

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV15-033 Date Received: 5/5/15

Application Accepted by: ET+TP Fee: 0

Comments: Assigned to Tom Proehl; 645-2749, vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1627 COLUMBIAN DR Zip: _____

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: 010-049310

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

Current Zoning District(s): ARD

Area Commission or Civic Association: SOUTH LUMBERT STREET COMMISSION

Proposed Use or reason for Council Variance request:
CONCRETE PAVED LOT

Acreage: .12

APPLICANT:

Name: CITY OF COLUMBUS LAND BANK Phone Number: 645-6600 Ext.: -

Address: 50 W. WASC ST. City/State: COLUMBUS Zip: 43215

Email Address: _____ Fax Number: _____

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

Name: CITY OF COLUMBUS LAND BANK Phone Number: 645-6600 Ext.: -

Address: 50 W. WASC ST. City/State: COLUMBUS Zip: 43215

Email Address: _____ Fax Number: _____

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

Name: DANNY POPP Phone Number: 262-7973 Ext.: -

Address: 955 EAST CONANT RD. City/State: COLUMBUS OH Zip: 43224

Email Address: DDP@SPRINTS.COM Fax Number: 262-7963

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

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

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: CV15-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DANNY POPP
of (1) MAILING ADDRESS 855 EAST COOKE ROAD COLUMBUS, OHIO 43224

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 CLEVELAND AVENUE COLUMBUS, OHIO 43211
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/5/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) LEWIS BOWNE - CITY OF COLS
51 W. WALKER ST
COLS, OH

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

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

(5) SOUTH LINDEN AREA COMMISSION
GEORGE WALKER

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.

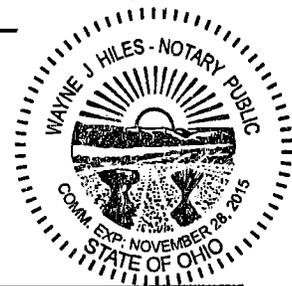
(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 5 day of May, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 11/28/2015

Notary Seal Here

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



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CITY OF COLUMBUS
RE: 1109 CLEVELAND AVE.
LAND BANK
50 W GAY ST 4TH FLOOR
COLUMBUS OH. 43215

