



Mayor Michael B. Coleman

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: CV12-018 / 12315-00000-00224
Date Received: 5/1/12
Application Accepted By: S. Pine Fee: \$630
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 584 STAMBAUGH AVE. Zip 43207
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: 010-114517
☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R2

Recognized Civic Association or Area Commission: Columbus SSCAC

Proposed use or reason for Council Variance request: Establish a 2nd dwelling unit.

Acreage: 0.14

APPLICANT: Name ODESSA THOMPSON

Address 686 ELWOOD AVE. City/State Columbus, Ohio Zip 43207

Phone # 614-444-8092 Fax # _____ Email: _____

PROPERTY OWNER(S): Name ODESSA THOMPSON

Address 686 ELWOOD AVE. City/State Columbus, Ohio Zip 43207

Phone # 614-444-8092 Fax # _____ Email: _____

☐ 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 Odessa Thompson

PROPERTY OWNER SIGNATURE Odessa Thompson

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



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CV12-018

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 FIRST FLOOR OF THE BUILDING IS ZONED FOR COMMERCIAL USE. THERE HAS NOT BEEN A BUSINESS THERE FOR 27 YEARS. APPLICANT WANT THE SPACE REZONED FOR RESIDENTIAL USE, THAT REFLECTS THE NATURE OF RESIDENTIAL NEIGHBORHOOD.

Signature of Applicant

Deborah Thompson

Date

May 1, 2012

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-018

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ODESSA THOMPSON
of (1) MAILING ADDRESS 686 ELWOOD AVE. COLUMBUS, OHIO 43207

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 584 STAMBAUGH AV. COLUMBUS, OHIO 43207
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) ODESSA THOMPSON
686 ELWOOD AV.
COLUMBUS, OHIO 43207

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

ODESSA THOMPSON
614-444-8092

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

(5) COLUMBUS SOUTHSIDE AREA COMMISSION
PRESIDENT: MR. JAMES GRIFFIN
614-260-5321
E-MAIL: Binky CMH@HOTMAIL.COM

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

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

Odessa Thompson
27 day of April, in the year 2012

(8)

Jaime F. Delgado
November 29th - 2012



Notary Public Here JAIME F. DELGADO
Notary Public, State of Ohio
My Commission Exp. Nov. 29, 2012

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APPLICANT/OWNER**AREA COMMISSION****CV12-018**

Odessa Thompson
686 Elwood Ave.
Columbus, Ohio 43207

Mr. Bob Dickerscheid, Zoning Chair
Columbus Southside Area Commission
P.O. Box 7846
Columbus, Ohio 43207

SURROUNDING PROPERTY OWNERS:

Marcella Adams et al 14
c/o Gracie McBroom
636 Koebel Ave.
Columbus, Ohio 43207

Gene A Branson
2094 Cornell St.
Columbus, OH 43219

William J Burge & Richard Gladney
1601 Frebis Ave.
Columbus, OH 43206

Mario A Gabriel
578 Stambaugh Ave.
Columbus, Ohio 43207

Power of Prayer Ministries
2155 Curtis St.
Columbus, Ohio 43207

Damon L & Shirley Robbins
594 Stambaugh Ave.
Columbus, Ohio 43207

SLMF Limited
10590 Wellington Blvd.
Powell, OH 43065

Stambaugh Avenue Mt. et al
608 Stambaugh Ave.
Columbus, Ohio 43207

Leisa A Spears
711 Lock Ave.
Columbus, Ohio 43207

Leonard Tynes
595 Stambaugh Ave.
Columbus, Ohio 43207

Rosie L Warner
3060 Argonne Ct.
Columbus, Ohio 43232

Rudolph & Jaunita Waters
562 Stambaugh Ave.
Columbus, Ohio 43207

Weber Holdings-Buckeye LLC
2140 Advance Ave.
Columbus, Ohio 43207

Wilson-Paolini Holdings I Ltd.
900 Buckeye Park Rd.
Columbus, Ohio 43207

WWW Buckeye Park LLC
2151 Performance PW
Columbus, Ohio 43207

CW12-018



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 4/25/12



Disclaimer

Scale = 76'



