

Date May 5, 2010

Application #

10315-06000-00150

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224

CV10-015

\$315 total



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: South Side

Received By: SP

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 1212 S. Front Street

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 010 657887

☐ If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) 010 - City of Columbus

Recognized Civic Association or Area Commission Columbus South Side A.C.

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: Change from Commercial Warehouse to

Proposed Height District: H-60

Acreage less than 1 acre OFFICE + Dwelling (mix use)

(Columbus City Code Section 3309.14)

APPLICANT: Name Danfer Vera

Address 1212 S. Front St. City Columbus Zip 43206

PROPERTY OWNER(S) Name Danfer Vera

Address 1212 S. Front St. City Columbus Zip 43206

☐ If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT

☐ Attorney

☐ Agent

Name Danfer Vera

Address 1212 S. Front St.

City Columbus Zip 43206

Phone # 614-554-6397

Fax #

Email DanferV@gmail.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature Danfer Vera

Property Owner Signature Danfer Vera

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.



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Danfer Vera
of (1) MAILING ADDRESS 1212 S. Front St., Columbus, OH 43026

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) CERTIFIED ADDRESS FOR ZONING PURPOSES 1212 S. Front St., Columbus, OH 43026
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Danfer Vera
1212 S. Front St.
Columbus, OH 43026

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

Danfer Vera
614-554-6397

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

(5) Columbus South Side Area Commission
Zoning Chair: Joe Stefanko
614-204-8889 - 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)

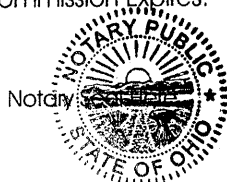
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4 day of May, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Danfer Vera
(8) Shayla M. Norman
11/02/2010



SHAYLA M. NORMAN
Notary Public, State of Ohio
My Commission Expires Nov 2, 2010

Applicant/Owner:

Danfer R. Vera
1212 S Front St.
Columbus, OH 43206

Area Commission:

Columbus South Side Area Commission
Att: Debra Diggs
1312 Linwood Ave.
Columbus, OH 43207

Columbus South Side Area Commission
Attn: Joe Stefanko – Zoning chair
P.O. Box 7846
Columbus, OH 43207

Surrounding Property Owners:

Kenneth Properties LLC
Jennifer Gilbert
91 W Hiawatha Dr.
Powell, OH 43065

B&H Realty Co
47 W Gates St.
Columbus, OH 43206

Linda Manire
2882 Zollenger Rd
Columbus, OH 43221

Scott Schiff
88 W. Main St.
Columbus, OH 43215

Arthur Carter
17 W. Gates St.
Columbus, OH 43206

David Merz
1251 S. High St.
Columbus, OH 43206

Mathews Properties
1250 S. Front St.
Columbus, OH 43206

Maureen Malek
7591 Duncans Glen Dr.
Westerville, OH 43082

Carl Meyer & Janet Craycraft
2674 Kent Rd.
Columbus, OH 43221

1201 S High Medical Bldg. LLC
88 W Main St.
Columbus, OH 43215

Spillman Family LP
221 S. Cassady
Columbus, OH 43209

Tednree Enterprises LLC
P.O. Box 6347
Columbus, OH 43206

WM S & Co
6055 Whitney Woods Ct.
Columbus, OH 43213

Danfer Vera
1212 S Front St
Columbus, OH 43206

Network Housing 90 Inc
CHN Far North Holding LLC
1680 Watermark Dr
Columbus, OH 43215

David and Judith Perks
Kemba Financial Co
P.O Box 307370
Gahanna, OH 43230



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:

See attached

Signature of Applicant Dan Jones Date 05/03/10

STATEMENT OF HARDSHIP FOR 1212 S. FRONT ST.

The Following Variance is being requested for the code section 3363.01 to conform an existing single-family dwelling in the M, Manufacturing District. Property was a residence and office/small warehouse building (multi use) prior to purchase in 2003.

