

## 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: CV15-051 Date Received: 8/27/15  
Application Accepted by: S. Pine Fee: \$320  
Comments: Assigned to James Burdin; (614)645-1341; JEBurdin@columbus.gov  
Shannon Pine; (614)645-2208; SPine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1474-76 WORTHINGTON ST. Zip: 43201

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: 010-009053

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

Current Zoning District(s): ~~R2F~~ C-4

Area Commission or Civic Association: UARB, Impact District, UAC

Proposed Use or reason for Council Variance request:  
Permit 1st floor residential and

Acreage: 0.12

### APPLICANT:

Name: JEFF TYNDALL Phone Number: 614-554-1586 Ext.:  
Address: P.O. BOX 141366 City/State: Columbus, OH Zip: 43214  
Email Address: jtyndall59@yahoo.com Fax Number:

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

Name: THE E D & W group LLC Phone Number: 614-554-1586 Ext.:  
Address: P.O. BOX 141366 City/State: Columbus OH Zip: 43214  
Email Address: Fax Number:

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

Name: Jeff Tyndall Phone Number: 614-554-1586 Ext.:  
Address: P.O. BOX 141366 City/State: Columbus, OH Zip: 43214  
Email Address: jtyndall59@yahoo.com Fax Number:

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature] member

ATTORNEY / AGENT SIGNATURE [Signature] agent

*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**

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### PRE-APPLICATION REVIEW WORKSHEET

THIS PAGE WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- ☐ Address of location of the site
- ☐ Annexation status
- ☐ Current development on the property
- ☐ Current zoning and legal use of the property  
(Attach computer record if applicable)
- ☐ Proposed use of the site
- ☐ Zoning Districts, Variances or Special Permit requested
- ☐ Total acreage of the site
- ☐ Site location -  
Attach and identify here the types of maps referenced (Zoning Map/GIS Map)
- ☐ Special development review standards:
  - Flood plain
  - Airport Environs Overlay
  - Historic Districts [HRC, Architectural Review, Listed Property]
  - Traffic Standards Code [Right of Way, TIS, other].....
  - Parkland (land, easements, bike paths, other).....
  - Zoning Clearance (Site plan review)
  - Other
- ☐ Review of Public Notice Affidavit requirements
- ☐ Adopted Area Plan or Development Policies
- ☐ Recommendation/Other

1474-1476 Worthington St  
In Columbus  
Single dwelling + ~~basement~~ w/ apt above  
C-4

single dwelling + 2-unit dwelling  
CV for use in C-4  
0.12

Dan Blechsmidt, Planning & Operations Division, (614) 645-1694  
Kathy Spatz, Dept. of Recreation & Parks, (614) 645-0487

- ☐ Preliminary Review of Limitation text or planned district text standards
- ☐ Area Commission or other Community Group
- ☐ Proposed Hearing Date
- ☐ Cut-off Date for Proposed Hearing Date
- ☐ Items to be completed or revised before submittal

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_
- (5) \_\_\_\_\_

- ☐ Requested Variances: Use in C-4, parking from 6 required  
to 0, setbacks? (if less than 10')

Comments [Applicant] \_\_\_\_\_

Comments [City] \_\_\_\_\_

Staff met with Jeff Tyndall on 9/19/15 regarding this proposed application  
and applicant received a copy of this pre-application worksheet.

City Staff Representative [Signature] Date 9/19/15

Note: This **Pre-Application Review** is preliminary, based upon the information presented. This document is to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.



## COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

CV15-051

### 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:**

As the university area continues to transform into the vibrant setting that it is becoming, I have found it to be extremely difficult to keep up given the zoned use of my building. Much time and many adjustments have been made in attempts to adapt to the change around my building; however, as time carries on I have found that an individual retail facility in this location is simply no longer a feasible option. My retail unit is very much at a deficit as no parking is available to patrons and my space provides no incentive for a retail tenant as a result of scarce traffic flow (car and foot). I have continued to see a steady decline in the performance of my space for several years now and I believe the time has come to make an adjustment that is complimentary to the surrounding university area that borders my unit.

The building at 1474-1476 Worthington St. is currently zoned C-4, commercial and consists of one first floor storefront, facing Worthington Street, and one second floor apartment (1476 Worthington St.). I would like to propose a change of use from commercial to residential. I am interested in converting the retail space, with your permission, into a single unit. The unit would span 1,400 SF on a single story, and would sit beneath the other upstairs unit. The unit would be a three or four bedroom, two bathroom unit.