CITY OF COLUMBUS
RE: 1631 CLEVELAND AVE.
LAND BANK
50 W GAY ST 4TH FLOOR
COLUMBUS OH. 43215

FAIRVIEW HOMES LTD
PARTNERSHIP
910 E BROAD ST
COLUMBUS OH 43205
RE: 1639 N CLEVELAND AVE

CHERICADER MANNS
2387 LINDALE RD
COLUMBUS OH 43224

RE: 1635 N CLEVELAND AVE
COLUMBUS PROPERTY INVEST.
PO BOX 141366
COLUMBUS OH 43214

RE: 1116-1118 E FIFTEENTH AVE
MARTHA J HENDERSON
180 HIGH ST
SUNBURY OH 43074

RE: 1131 E SIXTEENTH AVE

CITY OF COLUMBUS
RE: 1630 CLEVELAND AVE.
REAL ESTATE MANAGEMENT
90 W. BROAD ST. RM 425
COLUMBUS OH. 43215

KUJENGA ASHE
KHADIJAH ASHE
1119 E 16TH AVE
COLUMBUS OH. 43211

TONI WALKER
1137 E 16TH AVE
COLUMBUS OH. 43211

ARLIN WELDON LLC
2740 AIRPORT DR. ST 120
COLUMBUS OH. 43219

RE: 1621-1623 CLEVELAND AVE.
DARLENE MIDDLEBROOKS
4836 BRIARGROVE DR
GROVEPORT OH. 43125

RE: 1110-1112 E FIFTEENTH AVE.
FAIRVIEW HOMES LTD
PARTNERSHIP
910 E BROAD ST
COLUMBUS OH 43205
Re: 1121 E SIXTEENTH AVE

CITY OF COLUMBUS
RE: 1627 CLEVELAND AVE.
LAND BANK
50 W GAY ST 4TH FLOOR
COLUMBUS OH. 43215

FAIRVIEW HOMES LTD
PARTNERSHIP
910 E BROAD ST
COLUMBUS OH 43205
Re: 1125 E SIXTEENTH AVE

ANTHONY SULLIVAN
563 LAUREL RIDGE DR
COLUMBUS OH. 43230

RE: 1643-1645 N CLEVELAND AVE
NADA HARB
SAID M HAMED
1609 CLEVELAND AVE.
COLUMBUS OH. 43211

HOMeselect MONITORING SRV
1 CORELOGIC DR
WESTLAKE TX 76262
RE: JILL BROMUND
1106-1108 E FIFTEENTH AVE

Council Variance Application

DEPARTMENT OF BUILDING
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 # CV15-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DANIEL POPP
of (COMPLETE ADDRESS) 855 E. CLEVELAND BLVD. COLUMBUS, OH 43229

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. <u>HBS HBS</u> <u>1609 CLEVELAND BLVD.</u> <u>COLUMBUS, OH 43211</u> | 2. <u>SOLD M. HBS</u> <u>1609 CLEVELAND BLVD.</u> <u>COLUMBUS, OH 43211</u> |
| 3. | 4. |

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 7 day of MAY, in the year 2015

Margaret L. Dehn
SIGNATURE OF NOTARY PUBLIC

MAY 8, 2018
My Commission Expires



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

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City of Columbus Zoning Plat