The small warehouse space is now a 4 car garage with a residential dwelling. The office space on the west side of the building is being used as storage and currently rented as such. It has potential for 5 offices with kitchenette and a conference room and I desire to remodel such space to be used as a nice office space which entrance on Front St.

The entrance to the residential space is mainly through the garage door located on the back alley facing High St. and it has a side door also.

This Variance is also needed to apply for Building Permits to perform some updates and finishing the outside of the property with brick, stucco or other, adding some trees and other nice landscaping, updating the parking lot and remodeling the interior of the office space.

Property is surrounded by other 2 multi use buildings, one to the south being a print shop and a single family residence to its owners, another to the north-east being an office and a single family dwelling.

Property is surrounded by other 4 single family dwellings within 100 feet of this property to the east and south east, and 1 multi-family apartment building next door to the north, housing at least 20 people.

Property is surrounded by 4 other houses being used as offices, mainly for attorneys, accountants and other professionals, to the east, north-east and south-east on High St.

Property is surrounded by a few commercial buildings: a dry cleaning commercial building to the west, an electrical contractor office/small warehouse to the north-west, and 3 office/warehouse spaces to the south-west.

Thank you.



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV10-015

Being first duly cautioned and sworn (NAME) Danfer Vera
of (COMPLETE ADDRESS) 1212 S. Front St. Columbus
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 of individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Danfer R. Vera 1212 S. Front St. Columbus, OH 43206 614-554-6397	

☐ If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Danfer Vera

Subscribed to me in my presence and before me this 4 day
of May, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Shayla M. Norman
11/02/2010

My Commission Expires:

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

Notary Seal Here



SHAYLA M. NORMAN
Notary Public, State of Ohio
My Commission Expires Nov 2

CV10-015

Page 1 of 1

CITY OF COLUMBUS, OH
HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

<u>ADDRESS 1212 S FRONT ST</u>				<u>ADDRESS 1212 S FRONT ST</u>	
INTERSECTION	GATES-MOLER	HIST-PROP		ZIP CODE	43206 0
PARCEL NO	010-002947	CENSUS	5810	SUB-DIV	DOROTHEA AMBOS
HIST-DIST		BLOCK	304	LOT NO	12
PERMIT ID	E3168	RES/COMM		# OF UNITS	0
CREATE DATE	03-14-86	NEW/RPLC/ALTER		CONT. LIC. #	
PERMIT TYPE	E	C-40 CODE		OBBC	
DESCRIPTION	ALTER COMM				
PERMIT ID	67034	RES/COMM		# OF UNITS	0
CREATE DATE	02-11-86	NEW/RPLC/ALTER		CONT. LIC. #	
PERMIT TYPE	B	C-40 CODE		OBBC	
DESCRIPTION	ALT 2 STY MSRY WHSE/APT BLOCK OFF BSMT & 2ND FL & USE 1ST FL ONLY FOR STORAGE				
PERMIT ID	43811	RES/COMM		# OF UNITS	0
CREATE DATE	03-04-69	NEW/RPLC/ALTER		CONT. LIC. #	
PERMIT TYPE	B	C-40 CODE		OBBC	
DESCRIPTION	ALT				
PERMIT ID	16882	RES/COMM		# OF UNITS	0
CREATE DATE	09-27-65	NEW/RPLC/ALTER		CONT. LIC. #	S0003
PERMIT TYPE	B	C-40 CODE		OBBC	
DESCRIPTION	ALT 1 STY C.B CARP CLEANING BLDG				
PERMIT ID	1059	RES/COMM		# OF UNITS	0
CREATE DATE	12-10-63	NEW/RPLC/ALTER		CONT. LIC. #	E0007
PERMIT TYPE	B	C-40 CODE		OBBC	
DESCRIPTION	ADD RR RM SO SD 1 STY CB				
PERMIT ID	84159	RES/COMM		# OF UNITS	0
CREATE DATE	01-03-62	NEW/RPLC/ALTER		CONT. LIC. #	E0006
PERMIT TYPE	B	C-40 CODE		OBBC	
DESCRIPTION	ALT TO 1 STY C B BLDG				

