

## Council Variance Application

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

OFFICE USE ONLY

Application Number: CV15-078 Date Received: 12/8/15  
Application Accepted by: S. Pine Fee: \$320  
Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 6000 Beechcroft Road, Columbus, Ohio Zip: 43229

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: 010-104134-00

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

Current Zoning District(s): C4

Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for Council Variance request: DWELLING

Acreage: 2.55

### APPLICANT:

Name: Rose Man Phone Number: 440-212-8157 Ext.: \_\_\_\_\_

Address: 1630 Club Trail dr. City/State: Westerville, OH Zip: 43081

Email Address: manrozalia@gmail.com Fax Number: \_\_\_\_\_

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

Name: Rose and Alex Man Phone Number: 440-212-8157 Ext.: \_\_\_\_\_

Address: 1630 Club Trail dr. City/State: Columbus, OH Zip: 43081

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

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 \_\_\_\_\_

PROPERTY OWNER SIGNATURE X Rose Alex \_\_\_\_\_

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**

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### 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:**

The following Variance is requested for the code section 3363.01 to conform the existing property located on 6000 Beechcroft rd. as Commercial District C4 and to apply for Building permits to repair and remodel the building, the pool, the parking lot, for planting fruit trees and landscaping. The property was a public swimming pool, closed in 2013 due to increased operation costs. Everything is in total disrepair so extensive work is needed urgently: the roof is leaking, ceilings and internal dry walls are missing, plumbing is old, the electrical needs upgrading, the fence secured, the parking lot resurfaced.

I want to keep the same dwelling layout, remodel the interior, build a garage or a car port and redesign the landscape to integrate organically within the neighboring High School, the Beechcroft Park and the surrounding residential area. Repairing and remodeling will require a hands-on approach therefore the reason for changing the zoning of the building: living on the premises for ensuring a quick access to the property for repairs, maintenance and renovations, which will save time and money. Also, the neighboring residents will be more confident if the if the property is occupied and maintained rather than being vacated nine months. I want to maintain the C4 zoning either for opening the pool if the operations prove economically feasible or for opening a tutoring center.

Signature of Applicant



Date

12.08.15

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**AFFIDAVIT** (See instruction sheet)

Application Number: CV15-078

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rose and Alex Man

of (1) MAILING ADDRESS 1630 Club Trail Drive, Westerville OH, 43081

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 6000 Beechcroft rd, Columbus OH 43229

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 12/8/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Rose and Alex Man  
1630 Club Trail dr. Westerville OH 43081

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

Rose Man 440-212-8157  
Alex Man 614-929-1010

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

(5) Northland Community Council  
David Paul 614-325-8217  
PO Box 297836 Columbus, OH 43229

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 12 day of NOV., in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Oct. 21, 2019  
My Commission Expires



TIFFANY RAINFORD  
Notary Public, State of Ohio  
This Affidavit expires six (6) months after the date of notarization.  
My Commission Expires Oct. 21 2019

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CVIS-078

**PROPERTY OWNER**

Northland Community Center Inc.  
6000 Beechcroft Rd., Columbus, OH 43229  
  
Property owner mailing address:  
6363 Sharon Woods Blvd.  
Columbus, OH 43229

**APPLICANT**

Rose and Alex Man  
1630 Club Trail dr.  
Westerville, OH 43081  
614-929-1010  
440-212-8157

**AGENT**

Regina Merullo-Bickar  
RE/MAX Achievers Inc.  
155 Green Meadows dr. S  
Lewis Center, OH 43035  
614-354-6357

**COMMUNITY GROUP**

Northland Community Council  
c/o Dave Paul  
P.O. Box 297836  
Columbus, OH 43229

**SURROUNDING PROPERTY OWNERS**

Roberts Donna M, Tod  
6019 Beechcroft Rd  
Columbus, OH 43229

Woods Mary A  
6033 Beechcroft Rd  
Columbus, OH, 43229

Leavell Janelle Y  
6045 Beechcroft Rd  
Columbus, OH, 43229

Maple Canyon Townhomes  
Rental, Pache Management Columbus-owner  
2093 Hampstead Dr. S  
Columbus, OH, 43229

Beechcroft High School  
6100 Beechcroft Rd  
Columbus, OH, 43229

Beechcroft Park  
5950 Beechcroft Rd.  
Columbus, OH, 43229

## Council Variance Application

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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 #

