

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

575 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application Number: CV14-052 14315-00000-00714 Date Received: 10/3/14

Fee: \$370 Application Accepted by: TP

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

LOCATION AND ZONING REQUEST 581
Certified Address (for Zoning Purposes) 581 Woodland Ave Zip 43203

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: 010039068
☐ Check here if listing additional property owners on a separate page.

Current Zoning District(s): m-manufacturing

Civic Association or Area Commission: Near East Area Commission

Proposed use or reason for Council Variance request: Residential

Acreage: 2.83

APPLICANT: Name Elyot L. & Tina D. Ransom

Address, City, State & Zip 581 Woodland Avenue

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S): Name Elyot L. & Tina D. Ransom

Address, City, State & Zip 581 Woodland Ave

Phone # 614-252-4041 Fax # 253-1757 Email _____

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name THOMAS D. SHELBY

Address, City, State & Zip 1592 GRANVILLE ST., COLS., OH 43203

Phone # 614.270.5472 Fax # _____ Email tdshelby@yahoo.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature Elyot L. Ransom Tina D. Ransom

Property Owner Signature _____

Attorney/Agent Signature Thomas D. Shelby

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

CV14-052

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

COUNCIL VARIANCE APPLICATION**Department of Building & Zoning Services**

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DEPARTMENT OF BUILDING
AND ZONING SERVICES**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:

Mrs. Tina Ransom's mother's health has deteriorated
and needs 24 hour care and or observation. As a result
we have purchased a mobile home and renovated it as a
residence so she can be independent as possible but we have easy
access to her so we need to have the zoning changed from
commercial to residential via variance to allow two dwellings
in the M District.

Signature of Applicant

Tina D. Ransom

Date

9-18-11

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Elyot L. & Tina D. Ransom

of (1) MAILING ADDRESS 581 Woodland Ave. Columbus, Oh 43203

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 581 Woodland Ave. Columbus, Oh 43203
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) 10/3/14
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) Elyot L. & Tina D. Ransom

AND MAILING ADDRESS 581 Woodland Ave

APPLICANT'S NAME AND PHONE #
(same as listed on front of application) Elyot L. & Tina D. Ransom

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS (5) Near East Area Commission
1150 EAST MAIN ST.
COLS OH 43205

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 Elyot L. Ransom (8) Tina D. Ransom

Subscribed to me in my presence and before this 18th day of Sept, in the year 2014

SIGNATURE OF NOTARY PUBLIC
My Commission Expires: 10-14-14 (8) Jodelle E. Mixon

Notary Seal Here



Jodelle E. Mixon
Notary Public, State of Ohio

My Commission Expires 10-14-2014

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APPLICANT/ OWNER:

Eliot L. & Tina D. Ransom
581 Woodland Ave.
Columbus, OH 43203

AGENT:

Thomas D. Shelby
1592 Granville St.
Columbus, OH 43203

AREA COMMISSION:

Near East Area Commission
c/o Annie Ross-Womack
874 Oakwood Ave.
Columbus, OH 43206

**SURROUNDING PROPERTY
OWNERS:**

Norfolk Southern Railway
Tax Dept.
110 Franklin Rd. SE
Roanoke, VA 24042

Columbus & Ohio River Rail Road Co.
47849 Papermill Rd., Suite 300
Coshocton, OH 43812

Charlie and Geri Baldwin
930 Franklin
Columbus, OH 43205

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Phone: 614-645-7433 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 # CN4-052

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME]

ELYOT L. & TINA D. RANSOM

Of [COMPLETE ADDRESS]

581 WOODLAND AVE. Cols. OH 43203

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>ELYOT + TINA RANSOM</u>	2. <u>581 Woodland Ave</u>
3. <u>Cols OH 43203</u>	4. <u>ELYOT L. RANSOM</u> <u>614-253-4983</u>

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

SIGNATURE OF AFFIANT

Elyot L. Ransom

Subscribed to me in my presence and before this

19th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Jodelle E. Mixon

My Commission Expires:

Notary Seal Here



Jodelle E. Mixon
Notary Public, State of Ohio
My Commission Expires 10-14-2014

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

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City of Columbus Address Plat



