THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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

OFFICE USE ONLY

Application Number: CV15-066 Date Received: 11/3/15

Application Accepted by: SP + JB Fee: $1600 —

Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 2233 GRAVEPORT RD, COLS, OH 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: 010113121 / 010113122 / 010113123

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

Current Zoning District(s): 2233 765, COMMERICAL, C4

Area Commission or Civic Association: Southside AC

Proposed Use or reason for Council Variance request: COUNCIL VARIANCE BOARDING LICENSE

Acreage: 0.3

APPLICANT: GRAVEPORT PROPERTY GROUP, LLC

Name: LLOYD JD HEDGES JR. Phone Number: 614-887-9393 Ext.: X

Address: 2233 GRAVEPORT RD City/State: COLS, OH 43207 Zip:

Email Address: gpghousedrs@gmail.com Fax Number: 614-662-8582

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

Name: LLOYD JD HEDGES, JR. Phone Number: 614-887-9393 Ext.:

Address: 2233 GRAVEPORT RD. City/State: COLS, OH Zip: 43207

Email Address: gpghousedrs@gmail.com Fax Number: 614-662-8582

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

Name: KIM BREWER Phone Number: 614-827-4076 Ext.:

Address: 2233 GRAVEPORT RD. City/State: COLS. OH Zip: 43207

Email Address: KYMMOR7@YAHOO.COM Fax Number: CALL FIRST 740-349-9221

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

APPLICANT SIGNATURE Lloyd Hedges Jr

PROPERTY OWNER SIGNATURE

~~ATTORNEY~~ / AGENT SIGNATURE Kim Brewer

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

tmt 01/15

* 645-4522

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CV15-066

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 conjuction 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:

WE ARE APPLYING FOR VARIANCE FOR A BOARDING LICENSE ONLY- OWNER HAS APPLIED FOR SSI DISABILITY AND VETERANS BENEFITS. RENTS 4 ROOMS UPSTAIRS— FAMILY LIVES IN BOTTOM SECTION. THERE WILL BE NO CHANGES TO LAND OR STRUCTURE.

Signature of Applicant [signature] **Date** 10-15-15

CV15-066

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AFFIDAVIT (See instruction sheet)

Application Number: CV15-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME LLOYD HEDGES, JR

of **(1)** MAILING ADDRESS 2233 GROVEPORT RD, COLUMBUS, OH 43207

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 2233 GROVEPORT RD. COLUMBUS, OH 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)** 11/3/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS **(4)**
LLOYD HEDGES JR.
2233 GROVEPORT RD
COLUMBUS, OH 43207

APPLICANT'S NAME AND PHONE # (same as listed on front application)
LLOYD HEDGES, JR
614-887-9393

AREA COMMISSION OR CIVIC GROUP **(5)**
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS
COLUMBUS SOUTHSIDE AREA COMM.
50 W. GAY STREET
COLUMBUS OH 43215
614-645-7504

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 3rd day of November, in the year 2015

Pamela J. Dawley
(8) SIGNATURE OF NOTARY PUBLIC

4-28-19
My Commission Expires

Notary Seal Here

PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN FRANKLIN COUNTY
My Commission Expires
April 28, 2019

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

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tmt 01/15

APPLICANT/OWNER

Groveport Property Group, LLC
Lloyd JD Hedges, Jr.
2233 Groveport Rd
Columbus, OH 43207

AREA COMMISSION

Columbus Southside AC
Attn. Curtis Davis
584 E. Moler Street
Columbus, OH 43207

CV15-066

SURROUNDING PROPERTY OWNERS:

Mark H. Garnes, Jr.
483 Glendower Ave.
Columbus, OH 43207

Moghtada Taghavi
2250 Parsons Ave.
Columbus, OH 43207

Gloria D Sams
2257 Groveport Rd
Columbus, OH 43207

Mary M Franklin
2216 Groveport Rd
Columbus, OH 43207

City of Columbus, Land Bank
50 W Gay St 4th Floor
Columbus, OH 43215

Betty Y McCulloch
5459 Ebright Rd
Canal Winchester, OH 43110

Nellie F Wiggins Et Al 11
c/o Rhonda Hamilton
1451 E Gates St
Columbus, OH 43206

Time Warner Cable Midwest LLC
7820 Crescent Exec Dr
Charlotte NC 28212

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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 # CV15-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) GROVEPORT PROPERTY GROUP, LLC LLOYD HEDGES, JR
of (COMPLETE ADDRESS) 2233 GROVEPORT RD. COLUMBUS, OH 43207
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. GROVEPORT PROPERTY GROUP, LLC 2233 GROVEPORT RD COLUMBUS, OH 43207	2. LLOYD HEDGES JR 2233 GROVEPORT RD COLUMBUS, OH 43207
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 3rd day of November, in the year 2015