Thank you for your consideration.

Signature of Applicant

Date

8.27.15

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

For all questions regarding this form and fees please call: 614-645-4522

**Please make all checks payable to the Columbus City Treasurer**

## Council Variance Application

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

**AFFIDAVIT** (See instruction sheet)

Application Number: CVIS-051

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME W. JEFFREY TYNDALL

of (1) MAILING ADDRESS P.O. BOX 141366 COLUMBUS, OH 43214

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 1474-1476 WORTHINGTON ST. Columbus OH 43201

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

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) THE E.D & W Group LLC  
P.O. BOX 141366 Columbus OH 43214

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

W. JEFFREY TYNDALL  
614-554-1586

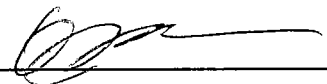
AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) UAC UARB  
SUSAN KEENEY 1st VP DANIEL FERDELMAN  
2231 N. HIGH ST 50 W. GAY ST. 4th  
Columbus, OH 43201 Columbus, OH 43215

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 27th day of August, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

8-30-16  
My Commission Expires

Notary Seal Here

8-30-16  
This Affidavit expires six (6) months after the date of notarization.

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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 # CV15-051

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)  
of (COMPLETE ADDRESS)

W. JEFFREY TYNDALL

P.O. BOX 141366 COLUMBUS OH 43214

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

- 0 -

1. <u>THE E. D &amp; W GROUP LLC</u> <u>P.O. BOX 141366</u> <u>Columbus OH 43214</u> <u>JEFF TYNDALL 614-554-1586</u>	2.
3.	4.

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

SIGNATURE OF AFFILIANT



Sworn to before me and signed in my presence this 27<sup>th</sup> day of August, in the year 2015

  
SIGNATURE OF NOTARY PUBLIC

8-30-16  
My Commission Expires

Notary Seal Here

Karen McGraf  
Notary Public, State of Ohio  
My Commission Expires  
8-30-16

**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

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Situated in the State of Ohio, County of Franklin and in the City of Columbus and bounded and described as follows:

Being Lot Number Twenty (20) of Elizabeth J. McMillens Amendment to the plat of her second subdivision which was duly recorded in Plat Book 3, page 334, Recorder's Office, Franklin County, Ohio, as said Lot Number 20 is designated and delineated on said Amendment to said second subdivision of record in Plat Book 3, page 385, Recorder's Office, Franklin County, Ohio.

207 W. 8th Ave. and 1474-1476 Worthington St., Columbus, OH  
010-009053

# CITY OF COLUMBUS, OH

## HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

ADDRESS 1474-1476 WORTHINGTON STADDRESS 1474-1476 WORTHINGTON ST

INTERSECTION		HIST-PROP		ZIP CODE	0	0
PARCEL NO	010-009053	CENSUS	0	SUB-DIV		
HIST-DIST		BLOCK	0	LOT NO		

PERMIT ID	INFORM	RES/COMM	# OF UNITS	0	VALUE	0
CREATE DATE	04-07-95	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE	OBBC			
DESCRIPTION	PROPERTY LOCATED IN UNIVERSITY IMPACT DISTRICT. CALL KEN KLARE -8654					

PERMIT ID	24224	RES/COMM	# OF UNITS	0	VALUE	0
CREATE DATE	03-27-74	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	H	C-40 CODE	OBBC			
DESCRIPTION	A					

PERMIT ID	104922	RES/COMM	# OF UNITS	0	VALUE	0
CREATE DATE	05-21-73	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	P	C-40 CODE	OBBC			
DESCRIPTION	A					

PERMIT ID	56040	RES/COMM	# OF UNITS	0	VALUE	800
CREATE DATE	01-07-59	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE	OBBC			
DESCRIPTION	ALT 2 STY BR STR AND APTS LAUNDMT					

PERMIT ID	31812	RES/COMM	# OF UNITS	0	VALUE	100
CREATE DATE	07-08-26	NEW/RPLC/ALTER	CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE	OBBC			
DESCRIPTION	ALT BRK 2 STY STR AND DWLG					

DATE	09-18-97	DATE	02-14-91	DATE	12-18-90
REQ. TYPE	O	REQ. TYPE	O	REQ. TYPE	O
REQ. #	G9707845	REQ. #	Z9102030	REQ. #	Z9014189
STATUS		STATUS		STATUS	

