

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

OFFICE USE ONLY

Application Number: CVIS-001 Date Received: 1/21/15
Fee: \$1600 Application Accepted by: SP+ET
Comments: Assigned to Shannon Pine, 645-2208 spine@columbus.gov

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 2860 Cleveland Avenue Zip 43224

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: 010-073077-00
☐ Check here if listing additional property owners on a separate page.

Current Zoning District(s): Residential, R4

Civic Association or Area Commission: North Linden Area Commission

Proposed use or reason for Council Variance request: variance for commercial use - used car sales

Acreage: 0.172

APPLICANT: Name Latif Jaf

Address, City, State & Zip 2303 Northtowne Pl. Columbus, OH 43229

Phone # (614) 269-7539 Fax # _____ Email ljaf@sbcglobal.net

PROPERTY OWNER(S): Name Latif & Halima Jaf

Address, City, State & Zip 2303 Northtowne Pl. Columbus, OH 43229

Phone # (614) 269-7539 Fax # _____ Email ljaf@sbcglobal.net

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

Name Brian S. Artz

Address, City, State & Zip 560 E. Town Street, Columbus, OH 43215

Phone # (614) 221-0944 Fax # (614) 221-2340 Email bartz@adwllp.com

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

Applicant Signature _____

Property Owner Signature _____

Attorney/Agent Signature Brian S. Artz, Attorney for Applicant/Owner

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

STATEMENT OF HARDSHIP

This property is located at the intersection of Cleveland Avenue and Lakeview Avenue in the northeast part of Columbus. There is presently no building or structure on the property. The applicant proposes to use the property as a used car lot. Just to south of the subject property are other non-residential properties such as churches, parking lots for churches, and office buildings.

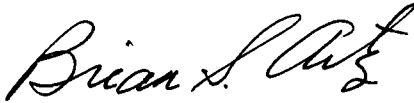
The applicant seeks to use the property for the sale of used cars. In addition, the applicant would propose a small service area and office to be contained within a small structure to be constructed at that rear of the property. The applicant believes that this property is entitled to a variance for this commercial use because of its location on Cleveland Avenue and the close proximity of other non-residential uses.

The dimensions of the lot are 50 feet by 150 feet, thereby being a lot with 7,500 square feet. The applicant's proposed use for this property, although a C-4 use, will be a low intensive use. The applicant's use will not adversely affect the surrounding properties since it is located on a corner lot and will be separated from the properties to the north and east by a 4' meshed fence. The applicant purchased this property without knowledge of whether this type of use could be implemented here, so allowing applicant to use this property for his desired use would alleviate the applicant's hardship.

The granting of this variance will not impair an adequate supply of light and air to the adjacent properties. Because the use will be a low intense use, the use will not unreasonably increase congestion of public streets. Further, such use will not increase the danger of fires, endanger public safety, unreasonably diminish or impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.

For the foregoing reasons, the applicant believes that this property has a hardship which justifies permitting the necessary variances from the Zoning Code to allow the proposed use.

12-18-14
Date



Brian S. Artz, Attorney for the applicant, Latif Jaf

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV15-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, 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 2860 Cleveland Avenue, Columbus, OH 43224
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) 1/21/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Latif & Halima Jaf

AND MAILING ADDRESS

2303 Northtowne Pl, Columbus, OH 43229

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

Latif Jaf, (614) 269-7539

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

(5) North Linden Area Commission
Walt Reiner, 5030 Westerville Rd. Columbus, OH 43231

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) Chad M. Draheim

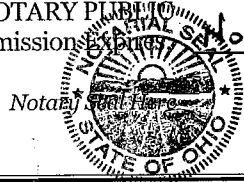
Subscribed to me in my presence and before this 21st day of

January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) Debra E. Dewhurst

My Commission Expires



DEBRA E. DEWHURST
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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APPLICANT:

Latif Jaf
2303 Northtowne Pl.
Columbus, OH 43229

SURROUNDING PROPERTY OWNERS:

Rebecca Davis-Dixon
PO Box 16246
Columbus, OH 43216

Nickalaus V. Grotsky
1811 Robert St.
Columbus, OH 43224

Billy Roberts & Davis Muzetta
2872 Cleveland Ave.
Columbus, OH 43224

Margie M. Smales
2867 Cleveland Ave.
Columbus, OH 43224

SUBJECT PROPERTY OWNERS:

