



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

OFFICE USE ONLY

Application Number: CV12-017 / 12315-00000-00219
Date Received: 4/30/12
Application Accepted By: S. Pine Fee: \$945-
Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 358-362 E. Kossuth St., Columbus Ohio Zip 43206
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010028550

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

Current Zoning District(s): Z99-102, Residential, R2F

Recognized Civic Association or Area Commission: Columbus Southside Area Commission

Proposed use or reason for Council Variance request: Conform existing 3-unit dwelling for financing requirement

Acreage: 0.012 (4440 sq. ft.)

APPLICANT: Name Kelly J. McClellan

Address 8045 Pickerington Road City/State Canal Winchester, OH Zip 43110

Phone # 614.837.2164 Fax # 614.833.2640 Email: kelmimprove@yahoo.com

PROPERTY OWNER(S): Name Kelly J. McClellan and Lori Kelley

Address 8045 Pickerington Road City/State Canal Winchester, OH Zip 43110

Phone # 614.837.2164 Fax # 614.833.2640 Email: kelmimprove@yahoo.com

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

ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE 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.

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

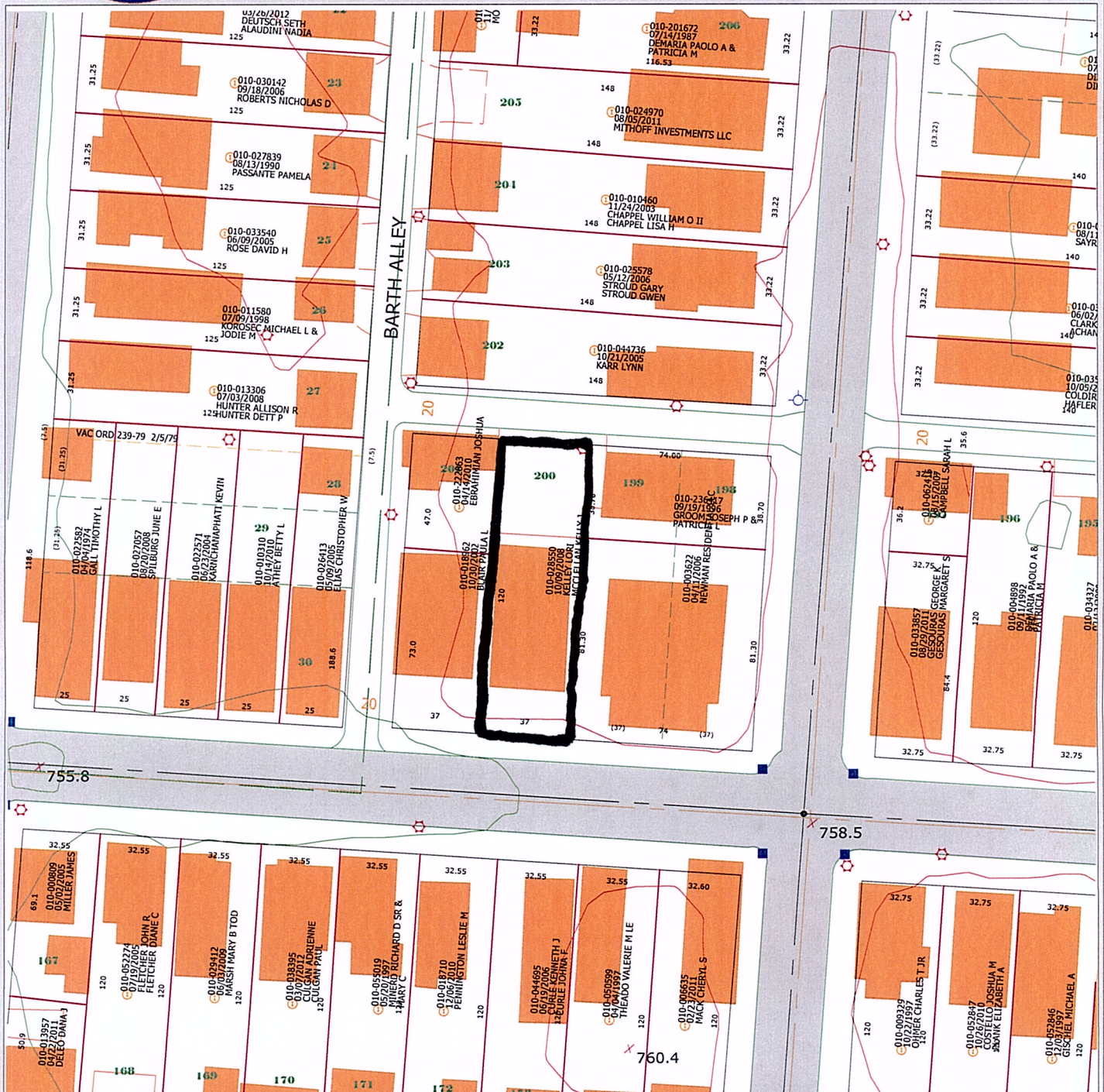
Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/26/12



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.