CV15-078

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

x Rose Man

of (COMPLETE ADDRESS)

x 1630 Club Trail Dr. Westerville OH, 43081

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. Rose and Alex Man 1630 Club Trail Drive, Westerville OH 43081 440-212-8157      614-929-1010	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

8

day of

December

, in the year

2015

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires



ANTIONETTE M. GILLUM  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 17, 2019

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

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## CITY OF COLUMBUS, OH

## HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

ADDRESS 6000 BEEHCROFT RDADDRESS 6000 BEEHCROFT RD

INTERSECTION	DUBLIN GRANVILL	HIST-PROP	ZIP CODE	43229	0
PARCEL NO	010-104134	CENSUS	SUB-DIV	AC	
HIST-DIST		BLOCK	LOT NO	PA	
PERMIT ID	27060	RES/COMM	# OF UNITS	0	VALUE 0
CREATE DATE	06-28-76	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	E	C-40 CODE	OBBC		
DESCRIPTION					
PERMIT ID	90220	RES/COMM	# OF UNITS	0	VALUE 0
CREATE DATE	07-21-70	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	P	C-40 CODE	OBBC		
DESCRIPTION					
PERMIT ID	28519	RES/COMM	# OF UNITS	0	VALUE 0
CREATE DATE	07-01-70	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	E	C-40 CODE	OBBC		
DESCRIPTION					
PERMIT ID	89896	RES/COMM	# OF UNITS	0	VALUE 0
CREATE DATE	06-24-70	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	PH	C-40 CODE	OBBC		
DESCRIPTION					
PERMIT ID	53596A	RES/COMM	# OF UNITS	0	VALUE 158,000
CREATE DATE	05-19-70	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	B	C-40 CODE	OBBC		
DESCRIPTION	1 STY MSRY BATH HOUSE REINFC D CONC PUBLIC SWIM POOL 4809				

CV15-078

CV15-079

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2015330

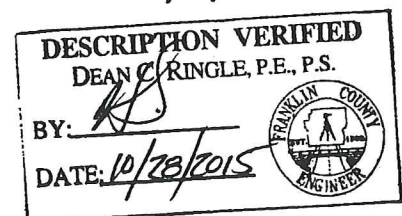
Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as follows:

Being in Quarter Township 4, Township 2, Range 18, United States Military Lands, containing 2.554 acres of land, more or less, being part of that 117.794 acre tract of land conveyed to Reese & Company and Complete General Construction Company by deed of record in Deed Book 2768, Page 316, and being part of that 442.103 acre tract of land described in a deed to Summer & Co., of record in Deed Book 2782, page 519, Recorder's Office, Franklin County, Ohio, said 2.554 acre tract being more particularly described as follows:

Beginning, for reference, at a point in the easterly line of said 117.794 acre tract, the same also being the easterly line of said 442.103 acre tract and the westerly line of SHARON ACRES, as said point being the northeasterly corner of SHARON WOODS, SECTION 2, as said SHARON WOODS, SECTION 2, is shown of record in Plat Book 40, page 59, all being of record in the Recorder's Office, Franklin County, Ohio; thence N 2° 34' 10" E, with the easterly line of said tracts, the westerly line of said SHARON ACRES, a distance of 420.00 feet to the TRUE POINT OF BEGINNING; thence, from said true point of beginning, N 87° 51' 30" W, a distance of 538.18 feet to a point in the easterly line of Beechcroft Road; thence northwardly, with easterly line of Beechcroft Road and with the arc of a curve to the left, having a radius of 1400.00 feet, the chord of which N 20° 32' 59" W, a chord distance 54.20 feet to a point; thence S 87° 51' 30" E, a distance of 161.02 feet to a point; thence N. 2° 08' 30" E, a distance of 210.00 feet to a point; thence S 87° 51' 30" E, a distance of 400.00 feet to a point in the easterly line of said 442.103 acre tract, the westerly line of said SHARON ACRES; thence S 2° 34' 10" W, with the easterly line of said 442.103 acre tract, the westerly line of said SHARON ACRES, a distance of 260.00 feet to the true point of beginning, and containing 2.554 acres of land, more or less.