CVIS-051

# ERLENBACH LAND SURVEYING COMPANY

635 Park Meadow Road, Suite 115  
Westerville, Ohio 43081  
(614) 891-5888, fax: (614) 891-5889  
www.erlenbachlandsurveying.com

ORDER NO. 2155-04

CERTIFIED TO: NORTHWEST TITLE

DRAWN BY: GDE

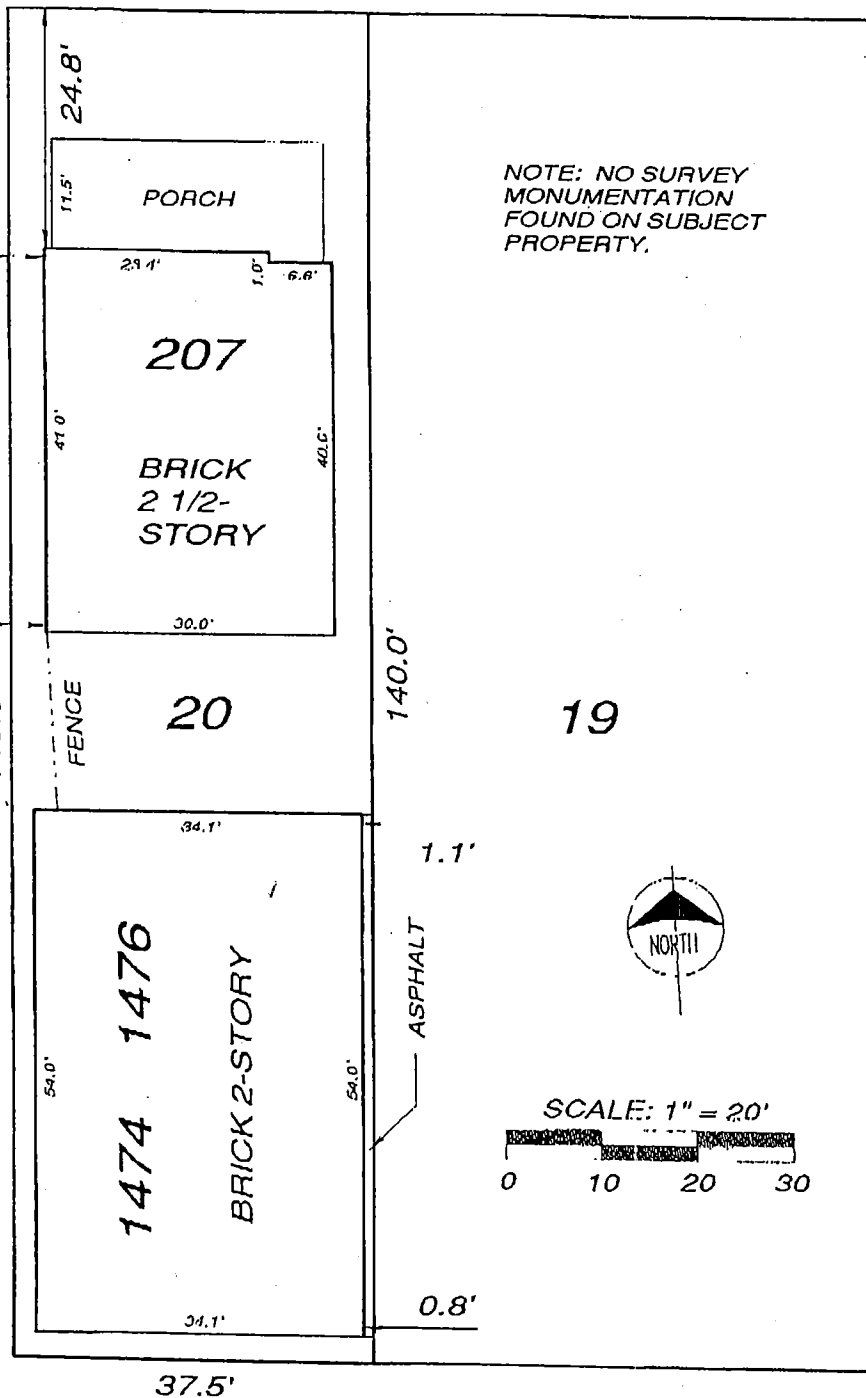
BEING LOT NO. 20 OF ELIZABETH J. McMILLEN'S AMENDMENT, OF RECORD IN PLAT BOOK 3,  
PAGE 385, FRANKLIN COUNTY RECORDER'S OFFICE, CITY OF COLUMBUS, OHIO.