Latif & Halima Jaf
2303 Northtowne Pl.
Columbus, OH 43229

Mai & James Cooley
3875 Sunbury Road
Columbus, OH 43219

Caleb & Hannah Ely
155 S. Westgate Ave.
Columbus, OH 43204

Jacqueline M. Hemphill
2853 Cleveland Ave.
Columbus, OH 43224

Charles H. Rogers, Jr.
1073 Woodglen Rd.
Westerville, OH 43081

AREA COMMISSION/CIVIC GROUP:

North Linden Area Commission
Walt Reiner
5030 Westerville Rd.
Columbus, OH 43231

Diversified Commercial & Investment
PO Box 2114
Westerville, OH 43086

Grace Apostolic Church
1743 E. Lakeview Ave.
Columbus, OH 43224

New Salem Baptist Church
2956 Cleveland Ave.
Columbus, OH 43224

Rosie M. Rogers
2873 Cleveland Ave.
Columbus, OH 43224

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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 # CV15-001

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Brian S. Artz

Of [COMPLETE ADDRESS] 560 E. Town Street, 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. Latif Jaf 2303 Northtowne Pl. Columbus, OH 43229 0 (614) 269-7539	2.
3.	4.

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

SIGNATURE OF AFFIANT

Brian S. Artz

Subscribed to me in my presence and before this 17th day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Chad M. Draheim

My Commission Expires:

9/26/15

Notary Seal Here

Chad M. Draheim

Notary Public, State of Ohio

This Power of Attorney Statement Expires 09/26/2015 12 months after date of notarization.



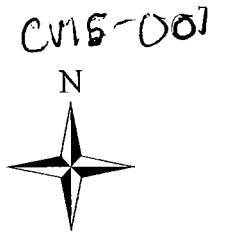
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City of Columbus Zoning Plat



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: 010073077

Zoning Number: 2860

Street Name: CLEVELAND AVE

Lot Number : 12

Subdivision: CLINTON HTS

Requested By: ARTZ, DEWHIRST & WHEELER, LLP (CHAD DRAHEIM)

Issued By: Adriana Amador Date: 11/20/2014



SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 24758



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

Legal Description

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

Being Lot Number Twelve (12) of CLINTON HEIGHTS ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, Page 214, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-073077-00

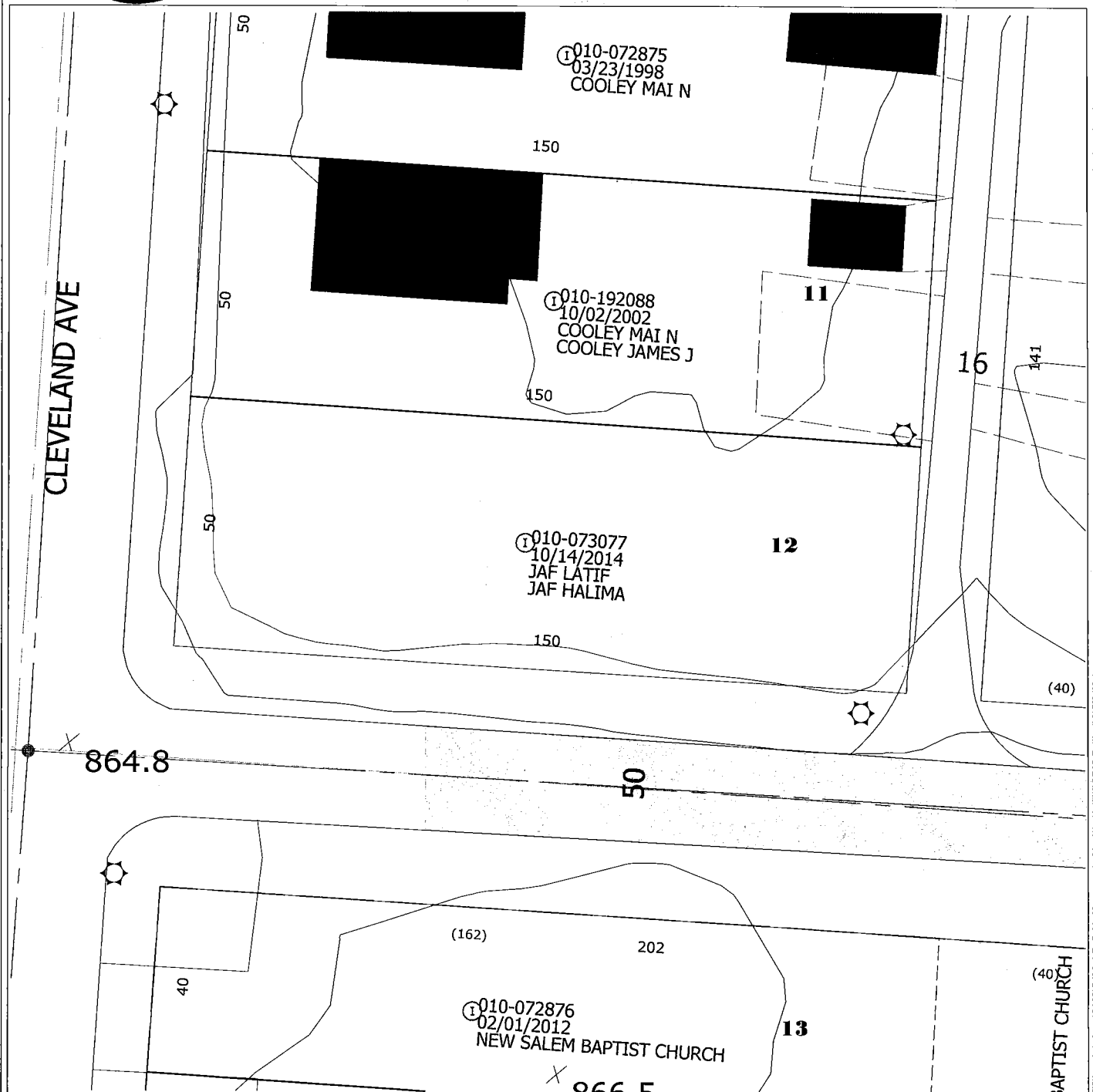
Property Known As: 2860 Cleveland Ave. Columbus, OH 43224



