

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: CV15-011 Date Received: 3/3/15
Application Accepted by: ET Fee: \$1100
Comments: Assigned to Shannon Pine 645-2208
spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1499 Elmwood Avenue Zip: 43212

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: _____

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

Current Zoning District(s): R-4

Area Commission or Civic Association: Fifth by Northwest

Proposed Use or reason for Council Variance request: permit 2 lots, each with a 2 unit building and a 1 unit building and 2 lots with separate single unit building with reduced development
0.59 standards

Acreage: _____

APPLICANT:

Name: Jason S. Dodgion Phone Number: 771-2230 Ext.: _____

Address: 3880 Smiley Road City/State: Hilliard, OH Zip: 43026

Email Address: jdodgion@zotecmmp.com Fax Number: _____

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

Name: Same as applicant Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

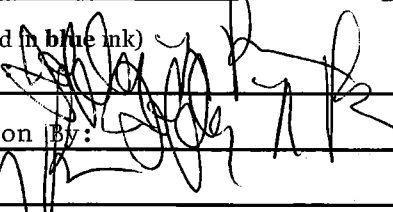
Name: David Hodge Phone Number: 221-4255 Ext.: _____

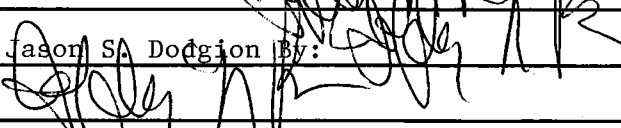
CSmith & Hale LLC

Address: 37 West Broad St., Ste. 460 City/State: Columbus, OH Zip: 43215

Email Address: dhodge@smithandhale.com Fax Number: 221-4409

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

APPLICANT SIGNATURE Jason S. Dodgion By: 

PROPERTY OWNER SIGNATURE Jason S. Dodgion By: 

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.

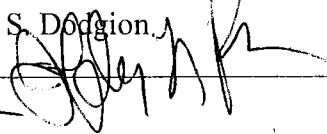
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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Please make checks payable to the Columbus City Treasurer

Statement of Hardship

The applicant is requesting a series of variances to the development standards to allow two buildings on two lots and an additional building on each lot where the existing single family home is being maintained. The variances are to residential use, exception for single-unit or two-unit dwelling, maneuvering, parking spaces, lot width, fronting, maximum and minimum side yards, rear yard, building line, number of parking spaces, landscaping and side and rear yard obstructions. The granting of these variances 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.

Jason S. Dodgion
Signature of Applicant: By: 
Date: 3/3/15

List of Variances

3332.039, R-4, Residential District use: Applicant proposes to construct two two unit dwellings each with a rear single unit dwelling above a detached garage on two lots; construct a one unit carriage house behind each of the existing single family dwellings.

3332.16, Exception for single-unit or two unit dwellings: Applicant proposes to construct two two unit dwellings each with a rear single unit dwelling above a detached garage on two lots; construct a one unit carriage house behind each of the existing single family dwellings.

3312.25, Maneuvering: Applicant proposes to permit maneuvering over property lines.

3312.29, Parking space: Applicant proposes to permit stacked parking spaces on lots 1 and 4.

3332.05, Area district lot width requirement applicant proposes 41 foot wide lots.

3332.19, Fronting on a public street: Applicant proposes no public street frontage for the western most building on the lots.

Section 3332.25 Maximum side yard required: Applicant proposes a maximum side yard of 5 feet on lots 1 and 4 and 5 feet on lots 2 and 3.

3332.26 Minimum side yard: Applicant proposes a side yard of 1.4 feet for existing dwellings on lot 1 3.3 feet for the existing dwelling on lot 4, 3 feet for the carriage house on lot 4 and zero side yard for the carriage houses on lots 2 and 3 and 4.6 feet for the proposed two dwelling unit buildings on lots 2 and 3.

3332.27 Rear Yard: Applicant proposes a rear yard on 12.9% for lots 1 and 4 and 3.2% for lots 2 and 3.

3332.21 Building Lines: Applicant proposes a building line of 24 feet for the dwellings on lots 2 and 3.

3312.49 Minimum number of parking spaces required. Applicant proposes four parking spaces for lots 2 and 3.

3312.21 Landscaping and screening. Applicant proposes no landscaping for the parking for the carriage houses on lots 1 and 4.