CV15-033

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: 010048316

Zoning Number: 1627

Street Name: CLEVELAND AVE

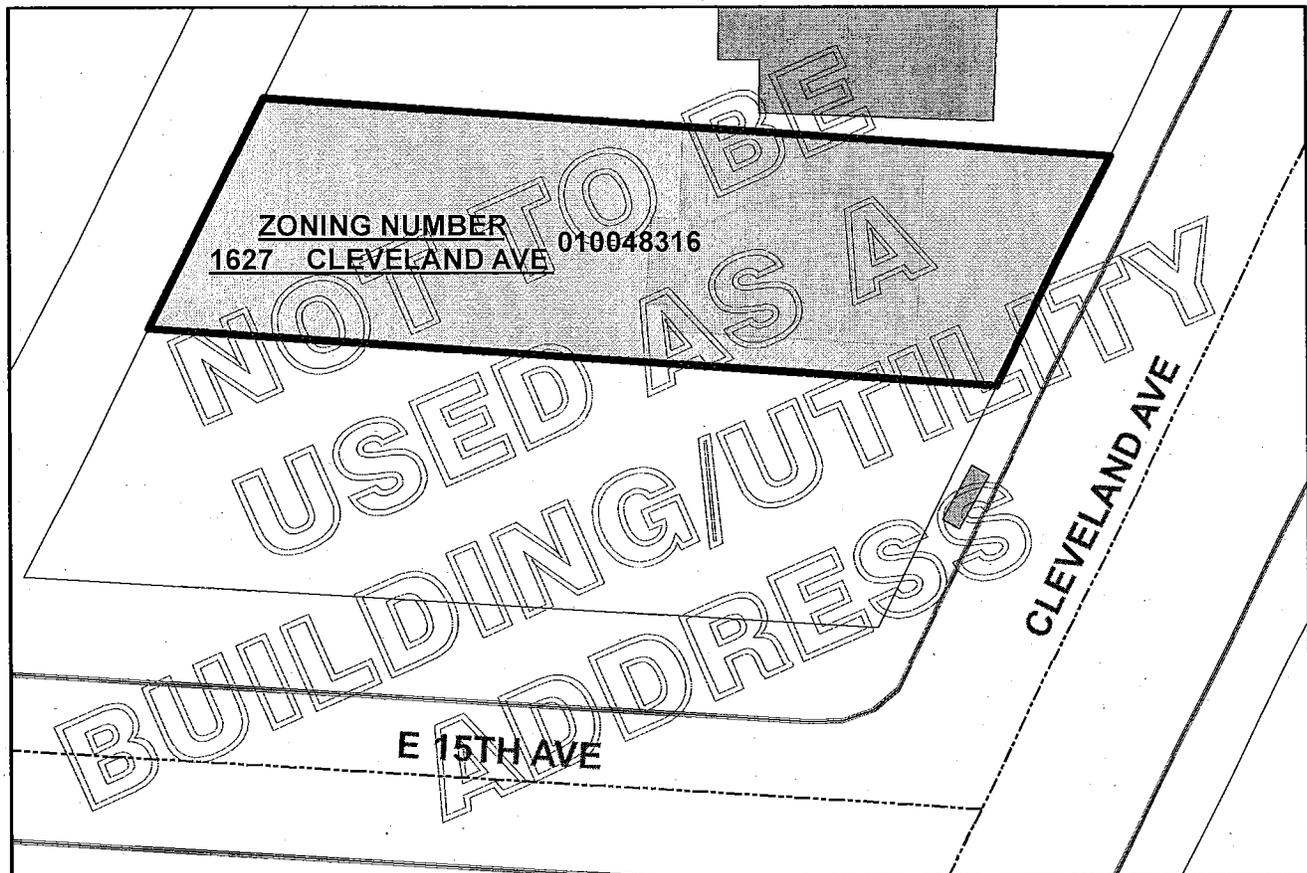
Lot Number :3

Subdivision: DREXEL PARK

Requested By: DDP & ASSOCIATE (DANNY POPP)

