

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV15-010 Date Received: 3/31/15
Application Accepted by: ET Fee: \$ 320
Comments: Assigned to Eliza Thrush 645-1341 ecthrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 360 Stewart Ave, Columbus OH Zip: 43206

Is this application being annexed into the City of Columbus? Select one: YES NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 360 Stewart Ave., Columbus OH 43206

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

Current Zoning District(s): Z05-022 Residential, R2F Height District H-35

Area Commission or Civic Association: South Side Area Commission

Proposed Use or reason for Council Variance request:

Construct a 2 story garage/carriage house (Height & Use Variance)

Acreage: .12

APPLICANT:

Name: Tina Goodman Phone Number: 614-439-3551 Ext.: _____

Address: 360 Stewart Ave. City/State: Columbus, OH Zip: 43206

Email Address: tina@homesthatclick.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Tina Goodman Phone Number: 614-439-3551 Ext.: _____

Address: 360 Stewart Ave City/State: Columbus, OH Zip: 43206

Email Address: tina@homesthatclick.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Tina Goodman

PROPERTY OWNER SIGNATURE Tina Goodman

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.

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Please make checks payable to the Columbus City Treasurer

Council Variance Application

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:

~~3332.38(F)(1) Maximum Square Footage~~ _____

~~3332.32 (G) Height~~ _____

~~3332.19 Fronting on a Public Street~~ _____

~~3332.037 Use~~ _____

~~3312.49 C Minimum Parking Spaces~~ _____

~~3312.25 Maneuvering~~ _____

~~My proposed design will be 23' x 36' with livable space being 828 sq ft. The size of the lot is 140' x 29.13' (4,078 sq ft). Given that there are no adjacent residential structures, there will be no negative impact to the neighboring structures natural light, parking, or air quality. The design allows for 4 cars to be parked in tandem if necessary.~~ _____

Signature of Applicant _____ **Date** _____

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AFFIDAVIT (See instruction sheet)

Application Number: CN15-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Tina Goodman
of (1) MAILING ADDRESS 360 Stewart Ave., Columbus OH 43206

deposes 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 ADDRESS CARD FOR PROPERTY 360 Stewart Ave., Columbus OH 43206

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/21/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Tina Goodman
360 Stewart Ave.,
Columbus, OH 43206

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

Tina Goodman
614-439-3551

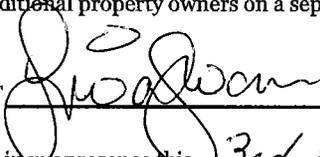
AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) South Side Area Commission
Curtis Davis
584 E Moler Street Columbus, OH 43207

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.

(8) SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 3rd day of March, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC



07-17-2018
My Commission Expires 07-17-2018
M. EILEEN WILLIAMSON
Notary Public, State of Ohio
My Commission Expires 07-17-2018

Notary Seal Here

This Affidavit expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

Applicant / Property Owner:

Area Commission:

Neighborhood Group:

Tina Goodman
360 Stewart
Columbus OH 43206

Southside Area Commission
PO Box 7846
Columbus OH 43207

Merion Village Association
1330 S Fourth St
Columbus OH 43206

Surrounding Owners:

Anthony Hatfield
1008 Bruck
Columbus OH 43206

Uriah Martin
391 Siebert
Columbus OH 43206

David Wilder
1012 Bruck
Columbus OH 43206

Jamie Heberling
1014 Bruck
Columbus OH 43206

Linda Reis
215 S Kellner
Columbus OH 43209

David Rothert
2754 Shrewsbury
Columbus OH 43221

John Haytas
341 Stewart
Columbus OH 43206

Alexandra Selavski
344 Stewart
Columbus OH 43206

Scott DeYoung
348 Stewart
Columbus OH 43206

Henry Smith
351 Stewart
Columbus OH 43206

Brian McCurdy
352 Stewart
Columbus OH 43206

Christine Grassley
353 Zimpfer
Columbus OH 43206

William Hysell
356 Zimpfer
Columbus OH 43206

Tim Gall
361 E Whittier
Columbus OH 43206

Annette Haines
361 Siebert
Columbus OH 43206

Anthony Leib
363 Stewart
Columbus OH 43206

William Simons
364 Stewart
Columbus OH 43206

Roger Wharton
368 Stewart
Columbus OH 43206

John Marzluf
369 Stewart
Columbus OH 43206

Edward Macek
372 Stewart
Columbus OH 43206

John & Diane Marzluf
369 Stewart
Columbus OH 43206

Judith Alfred
373 Stewart
Columbus OH 43206

Suzanne Foster
374 Zimpfer
Columbus OH 43206

Kuber Paul
376 Stewart
Columbus OH 43206

Angus Maclellan
377 Siebert
Columbus OH 43206

Debbie & Steve Crisman
378 Stewart
Columbus OH 43206

Katherine Harper
381 Stewart
Columbus OH 43206

Uriah Martin
391 Siebert
Columbus OH 43206

Anthony Hatfield
616 E Columbus
Columbus OH 43206

Judith Simons
364 Stewart
Columbus OH 43206

Robert Hartley
1010 Bruck
Columbus OH 43206

F26 Holdings
PO Box 218135
Columbus OH 43206

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AND 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 # CV15-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tina Goodman
of (COMPLETE ADDRESS) 360 Stewart Ave. Columbus, OH 43206