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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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 # CV12-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] ODESSA THOMPSON

Of [COMPLETE ADDRESS] 686 ELWOOD AVE. COLS, OHIO 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 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. <u>ODESSA THOMPSON</u> <u>686 ELWOOD AVE</u> <u>Columbus, OHIO 43207</u>	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 27 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



JAIME F. DELGADO
Notary Public, State of Ohio
My Commission Exp. Nov. 29, 2012

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

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

584 Stambaugh Ave
In Columbus
Retail (vacant) with apartment above

CV to allow 2-unit dwelling
2 1/2 acre

Dan Blechschmidt, Planning & Operations Division 645-1694
Maureen Lorenz, Dept of Recreation & Parks 645-3306

Columbus South Side Area Comm.

5/1

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

☐ Requested Variances: Use in R-2, Building setback

Comments [Applicant] _____

Comments [City] _____

Staff met with Odessa Thompson on 4/25/12 regarding this proposed application
and applicant received a copy of this pre-application worksheet

City Staff Representative Shannon J. Ripp Date 4/25/12

Note: This **Pre-Application Review** is preliminary, based upon the information presented. This document is a tool 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.

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CV12-018

Print Date: 5/1/2012

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CITY OF COLUMBUS, OH
HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

ADDRESS 584 STAMBAUGH AVADDRESS 584 STAMBAUGH AV

INTERSECTION		HIST-PROP	
PARCEL NO	010-114517	CENSUS	8811
HIST-DIST		BLOCK	121

ZIP CODE

43207

0

SUB-DIV

SOUTHGATE

LOT NO

14

PERMIT ID	E8902158	RES/COMM	RES	# OF UNITS	1	VALUE	1,200
CREATE DATE	04-04-89	NEW/RPLC/ALTER	REPR	CONT. LIC. #	E0115		
PERMIT TYPE	E	C-40 CODE		OBBC			
DESCRIPTION	RES REPR 584 1/2 ONLY						

PERMIT ID	31803	RES/COMM		# OF UNITS	0	VALUE	0
CREATE DATE	09-25-73	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	RE	C-40 CODE		OBBC			
DESCRIPTION							

PERMIT ID	47766	RES/COMM		# OF UNITS	0	VALUE	300
CREATE DATE	03-31-58	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE		OBBC			
DESCRIPTION	ALT 1 1/2 STY FR 1 FAM DWG						

PERMIT ID	40730	RES/COMM		# OF UNITS	0	VALUE	1,000
CREATE DATE	06-10-57	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE		OBBC			
DESCRIPTION	PHONE BOOTH						

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CV12-018

CITY OF COLUMBUS, OH

PAGE 1 of 1

ADDRESS INQUIRY- ALL APPLICATIONS (with most recent file date first)

PRINT DATE: 5/1/2012

PARAMETERS

STREET NAME: STAMBAUGH HIGH ADDRESS: 584 LOW ADDRESS: 584 STREET DIRECTION: *

584 STAMBAUGH AV584 STAMBAUGH AV

ZIP CODE

PARCEL NUMBER 010-114517

SUB-DIV/LOT #

OTHER APPLICATIONS**06475-00000-03467**

APPLICATION NUMBER 06475-00000-03467
PERMIT TYPE Environmental Health
PERMIT SUB TYPE Unoccupied Structure
COMMENT

FILE DATE 5/9/2006
PERMIT GROUP Enforcement
PERMIT CATEGORY Weeds and Solid Waste

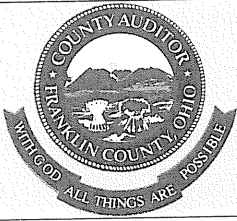
NO MORE ACTION**04470-00000-02613**

APPLICATION NUMBER 04470-00000-02613
PERMIT TYPE Zoning Code Inspection
PERMIT SUB TYPE Inoperable Vehicle Storage
COMMENT

