



## 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: CV14-008 / 14315-00000-00928  
Date Received: 12/29/14  
Application Accepted By: TP Fee: \$16.00  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 30 Hawkes Ave, Columbus, OH Zip 43222

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: 010-022584

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

Current Zoning District(s): Z10-012, Multi-family, R2F, H-35

Civic Association or Area Commission: Franklinton

Proposed use or reason for Council Variance request: to permit the lot be used as parking to support development to north of property

Acreage: 0.090

**APPLICANT:** Name Franklinton Development Association

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

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

**PROPERTY OWNER(S):** Name Franklinton Development Association

Address 480 W Town St City/State Columbus, OH Zip 43215

Phone # 614-275-4989 Fax # 888-445-8420 Email: jeff.mohrman@franklinton.org

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

### ATTORNEY / AGENT

☒ Attorney

☒ Agent

Name Jeff Mohrman

Address 480 W Town St

City/State Columbus, OH Zip 43215

Phone # 614-275-4989 Fax # \_\_\_\_\_

Email: jeff.mohrman@franklinton.org

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

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

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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CV14-068

### 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:

3307.10(B) - To allow parking and one spot for  
a trash receptacle on a vacant lot currently zoned for residential.  
The parking shall be screened and shall be used to support  
a renovation project to the north of the alley. Such use is  
consistent with the West Franklin Plan and is consistent with  
the use of properties directly to the east. The 12 spots and  
the trash are a condition of the BZA variance for the property  
at 939-941 West Broad. This variance will not affect the  
safety, public health, or comfort of those nearby.

Signature of Applicant

Date

12/19/14

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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-068

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS Jeffrey T. Mohrman Assistant Director  
480 W Town St., Columbus, OH 43215

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 30 Hawkes Ave., Columbus, OH 43222  
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) 12/29/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Franklinton Development Association  
480 W Town St.  
Columbus, OH 43215

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

N/A

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

(5) Franklinton Area Commission  
Judy Box, Chair  
P.O. Box 23315 Columbus, OH 43203

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) [Signature]  
22 day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

(8) [Signature]  
03/16/2019

Notary Seal Here



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CV14-068

## Applicant

## Property Owner

## Attorney

### Franklinton Development Association

c/o Jeffrey Mohrman  
480 W. Town St.  
Columbus, Ohio 43215

### Franklinton Development Association

c/o Jeffrey Mohrman  
480 W. Town St.  
Columbus, Ohio 43215

N/a

## Area Commission

### Franklinton Area Commission

c/o Judy Box, Chair  
P.O. Box 23315  
Columbus, Ohio 43223

## Surrounding Property Owners

### Patricia Janusz et. al.

3680 Scioto Run Blvd  
Hilliard, Ohio 43026

### Fahys Properties, Ltd.

Virginia Fahys  
488 E. Beck St.  
Columbus, Ohio 43206

### Sumika T. Richards

33 Martin Ave.  
Columbus, Ohio 43222

### Penfour Investments, LLC

Joseph V. Penzone  
907 W. Broad St.  
Columbus, Ohio 43222

### Mahmoud Ittayem

956 W. Broad St.  
Columbus, Ohio 43222

### Metropolitan City Housing

c/o Martha J. Henderson  
180 High St.  
Sunbury, Ohio 43074

### Josh and Tiffany Casto

42 Hawkes Ave.  
Columbus, Ohio 43222

### City of Columbus

c/o John Turner, Land Bank  
50 W. Gay St., 4<sup>th</sup> Floor  
Columbus, Ohio 43215