[signature]
SIGNATURE OF NOTARY PUBLIC

4-28-19
My Commission Expires

Notary Seal Here

PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 2019

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

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tmt 01/15

City of Columbus
Zoning Plat

N

CV15-066

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

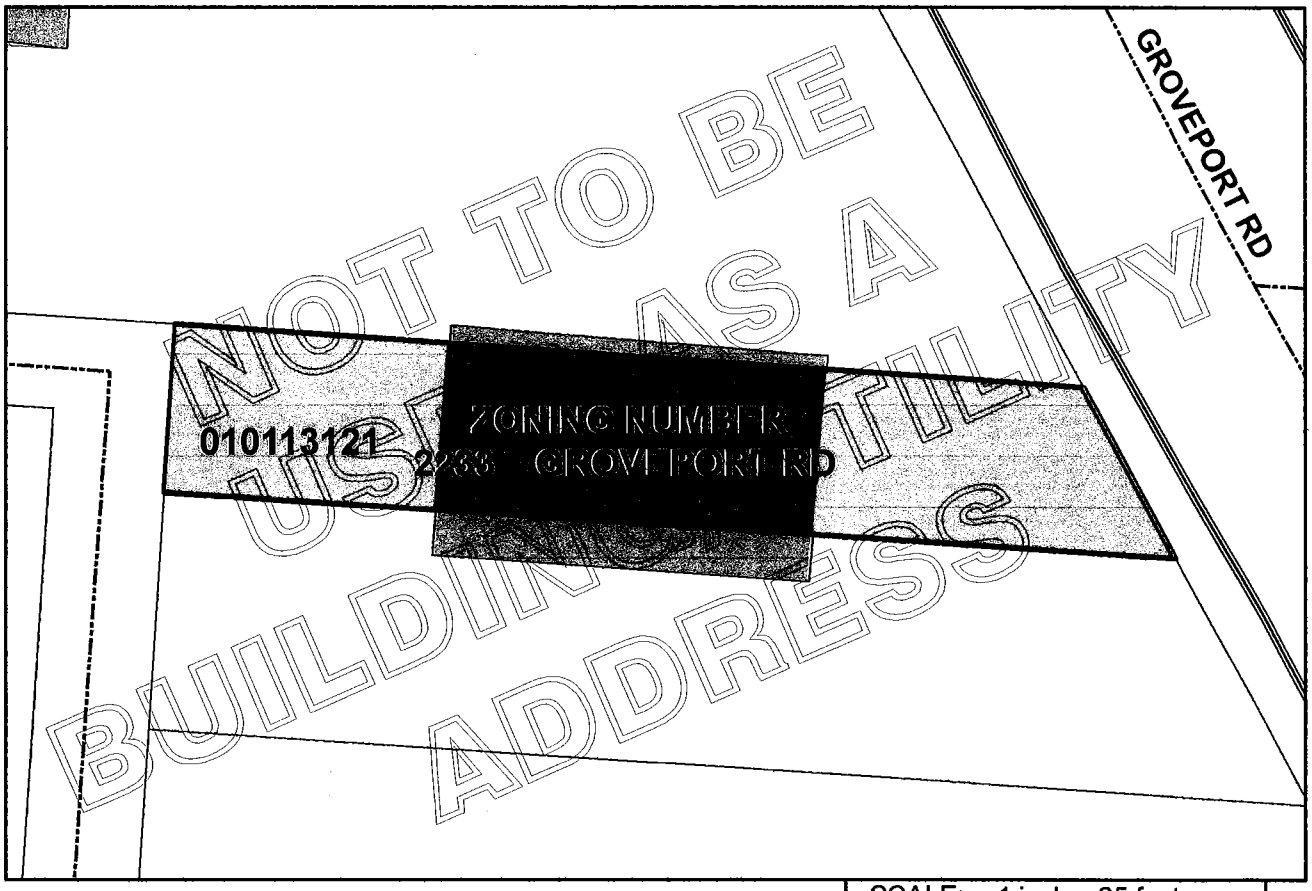
Parcel ID: 010113121

Zoning Number: 2233 **Street Name: GROVEPORT RD**

Lot Number: N/A **Subdivision: N/A**

Requested By: GROVEPORT PROPERTIES GROUP, LLC (LLOYD JD HEDGES)