CV14-052

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010039068

Project Name: TEMPORARY OFFICE TRAILER

House Number: 585

Street Name: WOODLAND AVE

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

Complex: N/A

Owner: TINA D. RANSOM & ELYOT L. RANSOM

Requested By: RANSOM CO. (LAMONT RANSOM)

Printed By: Cassandra Sampeur

Date: 5/14/2014



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

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 1332227

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Parcel No. 1. Beginning at an iron pin in the center of Atcheson Street (now Maryland Avenue) of said City where the east line of the right of way of the Norfolk and Western Railway Company intersects the same; thence with the center line of said Atcheson Street south 86 degrees east 151.17 feet to the intersection of said center line with the west line of Wookland Avenue; thence north 2 degrees 15 minutes east 450 feet along the west line of Woodland Avenue; thence north 87 degrees 45 minutes west at right angles to the west line of Woodland Avenue, to a point in the east line of the right of way of the Norfolk and Western Railway Company; thence in a southerly direction following said east line of said right of way to the place of beginning.

Parcel No. 2 Being a tract of ground out of the proposed Hunter Davis Subdivision and bounded and described as follows:
Beginning at an iron pipe in the west line of Woodland Avenue and at the Northeast corner of the Anderson Palmer et al. tract; thence along said tract in a Westerly direction 115 feet to an iron pipe; thence along the West line of said tract in a Southerly direction 36 feet to an iron pipe; thence along the North line of Leslie G. Franz and Russell V. Giffin tract, in a Westerly direction 66.6 feet to an iron pipe in the East line of the N & W Railroad land; thence along said East line, in a Northerly direction, 201 feet to an iron pipe in the South line of the PCC and Stl. L. Railroad; thence along said line in an Easterly direction, 59.8 feet to an iron pipe in the Northwest corner of the Joseph V. Priore tract; thence along the West line of said tract and the West line of the Mary E. Taylor tract, in a southerly direction, 108 feet to an iron bolt at the Southwest corner of the Taylor tract; thence along the South line of said tract in an easterly direction, 115 feet to an iron pipe in the West line of Woodland Avenue; thence along said line in a Southerly direction 56 feet to the place of beginning, containing 0.43 acre, more or less.