DATE	02-06-86
REQ. TYPE	V
REQ. #	EN86031
STATUS	

Real Estate / GIS Department

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAY 4, 2010

010-036115 * Owner: MEYER CARL J CRAYCRAFT JANET M
Address: 1243 S HIGH ST
Mail To: CARL J MEYER
: 1243 S HIGH ST
: COLUMBUS OH 43206

010-037422 * Owner: MANIRE LINDA S TR
Address: 1231 S HIGH ST
Mail To: LINDA S MANIRE
: 2882 ZOLLINGER RD
: COLUMBUS OH 43221

010-053023 * Owner: MALEK MAUREEN
Address: 1221 S HIGH ST
Mail To: MALEK MAUREEN
: 7591 DUNCANS GLEN DR
: WESTERVILLE OH 43082

010-053026 * Owner: MALEK MAUREEN
Address: 1227 S HIGH ST
Mail To: MALEK EDWIN L &
: MAUREEN
: 1227 S HIGH ST
: COLUMBUS OH 43206

010-055108 * Owner: NETWORK HOUSING 90 INC
Address: W GATES ST
Mail To: CHN FAR NORTH HOLDING LLC
: 1680 WATERMARK DR
: COLUMBUS, OH 43215

010-055346 * Owner: MEYER CARL J CRAYCRAFT JANET M
Address: 1235 S HIGH ST
Mail To: MEYER CARL J
: ET AL 2
: 1243 S HIGH ST
: COLUMBUS OH 43206

010-057887 * Owner: VERA DANFER
Address: 1212 S FRONT ST
Mail To: DANFER VERA
: 2670 CANTERBURY RD
: COLUMBUS OH 43221

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAY 4, 2010

010-002947 * Owner: NETWORK HOUSING 90 INC
Address: 37 W GATES ST
Mail To: CHN FAR NORTH HOLDING LLC
: 1680 WATERMARK DR
: COLUMBUS, OH 43215
: COLUMBUS, OH 43215

010-007190 * Owner: B&H REALTY CO
Address: 47 W GATES ST
Mail To: B&H REALTY CO
: 47 W GATES ST
: COLUMBUS OH 43206

010-007946 Owner: MERZ DAVID C
Address: 1251 S HIGH ST
Mail To: DAVID C MERZ
: 1251 S HIGH ST
: COLUMBUS OH 43206

010-012700 * Owner: MATHEWS PROPERTIES LTD
Address: 1210 FRONT ST
Mail To: MATHEWS PROPERTIES LTD
: 1250 S FRONT ST
: COLUMBUS OH 43206

010-025005 * Owner: SCHIFF SCOTT W
Address: FRONT ST
Mail To: SCOTT W SCHIFF & ASSOC
: 115 W MAIN ST STE 100
: COLUMBUS OH 43215

010-025990 Owner: MANIRE LINDA S TR
Address: 21 W GATES ST
Mail To: LINDA S MANIRE
: 2882 ZOLLENGER RD
: COLUMBUS OH 43221

010-034808 Owner: CARTER ARTHUR W
Address: 17 W GATES ST
Mail To: ARTHUR CARTER
: 17 W GATES ST
: COLUMBUS OH 43206

010-034826 * Owner: MEYER CARL J CRAYCRAFT JANET M
Address: 1247 S HIGH ST
Mail To: MEYER CARL J
: ET AL 2
: 1243 S HIGH ST
: COLUMBUS OH 43206

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAY 4, 2010

010-065018 * Owner: PERKS DAVID G PERKS JUDITH K
Address: 1259 S HIGH ST
Mail To: KEMBA FINANCIAL CU
: 555 OFFICENTER PLACE
: PO BOX 307370
: GAHANNA, OH 43230