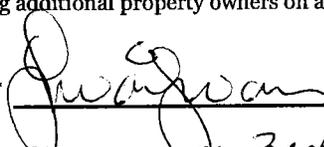
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

<p>1. Tina Goodman 360 Stewart Ave. Columbus, OH 43206 614-439-3551</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

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

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 3rd day of March, in the year 2015

M. Eileen Williamson
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
07-17-2018
My Commission Expires
M. EILEEN WILLIAMSON
Notary Public, State of Ohio
My Commission Expires 07-17-2018

This Project Disclosure expires six (6) months after the date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

360 Stewart Ave Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, and being described as follows, all of Lot No.6 of Herman Wirth's Subdivision of Lot 48 to 52, 56-63, 65-68 and 74-78 as numbered and delineated upon Plat Book 4, Page 4 44 of the Franklin County Records Office.



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: 010011415

Zoning Number: 360

Street Name: STEWART AVE

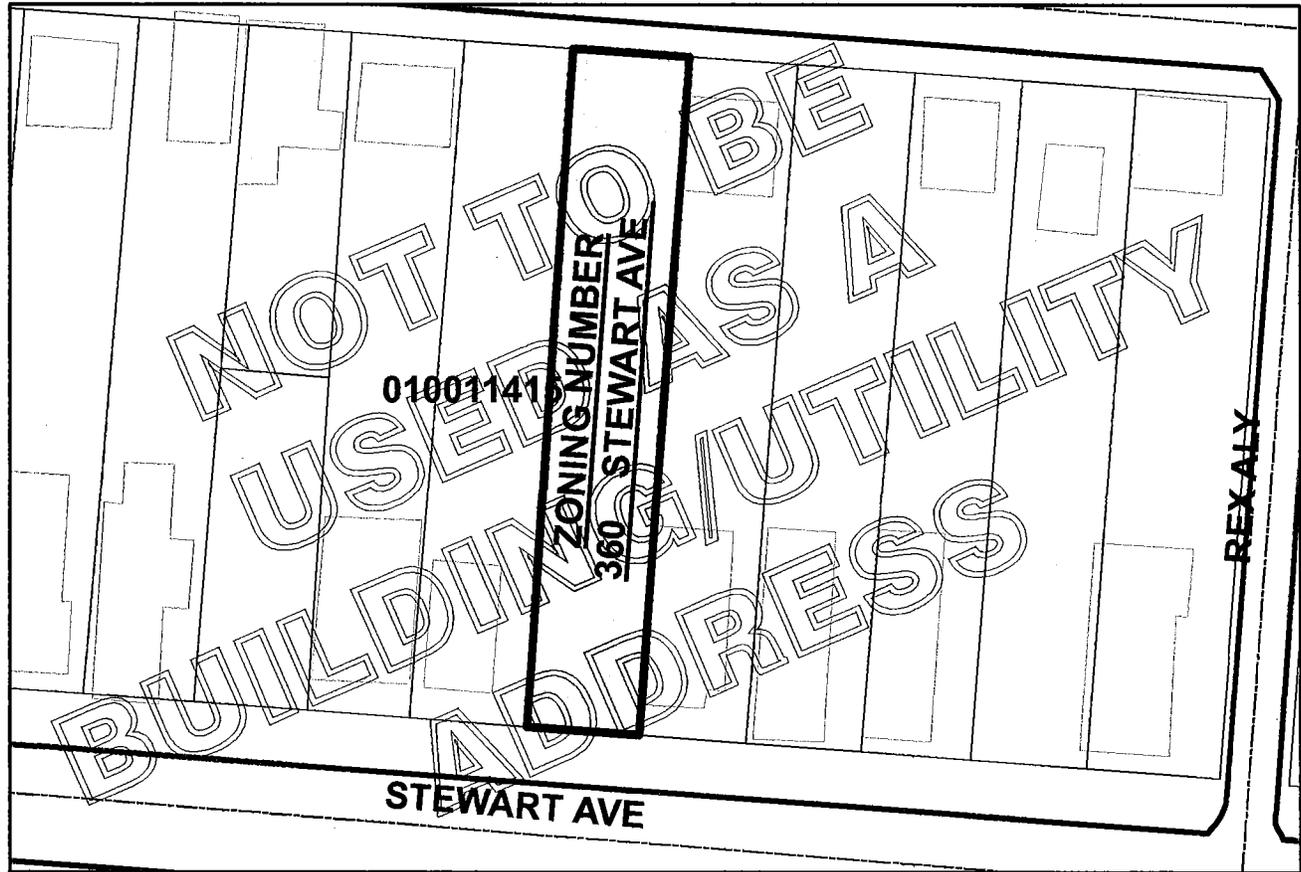
Lot Number : 6

Subdivision: H WIRTH

Requested By: TINA GOODMAN (OWNER)