FILE DATE 6/4/2004
PERMIT GROUP Enforcement
PERMIT CATEGORY NA

NO MORE ACTION

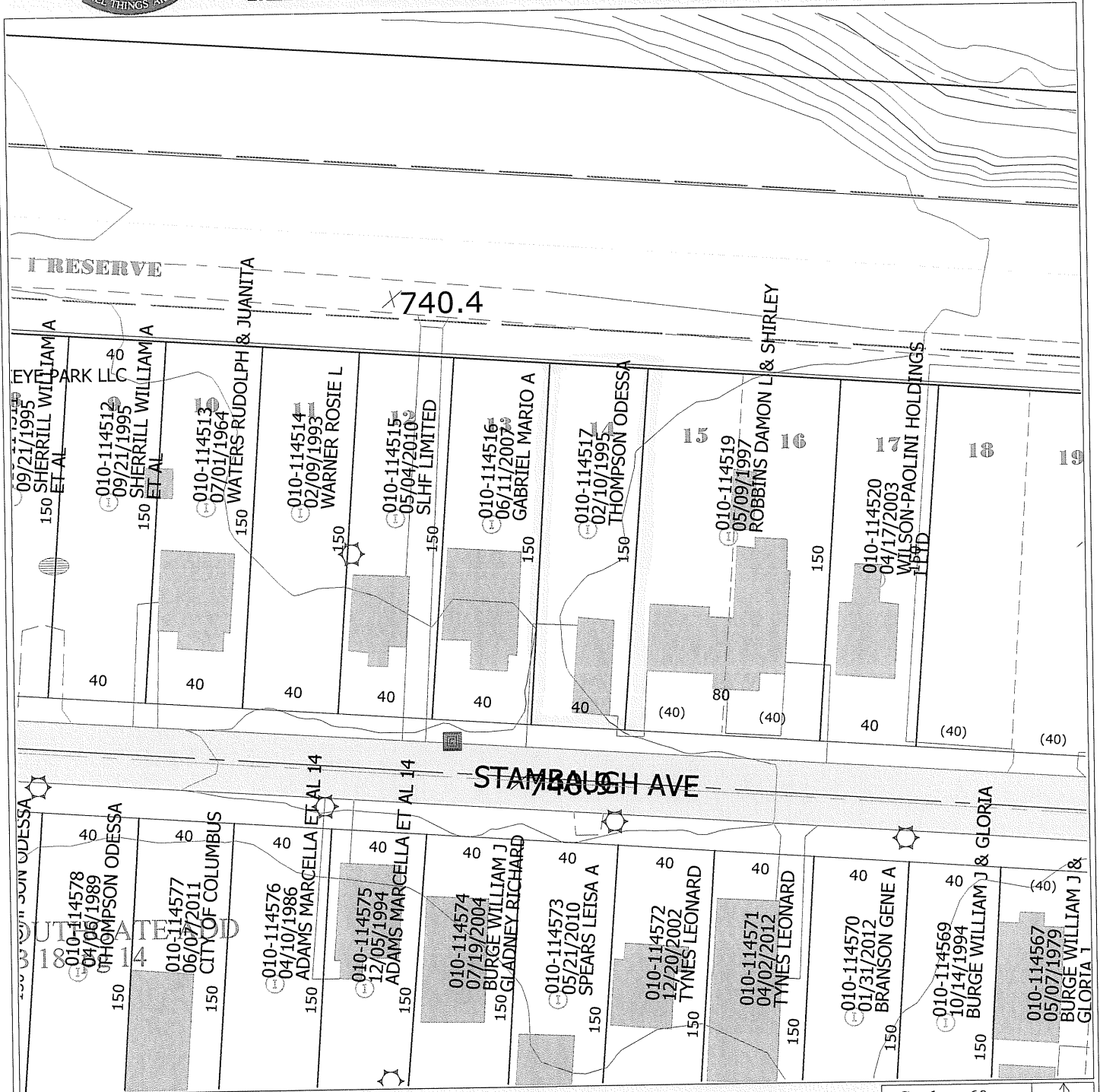
CV12-018



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 4/25/12



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Real Estate / GIS Department