010-065021 * Owner: SCHIFF SCOTT W
Address: FRONT ST
Mail To: SCOTT W SCHIFF & ASSOC
: 115 W MAIN ST STE 100
: COLUMBUS OH 43215

010-065022 * Owner: B&H REALTY CO
Address: FRONT ST
Mail To: B&H REALTY CO
: 47 W GATES ST
: COLUMBUS OH 43206

010-065023 * Owner: B&H REALTY CO
Address: FRONT ST
Mail To: B&H REALTY CO
: 47 W GATES ST
: COLUMBUS OH 43206

010-065024 * Owner: B&H REALTY CO
Address: FRONT ST
Mail To: B&H REALTY CO
: 47 W GATES ST
: COLUMBUS OH 43206

010-065025 * Owner: B&H REALTY CO
Address: FRONT ST
Mail To: B&H REALTY CO
: 47 W GATES ST
: COLUMBUS OH 43206

010-143108 * Owner: KENNETT PROPERTIES LLC GILBERT JENNIFER G
Address: 1251 S FRONT ST
Mail To: JENNIFER RODEFFER
: 6689 CRESCENT WOODS CIR
: LAKELAND FL 33813

Real Estate / GIS Department

Being a part of Lot 14 of DOROTHEA AMBOS FIRST SUBDIVISION shown of record in Plat Book 4, Page 461, and a part of a certain tract conveyed to Maude A. Mallory, shown of record in Deed Book 2365, Page 83, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at the southwest corner of said Lot 14 above described; thence southerly on a line which is a continuation of the west line of said Lot 14 and the east line of Front Street, 80 feet to an iron pin, thence in an easterly direction and parallel to the south line of said Lot 14, a distance of 107.35 feet to a point in the west line of Wall Street; thence in a northerly direction 82.7 feet along a line which is a southerly extension of the east line of Lot 14 and the west line of Wall Street to a point two feet west from an offset pin set in Wall Alley; thence, North 83 deg. 54' West across said Lot 14 and into and across the said Maude A. Mallory tract described above a distance of 53.86 feet to an iron pin, said iron pin being 1.80 feet south and at the right angle to the south line of said Lot 14, and to the northerly line of said Maude A. Mallory tract; thence North 79 deg. 39' 38" West across said Maude A. Mallory tract and parallel to the south line of Lot 14, a distance of 5.30 feet to a point, (iron pin offset 1.0 feet west); thence North 5 deg. 0' East across said Maude A. Mallory tract to a point in the southerly line of Lot 14; thence in a westerly direction along the south of Lot 14, 48 feet, more or less, to the place of beginning, containing 8,588 square feet, more or less.

