



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: CV14-063/14315-00080-00857

Date Received: 12/2/14

Application Accepted By: ET+TP

Fee: N/A - converted from BZA

Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1020 EAST BROAD STREET Zip 43205

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: 010-006510

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

Current Zoning District(s): MULTIFAMILY, ARO (273-197, 4/11/74)

Civic Association or Area Commission: NEAR EAST AREA COMMISSION

Proposed use or reason for Council Variance request: INCREASING BUILDING BY MORE THAN 50% (3333.04),

Acreage: 0.465 PARKING SETBACK (3312.27), BUILDING SETBACK (3333.18)

REAR YARD (3333.24), PARKING LOT SCREENING (3312.21)

DRIVEWAY (331)

APPLICANT: Name RICHARD ALAN SICKER c/o RAS CIVIL ENGINEERING, LLC

Address 4254 TULLER ROAD City/State DUBLIN Zip 43017

Phone # (614) 581-8504 Fax # (614) 761-0717 Email: RICK-SICKER@att.net

PROPERTY OWNER(S): Name MANJIT KAUR

Address 5109 HIGHWAY DRIVE City/State HILLIARD, OHIO Zip 43026

Phone # (913) 962-1193 Fax # N/A 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 Richard Alan Sicker

PROPERTY OWNER SIGNATURE Manjit Kaur

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

CV14-063

DURABLE POWER OF ATTORNEY

I, Manjit Kaur name the following person as my Agent:

Gurharprit S. Whar
5109 Highglade Dr.
Hilliard, Ohio 43026
913 4069462

I grant my agent and general authority to act for me with respect to the following subjects as defined in the Uniform Power of Attorney Act (Sections 1337.21 to 1337.64 of the Revised Code): Real Property in general as well as specifically related to securing necessary governmental approvals for improvements to the property known as 1020 E. Broad St. Columbus, Ohio Tangible Personal Property, Banks and Other Financial Institutions, Operation of Entity or Business, Claims and Litigation, Personal and Family Maintenance and Benefits from Governmental Programs .

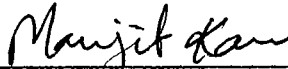
I also expressly grant my agent the authority to do all of the following on my behalf:

1. Delegate authority granted under the power of attorney;
2. Exercise fiduciary powers that the principal has authority to delegate.

The named agent is my lawful son. This Power of Attorney is effective immediately.

Any person, including my agent, may rely upon the validity of this Power of Attorney or a copy of it unless that person knows it has terminated or is invalid.

~~July 14, 2014~~
December 1, 2014

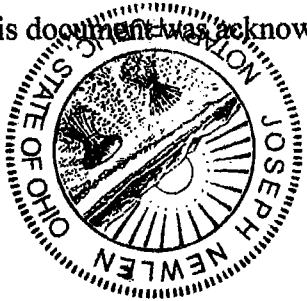


Manjit Kaur
5109 Highglade Dr.
Hilliard, Ohio 43026
913 9621193

(Acknowledgment on attached page)

STATE OF OHIO :
: SS.
COUNTY OF FRANKLIN :

December 1st
This document was acknowledged before me on ~~July~~ *December* 1st, 2014, by Manjit Kaur.



[Signature]

Notary Public

This document prepared by John L. Tanoury, Attorney at Law
Ball & Tanoury
1010 Old Henderson Road, Suite 1
Columbus, Ohio 43220



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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

CV14-063

- 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:

Existing business wants to expand to more of a convenience store offering gasoline, rather than a gasoline station offering a few sundries.

Hardships:

- (1.) Existing business doesn't conform to existing zoning.
- (2.) Can not expand business without use and setback variances.
- (3.) Can not meet required parking without parking along alley like neighbors, requiring setback and screening variances.

Signature of Applicant

Richard Allen

Date

11/26/14

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-063

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RICKARD ALAN SICKER
of (1) MAILING ADDRESS RAS CIVIL ENGINEERING, 4254 TULLER ROAD, DUBLIN, OH 43017
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 1020 EAST BROAD STREET (43205)
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) 12/2/14
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) MANJIT KAUR
5109 HIGHGLADE DRIVE
HILLIARD, OHIO 43026

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

RICKARD ALAN SICKER
(614) 581-8504

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

(5) NEAR EAST AREA COMMISSION
ANNIE ROSS-WOMACK
874 OAKWOOD AVENUE (43206)

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.

