

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: CV15-017 Date Received: 3/31/15
Application Accepted by: S. Pine Fee: \$320
Comments: Assigned to Shannon Pine, spine@columbus.gov, 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1627 North Star 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: 010-062292 / 010-062293

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

Current Zoning District(s): R-4

Area Commission or Civic Association: 5th x Northwest

Proposed Use or reason for Council Variance request:
To allow a carriage house and reduced development standard

Acreage: .19 acres

APPLICANT:

Name: Will-Seff Properties Phone Number: 506-3680 Ext.: _____

Address: 1626 Doone Road City/State: Columbus, OH Zip: 43221

Email Address: aseffens@gmail.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 / Smith & Hale LLC Phone Number: 221-4255 Ext.: _____

Address: 37 West Broad Street, Suite 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 Will-Seff Properties By: _____

PROPERTY OWNER SIGNATURE Will-Seff Properties 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.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Statement of Hardship

1627 North Star Avenue

CV15-077

The applicant / property owner, Will-Seff Properties, owns two separate nonconforming parcels along North Star Avenue, along the west side of the street, south of King Avenue. These parcels are platted lots, however the residence on the lots was constructed over the property line. The owners seeks to combine the tax parcels, solving an existing zoning issue, and along the rear of the property construct a carriage house, providing covered parking spaces on the lower level, and one residence on the second level.

To effectuate the applicant's plan the following variances are necessary:

- 3332.039 To allow a freestanding carriage house in the R-4 zoning district.
- 3332.26 To reduce the side yard setback from 5 feet to 3 feet for the carriage house.

These variances will allow the property to develop in a manner consistent with other developments in this area, and in a manner consistent with certain planning criteria for this neighborhood. The grant of these variances will not impair an adequate supply of light and air to adjacent properties, 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 any inhabitant of the City of Columbus.

Will Seff Properties

By: David H. Seff

Date: 3/31/2015

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

AFFIDAVIT (See instruction sheet)

Application Number: CN 15-017

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 1627 North Star 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)** 5/31/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME **(4)** Will-Seff Properties
AND MAILING ADDRESS 1626 Doone Road
Columbus, OH 43221

APPLICANT'S NAME AND PHONE # Will-Seff Properties
(same as listed on front application) 506-3680

AREA COMMISSION OR CIVIC GROUP **(5)** 5th x Northwest
AREA COMMISSION ZONING CHAIR c/o Bruce Shalter
OR CONTACT PERSON AND ADDRESS 1635 B Grandview Avenue
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 31st day of January, in the year 2015

[Signature]
(8) SIGNATURE OF NOTARY PUBLIC
My Commission Expires 9/4/15

Notary Seal Here

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

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 checks payable to the Columbus City Treasurer

CV15-017

APPLICANT/PROPERTY OWNER

ATTORNEY

AREA COMMISSION

Will-Seff Properties
1626 Doone Road
Columbus, OH 43221

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

5th x Northwest Area Commission
c/o Mr. Bruce Shalter
1635 B Grandview Avenue
Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

North Star Road LLC
1626 Doone Road
Columbus, OH 43221

Gregory W Howard
1633 North Star Avenue
Columbus, OH 43212

Kingland Company Ltd.
1580 King Avenue, Suite 202
Columbus, OH 43212

Edward J Sowinski
1645 North Star Avenue
Columbus, OH 43212

Joseph D & Jennifer L Kubina
1649 North Star Avenue
Columbus, OH 43212

Kevin E Noesner, Tr.
3123 Cranston Drive
Dublin, OH 43017

Rolland L & Marilyn Sue Halley
1626 Ashland Avenue
Columbus, OH 43212

Laura J Dieg
2181 Quarry Valley Road
Columbus, OH 43204

Matthew Tober
1624 Ashland Avenue
Columbus, OH 43212

Glenn T & Nancy P Hetterscheidt
1636 Ashland Avenue
Columbus, OH 43212

Gary R & Sandra R Hofmaster
1301 Oakland Avenue
Columbus, OH 43212

Karl L & Sabrina Walters
1608 North Star Road
Columbus, OH 43212

Scott L Freed
1612 North Star Road
Columbus, OH 43212

Kathleen L Farman
1565 West Seventh Avenue
Columbus, OH 43212

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

Council Variance Application

DEPARTMENT OF BUILDING
AND COMMUNITY DEVELOPMENT

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 # CV15-017

STATE OF OHIO
COUNTY OF FRANKLIN

David Hodge

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

<p>1. Will-Seff Properties 1626 Doone Road Columbus, OH 43221 Alan Seffens 506-3680</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

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 31st day of March, in the year 2015

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires



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.

