PIN ON LINE AT 1.0 FT. A DISTANCE OF 130 FT. TO THE PLACE OF BEGINNING; CONTAINING 7055 SQ. FT. MORE OR LESS; SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

A-061  
ALL OF  
(010)  
030187

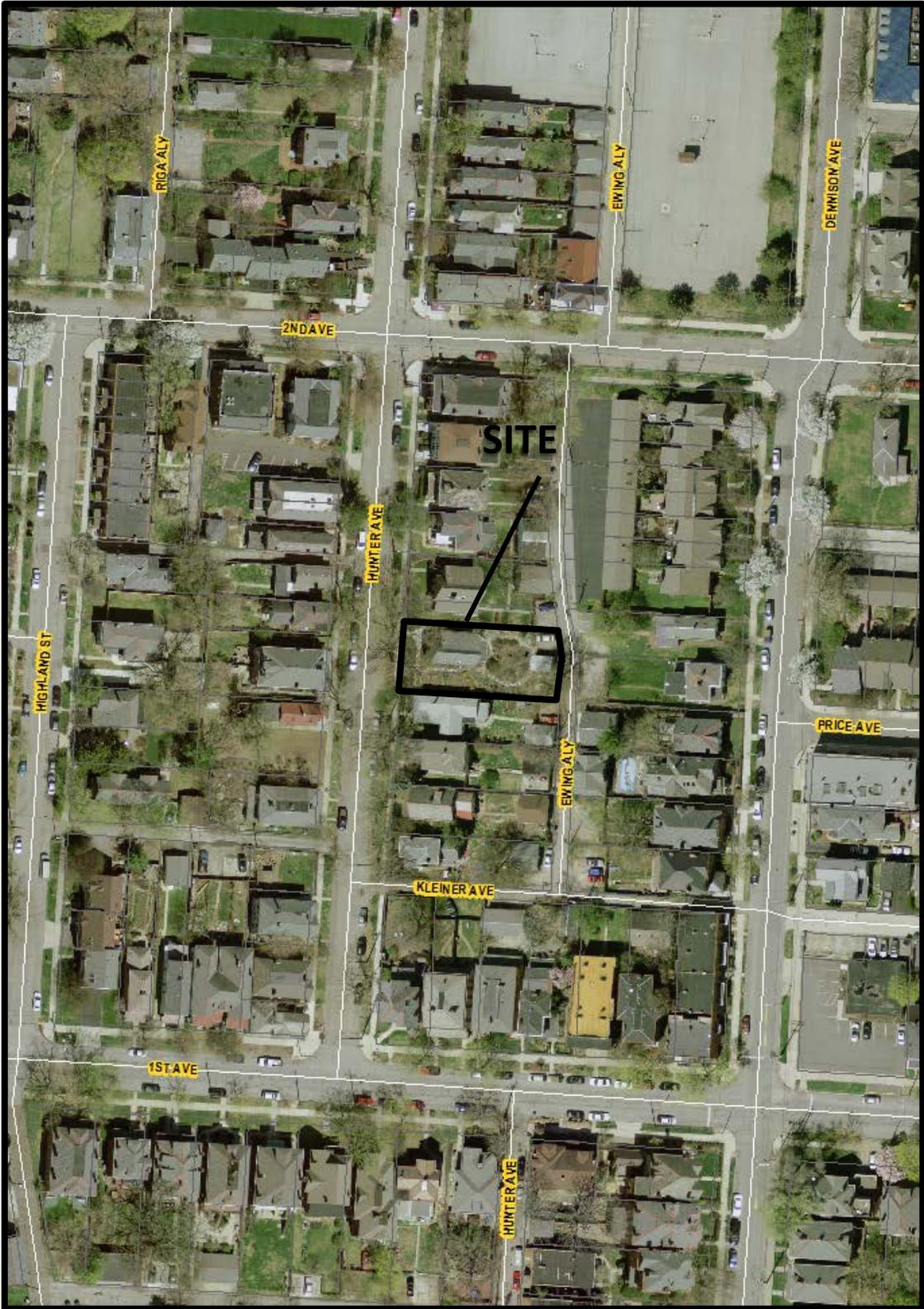
DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: *DR*  
DATE: 10/30/2013  








CV14-035  
 960 Hunter Avenue  
 Approximately 0.16 acres



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960 Hunter Avenue  
Approximately 0.16 acres