Real Estate / GIS Department



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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:

As a result of a rezoning to R2F by the City of Columbus effective 3/29/2000, the affected property noted in this application (parcel #010028550) has been in continued operation as a 3-family dwelling as a non-conforming use. Applicant seeks to continue this non-conforming use. Applicant wishes to continue the pre-existing, non-conforming use that has existed for 12 years. Granting of this variance will not in any way affect the character of the site as it relates to surrounding properties; nor will there be any adverse effect on the surrounding property owners. Furthermore, the granting of this variance will in no way impair an adequate supply of light and air to adjacent properties as any replacement structure will be a two-story structure similar in height to the existing occupied dwelling. Due to the hardship as a result of the re-zoning, applicant requests continued use of site as a non-conforming 3-family dwelling.

Signature of Applicant

Date 4/27/2012

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-017

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kelly J. McClellan

of (1) MAILING ADDRESS 8045 Pickerington Road, Canal Winchester, Ohio 43110

deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 358-362 E. Kossuth St., Columbus, OH 43206

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/1/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Kelly J. McClellan and Lori Kelley
8045 Pickerington Rd.
Canal Winchester, OH 43110

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

Kelly J. McClellan
614-837-2164

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

(5) Columbus Southside Area Commission
Zoning Committee Chair Bob Dickerscheid
P.O. Box 7846 Columbus, OH 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.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 30 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

6-14-12

Notary Seal Here



VICTORIA S. HAWK
Notary Public, State of Ohio
My Commission Expires June 14, 2012

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Newman Residential LLC
176 Roger Williams Ave
Highland Park, IL 60035

Paula Tatera
6580 Brock St.
Dublin, Ohio 43017

Leslie Pennington
351 E Kossuth St.
Columbus, Ohio 43206

Allison and Dett Hunter
824 Ebner St.
Columbus, OH 43206

Adrienne and Paul Culgan
345 E Kossuth St
Columbus, Ohio 43206

Kenneth and Johna Curle
357 E Kossuth St.
Columbus, Ohio 43206

Lynn Karr
831 Bruck St.
Columbus, Ohio 43206

Valerie Theado
363 E Kossuth St.
Columbus, Ohio 43206

Cheryl Mack
367 E Kossuth St.
Columbus, Ohio 43206

Betty Athey
344 E Kossuth St.
Columbus, Ohio 43206

Bill and Lisa Chappel
819 Bruck St.
Columbus, Ohio 43206

Mike and Jodi Korosex
816 Ebner St.
Columbus, Ohio 43206

Pamela Passante
812 Ebner St.
Columbus, Ohio 43206

Mary Marsh
341 E Kossuth St.
Columbus, Ohio 43206

David Rose
814 Ebner St.
Columbus, Ohio 43206

George Gesouras
2663 Welsford Rd.
Columbus, Ohio 43206

Richard and Mary MinerD
349 E Kossuth St.
Columbus, Ohio 43206

Sarah Campbell
836 Bruck St.
Columbus, Ohio 43206

Joshua Ebrahimian
354 E Kossuth St.
Columbus, Ohio 43206

Joseph and Patricia Groom
335 S Virginialee Rd.
Columbus, Ohio 43209

Kevin Karnchanaphati
340 E Kossuth St.
Columbus, Ohio 43206

Mithoff Investments LLC
176 Roger Williams Ave.
Highland Park, Illinois 60035

Gary Stroud
878 Bruck St.
Columbus, Ohio 43206

Christopher Elias
348 E Kossuth St.
Columbus, Ohio 43206

OWNERS ADDRESS

COMMISSION ADDRESS

CIVIC ASSOC. ADDRESS

Kelly and Lori McClellan
8045 Pickerington Rd.
Canal Winchester, Ohio 43110

Columbus Southside Area Comm.
Bob Dickerscheid
P.O. Box 7846
Columbus, Ohio 43207

Schumacher Place Civic Assoc.
P.O. Box 6404
Columbus, Ohio 43206



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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 # CV12-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Kelly J McClellan

Of [COMPLETE ADDRESS] 8045 Pickerington Rd., Canal Winchester, Ohio 43110
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 formats

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. Kelly McClellan and Lori Kelley 8045 Pickerington Rd. Canal Winchester, Ohio 43110	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC Victoria S Hawk

My Commission Expires: 6-14-12

Notary Seal Here



VICTORIA S. HAWK
Notary Public, State of Ohio
My Commission Expires June 14, 2012

This Project Disclosure Statement expires six months after date of notarization.

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