

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: CV15-057 Date Received: 9/20/15
Application Accepted by: JB & TD Fee: \$1600
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietch@columbus.gov &
Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 341 E. Barthman Ave Zip: 43207

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: 010-053994

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

Current Zoning District(s): R-3 H-35

Area Commission or Civic Association: Columbus Southside Area Commission

Proposed Use or reason for Council Variance request:

Neighborhood Mixed Use

Acreage: 0.28

APPLICANT:

Name: Kim Mikanik, R.E.D. Consulting Phone Number: 614-562-4395 Ext.: -

Address: 33 N. Grant St. Ste 150 City/State: Columbus OH Zip: 43215

Email Address: kim.mikanik@r-e-d-consulting.com Fax Number: -

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

Name: ZG Barthman LLC Phone Number: 614-419-0425 Ext.: -

Address: 33 N. Grant St. Ste 150 City/State: Columbus OH Zip: 43215

Email Address: jgansorek@eco-sv.com Fax Number: -

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

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 Kimberly B. Mikanik

PROPERTY OWNER SIGNATURE Elissa Gansorek

ATTORNEY / AGENT SIGNATURE N/A

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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STATEMENT OF HARDSHIP

CU 15-057

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:

* see attached

Signature of Applicant

King Brown

Date

9.23.2015

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STATEMENT OF HARDSHIP

CV15-057

RE: 341 E. Barthman Avenue

The new owner, who will also be the first tenant, of this property would like to request a council variance to allow a business/warehouse type use in an R-3 residential zoning district. The new business shall occupy the part of the building that is currently an existing warehouse. The new tenant and proposed use shall not adversely affect the surrounding properties. The existing building, which has been vacant and deteriorating for some time, shall be updated and renovated to accommodate its new tenant and become reestablished into the existing neighborhood. The business/warehouse use shall not impair an adequate amount of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fire, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals and welfare of the inhabitants of the City of Columbus.

It is felt that the variance to allow this tenant, a security installer, to reuse this existing non-compliant building for their new business office would be an asset to this neighborhood.

Below is the list of variances we are applying for at this time:

1. **3312.49 MINIMUM NUMBERS OF PARKING SPACES REQUIRED**
Existing building completely covers entire lot, therefore unable to provide the required (6) parking spaces for this tenant. On street parking is available on both E. Barthman and S. Washington Sts. We would propose the installation of (5) spaces along S. Washington Street in the right of way, with one space designated as handicap accessible. Also, two new bicycle parking spaces shall be provided.
2. **3321.05 VISION CLEARANCE**
Existing building on site encroaches within required vision clearance. Area of encroachment indicated on site plan.
3. **3321.07 LANDSCAPING**
Due to the existing building covering the entire lot, it is not feasible to meet landscape criteria.
4. **3332.035 R-3 RESIDENTIAL DISTRICT**
Allow mixed use tenant, business with warehouse and limited retail. This is in keeping with the original use of this building.

5. **3332.21 BUILDING LINES**

Existing building is not compliant with current building line and setback requirements.

6. **3332.23-28 YARDS**

Allow existing building to remain as is although it falls beyond the required side yard, rear and front setback lines.

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AFFIDAVIT (See instruction sheet)

Application Number: CV15-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME KIMBERLY MIKANIK, ARCHITECT
of (1) MAILING ADDRESS 33 N. GRANT ST. STE. 150, COLUMBUS, OHIO 43212
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 341 E. BARTMAN AVE. 43207
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) September 28, 2015
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) ZG BARTMAN LLC
33 N. GRANT AVE, STE. 150
COLUMBUS, OHIO 43215

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

KIMBERLY MIKANIK
614-562-4395

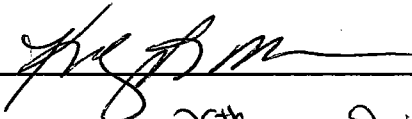
AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) COLUMBUS SOUTHSIDE AREA COMMISSION
CURTIS DAVIS 614-332-3355
584 E. MOHR ST. 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)

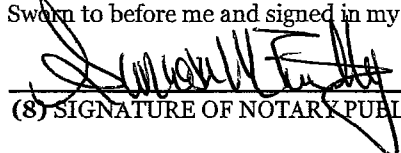
☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 25th day of September, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC



Notary Seal Here



Dec 7th 2016
My Commission Expires

This Affidavit expires 25 months after the date of notarization.