F.E.M.A. FLOOD INFORMATION: FLOOD ZONE "X", COMMUNITY-PANEL NO. 390170 0232 H.

WEST EIGHTH AVENUE (60')

SURVEY REPORT I/We hereby certify that I/We have  
examined the survey for the property that I/We have  
just purchased, and I/We hereby acknowledge  
receipt of a copy of each survey

WORTHINGTON STREET (60')



NOTE: NO SURVEY  
MONUMENTATION  
FOUND ON SUBJECT  
PROPERTY.

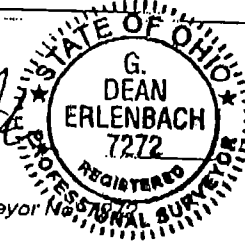


SCALE: 1" = 20'  
0 10 20 30

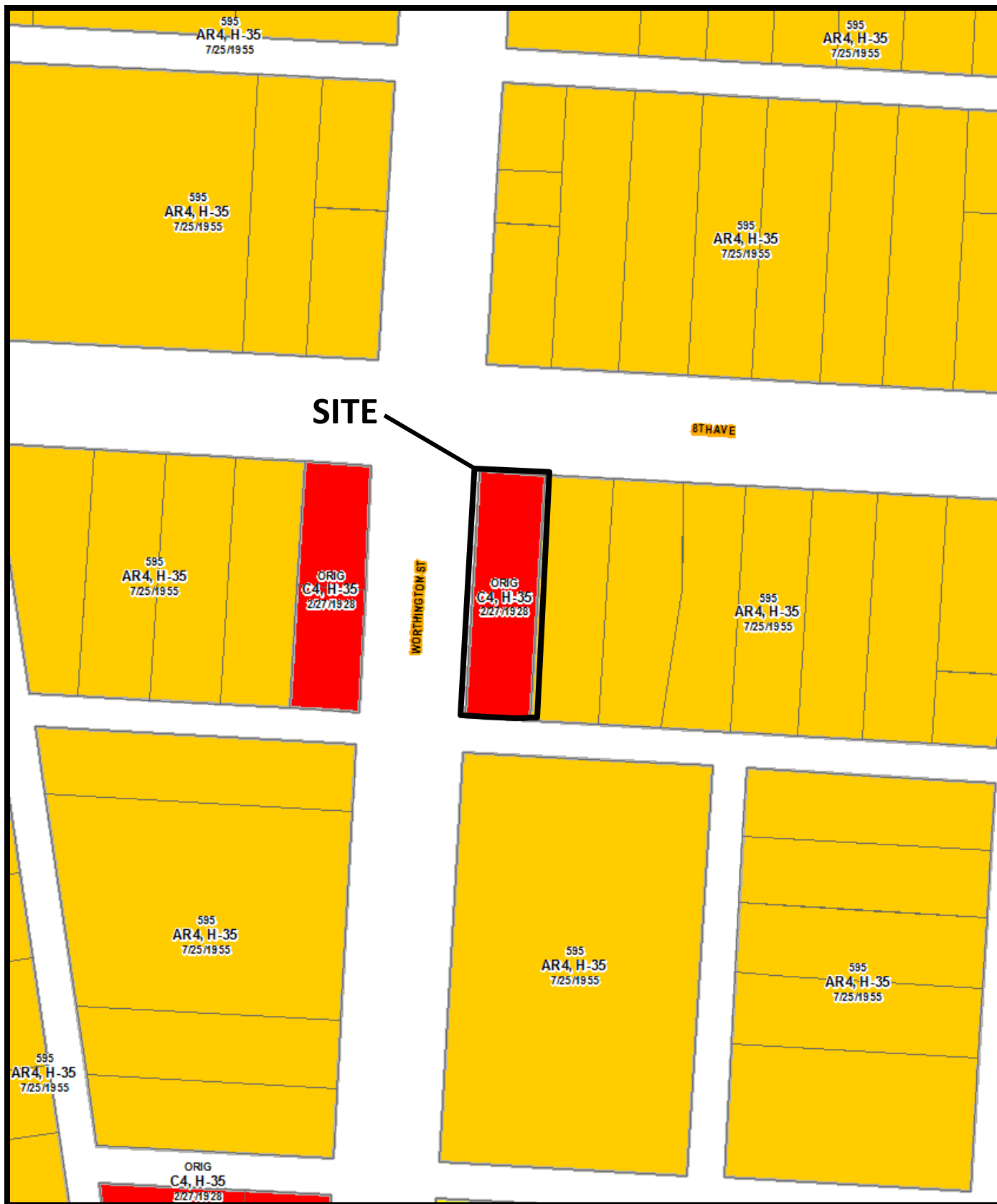
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY  
was prepared in accordance with Chapter 4733-38, Ohio Administrative  
Code and is not a boundary survey pursuant to Chapter 4733-37, Ohio  
Administrative Code. This plat is prepared for mortgage loan and title  
purposes only and is not to be construed as having been prepared for  
the owner or for the use of the owner for any purpose including the  
construction of any improvements including fences.