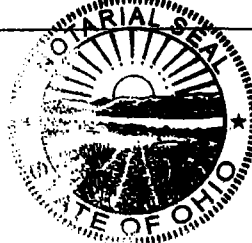
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



Robert S. Wynd
Notary Public, State of Ohio
My Commission Expires 06/30/2018

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APPLICANT

RICKARD ALAN SICKER
RAS CIVIL ENGINEERING, LLC
4254 TULLER ROAD
DUBLIN, OHIO 43017

PROPERTY OWNER

MANJIT KAUR
5109 HIGHGLADE DRIVE
HILLIARD, OHIO 43026

CIVIC ASSOCIATION

ANNIE ROSS-WOMACK
NEAR EAST AREA COMMISSION
874 OAKWOOD AVENUE
COLUMBUS, OHIO 43206

**SURROUNDING PROPERTY
OWNERS**

MANJIT KAUR
1020 EAST BROAD STREET
COLUMBUS, OHIO 43205

AMERICAN NATIONAL
RED CROSS
995 EAST BROAD STREET
COLUMBUS, OHIO 43205

RANDALL FOWKES
28 NORTH TWENTIETH STREET
COLUMBUS, OHIO 43203

COMMUNITY HOUSING
NETWORK
1680 WATERMARK DRIVE
COLUMBUS, OHIO 43215

ROBERT J. FITRAKIS AND
SUZANNE M. PATZER
1021 EAST BROAD STREET
COLUMBUS, OHIO 43205

ELIZABETH PRYOR
34 NORTH TWENTIETH STREET
COLUMBUS, OHIO 43203

RICHARD G. RILEY
33 NORTH TWENTIETH STREET
COLUMBUS, OHIO 43203

RALPH W. NEWMAN
1000 EAST BROAD STREET
COLUMBUS, OHIO 43205

TYVAN, LLC
P. O. BOX 3209
WESTERVILLE, OHIO 43086

MARK ALBERT HERDER
1031 EAST BROAD STREET
COLUMBUS, OHIO 43205

JEFFREY FASEUN
25-27 NORTH 21ST STREET
COLUMBUS, OHIO 43203

EPHRAIM LAIDLEY, JR.
29-31 NORTH 21ST STREET
COLUMBUS, OHIO 43203

LEVI T. PRYOR, JR.
38-40 NORTH 20TH STREET
COLUMBUS, OHIO 43203

CV14-063



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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 # W14-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME]

RICHARD ALAN SICKER

Of [COMPLETE ADDRESS]

RAS CIVIL ENGINEERING, LLC

4254 TULLER ROAD, DUBLIN, OHIO 43026

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>MANJIT KAUR</u> <u>5109 HIGHLAND DRIVE</u> <u>HILLIARD, OHIO 43026</u> <u>(913) 962-1193</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 1st day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