Issued By: Edyna Umarian **Date: 8/25/2015**



SCALE: 1 inch = 25 feet

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

GIS FILE NUMBER: 42358

CVIS-066

908851

CONVEYANCE TAX EXEMPT

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

TRANSFERRED

SEP 08 2010

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

201009080116374
Pgs: 1 $28.00 T20100051949
09/08/2010 2:20PM MLGROVEPORT P
Robert G. Montgomery
Franklin County Recorder

AKA Lloyd Hedges

QUITCLAIM DEED

LLOYD JD HEDGES JR. with the address of 2233 Groveport Rd. Columbus, Ohio 43207, (Grantor) in consideration of $0 dollar and other valuable consideration to Grantor's paid, the receipt of which is acknowledged, does hereby remise, and release and forever quitclaim to GROVEPORT PROPERTY GROUP LLC, a company with the address of P.O Box 72198 Columbus, Ohio 43207 (Grantee) all right, title and interest Grantor's, if any, in and to the following real estate.

BEING LOT NUMBER ONE (1), TWO (2), AND THREE (3) OF WOLFEL'S ADDITION BEING PART OF LOT NUMBER FIVE (5) OF STAMBAUGH PARTITION RECORDED IN FRANKLIN COUNTY COMMON PLEAS. RECORDED IN VOLUME 39, PAGE 339 AND SECTION NO. 3 TOWNSHIP 4, RANGE 22, CONGRESS LANDS, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 7, PAGE 102, RECORDER' S OFFICE. FRANKLIN COUNTY, OHIO.

PARCEL NO: 010-113121, 010-113122, 010-113123
PROPERTY ADDRESS: 2233 GROVEPORT RD.

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtances belonging thereto, if any to the grantee and the grantee's heirs, successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor's and Grantee that the Grantor makes no representations, covenants or warranty of any kid whatsoever. By this instrument, the parties intend that Grantor's release to grantee whatever interest Grantor's may have the above property, if any.

IN WITHNESS WHEREOF, this Quitclaim Deed is executed under seal on this 8th day of September 2010.

Signed, sealed and delivered in the presence of:

GRANTOR

WITNESS

STATE OF OHIO
COUNTY OF FRANKLIN

On the 8th day of September 2010, before me, a Notary public in and for the above state and county, personally appeared LLOYD JD HEDGES and GROVEPORT PROPERTY GROUP LLC, known to me or proved to be person's named in and who executed the foregoing instrument, and being first duly sworn, such person's acknowledged that they executed said instrument for the purposes therein contained as their free and voluntary act and deed.

NOTARY PUBLIC

Michelle L. Wolfe
Notary Public, State of Ohio
My Commission Expires 09-16-2014

My commission expires: 09-16-2014

This quitclaim deed was prepared by: _____
The street address of the property being conveyed is 2233 Groveport Rd. Columbus, Ohio 43207
Send future tax bills to: _____
After recording, return to: _____