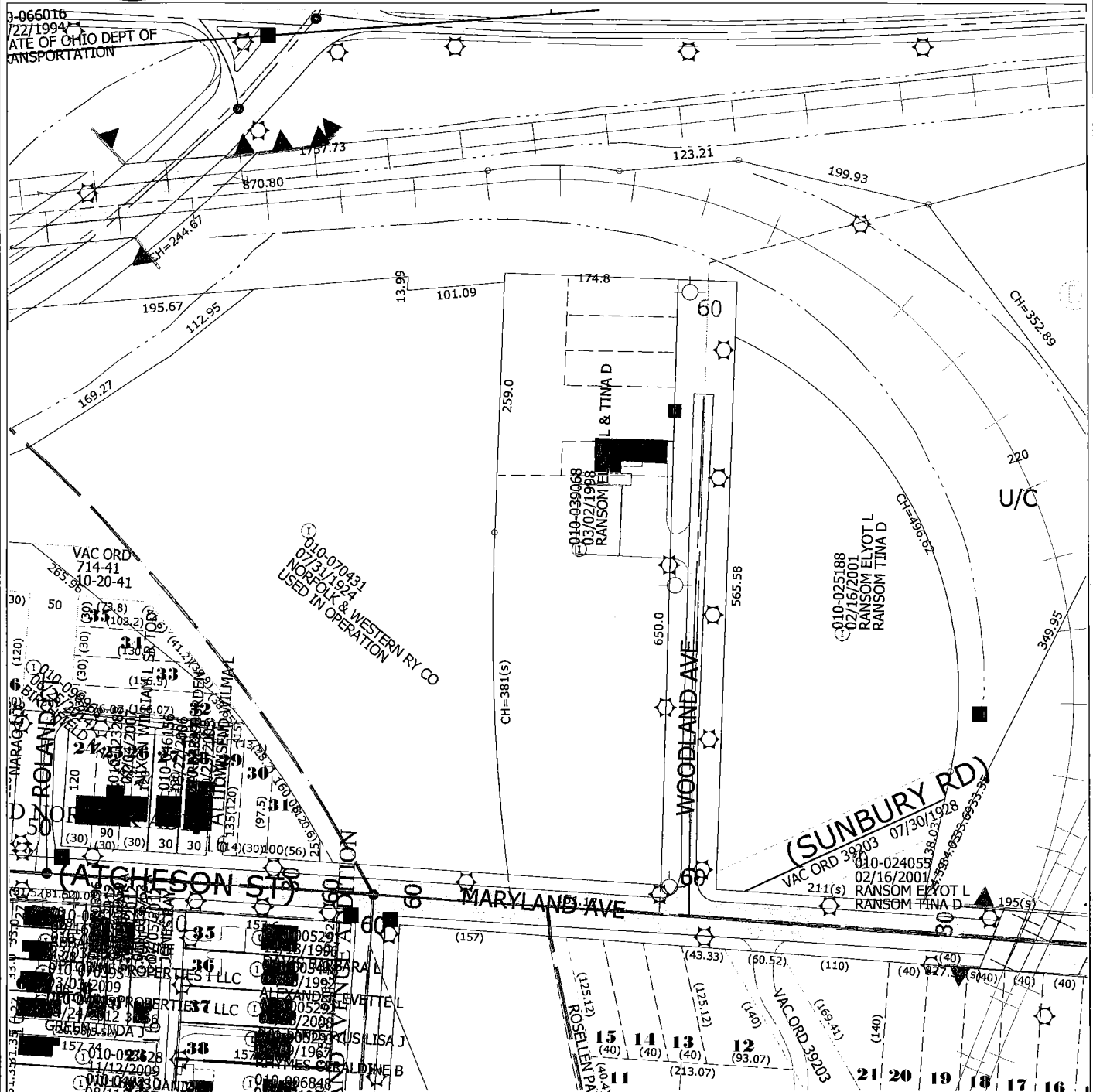
Being part of half section No. 2, Township No. 5, Range 22, Refugee Lands, beginning at a point in the west line of North Woodland Avenue, 450 feet north, measured along said west line from the point of intersection of said west line of North Woodland Avenue with the center line of Atkinson Street; thence westerly at right angles with the west line of North Woodland Avenue 115 feet to the east line and of an alley; thence northerly parallel with the west line of North Woodland Avenue and along the east line of said alley 36 feet; thence easterly at a point in said west line; thence southerly along the west line of North Woodland Avenue 36 feet to the place of beginning, and being Lot No. 14 on the plat of a proposed subdivision of said Hunter Davis not yet recorded.

And known as 581 Woodland Avenue, Columbus, Ohio. Parcel number 10-39068 of the City of Columbus.

Vendors' title derived by Certificate of Transfer recorded in Vol 2657 page 699 and by Deed recorded in Vol 2663 page 333, Recorder's office, Franklin County, Ohio

MAP ID: S

DATE: 9/30/14



Scale = 150



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

PROPERTY DATA:
THIS PROPERTY IS DESCRIBED AS BEING
581 WOODLAND AVENUE, R22T5S2 AND
BEING IN THE CITY OF COLUMBUS, COUNTY
OF FRANKLIN AND STATE OF OHIO.

NOTE: THESE PLANS WERE DESIGNED USING THE 2013 RESIDENTIAL CODE OF OHIO.

ZONING CLEARANCE

SCALE: 1" = 50'



ZONED M

ASPHALT PLAYGROUND

TWO-STORY
F-RAME
RESIDENCE
P.I.D. NO.
010-039068
YR. BUILT
1940

**FIRE DAMAGED
TRAILER
OWNER WILL
REQUEST
R-3 ZONING
VIA BZA
FROM
CITY OF
COLUMBUS**

LOCATION MAP



REHABILITATION PLAN FOR FIRE DAMAGED MOBILE HOME
LOCATED AT THE
LAMONT RANSOM RESIDENCE
581 WOOLAND AVENUE COLUMBUS, OHIO 43203

[illegible]