### Dana and Merry McCain

33 Hawkes Ave.  
Columbus, Ohio 43222

### Network Restorations, LLC

1402 Mt. Vernon Ave.  
Columbus, Ohio 43203

### Kelley's Inc.

John Catalfina  
4114 Zuber Rd.  
Orient, Ohio 43146

### Holly Plunkett

34 Hawkes Ave.  
Columbus, Ohio 43222

### Matthew Burchett

38 Hawkes Ave.  
Columbus, Ohio 43222

### L&N-Up Alum Creek LLC

3540 E. Fulton St.  
Columbus, Ohio 43227

### Faik Sulaj

37 Hawkes Ave.  
Columbus, Ohio 43222

CUM-008

**Katherine Dodson**

45 Martin Ave.  
Columbus, Ohio 43222

**Amina Fagi**

48 Hawkes Ave.  
Columbus, Ohio 43222

**Jeffrey Hairston**

49 Martin Ave.  
Columbus, Ohio 43222

**Chris Winchester**

41 Martin Ave.  
Columbus, Ohio 43222

**Micky and John Albright**

37 Martin Ave.  
Columbus, Ohio 43222

**Travis and Sue Farley**

50 Hawkes Ave.  
Columbus, Ohio 43222

**Network Restorations, LLC**

949 – 957 W. Broad St.  
Columbus, Ohio 43222



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City of Columbus, Ohio • Department of Building & Zoning Services

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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 # CV14-068

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeff Mohrman, Assistant Dir. FDA

Of [COMPLETE ADDRESS] 480 W. Town St., Columbus, OH 43215

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>Franklinton Development Association</u> <u>480 W Town St.</u> <u>Columbus, OH 43215</u> <u>3 employees</u> <u>Jeff Mohrman 614-275-4989</u>	2. <u>N/A</u>
3. <u>N/A</u>	4. <u>N/A</u>

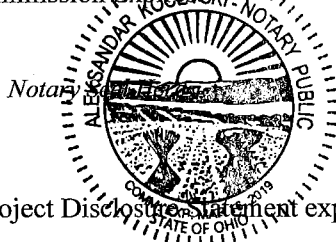
☐ Check here if listing additional parties on a separate page.

#### SIGNATURE OF AFFILIANT

Subscribed to me in my presence and before me this 22 day of December, in the year 2014

#### SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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

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# City of Columbus

## Address Plat



CV14-008

### CERTIFIED HOUSE NUMBERS

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

Parcel ID: 010-022584

Project Name: SINGLE FAMILY HOME

House Number: 30

Street Name: HAWKES AVE

Lot Number: 134

Subdivision: RICHARD SINCLAIRS SUB

Work Done: NEW

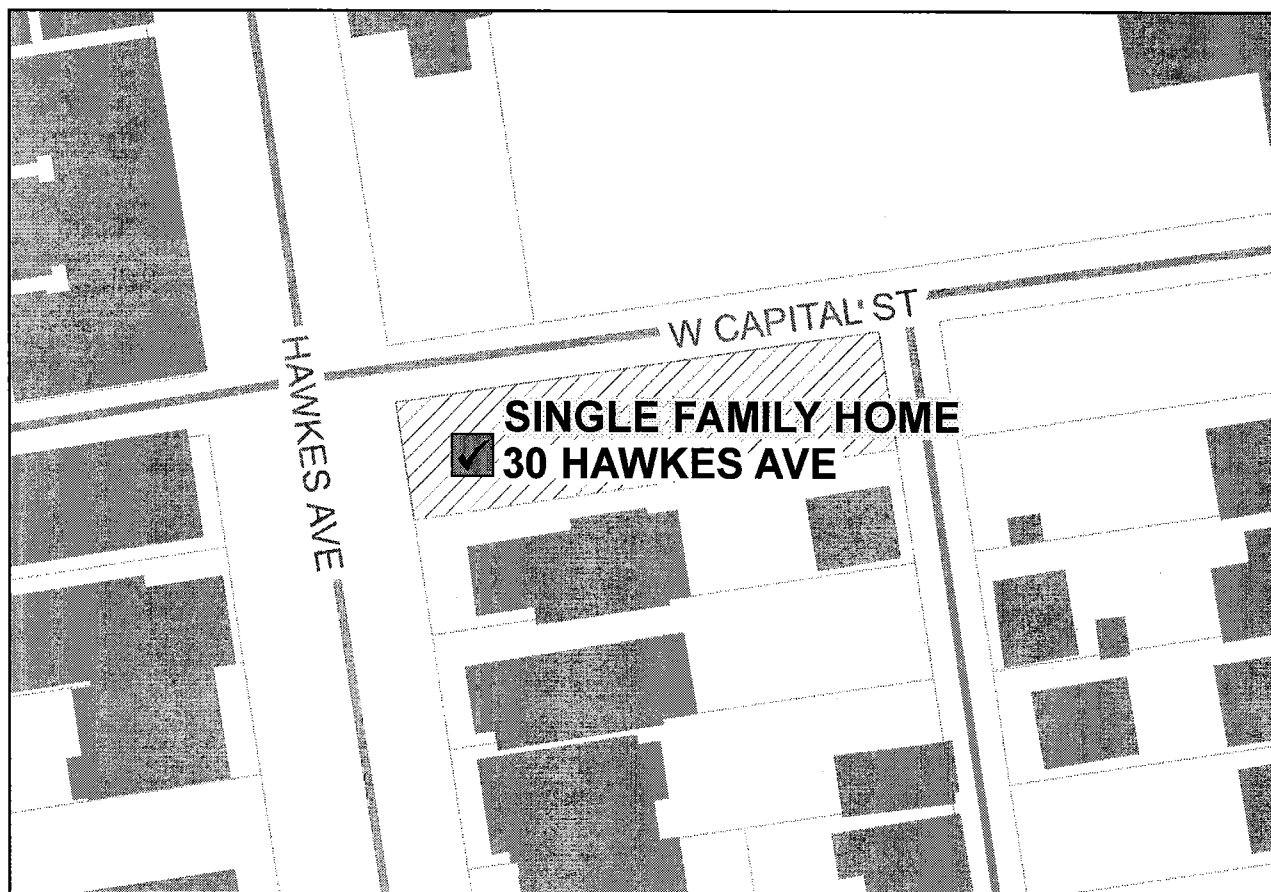
Complex: N/A

Owner: FRANKLINTON DEVELOPMENT ASSOCIATION

Requested By: FRANKLINTON DEVELOPMENT ASSOCIATION (E. SKIDMORE)

Printed By: Cassandra Sampeur

Date: 12/22/2014



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 937377



CV14-068

201310230179193  
 Pgs: 2 \$28.00 T20130094159  
 10/23/2013 1:28PM BXCROWN SEARC  
 Terry J. Brown  
 Franklin County Recorder

TRANSFERRED

OCT 23 2013

CLARENCE E. MINGO II  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

21482

Conveyance
Mandatory- 2.80
Permissive- 2.80
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

GENERAL WARRANTY DEED  
 BY A LIMITED LIABILITY COMPANY  
 (R.C. 5302.05 and 5302.06)

2017846 DUB First American Title Insurance Co.  
 Community Properties of Ohio III LLC, organized and existing under the laws of the State of Ohio for valuable consideration paid, grants, with general warranty covenants, to Franklinton Development Association, an Ohio non-profit corporation whose tax mailing address is 480 W TOWN ST COLUMBUS, OH 43215, the following real property situated in the City of Columbus, County of Franklin, State of Ohio:

And being Lot No. 134 of Richard Sinclair's West Side Addition to said City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 403, Recorder's Office, Franklin County, Ohio.

Parcel No.: 010-022584-00

Property Address: 30 Hawkes Avenue, Columbus, OH

Prior Instrument Reference: Recorded in Instrument No. 200304300126537, Recorder's Office Franklin County, Ohio.

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

Grantor has hereby executed and caused its corporate name to be subscribed hereto by Susan K. Ziegler, its Treasurer, thereunto duly authorized by its members, this 10 day of October, 2013.

Seller(s):

Community Properties of Ohio III LLC, an Ohio limited liability company

By:

Susan K. Ziegler, Treasurer  
Community Properties of Ohio III LLC  
its managing member



CV14-068

State of Ohio  
County of Franklin, ss:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 2013 by  
Susan K. Ziegler Treasurer of Community  
Properties of Ohio III LLC a(n) Ohio, Limited Liability Company, on behalf of said limited liability company.



Rebecca S. Stockdale  
Notary Public, State of Ohio  
My Commission Expires 04-15-2014

[Signature] Rebecca S. Stockdale  
Notary Public:  
Notary County/State: Franklin County Ohio  
County Acting In:  
Commission Expires: 4/15/2014

This instrument was prepared by:  
William C. Heer III, Esq.  
5900 Sawmill Road, Suite 100  
Dublin, OH 43017

File Number: 2017848NE



# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
614-235-8677 FAX:614-235-4559

A Boundary Survey prepared for and certified to:

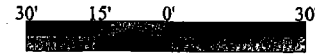
**Franklinton Development Association**

**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Columbus Being Lots 14 and 134 of Richard Sinclair's Addition Plat Book 4, Page 403