Parcel Number: 010-104134-00

O-100-B  
ALL OF  
(010)  
104134





CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying

614.785.9340  
Fax: 614.785.9342  
77 E Wilson Bridge Road  
Suite 205  
Worthington, OH 43085  
<http://www.campbellsurvey.com>

## MORTGAGE LOCATION SURVEY



Made for and at the instance of **Great American Title Agency, LLC**

Street Address: **6000 Beechcroft Road, Columbus, Ohio**

New Owner: **Alex and Rose Man**

Present Owner: **Northland Community Center Inc**

Client Order No:

Date: **October 28, 2015**

This is to declare, that on October 28, 2015 we made an inspection of the premises standing in the name of Northland Community Center Inc situated at City of Columbus, County of Franklin, State of Ohio, and at the time of such inspection we found Alex Man.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:  
**Adjoiner's Access Over Subject's Property--(See Drawing)**
2. Disputed boundaries and encroachments:  
**None Apparent**
3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:  
**None Apparent**

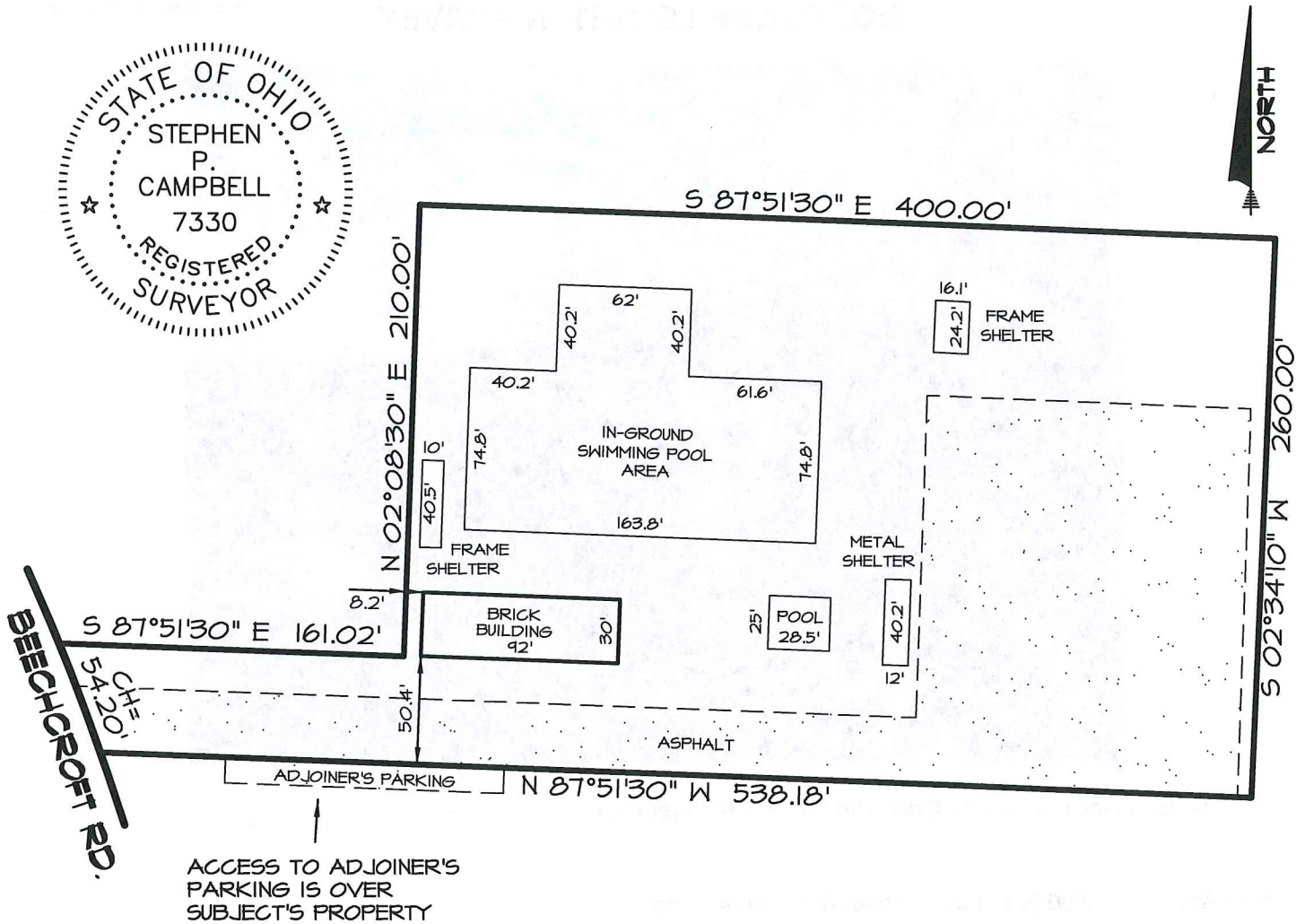




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<http://www.campbellsurvey.com>

## MORTGAGE LOCATION SURVEY



I/WE HAVE RECEIVED A COPY OF THIS  
SURVEY AND FIND THE CONDITIONS  
ACCEPTABLE TO ME/US.