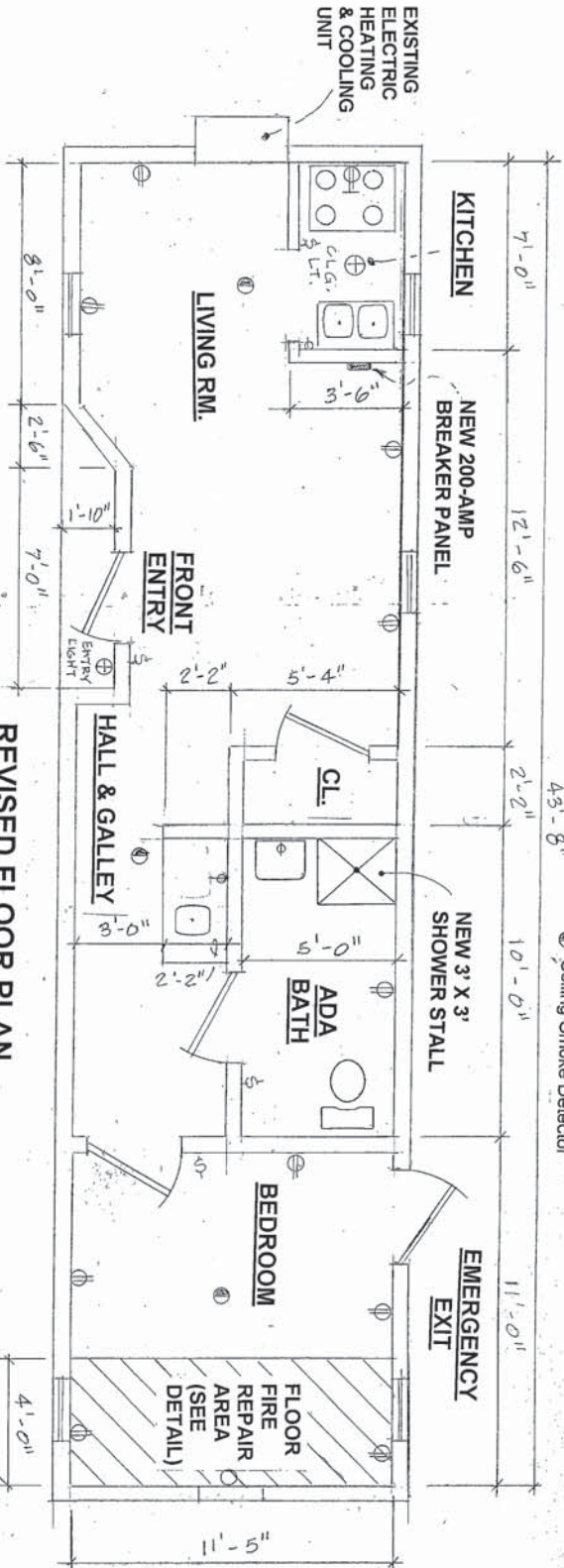
CM4-052

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
SP-1
SHEETS
OF

SP-1

CMH-052

- ELECTRICAL LEGEND**
- ⊕ Duplex Wall Outlet, 17" AFF
 - ⊕ Single Wall Switch, 44" AFF
 - ⊕ 240-Volt Outlet for Stove
 - ⊕ New 200-Amp Breaker Panel
 - ⊕ GFI Outlet in Bath, Hall & Kitchen
 - ⊕ Ceiling Smoke Detector



REVISED FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- Carefully demolish all existing interior walls. Salvage undamaged 2x4 wood studs and doors.
- After framing erected for new walls, install new electrical and plumbing systems as per current codes.
- Replace 4-Bulb fluorescent fixture in bedroom.
- Replace 24" square diffuser in bedroom ceiling.
- Install new 200-Amp. Breaker Panel in new kitchen wall.
- Reinstall 4-Bulb fluorescent fixture in living room ceiling.
- Inspect and replace any damaged flex duct in all ceilings.
- Install new 2 x 4 Acoustical Lay-in Ceiling.
- Replace ceiling diffuser in bath.
- Install exhaust fan in bath ceiling over toilet.
- Install 4-Bulb fluorescent fixture in bath ceiling.
- Clean and reinstall fluorescent fixture in hall.
- Replace all 25'-1/2" w. x 55" H. Windows With Rosati Brand Double Pane Energy Efficient Windows w/ Vinyl Frames.