City of Columbus
90 W. Broad St., #435
Columbus, Ohio 43215

Bruce Lawrence
P.O. Box 7751
Columbus, Ohio 43207

Linda Knight
319 E. Barthman Ave.
Columbus, Ohio 43207

Roscoe Knight
331 E. Barthman Ave.
Columbus, Ohio 43207

Dobi Rentals, LLC
15085 Gibson Road
Ashville, Ohio 43103

Nazmi Lika
383 Markison Ave.
Columbus, Ohio 43207

Clair United Methodist Church
293 E. Barthman Ave.
Columbus, Ohio 43207

James Elliott
1946 S. Ninth St.
Columbus, Ohio 43207

Altin Qemali
2272 Glenbrook Dr.
Columbus, Ohio 43232

Boswell Group LLC
P.O. Box 8158
Medford, OR 97501

Joe Gartin
180 Cottage St.
Lockbourne, Ohio 43137

Alberta Gartin
900 Alburn Drive
Columbus, Ohio 43207

Wilburn B. Johnson
1953 S. Washington Ave.
Columbus, Ohio 43207

Kathy D. Payne
279 Hosack St.
Columbus, Ohio 43207

Jennifer L. Foreman
1960 S. Washington Ave.
Columbus, Ohio 43207

Winchester Financial LLC
P.O. Box 3060
West Orange, NJ 07052

Southside Area Commission
c/o Curtis Davis, Zoning Chair
584 E. Moler St.
Columbus, Ohio 43207

ZG Barthman
c/o Elissa Gunsorek
33 N. Grant St. #150
Columbus, Ohio 43215

RED Consulting
c/o Kimberly Mikanik
33 N. Grant St., ste. 150
Columbus, Ohio 43215

CV 15-057

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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 # CV15-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) KIMBERLY MIKANIK
of (COMPLETE ADDRESS) 1116 W. 2ND AVE. COLUMBUS, OHIO 43212

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>ZG BARTMAN, LLC</u> <u>33 N. GRANT ST. STE 150</u> <u>COLUMBUS, OHIO 43215</u> <u>0 EMPLOYEES</u> <u>PO JASON GONSOVEL 614-419-0425</u>	2.
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 25th day of September, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

Dec 7th 2016

Notary Seal Here



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

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EXHIBIT "A"

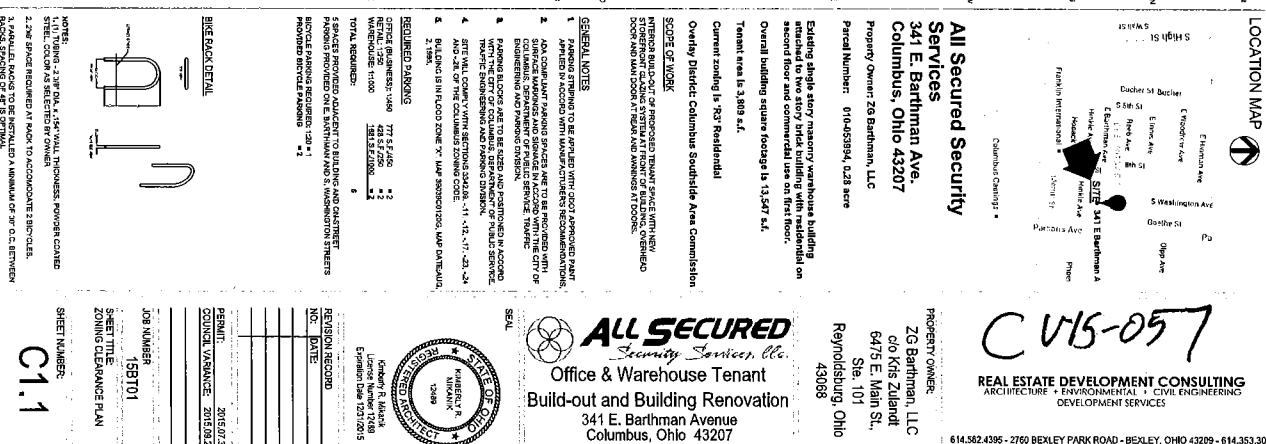
CV15-057

LEGAL DESCRIPTION

Case Number: 15-14108

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lots Number One Hundred Three (103), One Hundred Four (104), One Hundred Five (105) and One Hundred Thirty-Eight (138) of 20TH CENTURY ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 496, Recorder's Office, Franklin County, Ohio.