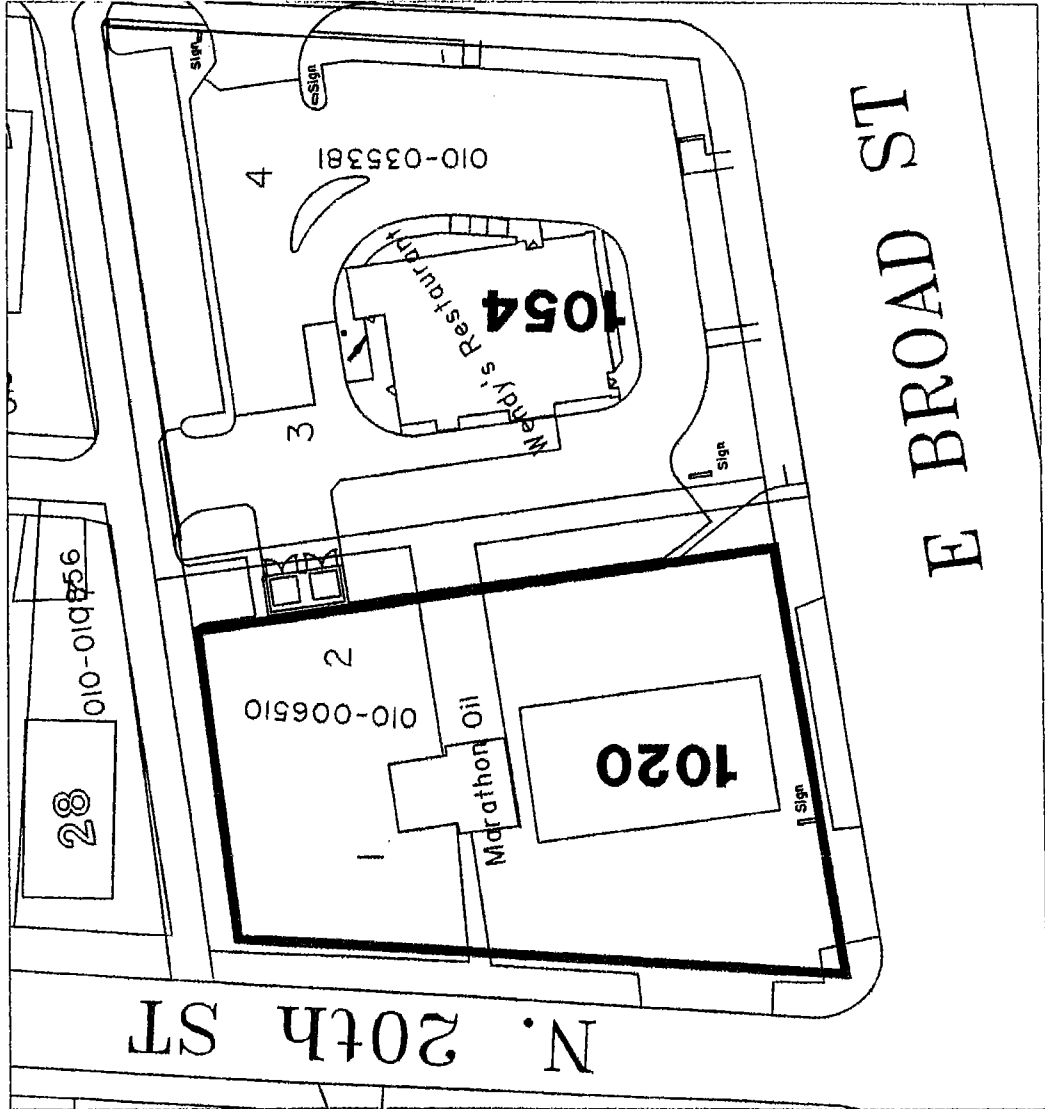


Robert S. Wynd
Notary Public, State of Ohio
My Commission Expires 06/30/2018

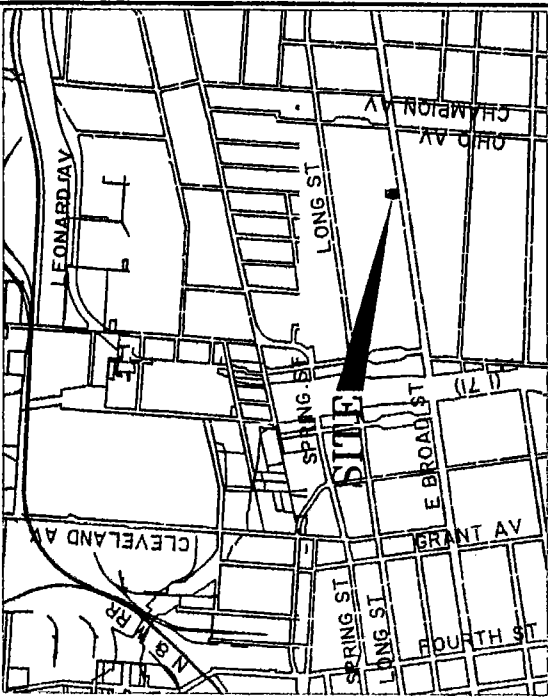
This Project Disclosure Statement expires six months after date of notarization.