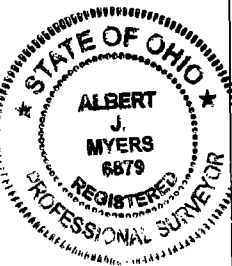
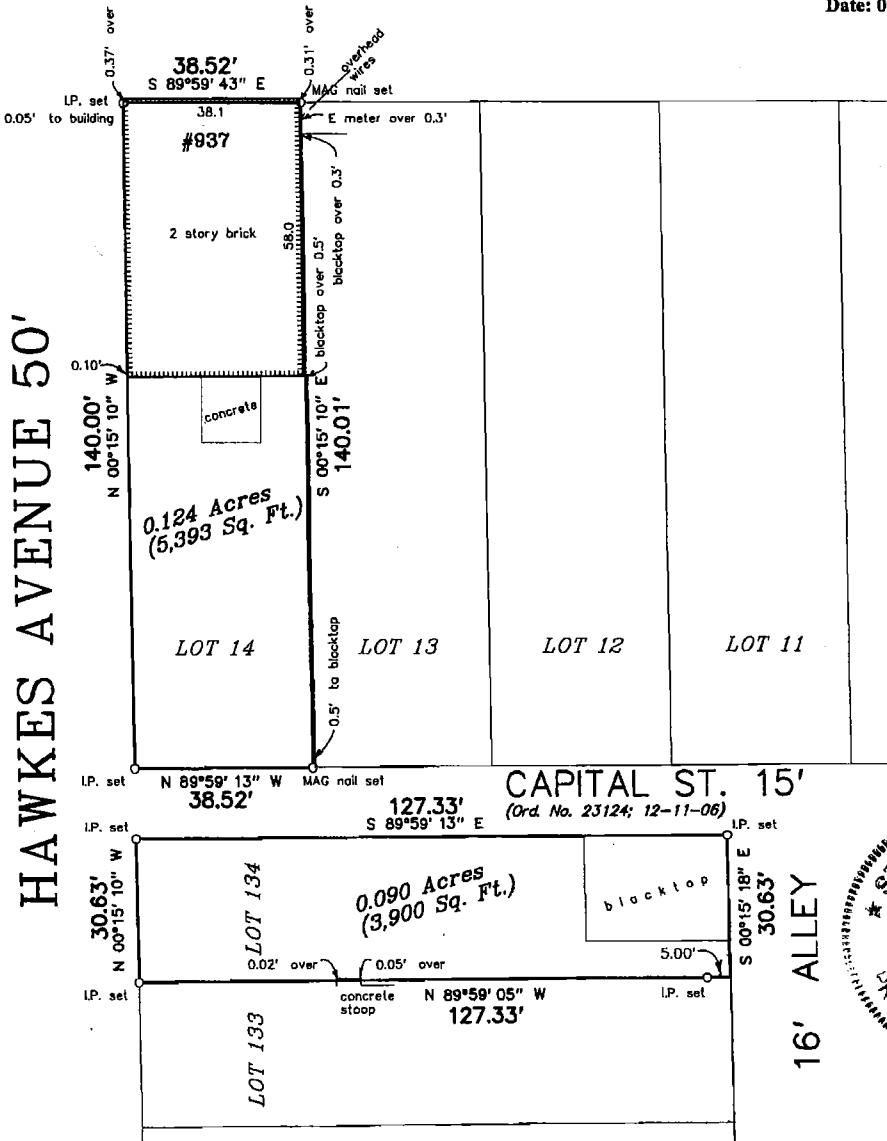
**Posted Address:** 937 W. Broad St. & 30 Hawkes Ave., Columbus, Ohio



W. BROAD STREET 80'



Scale 1" = 30'  
Date: 09/20/2010



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the South Right-of-Way of West Broad Street assumed as South 89° 59' 43" East.

Myers Surveying Co., Inc.

By *Albert J. Myers*  
Professional Surveyor

Myers Order No. - 1-09/15/2010



201009151

Rec.	Field	DWG	Ltr.	Ck.

[illegible]

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Any discrepancy, error and/or omission in the text, drawings, and/or drawings contained in these documents shall be the responsibility of the architect.