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CV15-066

PRE-APPLICATION REVIEW WORKSHEET

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

- ☐ Address of location of the site — 010113121, 010113122, 010113123 — 2233 Groveport Road
- ☐ Annexation status — In Columbus
- ☐ Current development on the property — Single-unit dwelling
- ☐ Current zoning and legal use of the property (Attach computer record if applicable) — C-4
- ☐ Proposed use of the site — Rooming house / boarding house
- ☐ Zoning Districts, Variances or Special Permit requested — Use in C-4
- ☐ Total acreage of the site — 0.3
- ☐ Site location - Attach and identify here the types of maps referenced (Zoning Map/GIS Map)
- ☐ Special development review standards: — N/A
  - Flood plain
  - Airport Environs Overlay
  - Historic Districts [HRC, Architectural Review, Listed Property]
  - Traffic Standards Code [Right of Way, TIS, other]..... — Dan Blechsmidt, Planning & Operations Division, (614) 645-1694
  - Parkland (land, easements, bike paths, other)..... — Kathy Spatz, Dept. of Recreation & Parks, (614) 645-0487
  - Zoning Clearance (Site plan review)
  - Other
- ☐ Review of Public Notice Affidavit requirements — Need label document
- ☐ Adopted Area Plan or Development Policies — N/A
- ☐ Recommendation/Other
- ☐ Preliminary Review of Limitation text or planned district text standards — N/A
- ☐ Area Commission or other Community Group — Columbus Southside AC
- ☐ Proposed Hearing Date — TBD
- ☐ Cut-off Date for Proposed Hearing Date — 11/3/15
- ☐ Items to be completed or revised before submittal
  - (1) MS word document of mailing labels
  - (2)
  - (3)
  - (4)
  - (5)

☐ Requested Variances: Use in C-4

Comments [Applicant]

Comments [City]

Staff met with Lloyd Hedges Jr. on 10/15/15 regarding this proposed application and applicant received a copy of this pre-application worksheet.

City Staff Representative Shannon J Pine Date 10/15/15

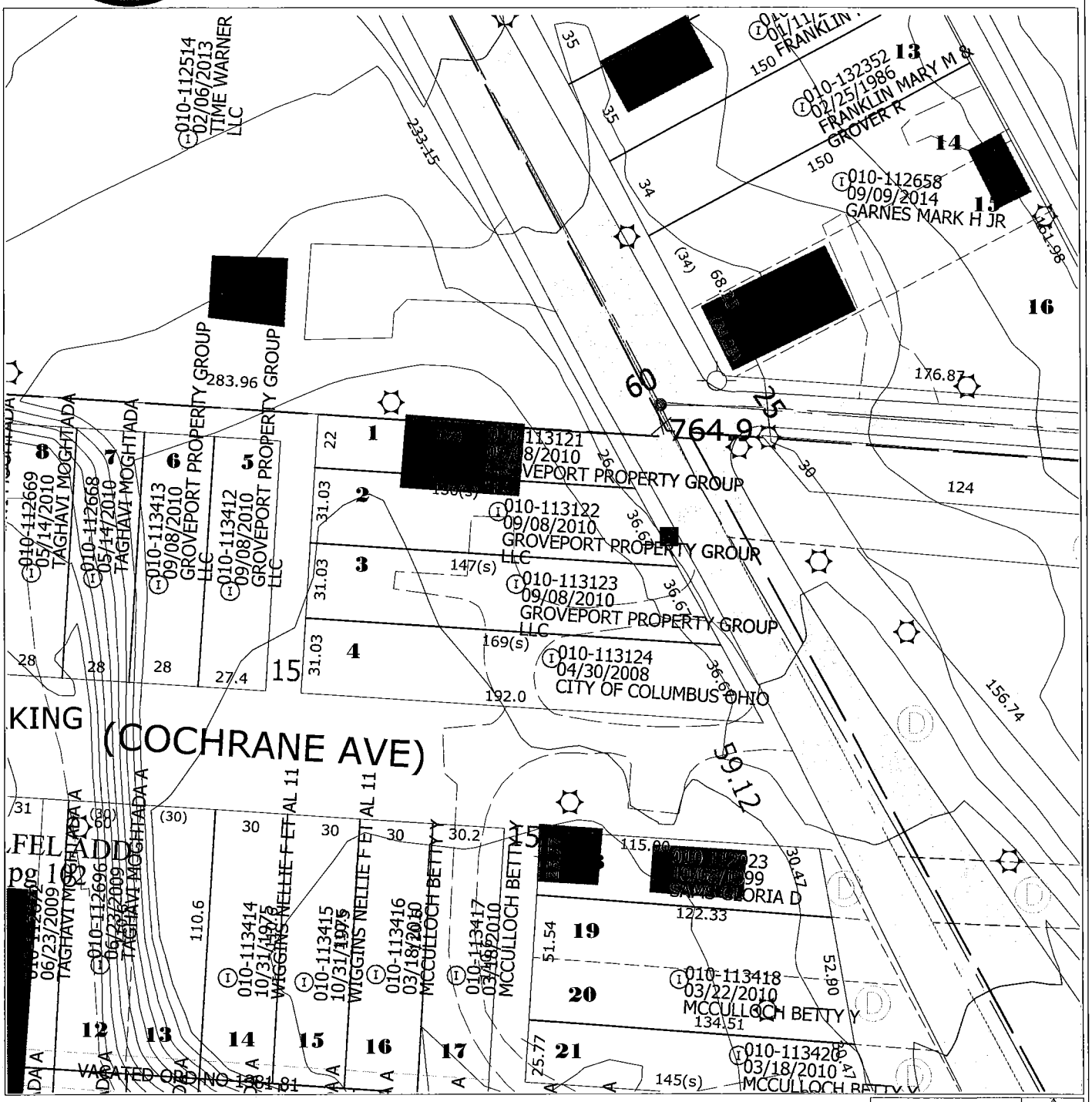
Note: This **Pre-Application Review** is preliminary, based upon the information presented. This document is to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.

