

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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: CV15-002 Date Received: 1/22/15

Fee: \$320 Application Accepted by: S. Pine

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

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 1382 Westwood Ave, Columbus, Ohio Zip 43212

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: 010-077339-0

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

Current Zoning District(s): C-4

Civic Association or Area Commission: 5th by Northwest

Proposed use or reason for Council Variance request: Conform existing single unit dwelling.

Acreage: 0.05

APPLICANT: Name Carol A. Murnane

Address, City, State & Zip 4760 Millwater Drive, Powell, Ohio 43065

Phone # 614-260-4762 Fax # _____ Email a4760@aol.com

PROPERTY OWNER(S): Name Carol A. Murnane

Address, City, State & Zip 4760 Millwater Drive, Powell, Ohio 43065

Phone # 614-260-4762 Fax # _____ Email a4760@aol.com

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

Name _____

Address, City, State & Zip _____

Phone # _____ Fax # _____ Email _____

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

Applicant Signature Carol A. Murnane

Property Owner Signature Carol A. Murnane

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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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:

My husband and I purchased the property at 1382 Westwood Ave, Columbus, Ohio in 1976 and I was not aware it was zoned C4-commercial. We have used this property as residential since we purchased it in 1976. I recently listed this property for sale (as residential) and prospective buyers could not obtain a loan due to the commercial zoning. The property can not be considered for commercial use due to commercial zoning regulations. I understand that a zoning variance is necessary.

Signature of Applicant Carol A. Murnane

Date Jan -22, 2015

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV15-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Carol A. Murnane

of (1) MAILING ADDRESS 4760 Millwater Drive, Powell, Ohio 43065
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 rezoning, variance, special permit or graphics plan was filed with the
1/22/15

Department of Building and Zoning Services, on (3) _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) Carol A. Murnane

AND MAILING ADDRESS 4760 Millwater Drive, Powell, Ohio 43065

APPLICANT'S NAME AND PHONE #
(same as listed on front of application) Carol A. Murnane 614-260-4762

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS (5) Bruce McKibben - zoning chair
1094 Lincoln
Columbus, Ohio 43212 Phone - 488-6137

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) Carol A. Murnane

Subscribed to me in my presence and before this 22nd day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC (8) Candace S. Heuser
My Commission Expires: 2-07-2015

Notary Seal Here

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Robert Bamattre
Cynthia Bamattre
1102 S. Marjan St.
Anaheim, California 92806

Kohr, Royer, Griffith, Inc.
1480 Dublin Road
Columbus, Ohio 43215

Margaret Ciccone Tod
1771 W. Third Ave.
Columbus, Ohio 43212

Henningsen LLC
1242 Lincoln Rd.
Columbus Ohio 43212

Columbus Italian Club
P.O. Box 12542
Columbus, Ohio 43212

Leslie G. Hollar
Stephanie K. Hollar
1370 Westwood Ave.
Columbus, Ohio 43212

Myrna M. Jaberg
1374 Westwood Ave.
Columbus, Ohio 43212

Henry R. Brown II
Sheila M. Gray
15131 US Highway 50
Chillicothe, Ohio 45601

Kristian A. Vandemark
1367 Westwood Ave.
Columbus, Ohio 43212

Christopher A. Meade
Emilie L. Gramly
1373 Westwood Ave.
Columbus, Ohio 43212

Edward Winemiller
1365 Elmwood Ave.
Columbus, Ohio 43212

Kenneth L. Powell
1368 Westwood Ave.
Columbus, Ohio 43212

Anthony L. Murry
Abbey Murry
1369 Elmwood Ave.
Columbus, Ohio 43212

Carol A. Murnane
4760 Millwater Drive
Powell, Ohio 43065

5th by NW Area Commission
Bruce McKibben
1094 Lincoln Rd.
Columbus, Ohio 43212

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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 # CV15-002

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Carol A. Murnane

Of [COMPLETE ADDRESS] 4760 Millwater Drive, Powell, Ohio 43065
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>Carol A. Murnane</u> <u>4760 Millwater Drive</u> <u>Powell, Ohio 43065</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT Carol A. Murnane

Subscribed to me in my presence and before this 22nd day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC Cordace S. Harrison

My Commission Expires: 2-07-2015
Notary Seal Here

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

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SURVIVORSHIP
DEED

TT Box: GAVANNA

CVLS-002

Instr: 199903250074432 03/25/1999
Pages: 1 Fee: \$14.00 2:07PM
Richard B. Metcalf T1999041001
Franklin County Recorder BXTT BOX

William J. Murnane, married, of Franklin County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to

William J. Murnane and Carol Ann Murnane, husband and wife, for their joint
lives, remainder to the survivor of them,

whose tax-mailing addresses are: 695 KENWICK ROAD, COLUMBUS, OH 43209

the following REAL PROPERTY:

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

Being Sixty feet (60') off of the South end of Lot Number Three Hundred
Seventy-three (373), of FRANK S. WAGENHALS, ET AL AMENDED SUBDIVISION, of Lots 94
to 252, inclusive, 319 to 429, inclusive, to John R. Tilton's Gladdington Heights
Subdivision, as the same is numbered and delineated upon the recorded plat
thereof, of record in Plat Book 4, page 412 and 413, Recorder's Office, Franklin
County, Ohio.