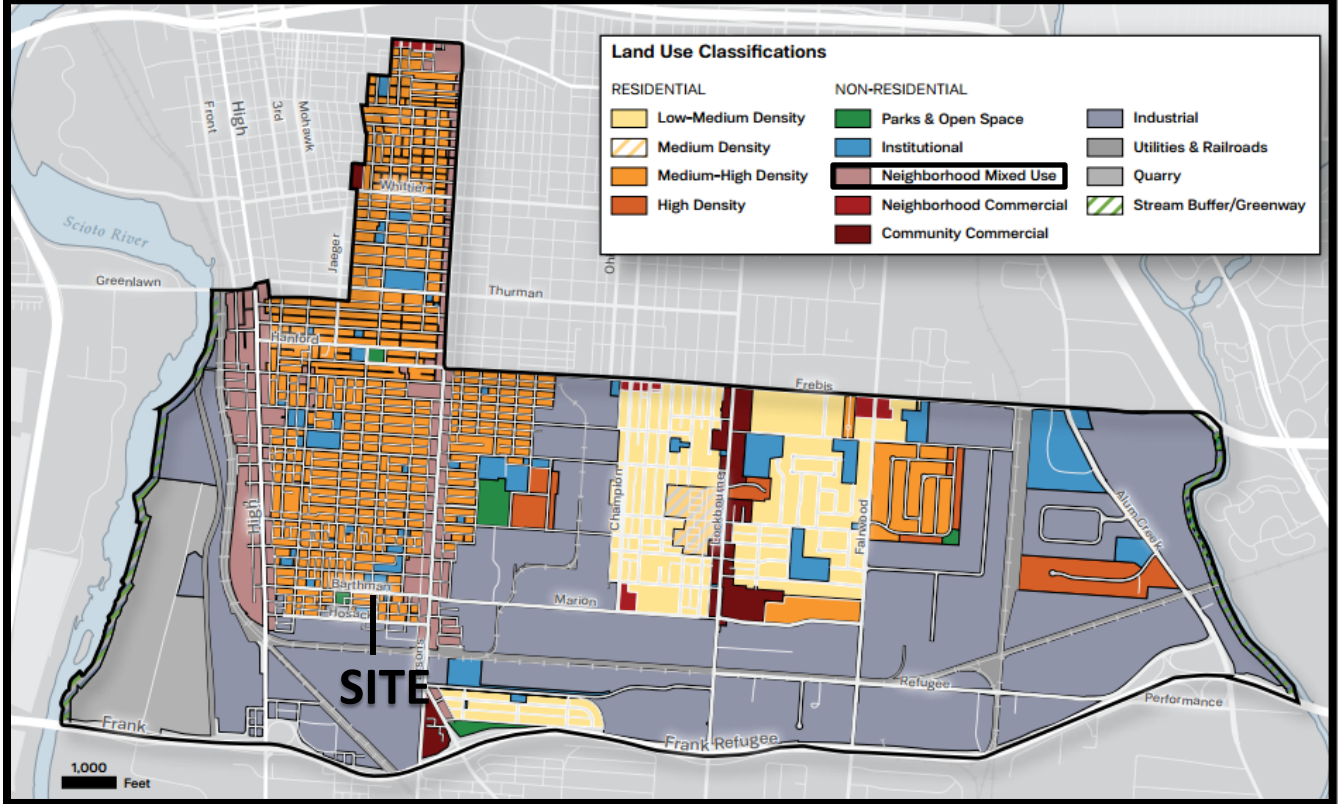


614.562.4395 - 2760 BEXLEY PARK ROAD - BEXLEY, OHIO 43209 - 614.353.3076



CV15-057
341 East Barthman Avenue
Approximately 0.27 acres

FIGURE 8: FUTURE LAND USE PLAN



CV15-057
341 East Barthman Avenue
Approximately 0.27 acres



CV15-057
341 East Barthman Avenue
Approximately 0.27 acres