PARCEL NO. 010.57887 and 010.62191

Property Address: 1212 South Front Street, Columbus, OH 43206

CV10-015

LAND DATA AND COMPUTATIONS				PARCEL IDENTIFICATION										
TYPE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT DATE	UNIT RATE	SALE VALUE	OTHER ADJUSTMENTS	VALUE						
S1	8520	SQ FT	3.00			25560		25560						
G1						11100		11100						
				TOTAL ACRES		0.196	TOTAL LAND VALUE							
				IMPROVEMENT COMPUTATIONS		4608	SCHEDULE 300							
				SF BASE AREA	EFF PERMETER / P/A RATIO	HEIGHT	PRICE / KEY	AREA FACTOR						
				FLR LVL	USE CODE									
				1	0	8	2/1	0.28						
				1	0	12	9/1	0.28						
				1	0	12	79/1	0.83						
				2	0	12	89/1	0.17						
				2	0	12		0.26						
				WL HT	ADJ									
				FRAMING	ADJ									
				BASE	PRICE									
				BPA	FACTOR									
				SUBTOTAL			100							
				OTHER	ADJ									
				INTERIOR	FINISH									
				HVAC										
				SPRINKLER										
				LIGHTING										
				TOTAL	SF PRICE									
				SF PRICE	X AREA									
				EXTERIOR	FEATURE PTS									
				PLUMBING										
				UNIT FINISH/NO										
				TOTAL	BASE VALUE									
				G & D	FACTOR		90							
				ADJ	BASE VALUE									
				SPECIAL	FEATURE									
				TOTAL										
				IDENT	IMP	MULT								
				RCN										
				DEPR/ADDTV										
				RCNLD										
				AREA	(5) 61	GOOD	40/ 25							
				AREA / INCOME										
				SUMMARY OTHER IMPROVEMENTS										
ID	TYPE	USE	VR BLT	RM DL	COND	SIZE	AREA	RATE	GRADE	CF / AL	RCN	DEPR	TRUE VALUE	
2	13	B.T. PAV	75		AV		2200	1.80	100		4000	50	2000	
3	35	FENCING	75		AV		10422.20	20	100		2300	50	1200	
													TOTAL OTHER IMPROVEMENTS	3200

ADDITIONAL BUILDING CHARACTERISTICS			
AGE / LIFE	30	4	
VR BLT / EFF	1910		
YR RENDL	2008		
CONDITION	AVG		
AREA / COST			
AREA / INCOME			

LAND DATA AND COMPUTATIONS			
LAND	LAND	LAND	LAND
36700	174700	211400	
MONTH	NO	SALE PRICE	SALES HISTORY
0906	1	206500	22754
1085	2	80000	855040
COMPARABLE SALES			
VALUATION			
COST APPROACH	LAND	IMPROVEMENT	TOTAL
	36700	172200	208900
GROSS INCOME		X GRM	
NET INCOME	28268	* OR	11.80
12/19/2008	171500		211400

PARCEL IDENTIFICATION			
010-K024	-015-00	1 / 1	
1212 S FRONT ST			
TAX 010-057887-00 % 100 L 100 H 100			
NEIGHBORHOOD 016-04			
PROP CLASS C/480 NEIGH DSRBTY 4			
PROP TYPE 4			
LST.FLT.ALL UTIL.DEV			
OWNER: VERA DANFER			
LEGAL: 1212 FRONT ST			
CITY OF COLUMBUS 1/2S29			
80' x 106.9'			
04-May-2010 RLH 11/04/2003			
AUD BR 2006 BOR 06-900404			
FLD NC 2008 FOR 1/1/2008 LAND PRICED			
RECEIVED			
2009 BLDG REHAB RES			
2-12-08 1			
FOR 1-1-2009 EST INT RMDL			
(1ST & 2ND FLR OFC CONVR)			
50% COMP. RECHK 2010. VERIFY			
FEATURES 12-19-08 LAC 4			
9-11-06 SALE. 2 PCL SALE			
KEYED 1 PCL-010-062191 RTG			
16			
VOIDED INTO THIS PCL			
4-15-08 RES			
NEW CONSTRUCTION			
N/C DEDUCT			
RECHECK YEAR			
N/C ADD			
CURRENT VALUE RECORD			
IMPROVEMENTS			
TOTAL			
211400			
MONTH			
YEAR			
PROCS			
SALE PRICE			
SOURCE			
VALIDITY			
L & B			
Y7			
44.81			
11.06			
COMPARABLE SALES			
VALUATION			
TOTAL			
208900			
GROSS INCOME			
NET INCOME			
X GRM			
* OR			
11.80			
12/19/2008			
171500			
211400			