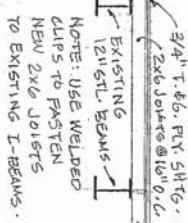
TYPICAL WALL SECTION

SCALE: 1/4" = 1'-0"



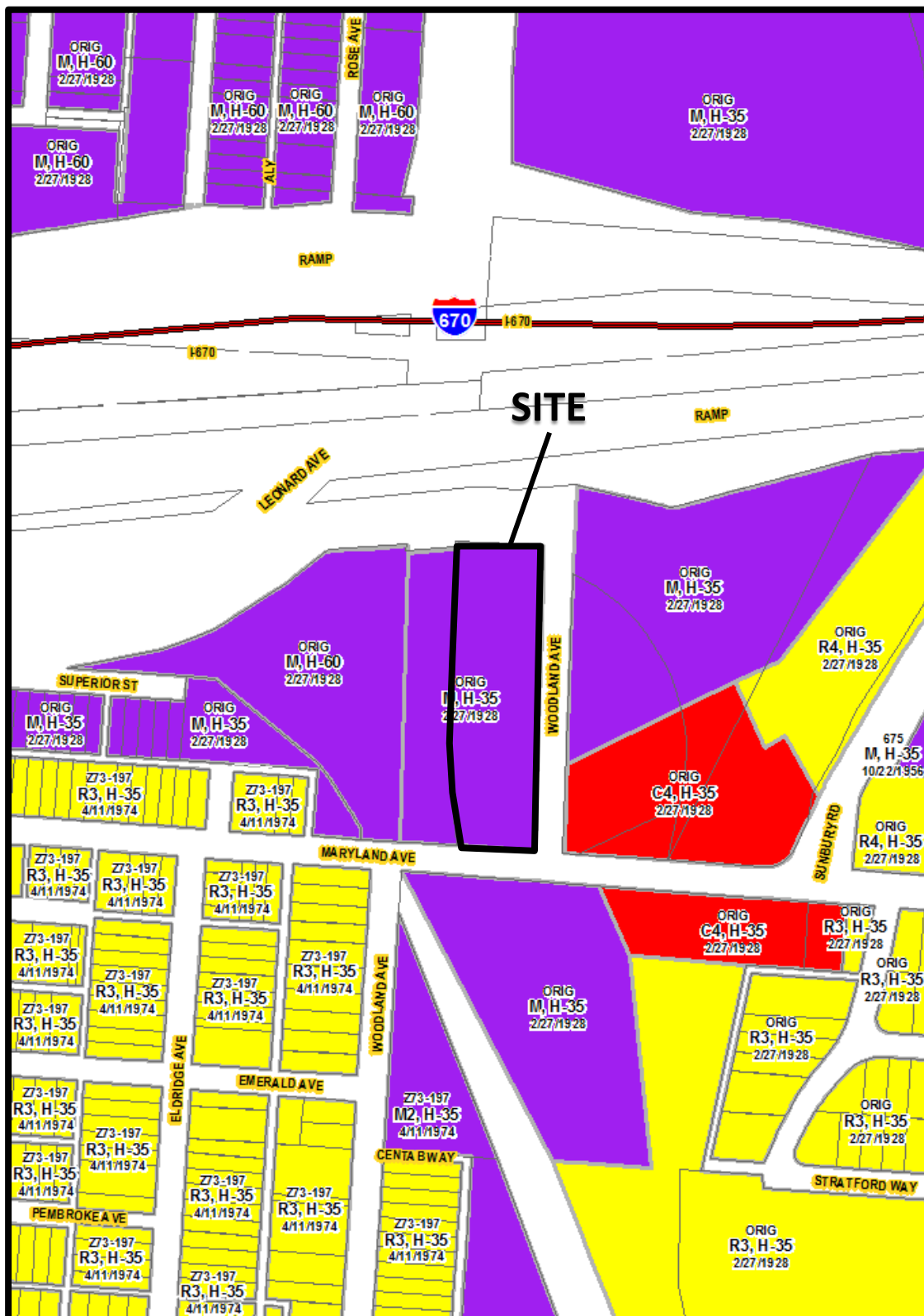
FLOOR REPAIR DETAIL

SCALE: 1/4" = 1'-0"