BUYER/OWNER

0' 80'  
JMR  
SCALE: 1"=80'

Address 6000 Beechcroft Road

Qrt Twp 4 Twp 2 Range 18

State of Ohio, County of Franklin

Client Order No.

City of Columbus

Date

October 28, 2015

New Owner Alex and Rose Man

Present Owner Northland Community Center Inc

C & A Order No.  
CO132536

This is to certify to **Great American Title Agency, LLC**

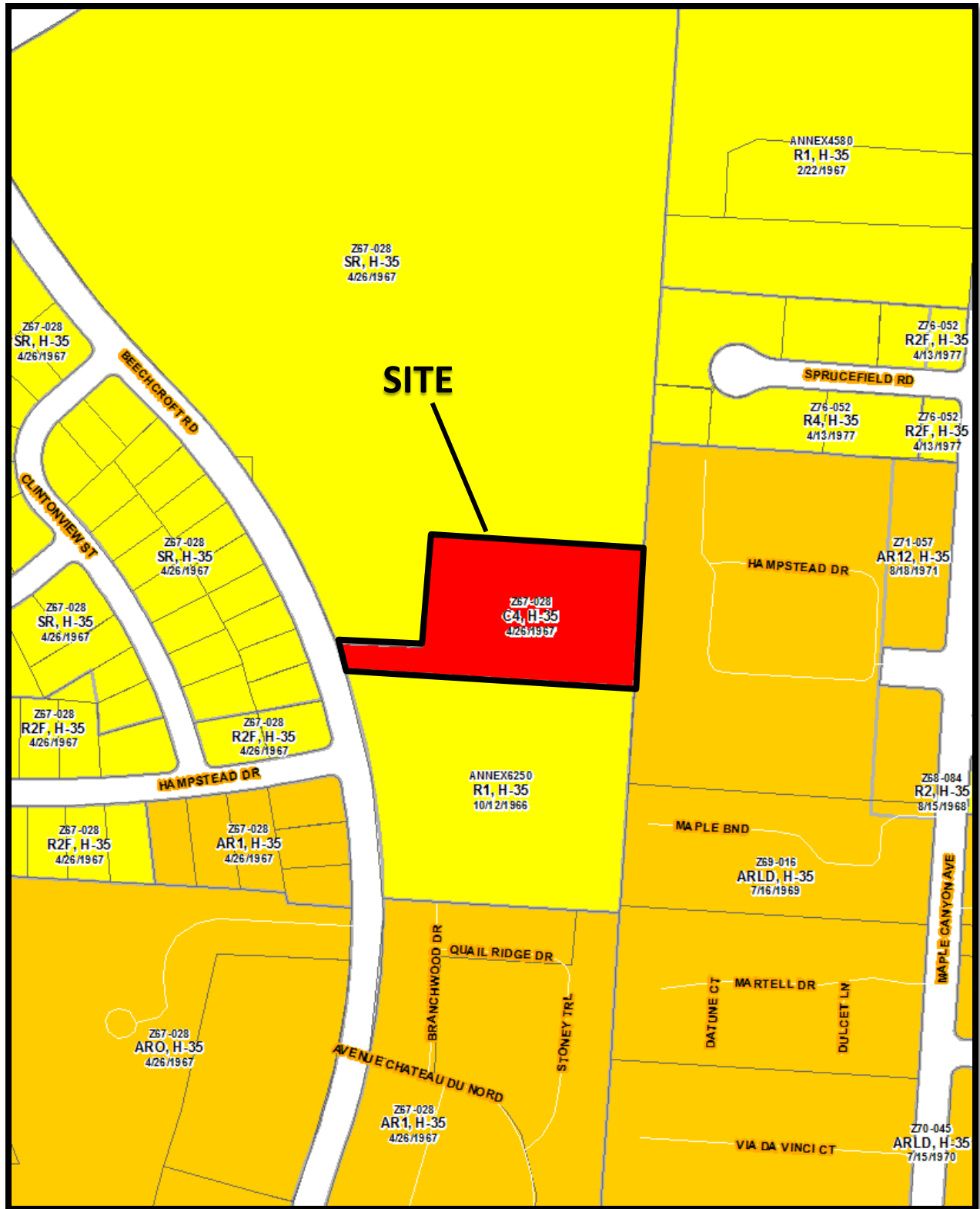
that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