010-015

TENANT ROSTER

AREA PTS

ID DESCRIPTION

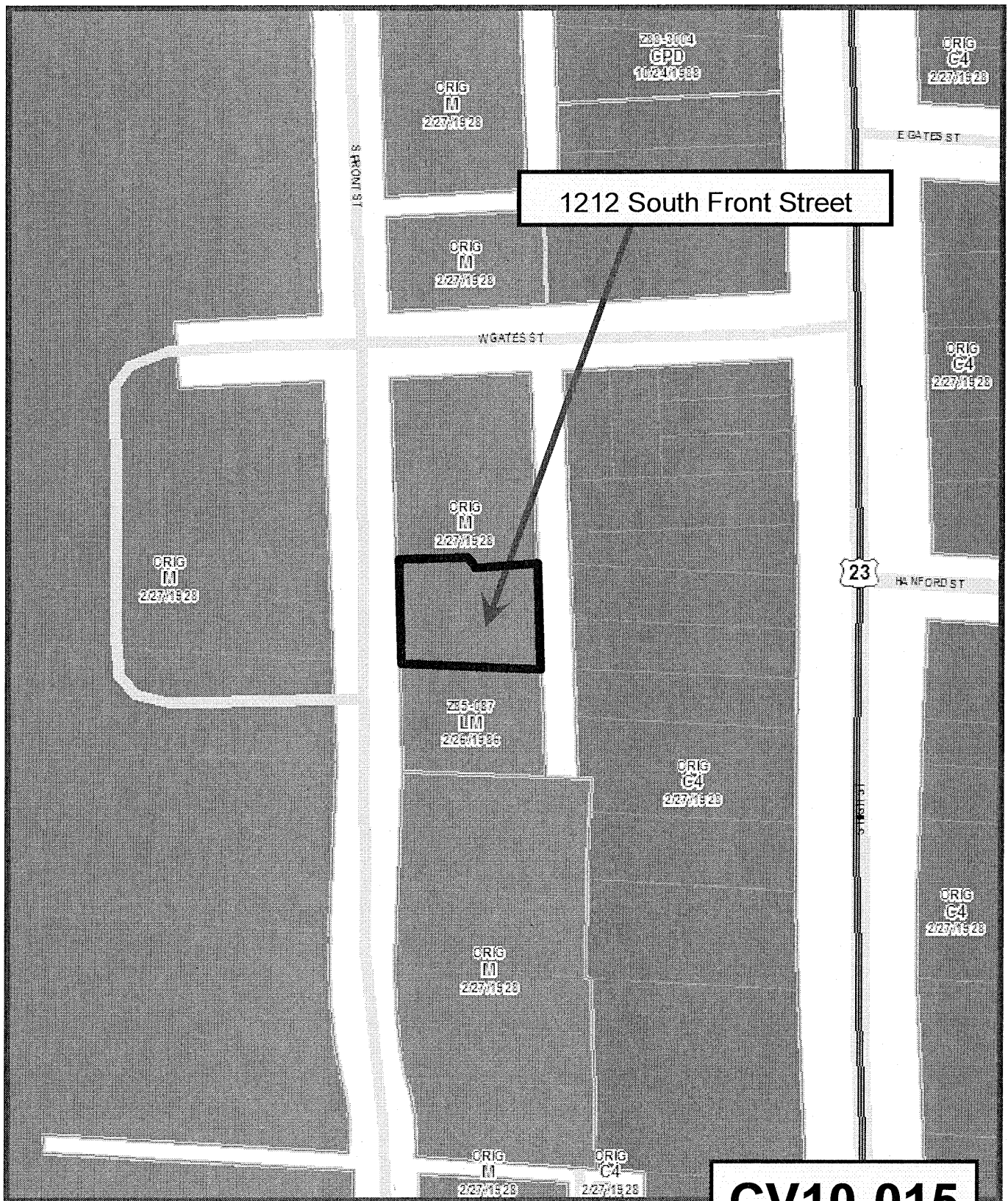
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B 2SCB 1188