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 checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 3/17/15

CV15-017



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.

Legal Description

CV15-017

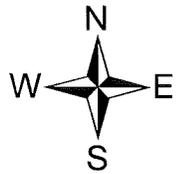
Being Lots Number Seventeen (17) and Eighteen (18) of RICKETTS AND MILLER'S SUMMIT PLAIN ADDITION, as the said lots are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 344, Recorder's Office, Franklin County, Ohio

Parcel Numbers: 010-062292 and 010-062293



City of Columbus Zoning Plat

CV15-017



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: 010062292

Zoning Number: 1627

Street Name: NORTH STAR AVE

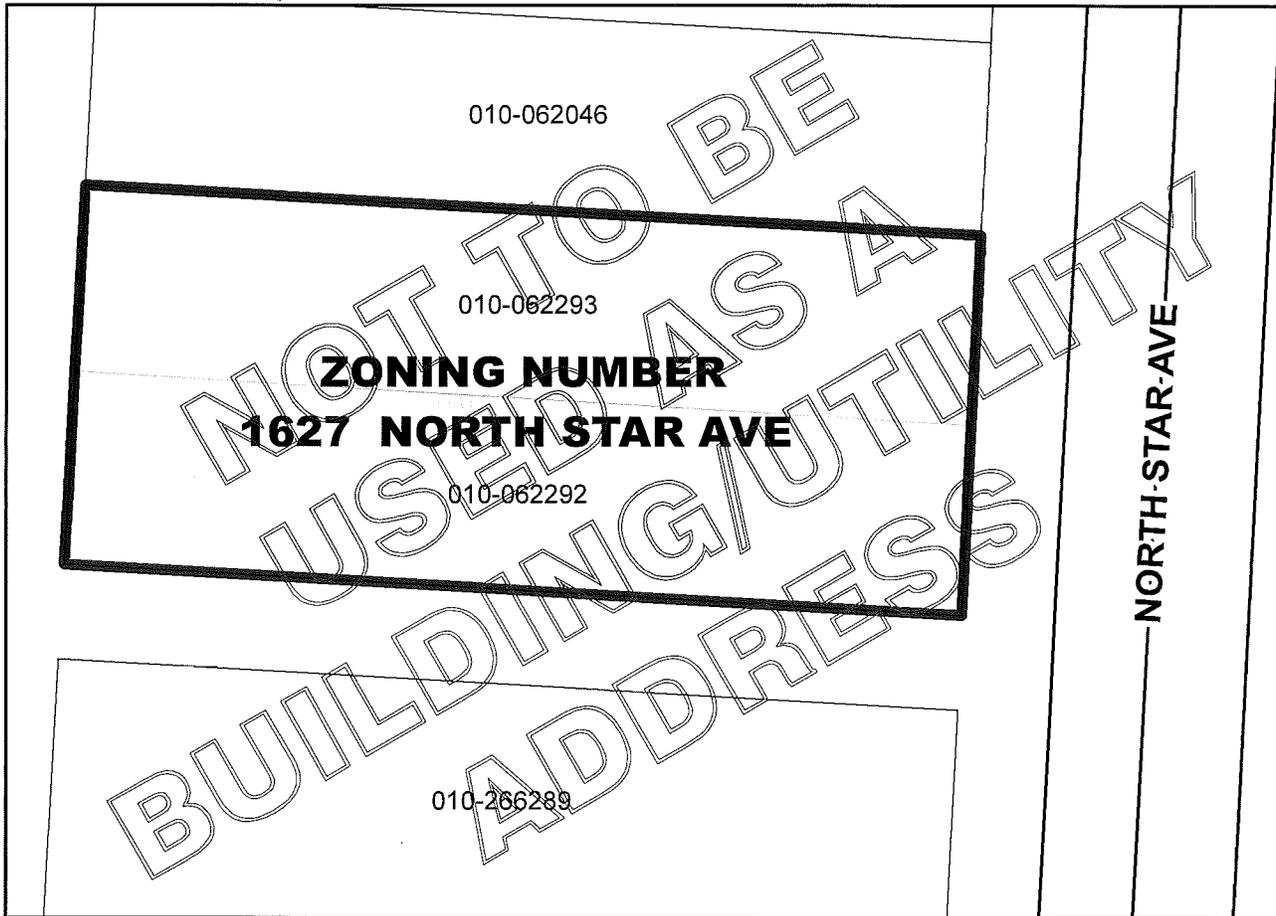
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Alfred Connor