tmt 01/15

CV15-066

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 8/13/15**



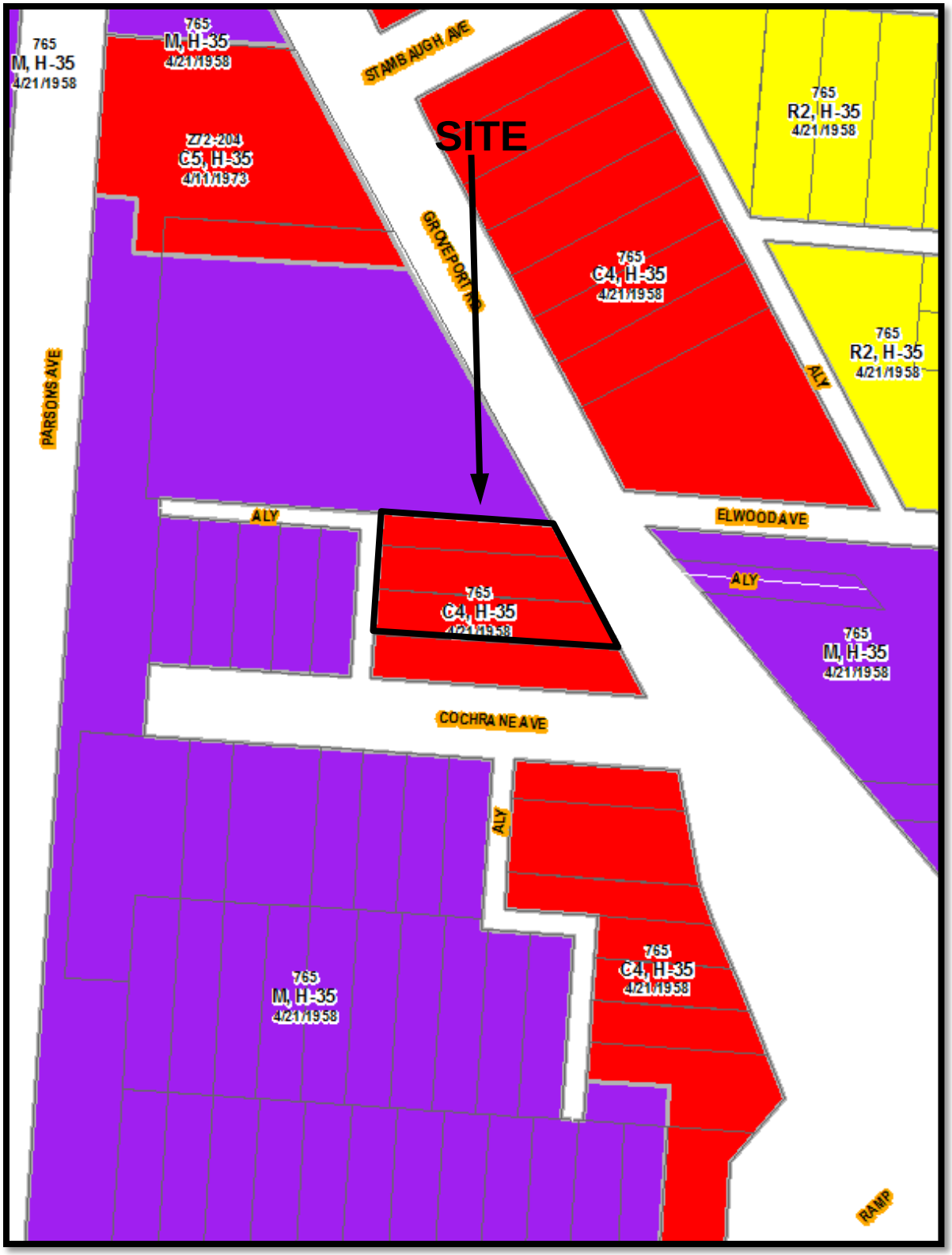
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Grid North