Issued By: *Diana Whisman*

Date: 5/8/2015



SCALE: 1 inch = 30 feet

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

GIS FILE NUMBER: 33718



CM5-033

Situated in the City of Columbus, County of Franklin

And in the State of Ohio

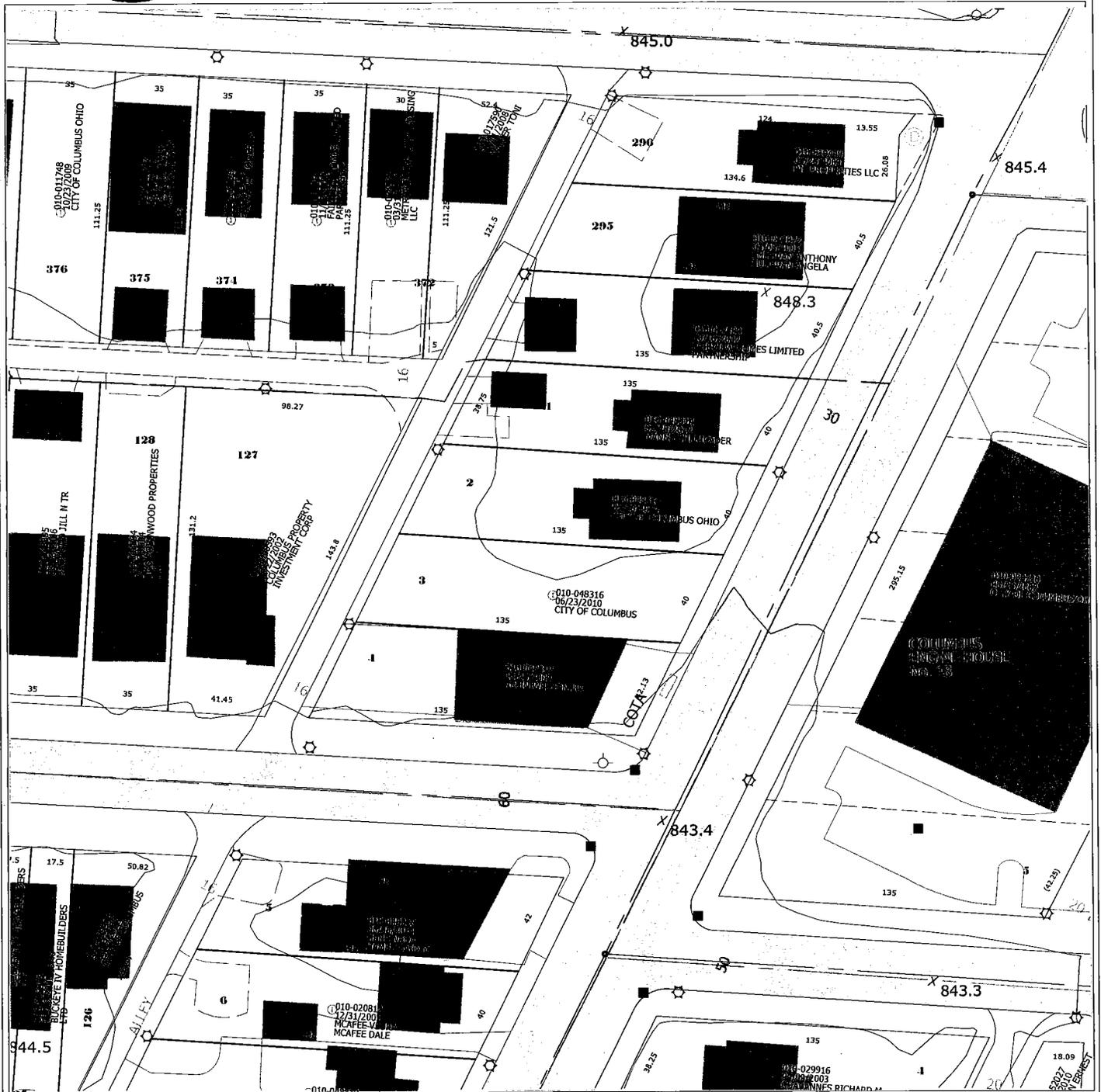
Being Lot Number Three (3) in Drexel Park Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 9, page 11, Recorder's Office, Franklin Co., Ohio.





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 4/29/15



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.