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 11/20/14



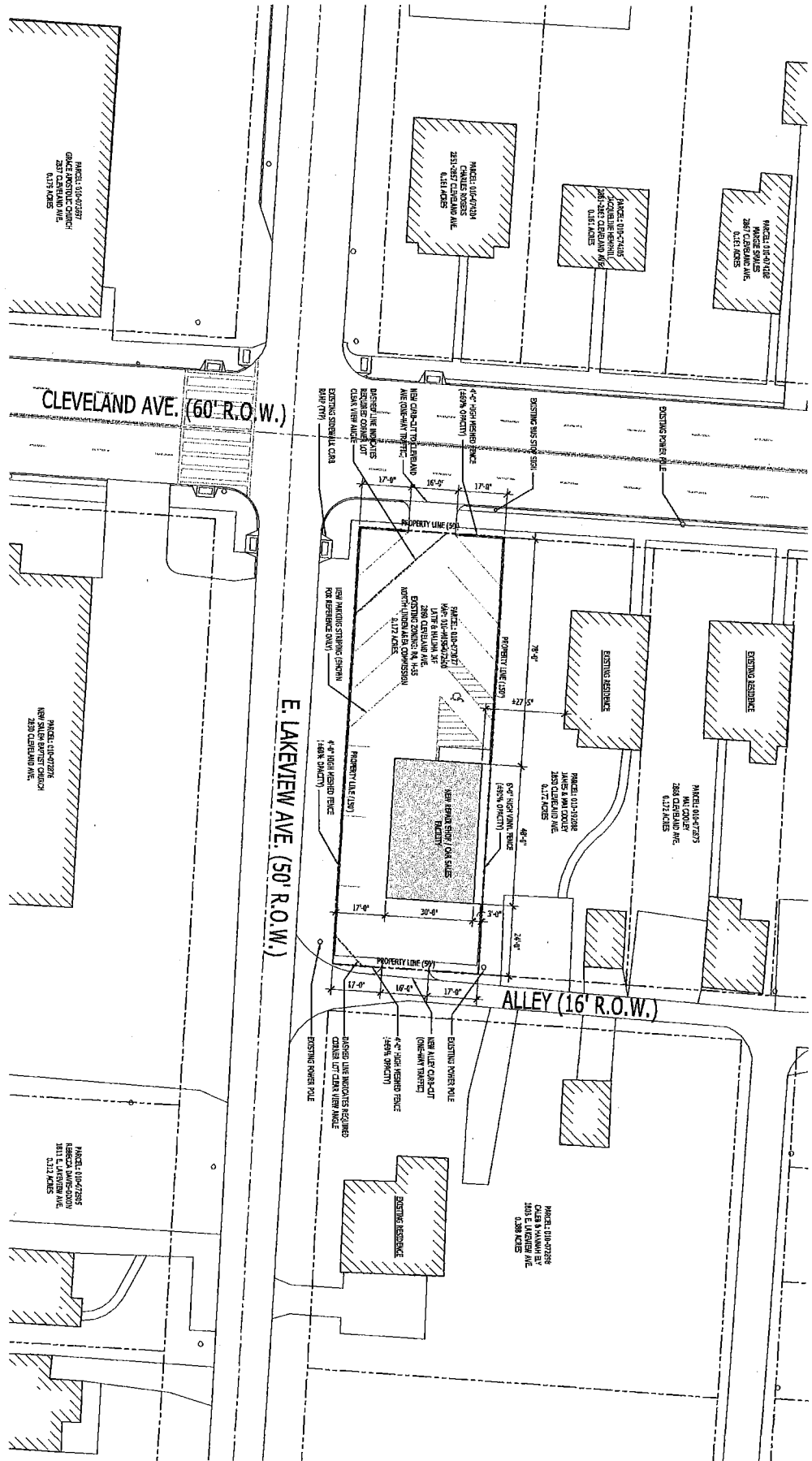
Disclaimer

Scale = 30

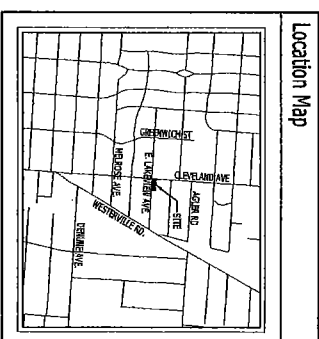