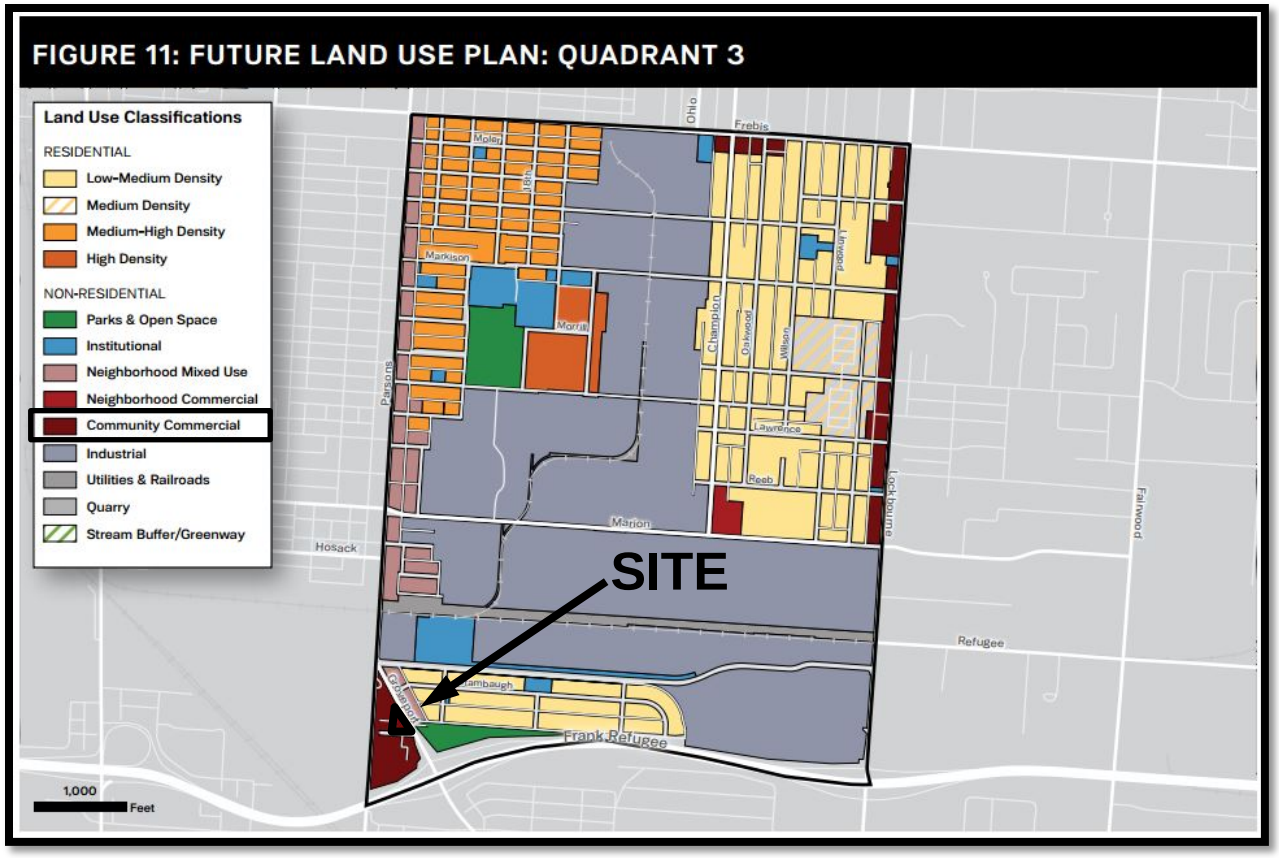
Disclaimer

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.