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CITY OF COLUMBUS ADDRESS PLAT




CV14-0603



CITY OF COLUMBUS, OHIO REFERENCE MAP LOCATION

OTHER MAP REFERENCES	
CITY LAND USE MAP:	28-C
GIS FACET NUMBER:	183357175

已在被许可人所有 新申请在 价值被在 很多
 HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BUILDING & UTILITY PERMITS
 issued by *[Signature]* Date **6/17/1981**

 PAMELA A. CLAWSON P.E., ADMINISTRATOR
 TRANSPORTATION DIVISION
 COLUMBUS, OHIO

ADDRESS FILE NUMBER - **01-048**
 DEVELOPED BY: **RHW INC**
 ENGINEERING CONSULTANT: **ALLIED SIGN CO.**

MARATHON GAS STATION
1020 E. BROAD STREET

PARCEL ID	010-006510
LOTS 1-2	JOHN JOYCES ADD

EXHIBIT "A"

CN 14-063

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

Parcel One: Being Lot Number One (1) and twenty (20) feet off of the West side of Lot Number Two (2) in JOHN JOYCE'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat 7, Page 170, in the Recorder's Office, Franklin County, Ohio.

Parcel Two: Being Lot Number Two (2), except twenty (20) feet off the west side thereof, and except three and three-tenths (3.3) feet off the east side thereof, of JOHN JOYCE'S ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat 7, Page 170, in the Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin, City of Columbus and containing 0.088 acre of land, more or less, being all out of Lot 2 as same is designated and delineated upon the recorded plat of John Joyce's Addition Plat Book 7, Page 170 and conveyed to R.H.W. Inc. in Instrument #200206050139873 (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 0.088 acre being more particularly described as follows:

Beginning for reference at an iron pipe set at the southeast corner of Lot 4 in said John Joyce' Addition also being the intersection of the west right of way of 21st street (50 feet in width) and the north right of way of East Broad Street (100 feet in width);

Thence SOUTH 78° 08' 23" WEST along the north right of way of East Broad Street and the south line of Lots 4, 3, and 2 in said John Joyce's Addition, a distance of 128.30 feet to a PK nail set at the southwest corner of lands conveyed to Union Oil Company of California as recorded in Instrument 200008150164144 and the southeast corner of lands conveyed to R.H.W. Inc. as recorded in Instrument Number 200206050139873, and the True Point of Beginning for the parcel described herein;

Thence SOUTH 78° 08' 23" WEST along the north right of way of East Broad Street and the south line of said Lot 2, a distance of 22.00 feet to an iron pipe set;

Thence NORTH 11° 51' 37" WEST, along a new division line across said Lot 2 a distance of 173.50 feet to an iron pipe set in the north right of way of a 20.00 foot alley;

Thence NORTH 78° 08' 23" EAST, along the north line of said Lot 2 and the south right of way line of said 20.00 foot alley a distance of 22.00 feet to an iron pipe set on the west line of said Union Oil Company's lands and the east line of said R.H.W. Inc. lands;

Thence SOUTH 11° 51' 37" EAST, along the west line of said Union Oil Company's lands and the east line of said R.H.W. Inc. lands a distance of 173.50 feet to the True Point of Beginning and containing 0.088 acre of land, more or less.

Subject to all restrictions, easements and rights of way of previous record.

The above description was prepared by Michael O. Wanchick, Ohio Surveyor No. 7854 of Geo Graphics, Inc. Land Surveying and Engineering, Columbus, Ohio, from information taken from an actual field survey of the premises in February 2004.

All iron pipes set are ¾ inch diameter by 30 inches in length with I.D. cap stamped "Geo Graphics".

Basis of Bearing The west right of way line of 21st Street was assigned a bearing of NORTH as recorded in John Joyce's Addition Plat Book 7, Page 170 Franklin County Recorder's records and all other bearings calculated from this meridian.