Grid North

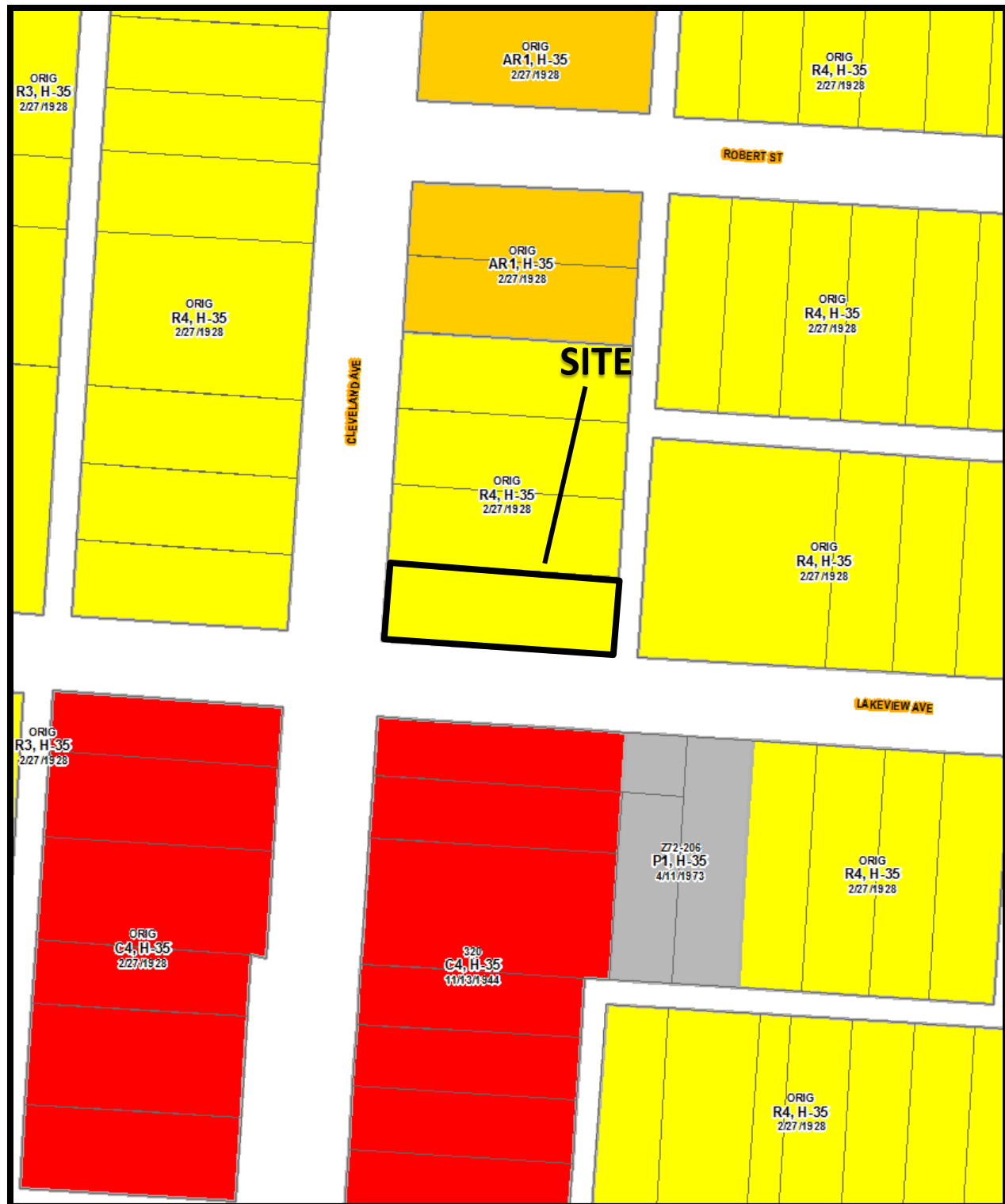
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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