Date: 3/27/2015



NOT TO BE
USED AS A
BUILDING/UTILITY
ADDRESS



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 30821

1627 NORTH STAR ROAD
COLUMBUS, OHIO 43212

SHEET TITLE
SITE
PLAN
BUILDING
ELEVATIONS

DATE: MARCH 16, 2015
REVISIONS:

SHEET NO.
S-1

CV15017



DEVELOPMENT TABULATIONS

PROPERTY PARCEL NUMBERS
010-062293 & 010-062292

PROPERTY ADDRESS
1627 NORTH STAR ROAD

TOTAL SETBACK AREA - INCLUDES HALF THE ALLEY
9,000 S.F. - 21 ACRES

EXISTING ZONING
R-4

PROPOSED USE
TWO SINGLE FAMILY DWELLINGS ON ONE LOT

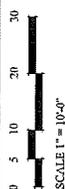
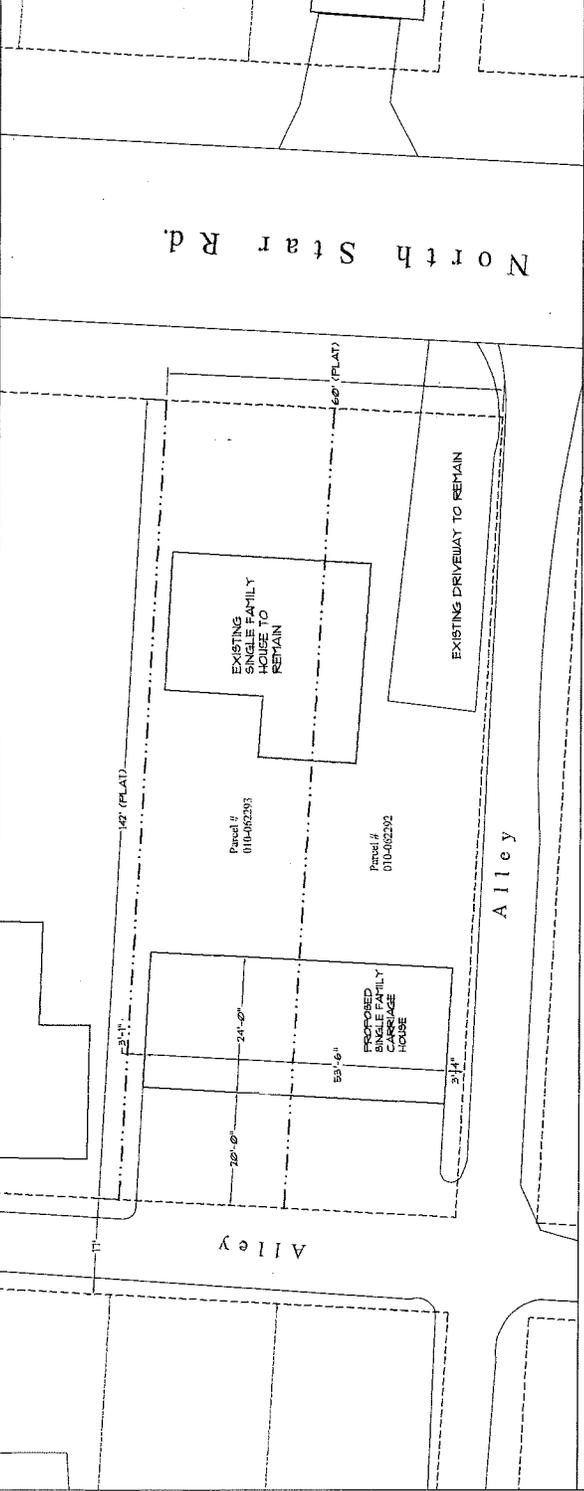
EXISTING USE
SINGLE FAMILY HOUSE