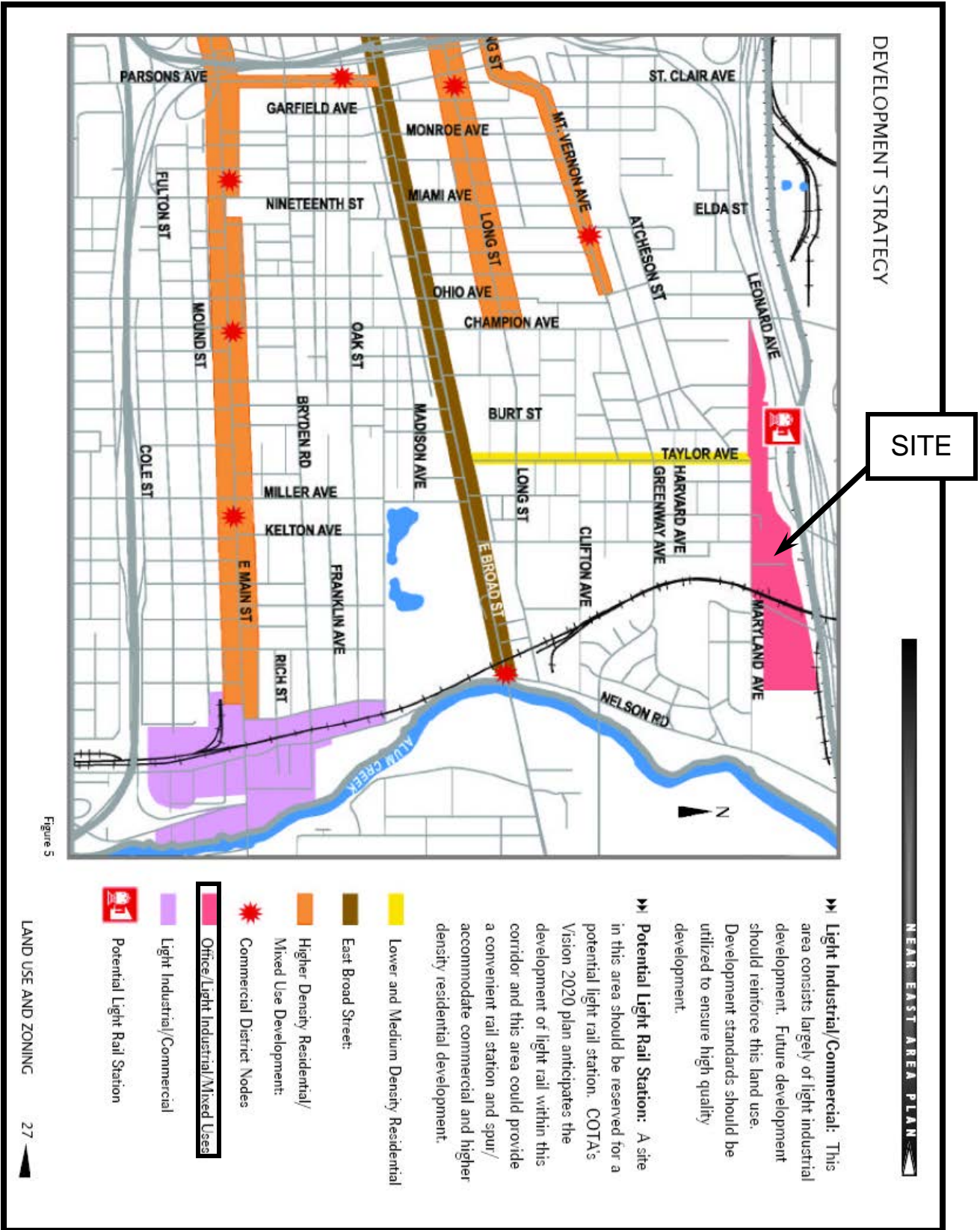


REHABILITATION PLAN FOR FIRE DAMAGED MOBILE HOME
LOCATED AT THE
LAMONT RANSOM RESIDENCE
581 WOOLAND AVENUE COLUMBUS, OHIO 43203

DRAWN	CHECKED
DATE	DATE
SCALE	SCALE
JOB NO.	JOB NO.
SHEET	SHEET
A-1	A-1



CV14-052
585 Woodland Avenue
Approximately 2.83 acres



CV14-052
 581 & 585 Woodland Avenue
 Approximately 2.83 acres



CV14-052
585 Woodland Avenue
Approximately 2.83 acres