(A) Proposed Zoning Site Plan
1/16"=1'-0"



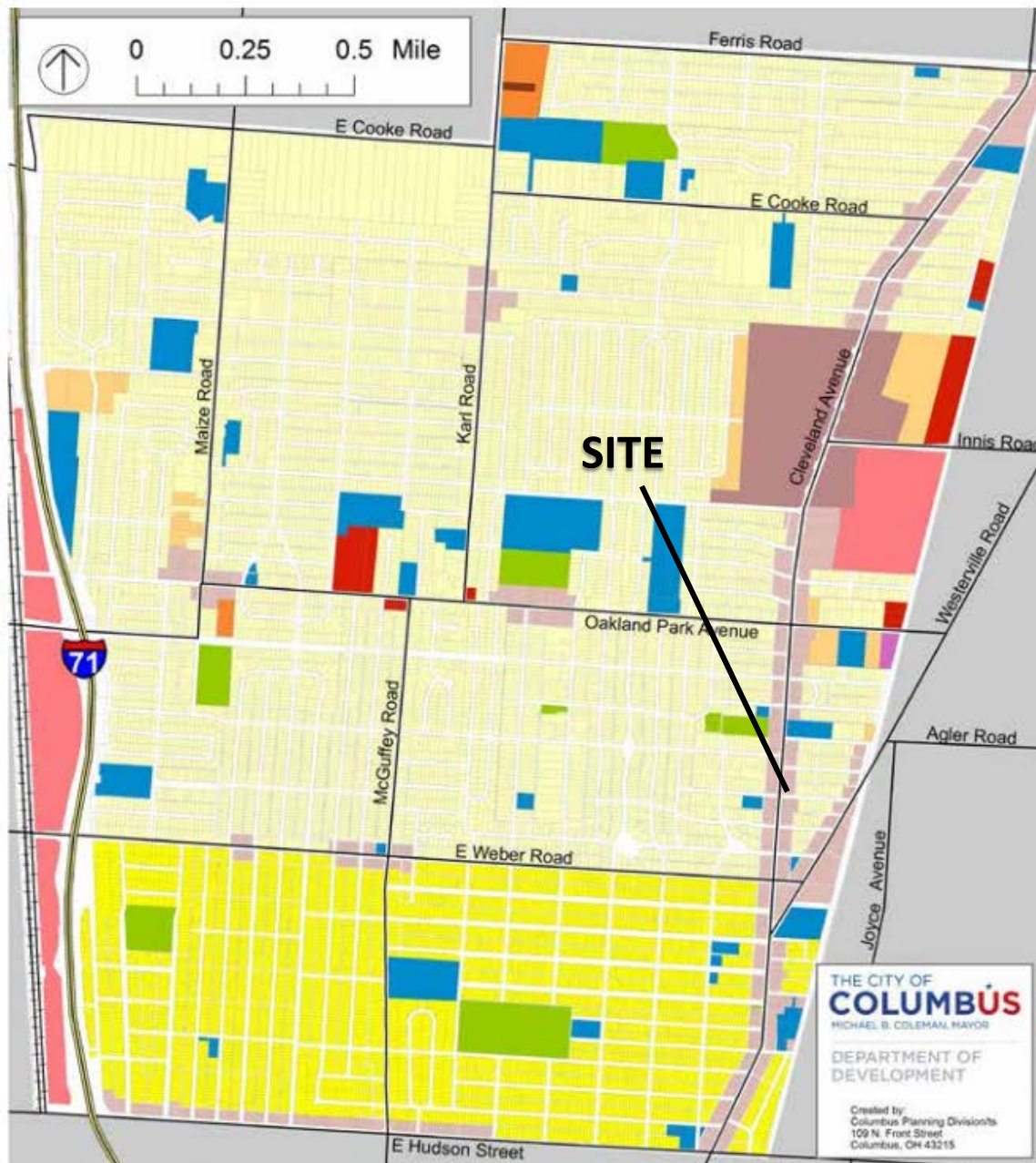


CV15-001
2860 Cleveland Avenue
Approximately 0.17 acres



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2860 Cleveland Avenue
Approximately 0.17 acres

FIGURE 11: FUTURE LAND USE PLAN



Legend: Land Uses

Residential	Commercial and Office	Mixed Use	Other
High Density	Employment Center	Community	Institutional
Medium-High Density Mixed	Community Commercial	Neighborhood	Parks/Recreation
Medium Density Mixed	Office		Light Industrial
Low-Medium Density			

CV15-001

2860 Cleveland Avenue
Approximately 0.17 acres

Table 3: Land Use Classifications

Subcategory	Map Color	Typical Density/Intensity	Description and Guidelines
High Density Residential		16–45 dwelling units per acre	This classification is intended for multi-story multifamily housing in specific areas where high density is considered appropriate, such as the primary corridors of older neighborhoods. Each development application must be reviewed on a case by case basis, be judged on its own merits, and must consider the specific site and the site's context (surrounding uses and development pattern). Proposals that include the highest end of the density range should include structured parking, be located at primary intersections and particularly scrutinized in regard to their contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.
Medium–High Density Mixed Residential		10–16 dwelling units per acre	A variety of dwelling types, including doubles, townhouses and multifamily are included in this category. It exists in both older neighborhoods and suburban areas. New development patterns should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
Medium Density Mixed Residential		6–10 dwelling units per acre	This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. In suburban areas, this category is characterized by townhouse and condominium development as well as smaller lot single-family. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
Low–Medium Density Residential		4–6 dwelling units per acre	This classification is characterized by predominantly single-family development, with limited amounts (generally 10% or less) of two- to four-unit buildings interspersed - often at intersections or along larger streets. In suburban areas, this category may also include lower density townhouse and condominium development.