By

G. Dean Erlenbach  
Ohio Registered Surveyor No. 7272



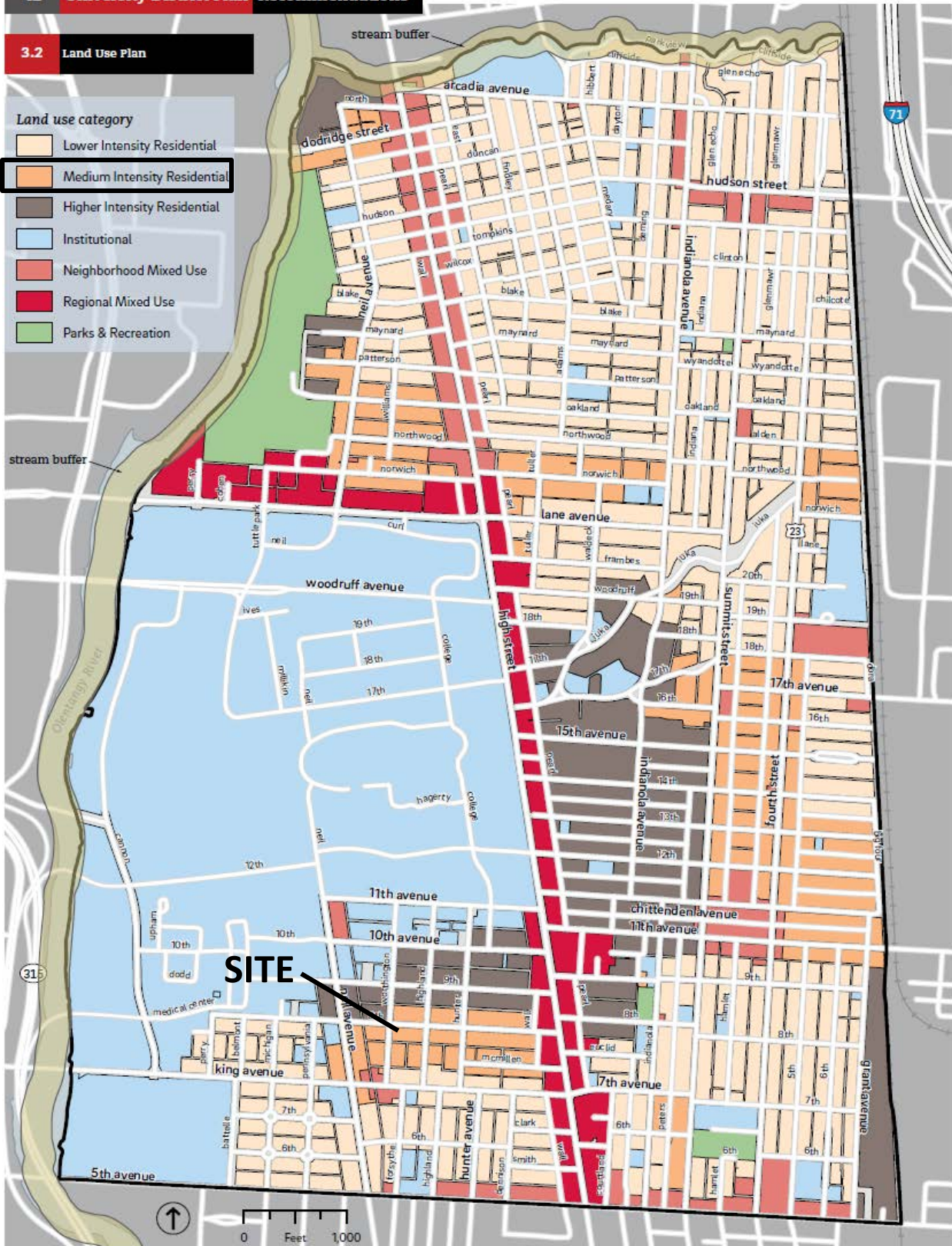




CV15-051  
1474-1476 Worthington Street  
Approximately 0.12 acres

3.2 Land Use Plan

- Land use category
- Lower Intensity Residential
  - Medium Intensity Residential
  - Higher Intensity Residential
  - Institutional
  - Neighborhood Mixed Use
  - Regional Mixed Use
  - Parks & Recreation