Issued By: *Tina Goodman*

Date: 8/22/2014



JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

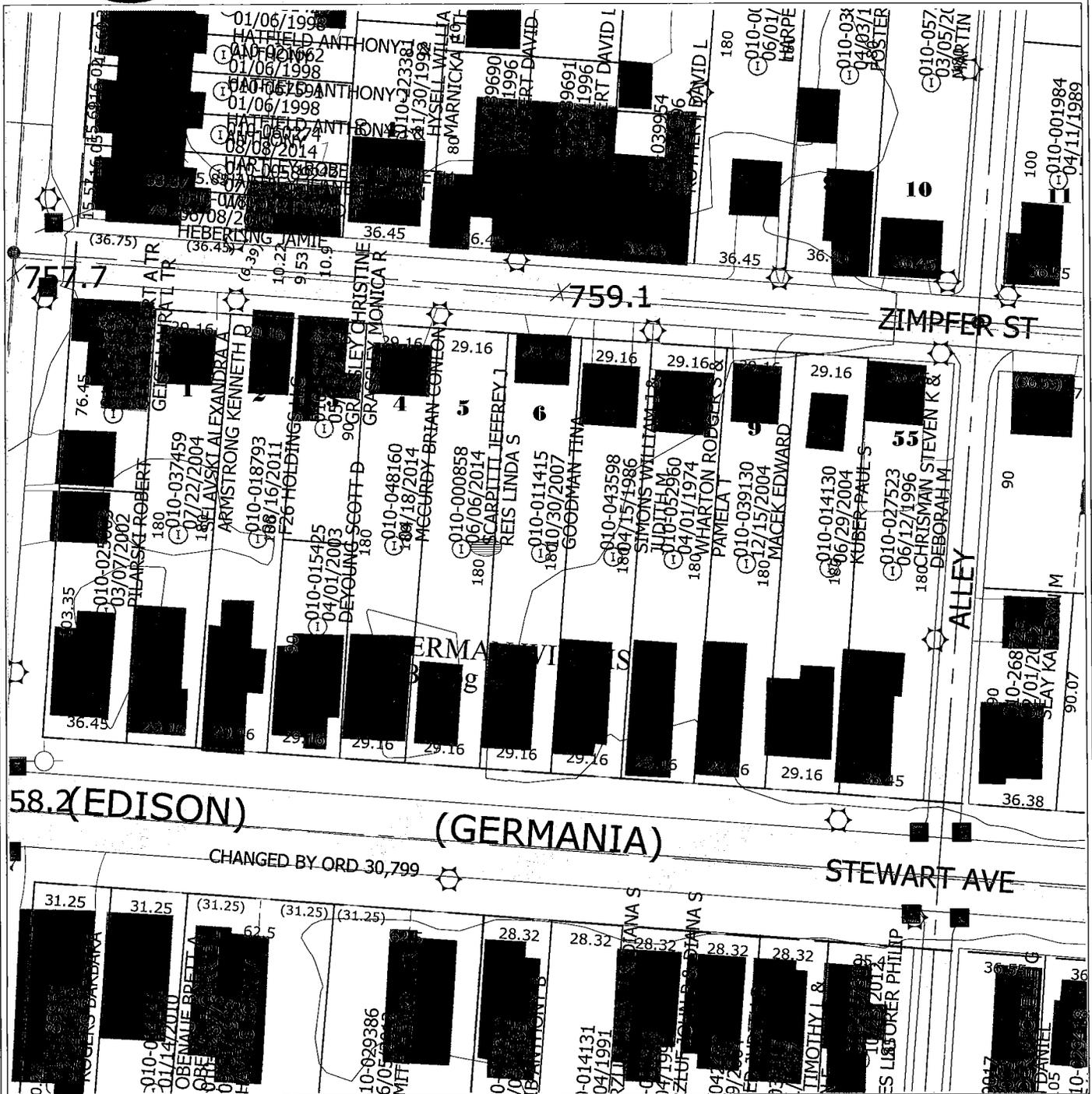
GIS FILE NUMBER: 22513



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/22/14



Disclaimer

Scale = 60



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

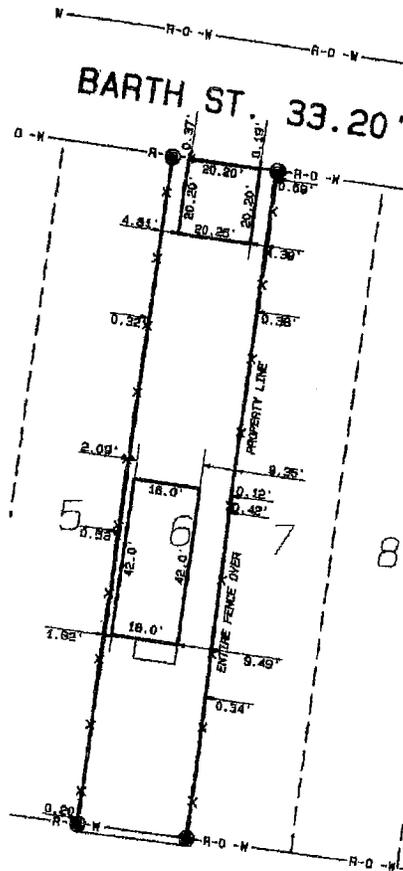
FENCE SURVEY

SHEET 1 OF 1

Legal Description:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING DESCRIBED AS FOLLOWS, ALL OF LOT NO. 6 OF HERMAN WIRTH'S SUBDIVISION OF LOT 48 TO 52, 56-63, 65-68, AND 74-78 AS NUMBERED AND DELINEATED UPON PLAT BOOK 4, PAGE 44 OF THE FRANKLIN COUNTY RECORDERS OFFICE