584
M
765 R2

584 Stambaugh Avenue

BUCKEYE PARK RD

765
R2
4/21/1958

19TH ST

STAMBAUGH AVE

765
R2
4/21/1958

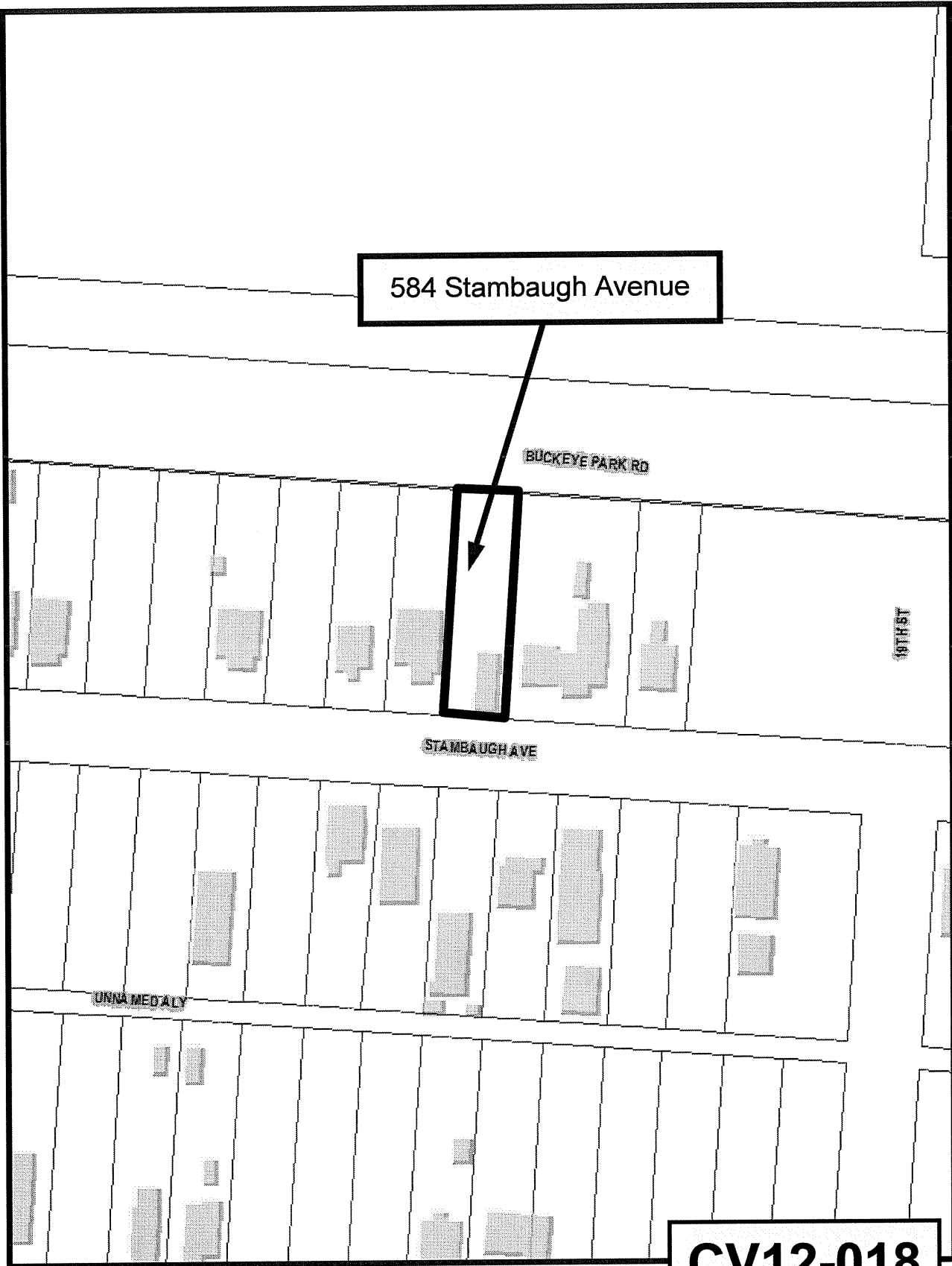
UNNAMED ALY

765
R2
4/21/1958

765
R2
4/21/1958

765
R2
4/21/1958

CV12-018