*Stephen P. Campbell*

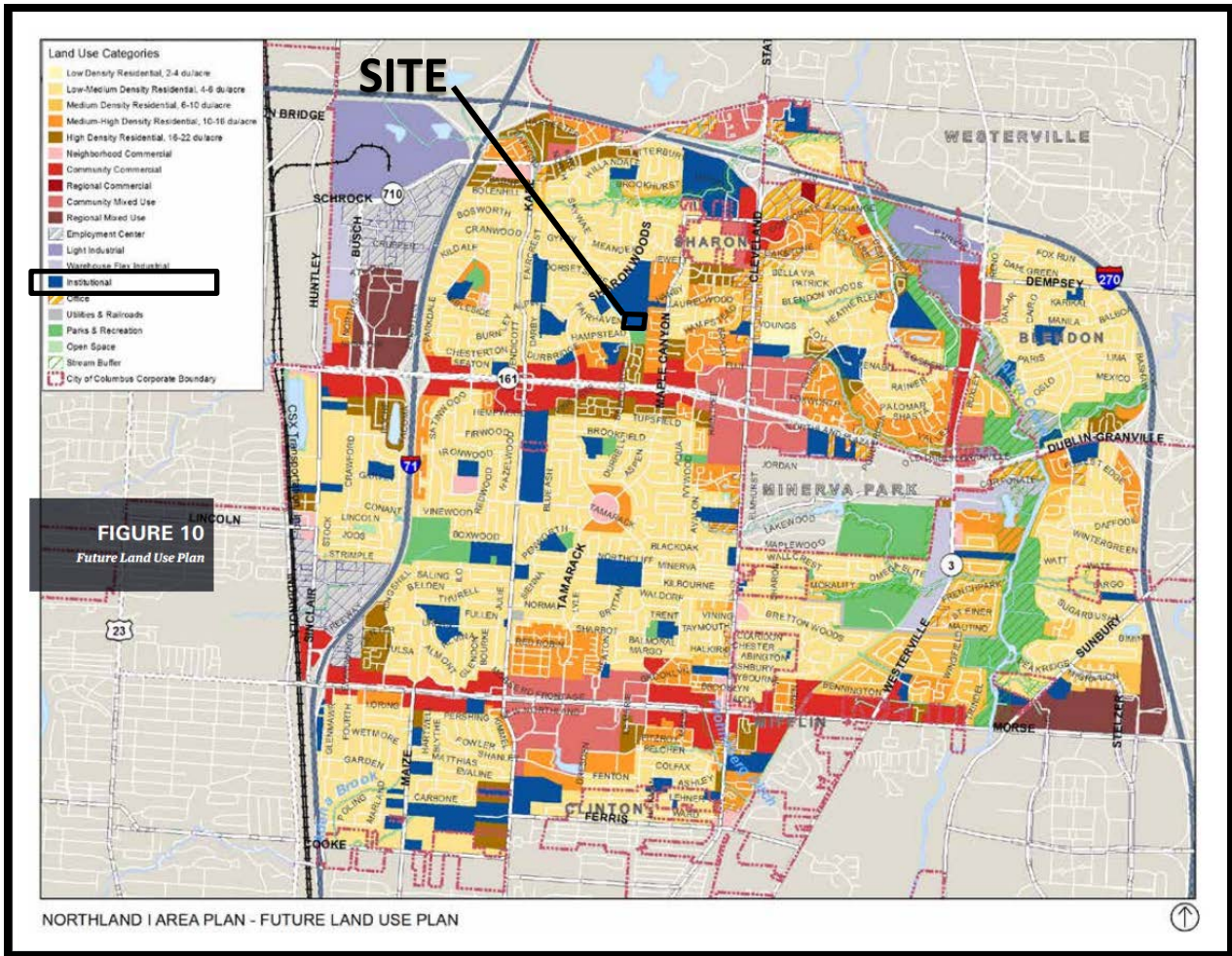
Stephen P. Campbell - Reg. Surveyor No. 7330

CU15-078



CV15-078  
6000 Beechcroft Road  
Approximately 2.55 acres





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approximately 2.55 acres





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Approximately 2.55 acres