TOTAL NUMBER OF PROPOSED BUILDINGS
2

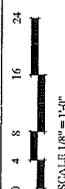
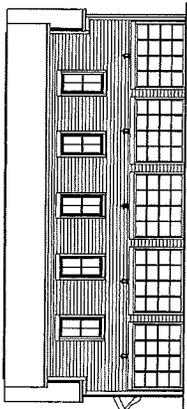
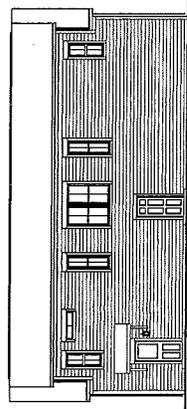
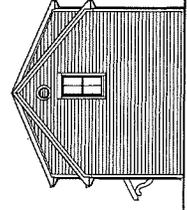
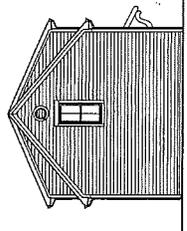
TOTAL NUMBER OF PROPOSED DWELLING UNITS
2

PROJECT DENSITY
4.32 DU/ACRE

PARKING PROVIDED
5 GARAGE SPACES
5 SURFACE SPACES
10 TOTAL SPACES



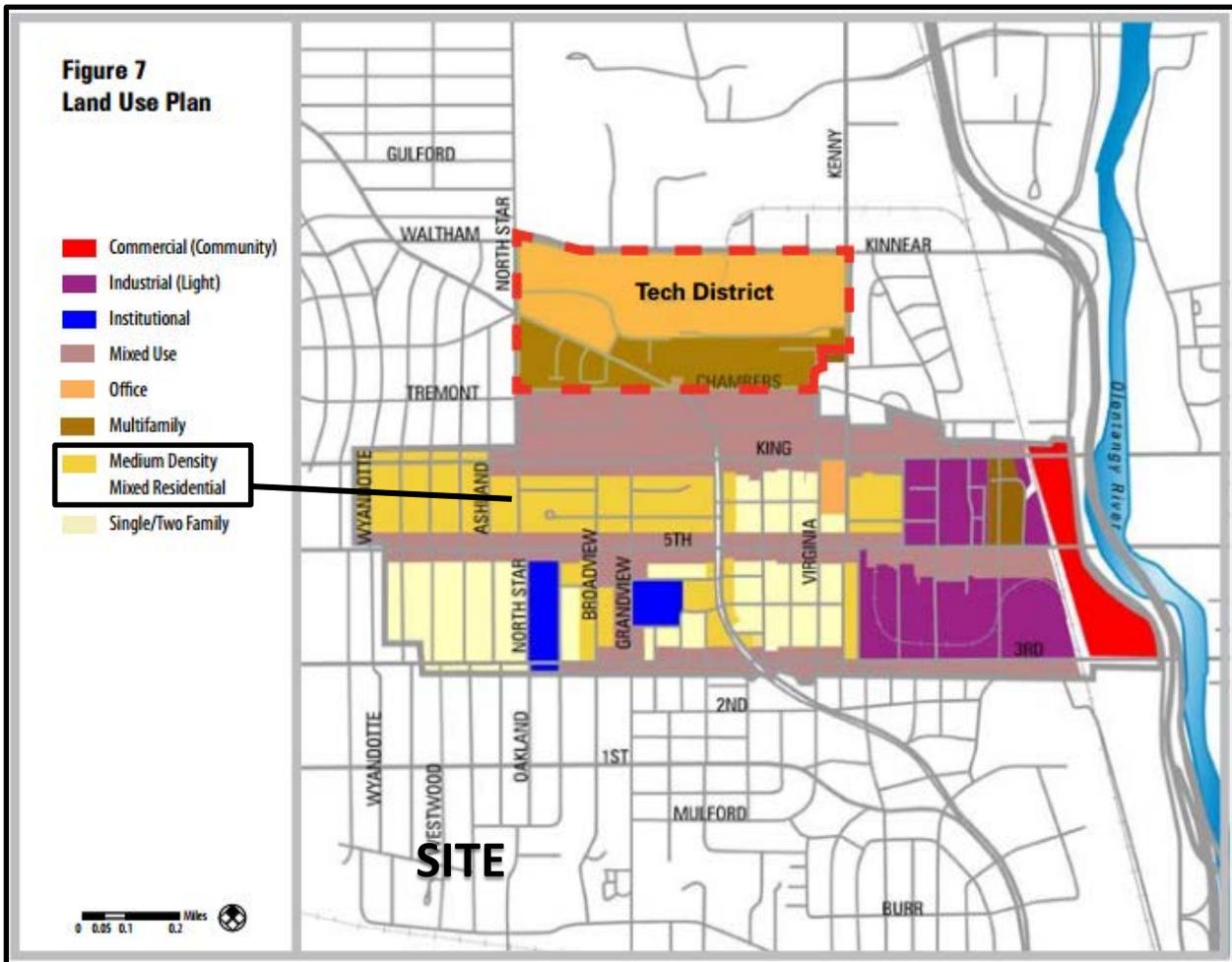
SITE PLAN



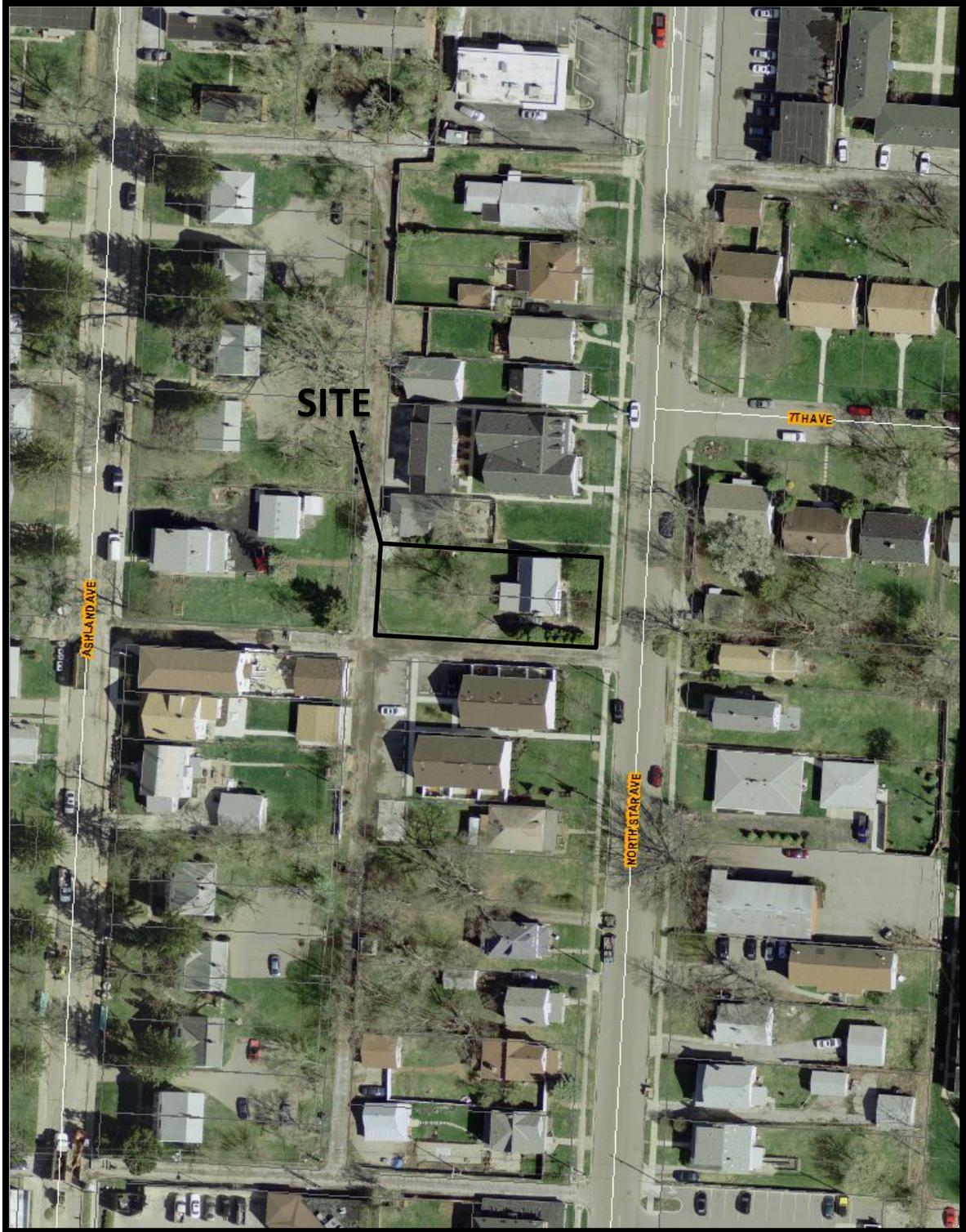
PROPOSED BUILDING ELEVATIONS



CV15-017
 1627 North Star Avenue
 Approximately 0.19 acres



CV15-017
 1627 North Star Avenue
 Approximately 0.19 acres
Fifth by Northwest Neighborhood Plan
 (2009)



CV15-017
1627 North Star Avenue
Approximately 0.19 acres