C 1SCB/S 24X33 792

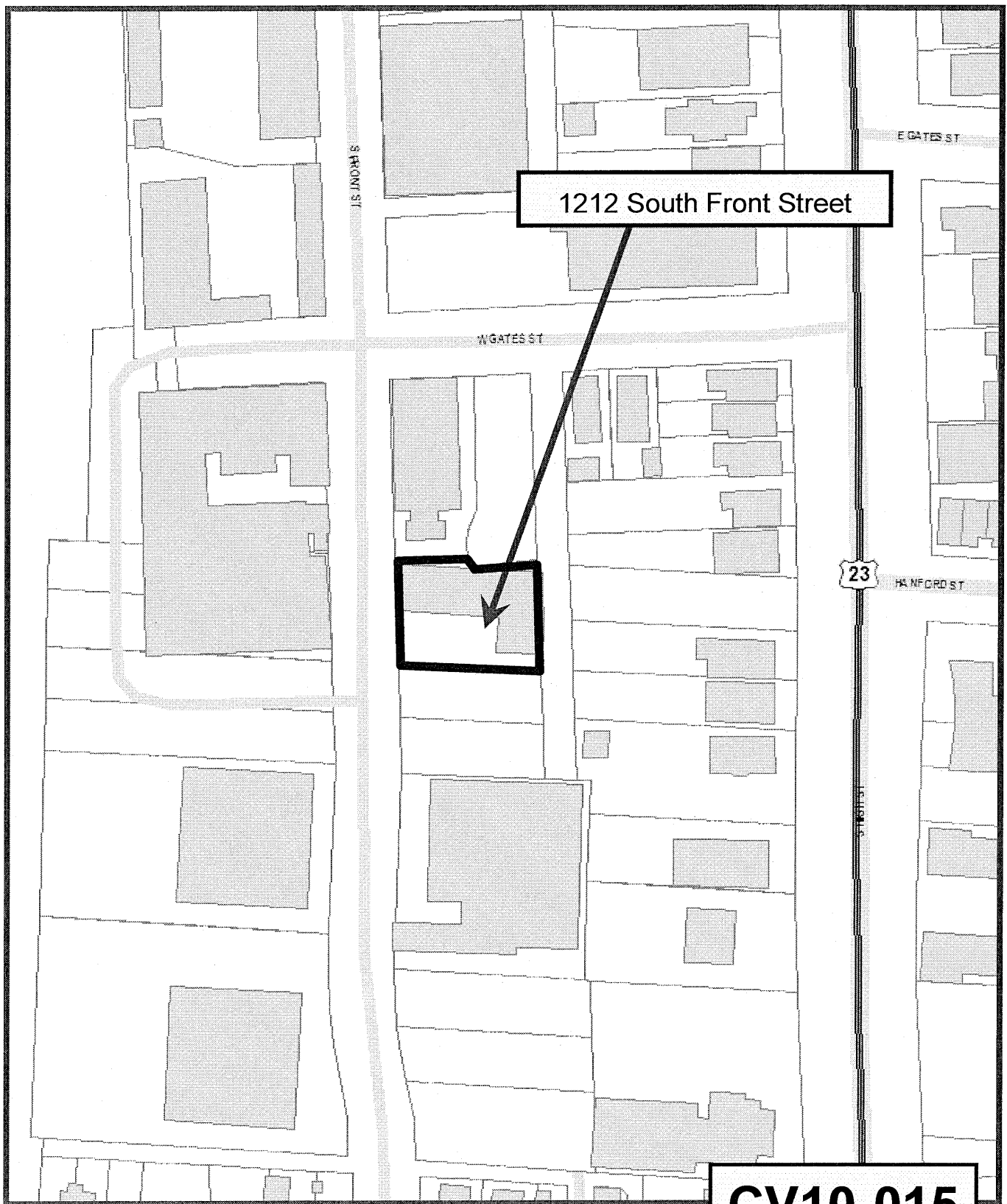
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36	24
33 B	33 C
36	
73 A	