Apparent Encroachments: ALL FENCING IS ON OR OVER THE PROPERTY LINE

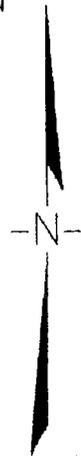


SURVEYORS NOTES:

LINES OF OCCUPATION, WHERE EXISTING, AGREE IN GENERAL WITH THE PROPERTY LINES

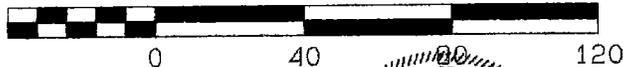
SOURCE OF DATA FOR THIS SURVEY:

- (1) FRANKLIN COUNTY TAX MAP
- (2) FRANKLIN COUNTY RECORDERS OFFICE: INST NO 200710300188171
- (3) DEED OF RECORD EFFECTING: LOT NO 6
- (4) BASIS OF BEARING: PLAT BOOK 4, PAGE 44



GRAPHIC SCALE

1"=40'



I CERTIFY THAT THE SURVEY DEPICTED ON THIS PLAT IS A FIELD SURVEY CONDUCTED BY ME AND/OR UNDER MY DIRECT SUPERVISION, ON THIS

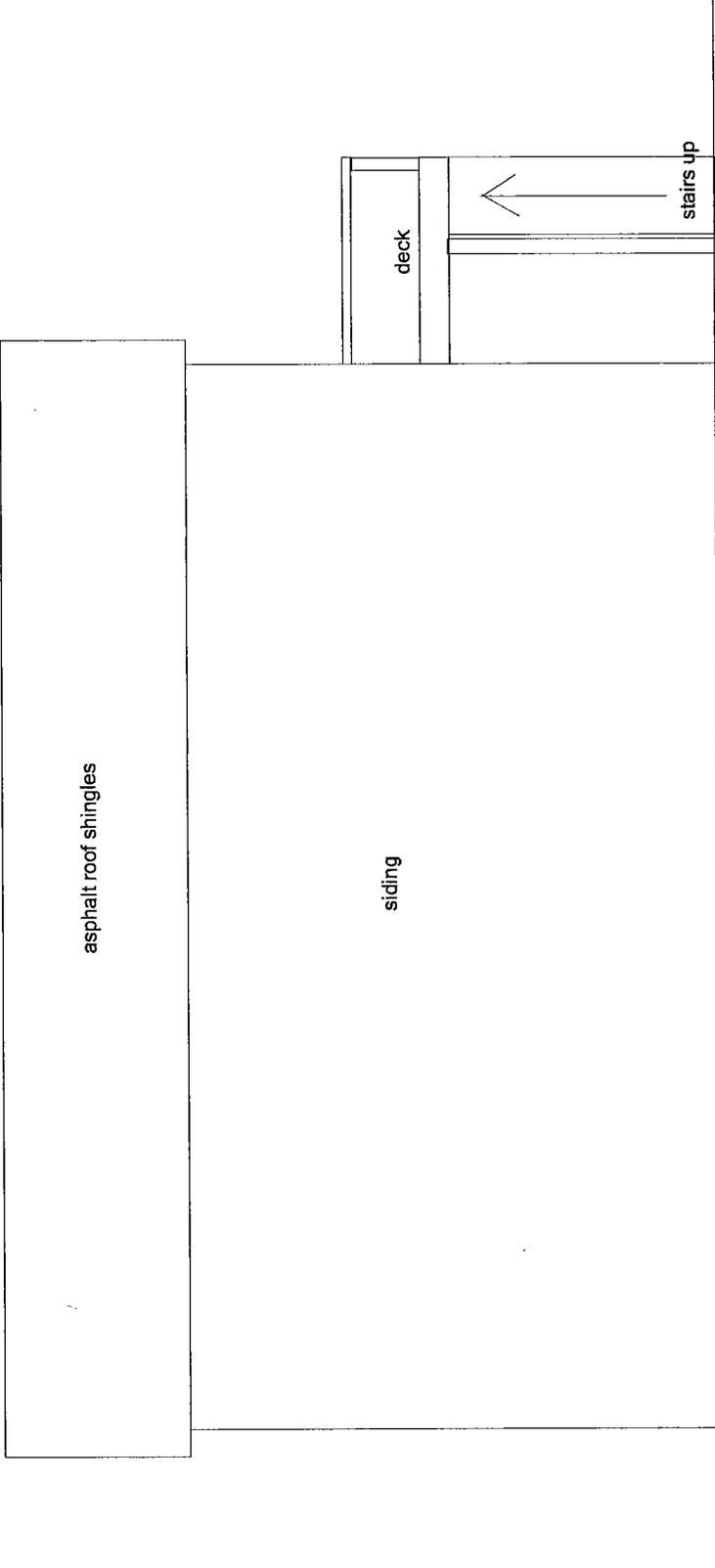