Employment Center		10,000–15,000 square feet per acre	This classification is intended for business and professional offices, technology park clusters, research and development, light industrial operations, and visitor service establishments, with retail only as a secondary use.
Community Commercial		12,500 square feet per acre	The Community Commercial classification supports retail, office, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported. Community commercial uses should be located along arterials and at key intersections.
Office		15,000 square feet per acre	Office uses should be located at major intersections, sites with freeway visibility, in mixed use buildings, or as a transition between residential and non-residential development. Office uses are also supported within Mixed Use and Commercial designations as secondary uses.
Community Mixed Use		12,500 square feet per acre; 10–16 dwelling units per acre	This classification is the same as the Community Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 10 to 16 dwelling units per acre. Community mixed uses should be located along arterials at key intersections and at interstate highway intersections.
Neighborhood Mixed Use		20,000 square feet per acre; 16–28 dwelling units/acre	This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre. Neighborhood mixed uses should be located at key intersections and nodes along minor arterials and collectors that intersect with arterials, as appropriate.
Institutional		NA	Institutional uses include schools, government property, and houses of worship. These uses should be located on major arterials, in nodes of commercial activity, and within neighborhoods but only along arterials or collectors provided sites are sufficiently large to accommodate on-site parking.
Parks and Recreation		NA	Parks should be integrated into residential neighborhoods and/or located adjacent to preserved open spaces. Parks are either publicly- or privately-owned recreational facilities and include golf courses.
Light Industrial		12,500 square feet per acre	Light industrial uses should be located in older industrial areas, within industrial parks, and in limited locations on major arterials but not within close proximity of residential uses. Typical uses include light assembly, fabrication, and related uses.