Parcel No.: 010-77339

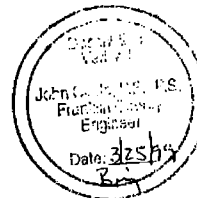
Property Address: 1382 Westwood Avenue, Columbus, Ohio

M-61
All of
(010)
077339

Subject to: a) Unpaid taxes and special assessments, if any, all of which
the Grantee herein assumes and agrees to pay as a further consideration for this
conveyance. b) Conditions, restrictions and easements, of record.

Prior Instrument Reference: Volume 3505 Page 169

Witness his hand(s) this 16 day of March, 1999.



Signed and acknowledged
in the presence of:

Edna Ramona Shriver
Witness

William J. Murnane
William J. Murnane

Sandra M. Essig
Witness

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, That on this 16th day of March, 1999 before me the
subscriber, a Notary Public in and for said county, personally came, William J.
Murnane, the Grantor(s) in the foregoing Deed, and acknowledged the signing
thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal
this day and year aforesaid.



EDNA RAMONA SHRIVER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Feb. 4, 2001

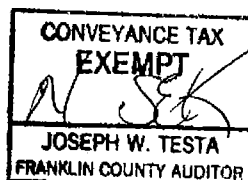
Edna Ramona Shriver
Notary Public

This instrument was prepared by:

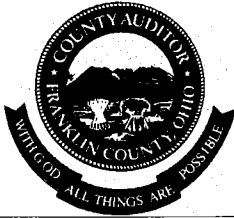
Griffith & Worth, Attorneys at Law
1597 Brice Road, Reynoldsburg, Ohio 43068