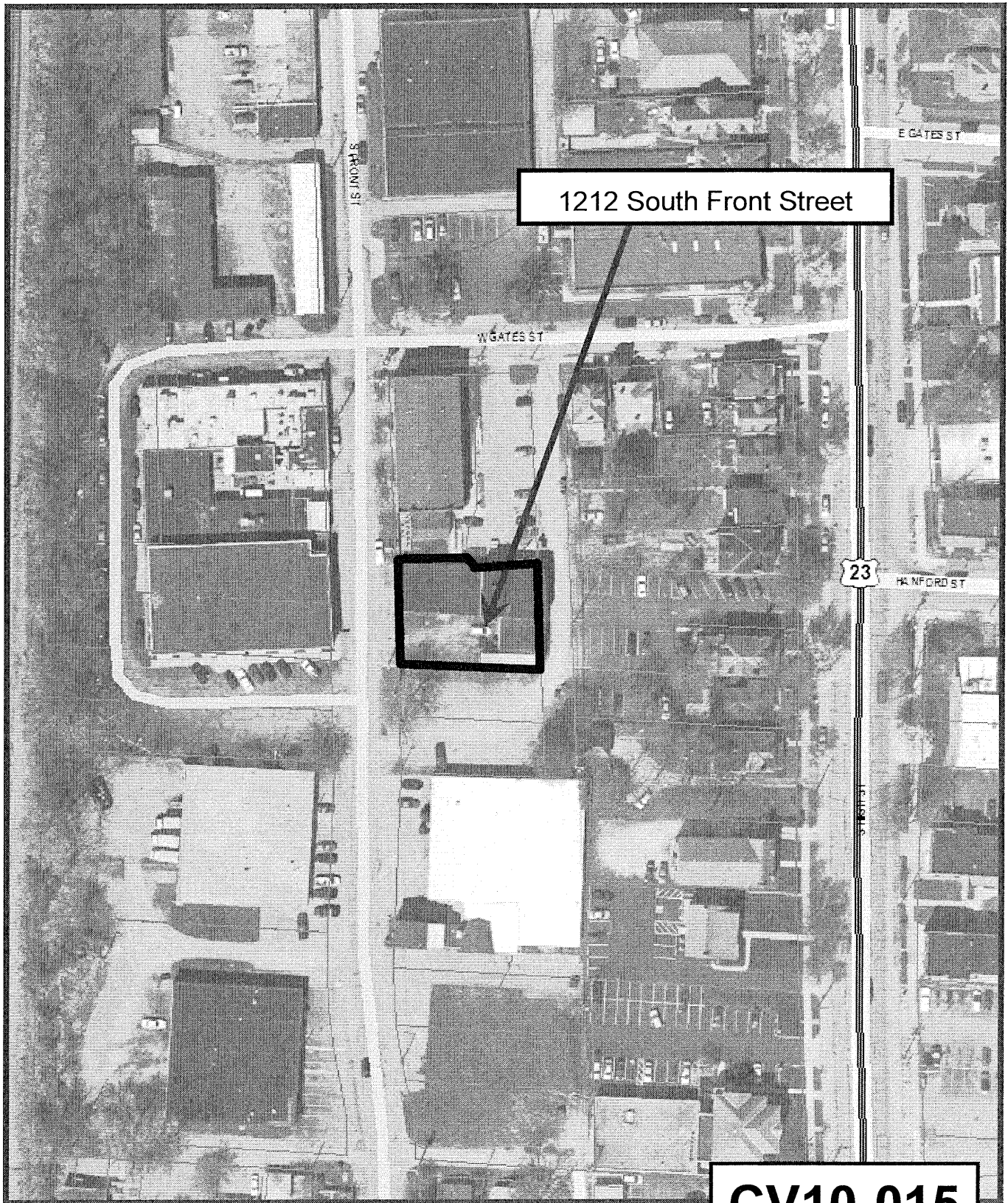


1212 South Front Street

CV10-015



CV10-015



1212 South Front Street

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