27TH DAY OF NOV. 2007

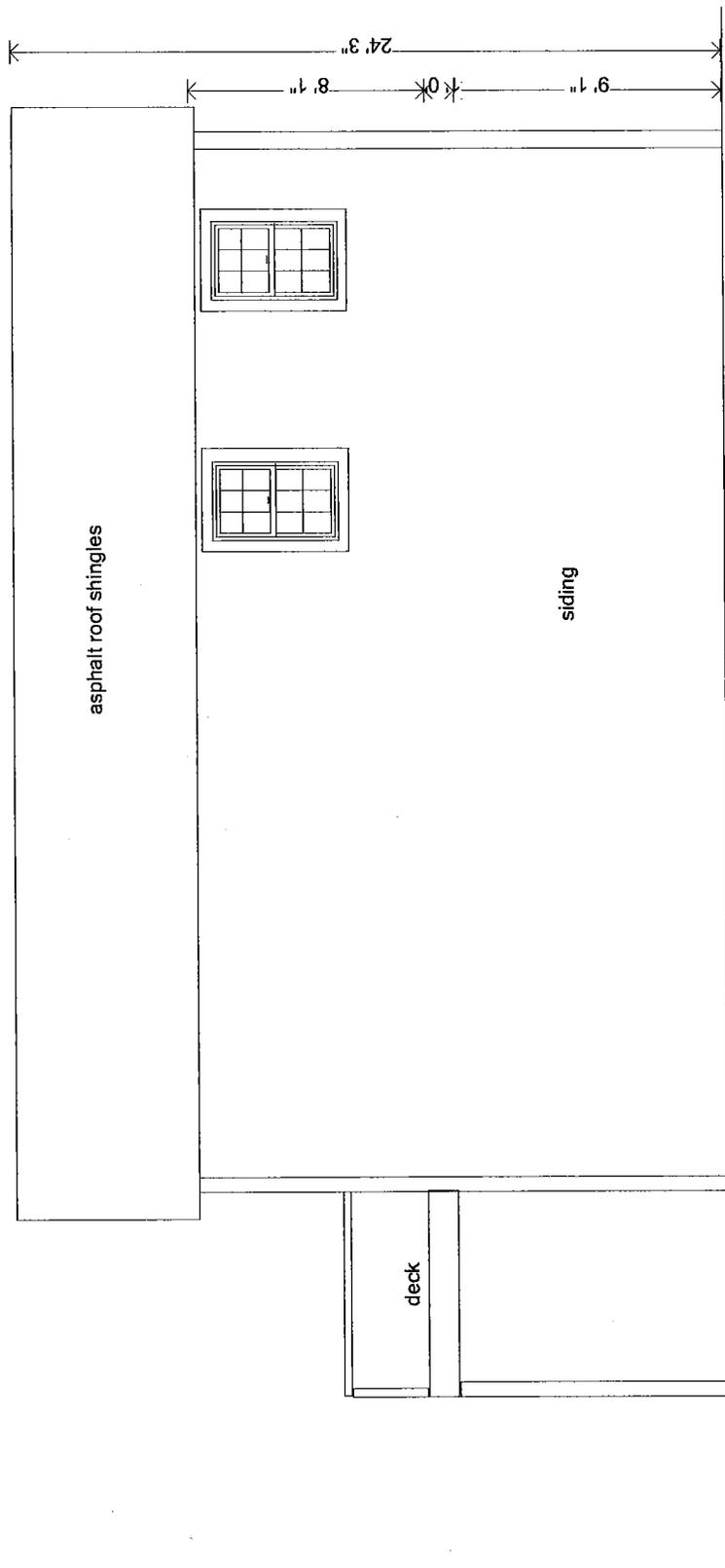


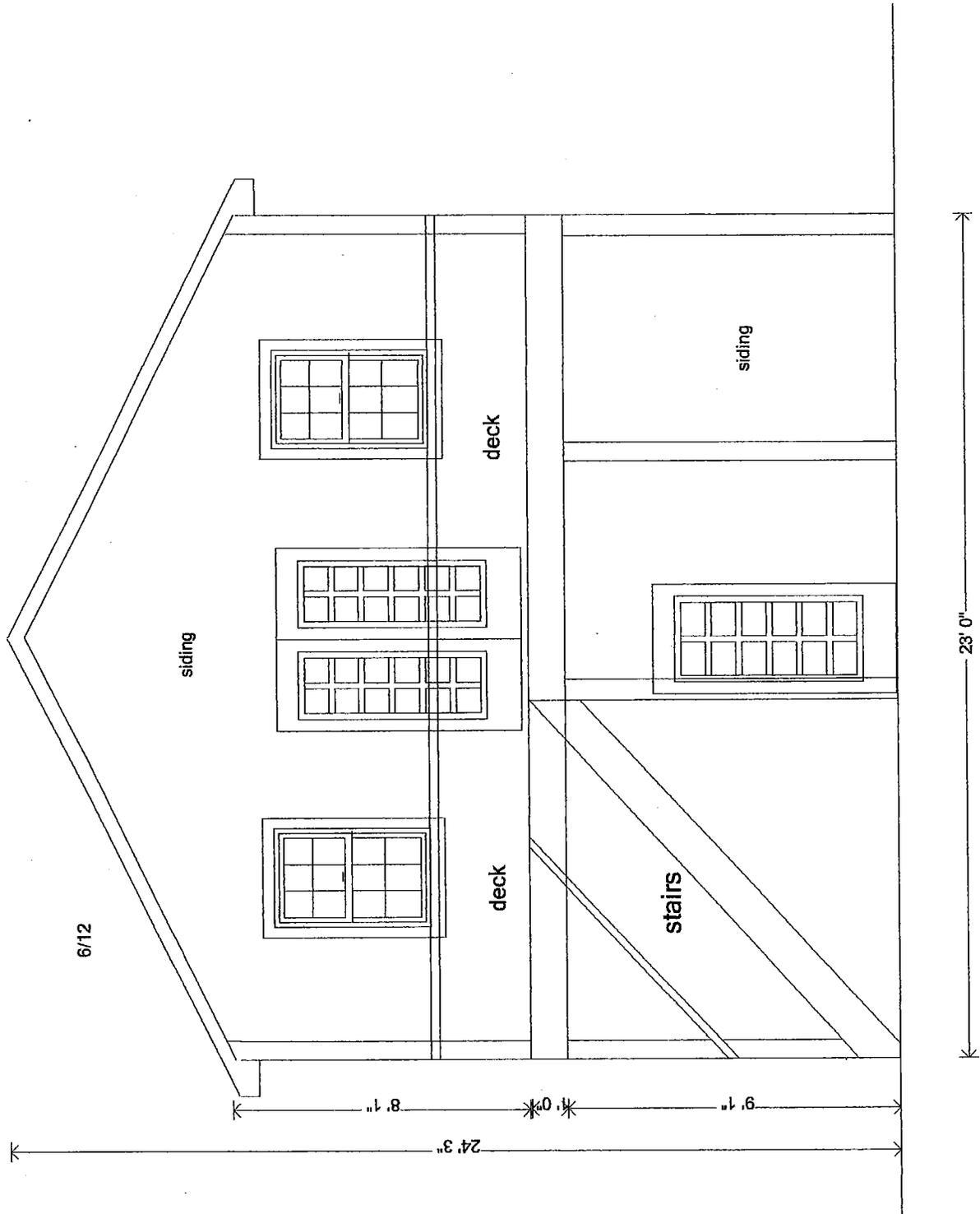
LEGEND

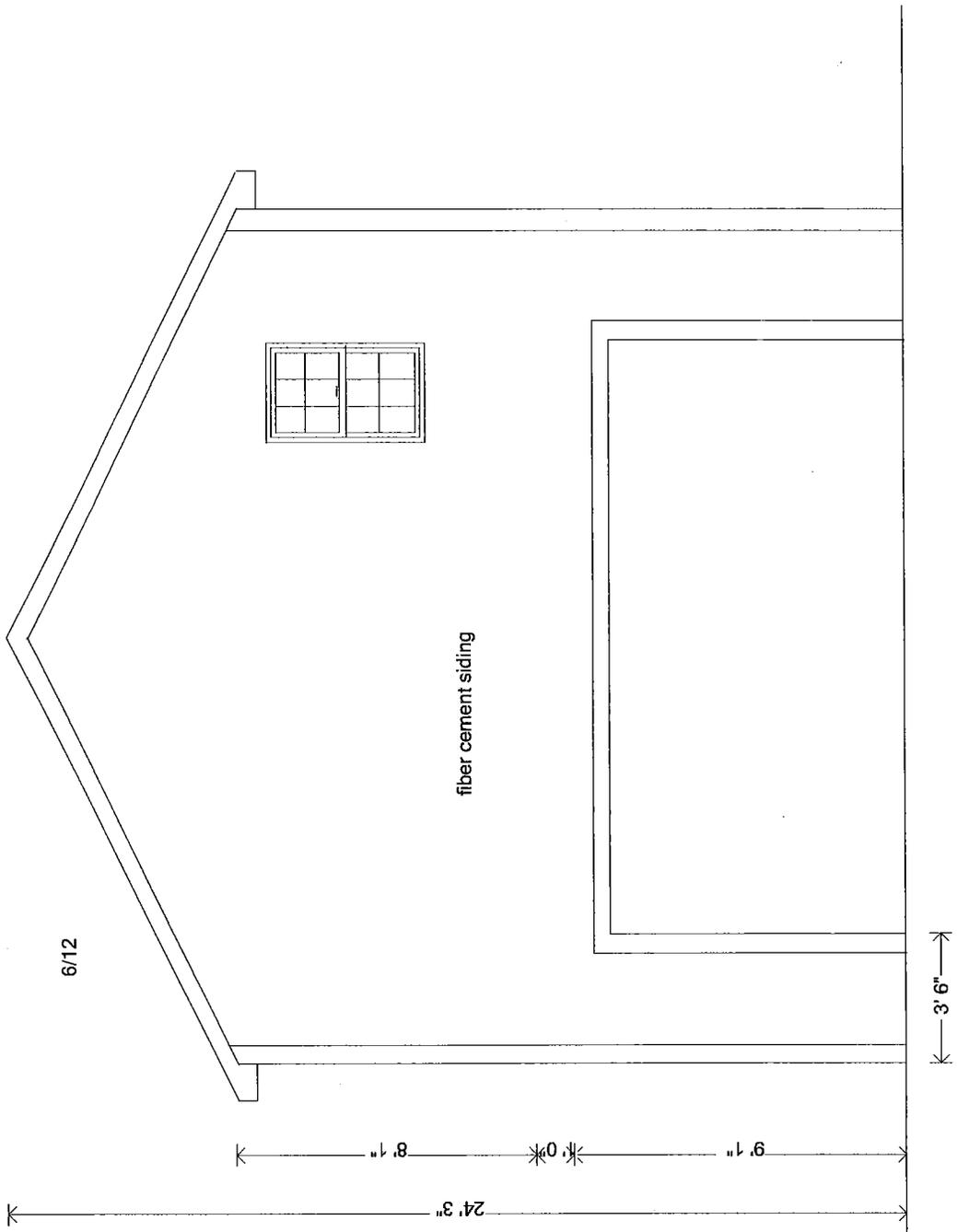
- ☒ COUNTY MONUMENT (NO LISTING)
- ☒ COUNTY MONUMENT W/COORDS
- ▲ RAILROAD SPIKE (SET W/PUNCH)
- △ RAILROAD SPIKE (FOUND)
- ◎ IRON PIPE (SET)