584 Stambaugh Avenue

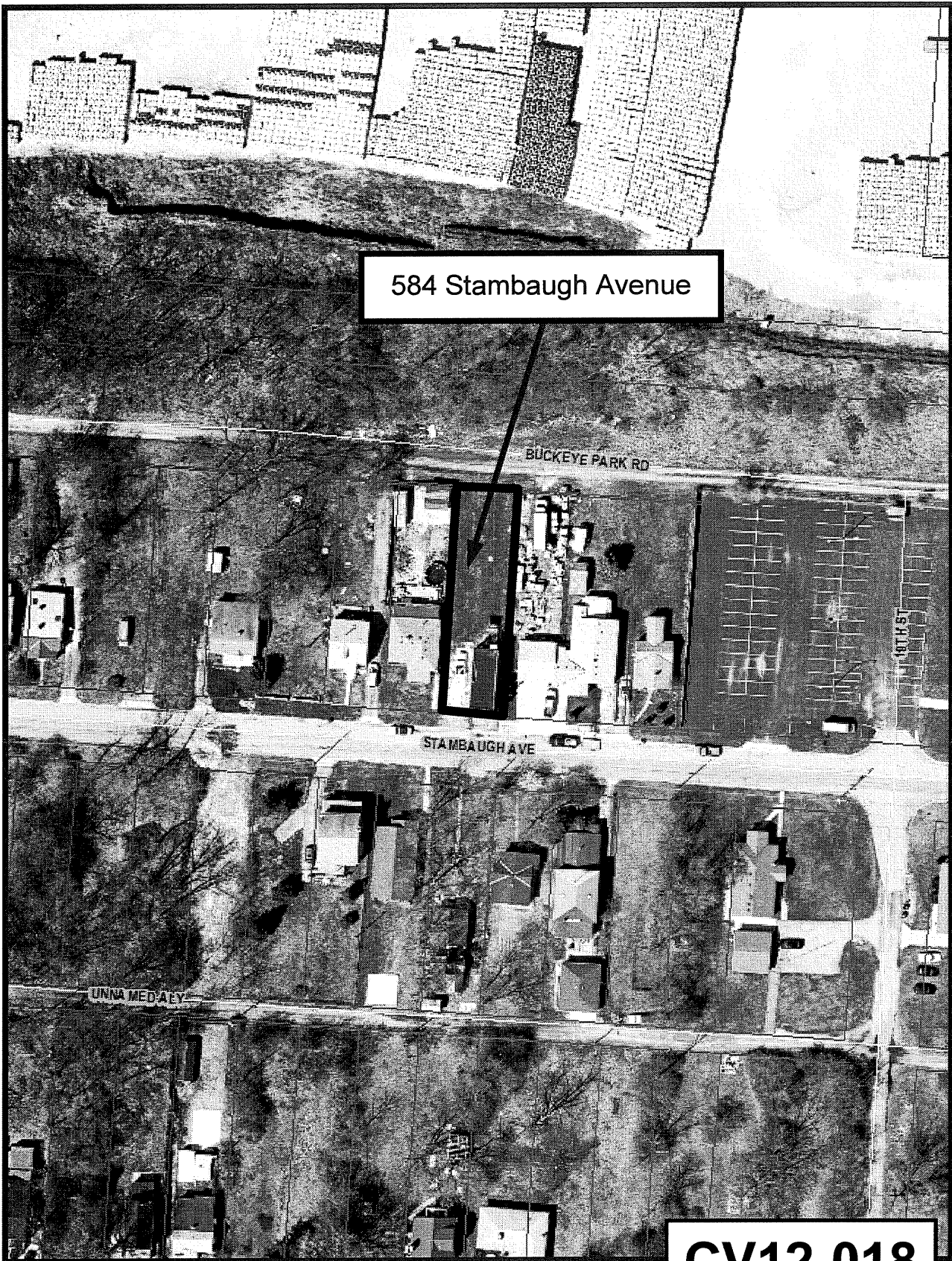
BUCKEYE PARK RD

19TH ST

STAMBAUGH AVE

UNNAMED ALY

CV12-018



584 Stambaugh Avenue

BUCKEYE PARK RD

STAMBAUGH AVE

UNNA MEDLEY

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