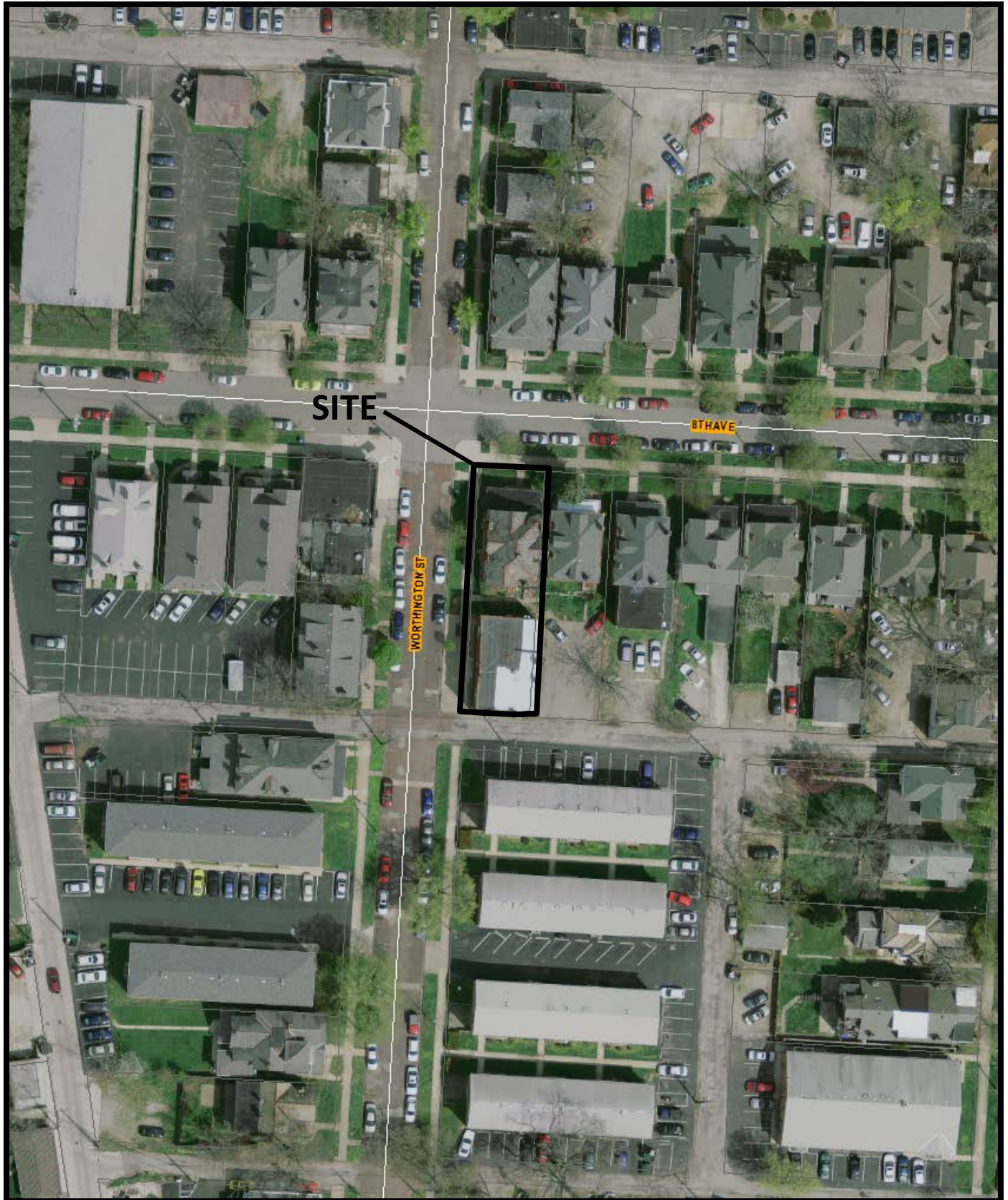


CV15-051

1474-1476 Worthington Street

Approximately 0.12 acres





CV15-051  
1474-1476 Worthington Street  
Approximately 0.12 acres