Jiremiah Conkle P.S.
 JIRIMIAH CONKLE PS
 OHIO SURVEYOR S-7616









Zigler Rk

29.16



3.08

3.08

23

proposed carriage porch

30

deck

7

180

180

site plan

2.0

8.40

18

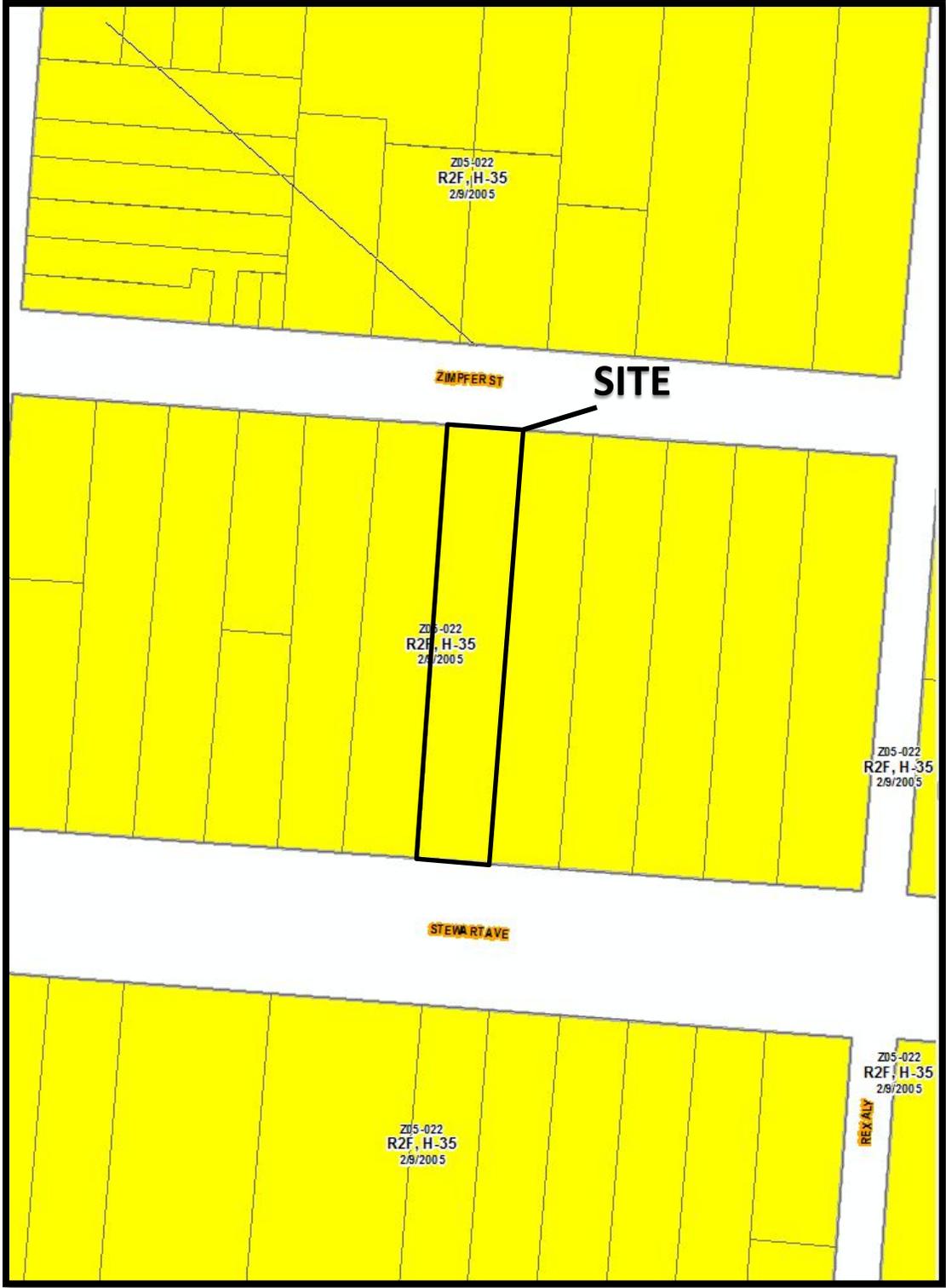
existing home

300 sqwatt

42

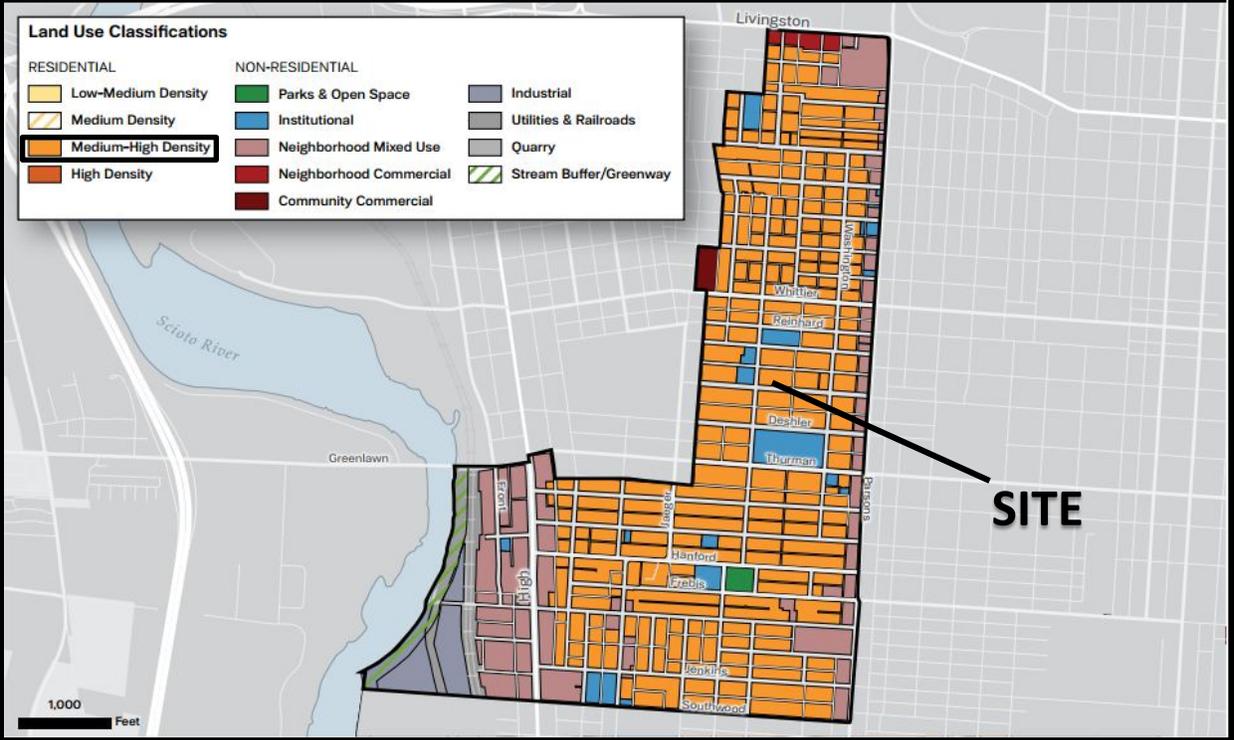
29.16

Gleasant Ave.



CV15-010
360 Stewart Avenue
Approximately 0.12 acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



General Description of Land Use Plan Classifications		
General Classification	Classification	General Description
Residential	Low-Medium Density (4-6 units per acre)	This classification is characterized by a mix of single-family homes, interspersed with doubles and some smaller scale multifamily development.
	Medium Density (6-10 units per acre)	This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. 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. Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
	Medium-High Density (10-16 units per acre)	A variety of dwelling types, including doubles, townhouses and multifamily are included in this category. New development patterns should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered, provided a high quality design that can demonstrate that it will not adversely impact the existing development pattern of the area.
	High Density (16-45 units per acre)	This classification includes multi-story multifamily housing proposals for High Density development 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 be scrutinized in regard to their contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.
Commercial	Neighborhood Commercial	The function of this classification is to provide neighborhood commercial services. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards.