**South Linden Area Commission**

410 Cleveland Ave., Suite 1 • P.O. Box 11593 • Columbus, Ohio 43211
www.greaterlinden.org/comm_slac.html

Phone: (614) 294-9600

Fax: (614) 294-9601



April 30, 2015

Nada, Said
Mose's Market
1609 15th Ave.
Columbus, OH 43211

Dear Sirs

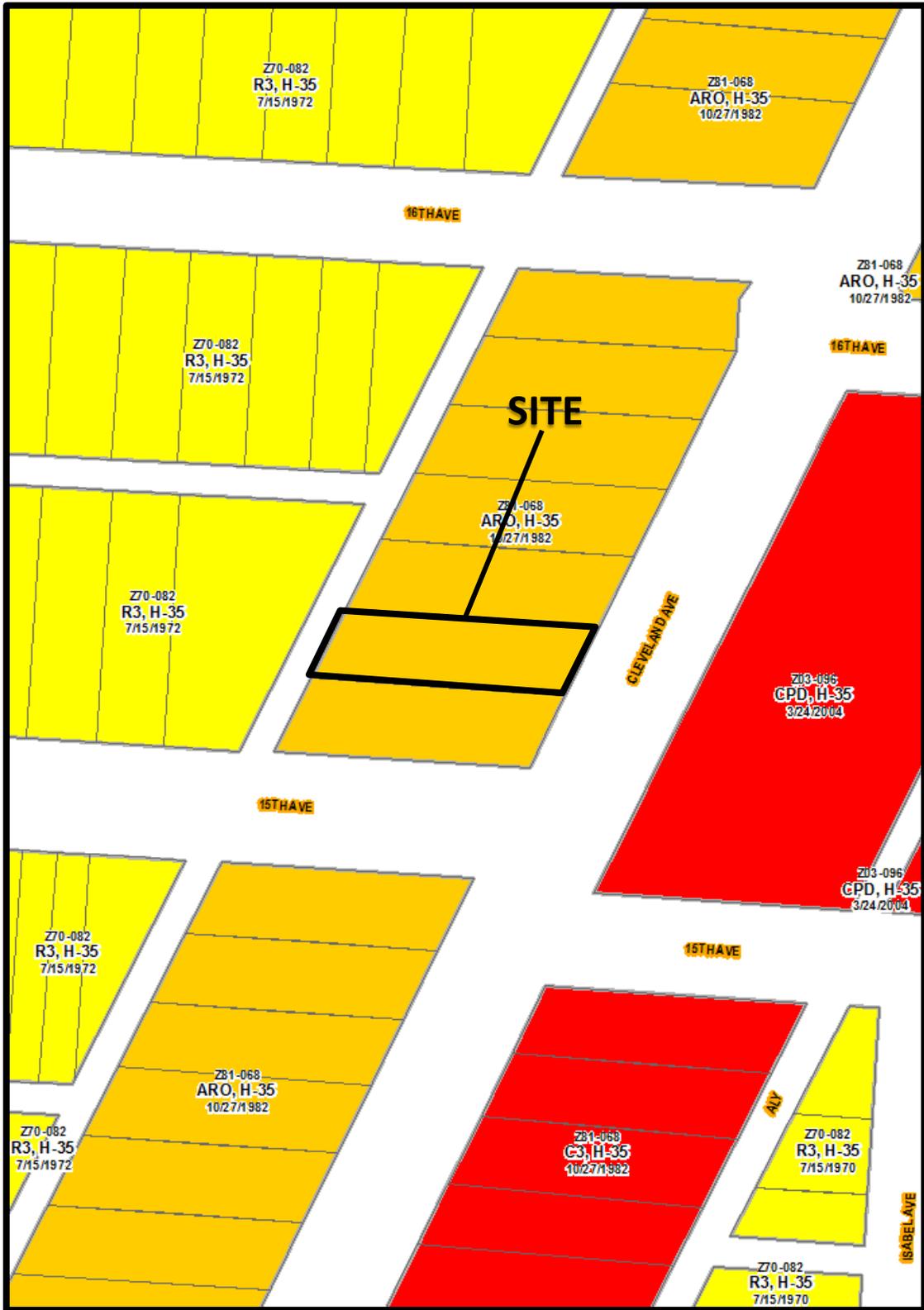
Per your request of the South Linden Area Commission we are providing you with a support letter for parcel numbers 010-048320 010-048319 010-048316 to become parking for your business customers. Provided you receive all the necessary permits and approval from the City of Columbus.

The South Linden Area commission believes in economic development is a vital to our community and we commend Mose's Market for supporting the community.

If there is anything else that you may need further assistance with please don't hesitate to contact us.