3332.28 Side or Rear Yard Obstructions: Applicant proposes pavement in the side and rear yards.

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AFFIDAVIT (See instruction sheet)

Application Number: CV 15-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1499 Elmwood Avenue

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

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Jason S. Dodgion

3880 Smiley Road
Hilliard, OH 43026

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

Jason S. Dodgion

614-771-2230

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

(5) Fifth by Northwest

Bruce McKibben
1094 Lincoln Road

Columbus, OH 43212

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

David Hodge

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

(8) SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

9/4/15
My Commission Expires



Here Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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**ATTORNEY****AREA COMMISSION**

Jason S Dodgion
3880 Smiley Road
Hilliard, OH 43026

David Hodge
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

Fifth by Northwest
Bruce McKibben
1094 Lincoln Road
Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

E T Shaudys Rentals Ltd.
Edgar & Elizabeth Shaudys
1184 Fairview Avenue
Columbus, OH 43212

Neil J Heuker
Kathleen Bruch
1518 Westwood Avenue
Columbus, OH 43212

Ronald J Corby
Jill M Rable
1471 Elmwood Avenue
Columbus, OH 43212

Ann P Verdine
2067 Margo Road
Columbus, OH 43229

Kevin A Craine, Tr.
Beatrice K Sowald, Tr.
2201 Riverside Drive
Columbus, OH 43221

Mary A Carlisi
1483 Elmwood Avenue
Columbus, OH 43212

James R & Dawn E Gleason
4129 Cloudberry Court
Hilliard, OH 43026

Brain J & Jennifer R McLaughlin
1517 Elmwood Avenue
Columbus, OH 43212

Angelrose M Morris et al.
1508 Westwood Avenue
Columbus, OH 43212

Scott C Lancia
780 Cooper Road
Westerville, OH 43081

Melissa Hicks
1528 Westwood Avenue
Columbus, OH 43212

Charles B Tarr
1534 Westwood Avenue
Columbus, OH 43212

Carmelina Conti
1480 Westwood Avenue
Columbus, OH 43212

Peter Cary
Cyndi A Stamps
586 Arden Road
Columbus, OH 43214

Thomas F Smith II
1492 Westwood Avenue
Columbus, OH 43212

Edilia A Le Conti et al.
1502 Westwood Avenue
Columbus, OH 43212

Nick C & Carolyn A Panzera
1100 Fairview Avenue
Columbus, OH 43212

William Colgan
1329 Murrell Avenue
Columbus, OH 43212

Richard E & Nancie N Turkal
1460 Cambridge Blvd.
Columbus, OH 43212

V&N Investments Ltd.
896 King Avenue
Columbus, OH 43212

Ryan G Cohen
1498 Westwood Avenue
Columbus, OH 43212

CVIS-011

Peter Iacobucci
5666 Satinwood Drive
Columbus, OH 43229

Greg Flecher
2812 Quarry Point
Columbus, OH 43204

Michelle A Cox
1506 Elmwood Avenue
Columbus, OH 43212

Madison M Christiansen
1478 Elmwood Avenue
Columbus, OH 43212

Jonathan A Sisson
1480 Elmwood Avenue
Columbus, OH 43212

Edward Matthew Greaser
1498 Elmwood Avenue
Columbus, OH 43212

Michelle L Porter
1500 Elmwood Avenue
Columbus, OH 43212

Clara S Zari
1512 Westwood Avenue
Columbus, OH 43212

dodgion.lbl (nct)
3/3/15 S:Docs/s&hlabel/2015

Council Variance Application

DEPARTMENT OF PUBLIC WORKS
AND PLANNING SERVICES

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

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 # CV15-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 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

1. Jason S. Dodgion 3880 Smiley Road Hilliard, OH 43026 614-771-2230	2.
3.	4.

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

SIGNATURE OF AFFIANT

David Hodge

Sworn to before me and signed in my presence this

03rd

day of

March

, in the year

2015

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires

9/4/15

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of Lots 586, 587, 588, and 589, of "F.S. Wagenthals Amended Subdivision" subdivision recorded in Plat Book 4, Page 412, said lots being in the name of Jason and Stacey Dodgion and described as follows:

Beginning in the west right-of-way line of Elmwood Avenue and at the northeast corner of said Lot 589 of said "F.S. Wagenthals Amended Subdivision";

Thence Southerly, along said west right-of-way line, about 164 feet to the southeast corner of said Lot 586;

Thence Westerly, along the south line of said Lot 586, about 147 feet to the southwest corner of said Lot 586, and in the east right-of-way line for an Alley;

Thence Northerly, along said east right-of-way line, about 164 feet to the northwest corner of said Lot 589;

Thence Easterly, along the north line of said Lot 589, about 147 feet to the *Point of Beginning*. Containing approximately .59 acres of land, more or less.

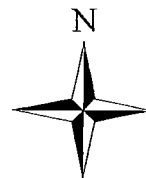
This description was written for zoning purposes only.

~~FILED IN 813-00023 AND 813-00024~~



City of Columbus Zoning Plat

CVIS-011



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: 010062873, 010050628

Zoning Number: 1499

Street Name: ELMWOOD AVE

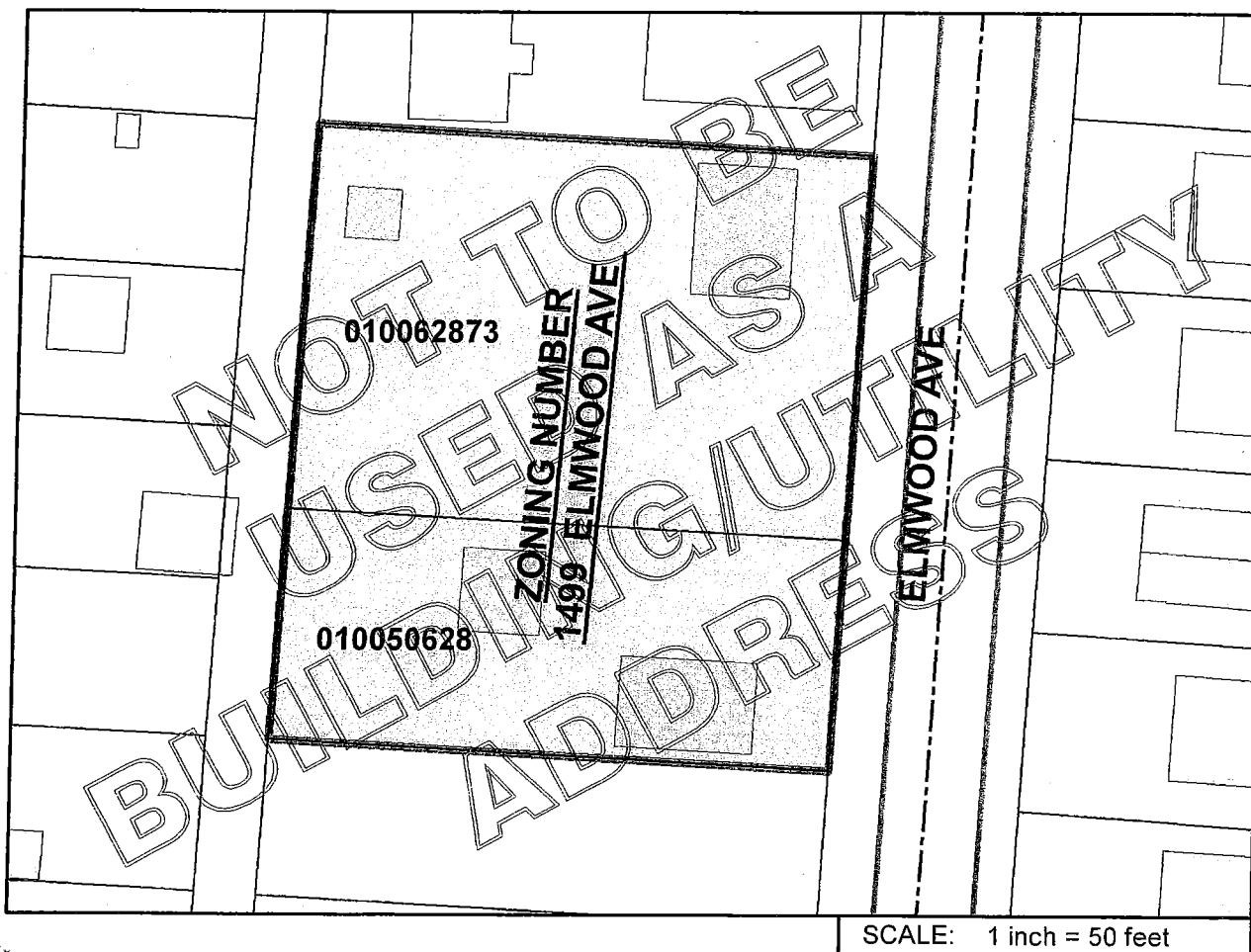
Lot Number: 86-89

SUBDIVISION: GLADDINGTON HTS

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Patricia A. Austin

Date: 1/25/2013

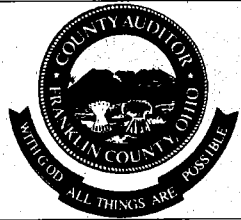


SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 12444



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: dlh DATE: 2/23/15



Disclaimer

Scale = 100



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.

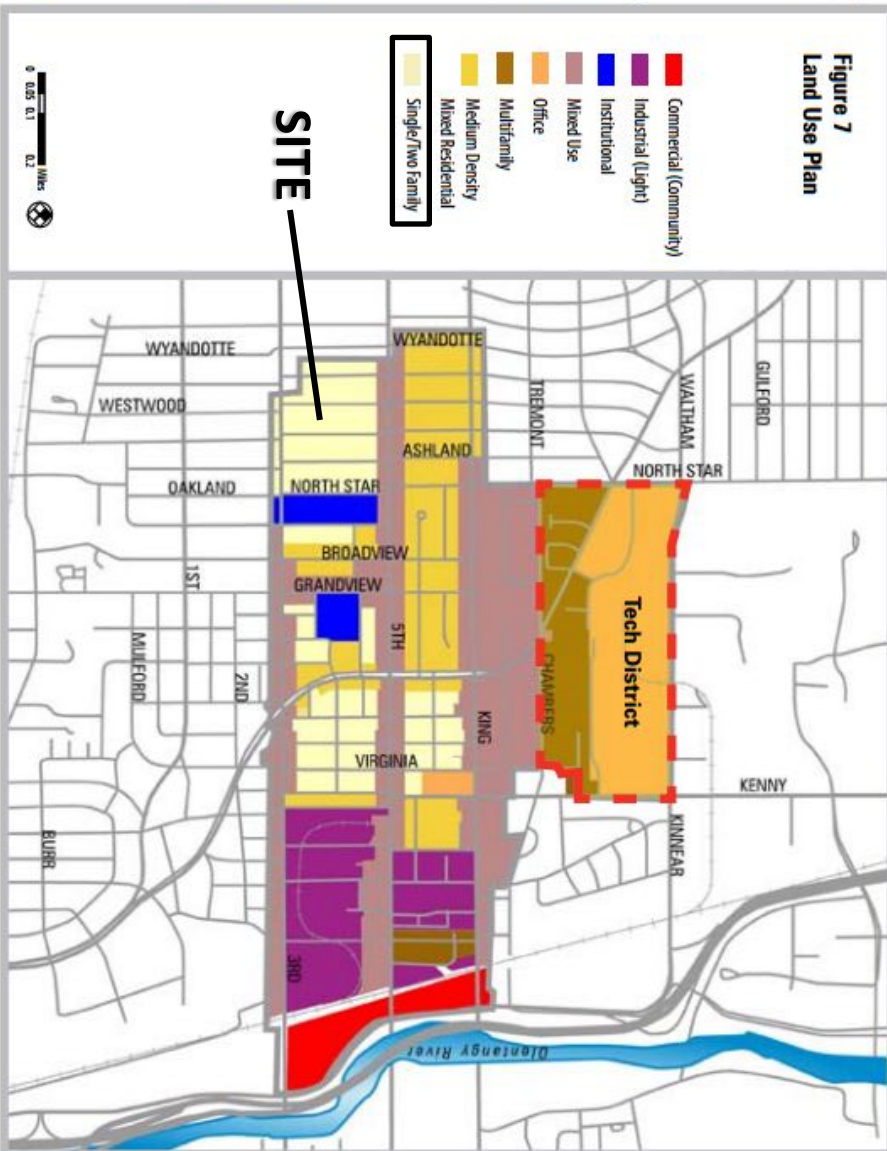
Real Estate / GIS Department

Policy:

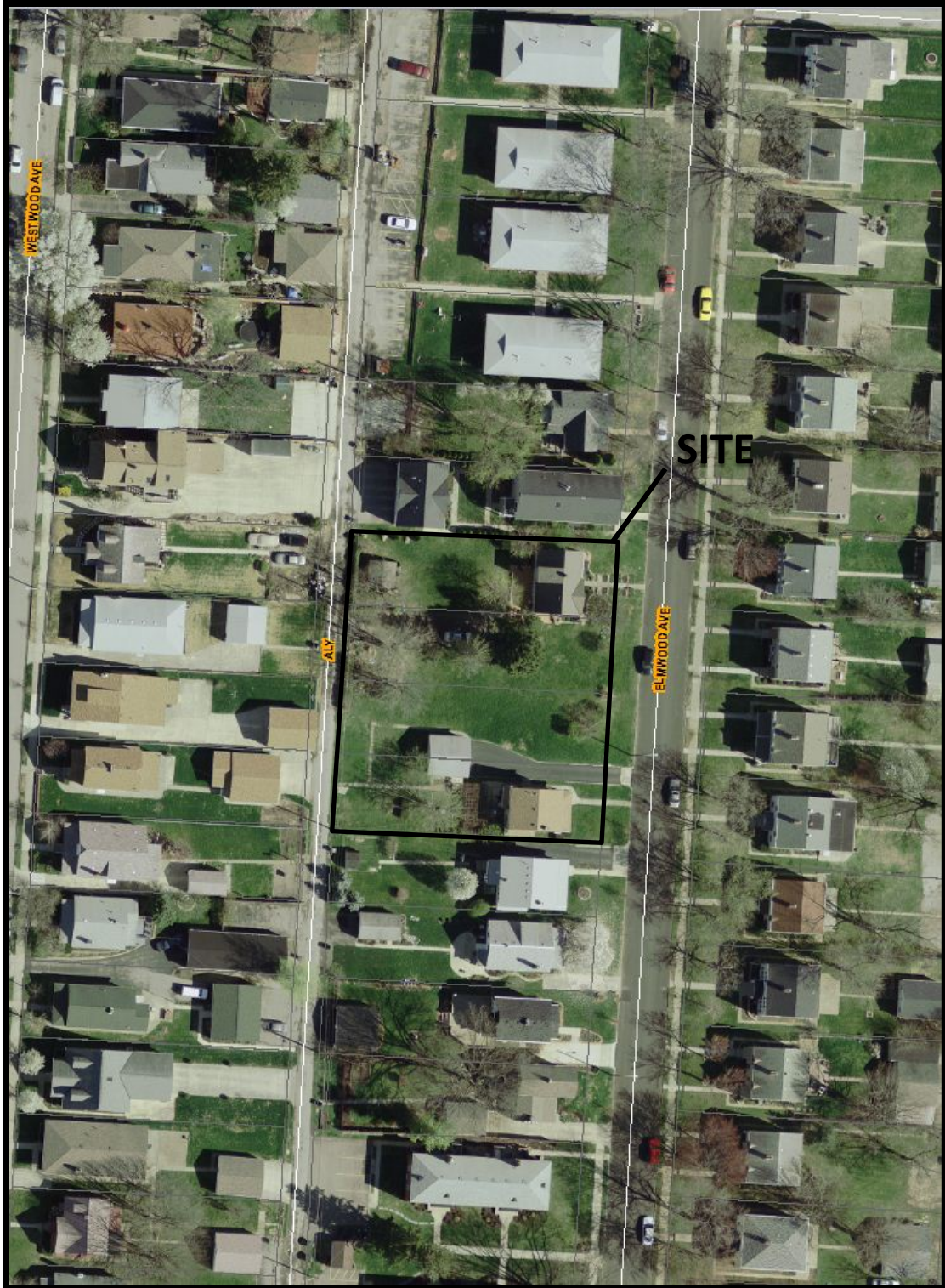
Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

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 0.59 acres



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