Architect: [Name]

Client: [Name]

Project: [Name]

Date: [Date]

construction documentation

Section documentation  
18 September 2014

in September 1991.

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133233 exp 12/31/2015

310

Posteln / Overly Architects

Brookline Column 03222-34

© 2006 Blackwell Publishing Ltd, *Journal of Internal Medicine* 260: 103–111

10

15' alley

1. EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"

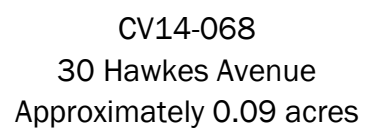
KEY PLAN SHOWING BLDG. AND AUXILIARY PARKING SOUTH OF ALLEY

1. SCALE: 1/8" = 1'-0"

12 parking spaces

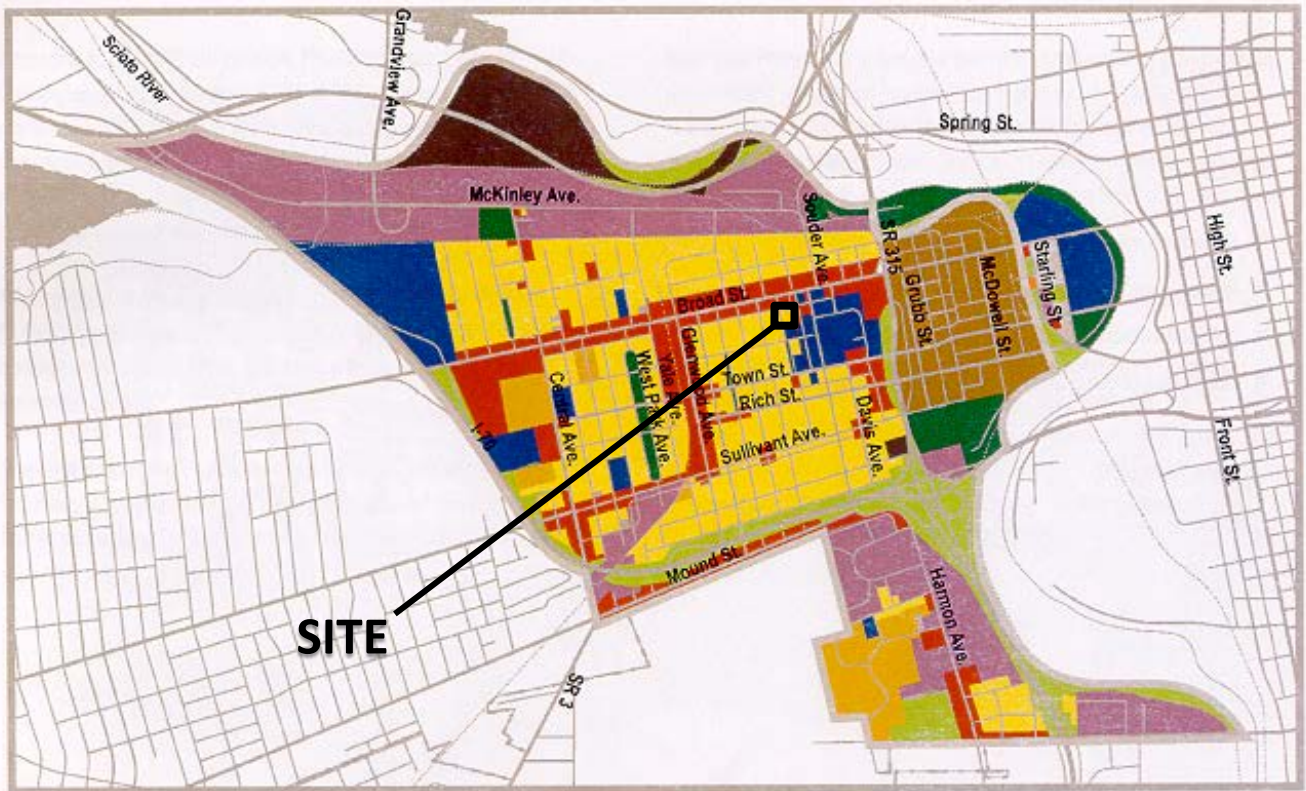
10' wide existing storage

10' wide existing storage



Approximately 0.09 acres

# PROPOSED LAND USE

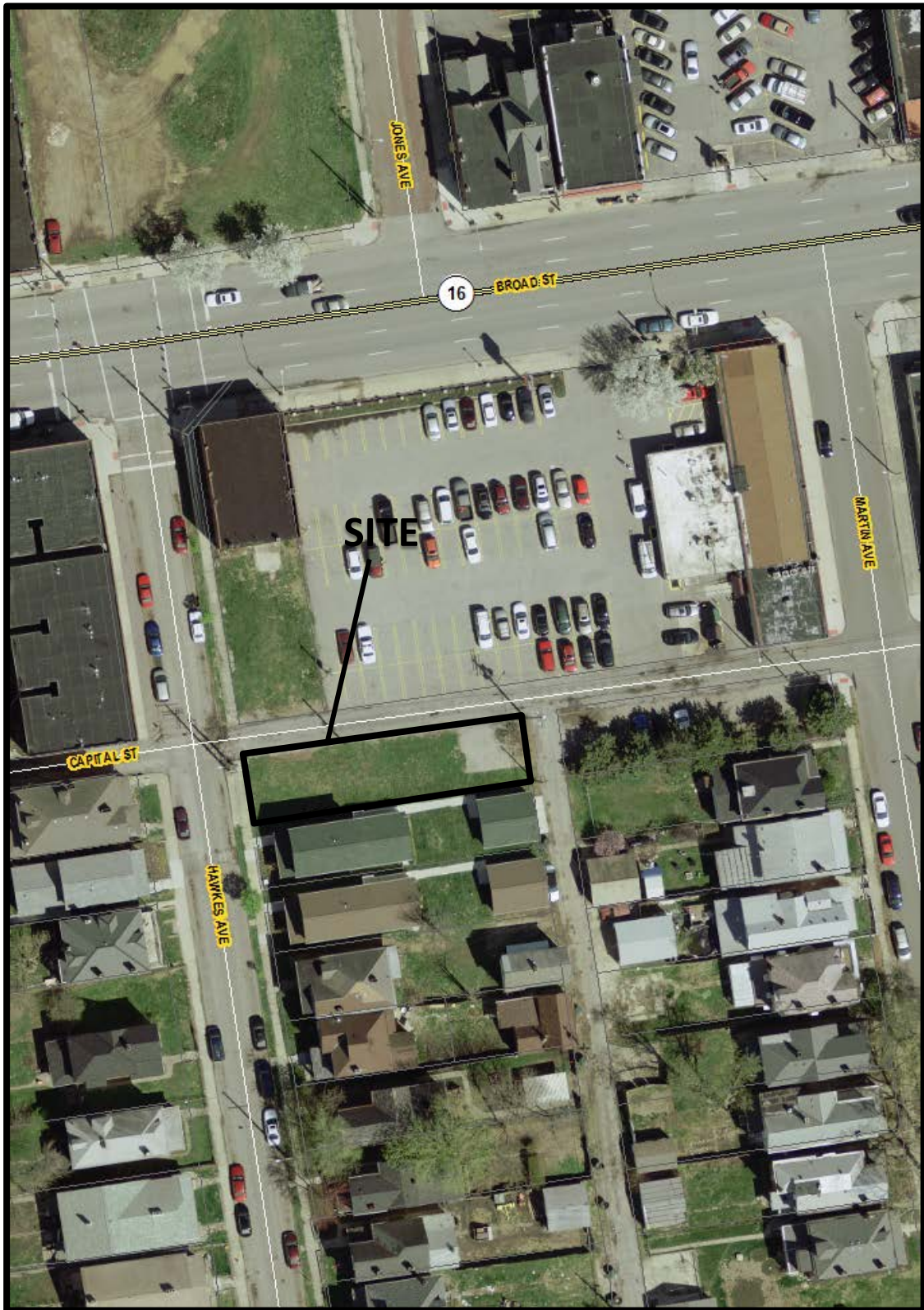


	Single-Family Residential		Commercial		Mixed Use		Excavation/Quarrying
	Multi-family Residential		Manufacturing		Park/Green Space		Parking
	Apartment/Office		Institutional		Vacant Land		



CV14-068  
30 Hawkes Avenue  
Approximately 0.09 acres





CV14-068  
30 Hawkes Avenue  
Approximately 0.09 acres