Sincerely

George M. Walker
South Linden Area Commission Chair



CV15-033
 1627 Cleveland Avenue
 Approximately 0.12 acres

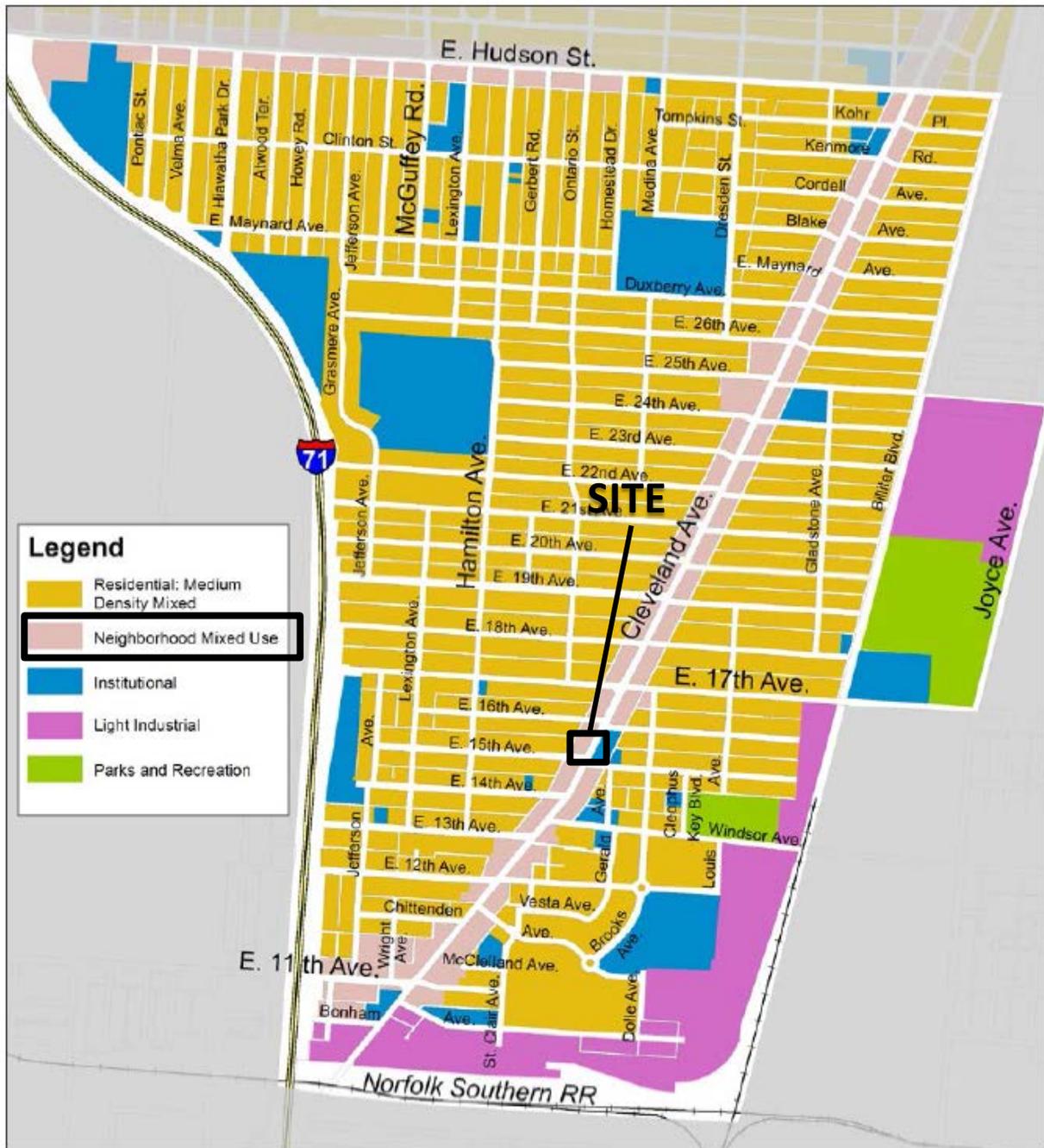


Figure 8: Future Land Use Plan Map

CV15-033
 1627 Cleveland Avenue
 Approximately 0.12 acres
 South Linden Neighborhood Plan Amendment (2012)

Table 3: Land Use Classifications

| Sub-Category | Typical Density/Intensity | Map Color | Description and Guidelines |
|----------------------------------|--|---|---|
| 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. 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. |
| Neighborhood Mixed Use | 20,000 square feet per acre; 16-28 dwelling units/acre |  | The function of this classification is to provide neighborhood commercial services and residential opportunities. 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 and located at key intersections and nodes along minor arterials and collectors that intersect with arterials. This classification 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. |
| 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. |
| 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. |
| Parks and Recreation | NA |  | Parks should be integrated into residential neighborhoods and/or located adjacent to preserve open space. Parks are either publicly or privately owned recreational facilities. |



CV15-033
1627 Cleveland Avenue
Approximately 0.12 acres