This space for Auditor's Stamp

This space for Recorder's Stamp



903035
TRANSFERRED
MAR 25 1999
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 1/20/15



Disclaimer

Scale = 30

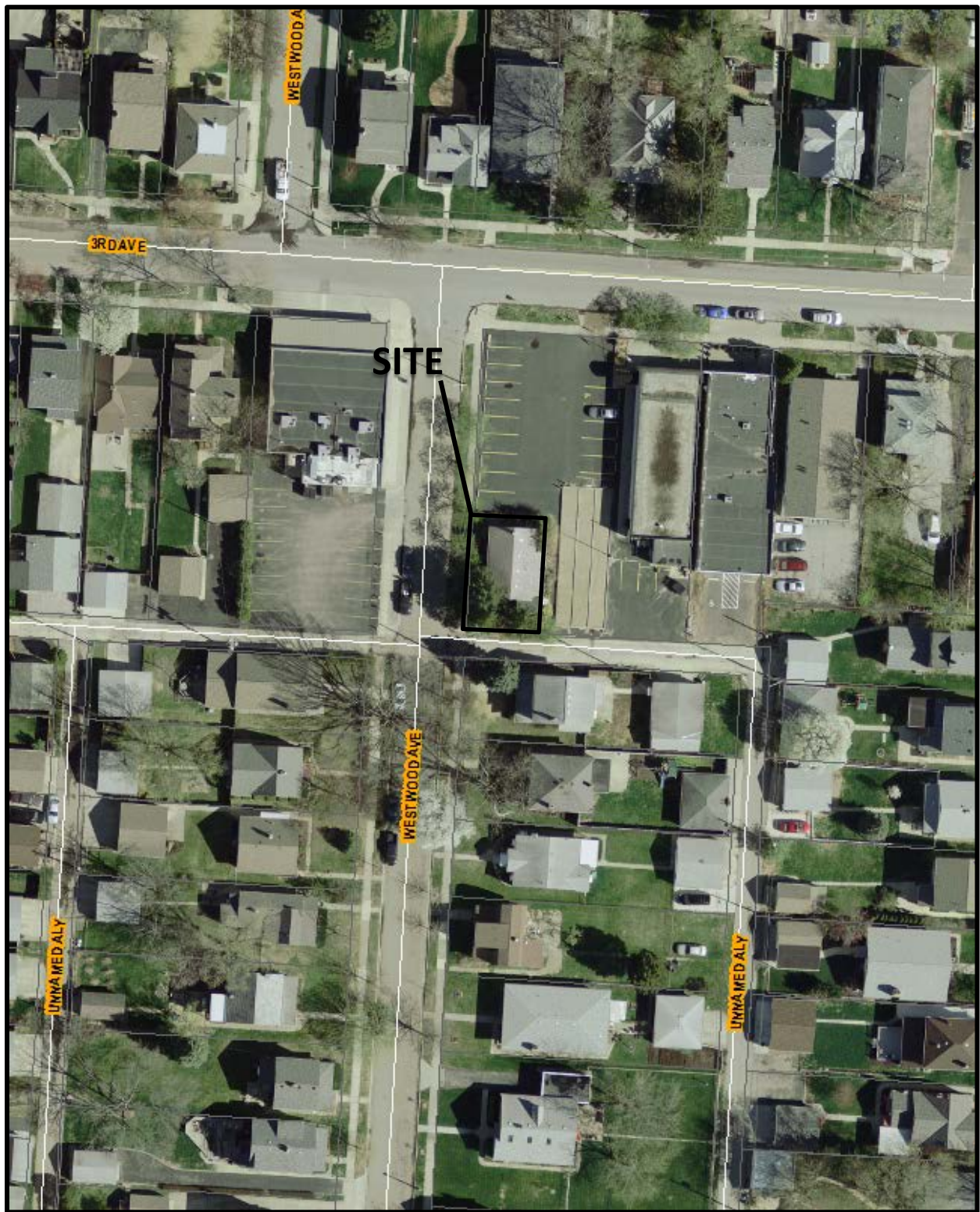


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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



CV15-002
1382 Westwood Avenue
Approximately 0.05 acres



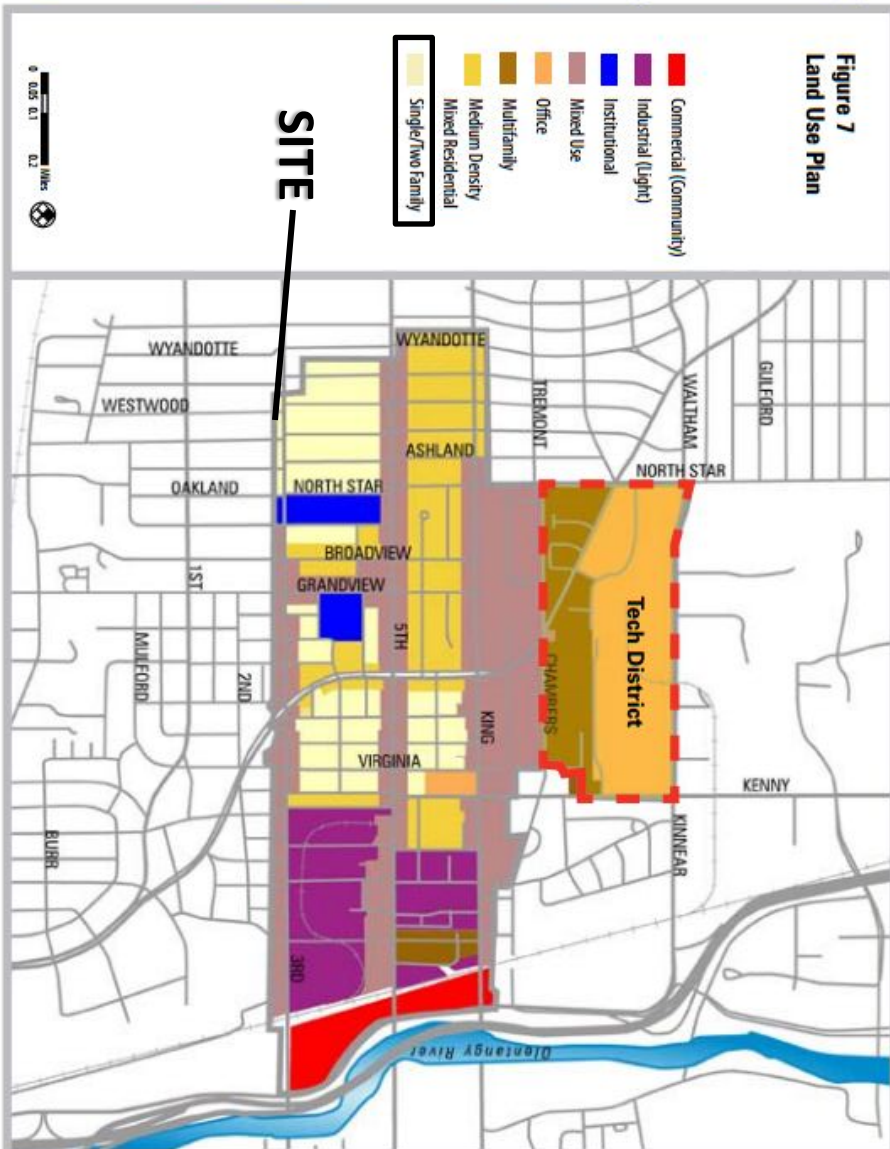
CV15-002
1382 Westwood Avenue
Approximately 0.05 acres

Policy:

Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



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Approximately 0.05 acres