	Community Commercial	The Community Commercial classification supports retail, office, hotel, 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.
	Neighborhood Mixed Use	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.
Other	Industrial	The Industrial classification includes light industrial uses, including light assembly, fabrication, and related uses. Existing Heavy Industrial Uses are recognized within this classification. Office, technology, and other job focused uses are also supported within this classification. Retail uses are not supported within this classification.
	Institutional	Institutional uses include schools, government property, and houses of worship. Note: The Institutional designation on the Land Use Plan does not imply support for all uses identified in the Institutional classification of the Columbus Zoning Code.
	Parks and Open Space	Parks are either publicly- or privately-owned recreational facilities and include golf courses. Open space should be conserved lands that are not suitable for development, such as the floodway and floodplain, wetlands, major wood stands, steep slopes and ravines, and species habitat. These are natural areas that do not provide recreational facilities.
	Stream Buffer	The Future Land Use Plan map illustrates a stream buffer along Scioto River and Alum Creek. The illustrated buffer is shown to indicate a no-disturb zone meant to preserve the greenway. The no-disturb zone width will vary depending on the creek, waterway, and/or ravine based on the Columbus Stormwater Drainage Manual requirements. Efforts should be made to extend this buffer whenever possible.
	Quarry	Landfills and quarries.
	Utilities and Railroads	Utilities and railroads.

Table 3: Land use classification descriptions

CV15-010
 360 Stewart Avenue
 Approximately 0.12 acres
 South Side Area Plan (2014)



CV15-010
360 Stewart Avenue
Approximately 0.12 acres