H-6B
OF

CV14-063



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 10/22/14



Disclaimer

Scale = 100

Grid North

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

CV14-003



CV14-063
1020 East Broad Street
Approximately 0.47 acres

DEVELOPMENT STRATEGY

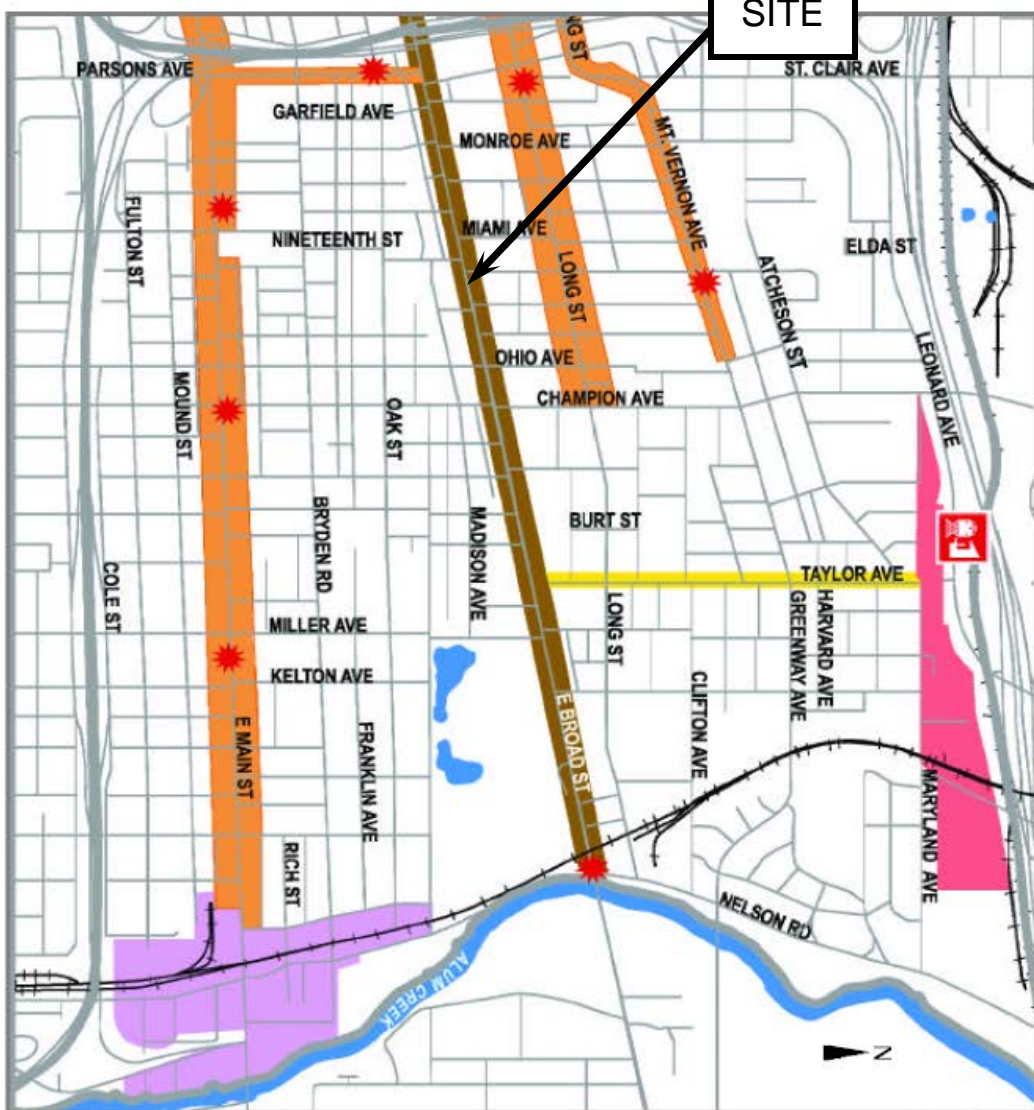


Figure 5

- » **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.
 - » **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.
- East Broad Street:**
- Higher Density Residential/ Mixed Use Development:
 - Commercial District Nodes
 - Office/Light Industrial/Mixed Uses
 - Light Industrial/Commercial
 - Potential Light Rail Station



CV14-063
1020 East Broad Street
Approximately 0.47 acres