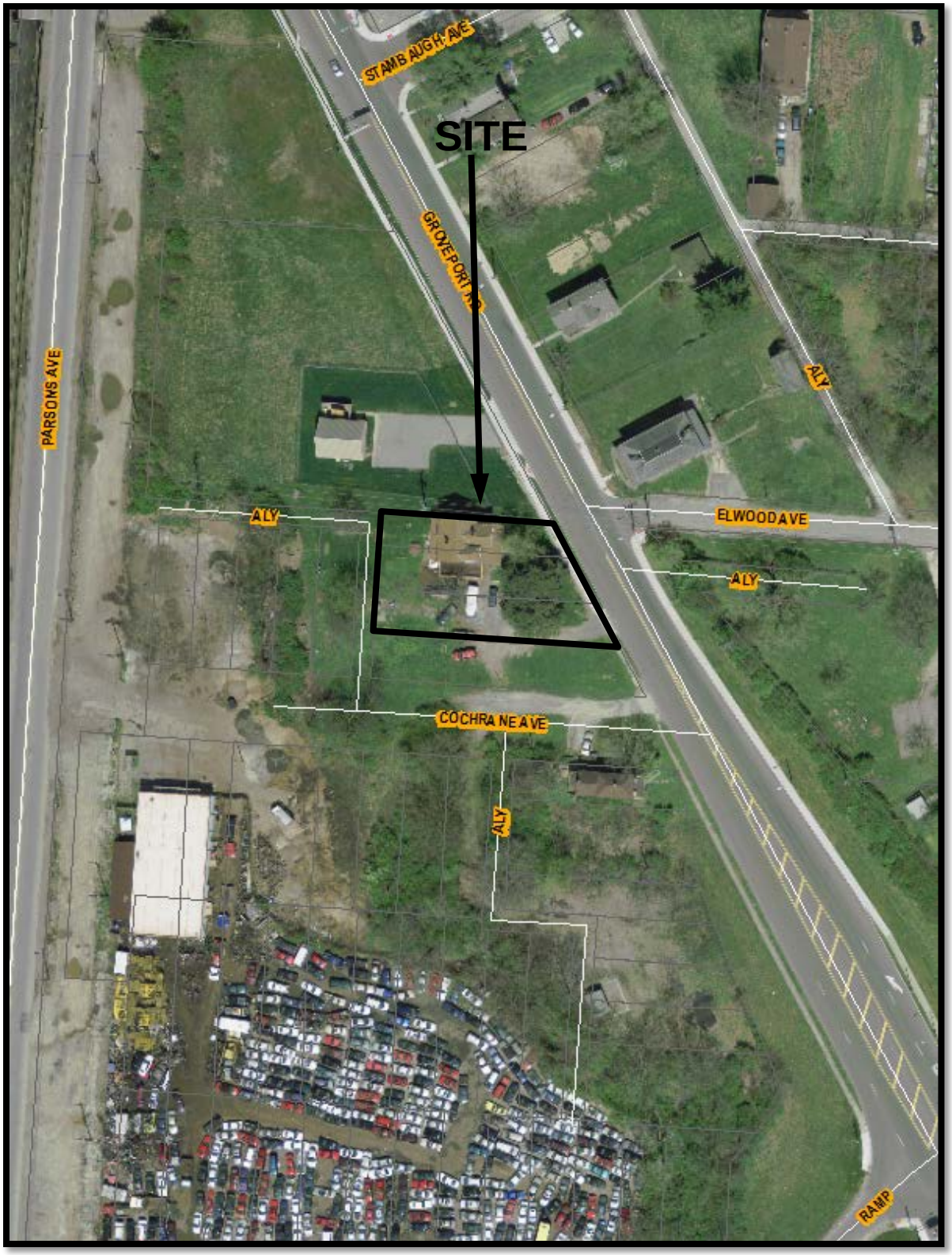
Real Estate / GIS Department



CV15-066
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approximately 0.3 acres



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approximately 0.3 acres



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approximately 0.3 acres