



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: CV12-044 12315-00000-00512

Date Received: 8/31/12

Application Accepted By: DH Fee: _____

Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2621 N 4th ST - 2623 N 4th ST (2-FAMILY) Zip 43202

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: 010038976

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

Current Zoning District(s): R3

Recognized Civic Association or Area Commission: UNIVERSITY AREA COMMISSION

Proposed use or reason for Council Variance request: NEED ONE IN ORDER TO REFINANCE OUR

Acreage: 0.092 ACRES 2-FAMILY, OWNER-OCCUPIED HOUSE

APPLICANT: Name ANDREA MACLAM ASHLEY

Address 2623 N 4th ST City/State COLUMBUS, OH Zip 43202

Phone # 614-477-3497 Fax # 614-486-6498 Email: amashley2007@yahoo.com

PROPERTY OWNER(S): Name ANDREA MACLAM ASHLEY + MICHAEL ASHLEY

Address 2623 N 4th ST City/State COLUMBUS, OH Zip 43202

Phone # 614-477-3497 Fax # 614-486-6498 Email: amashley2007@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 Andrea Ashley

PROPERTY OWNER SIGNATURE Michael Ashley

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 all checks payable to the Columbus City Treasurer



City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010038976

House Number: 2621

Lot Number: 164

Work Done: NEW

Project Name: TWO FAMILY HOME

Street Name: N 4TH ST

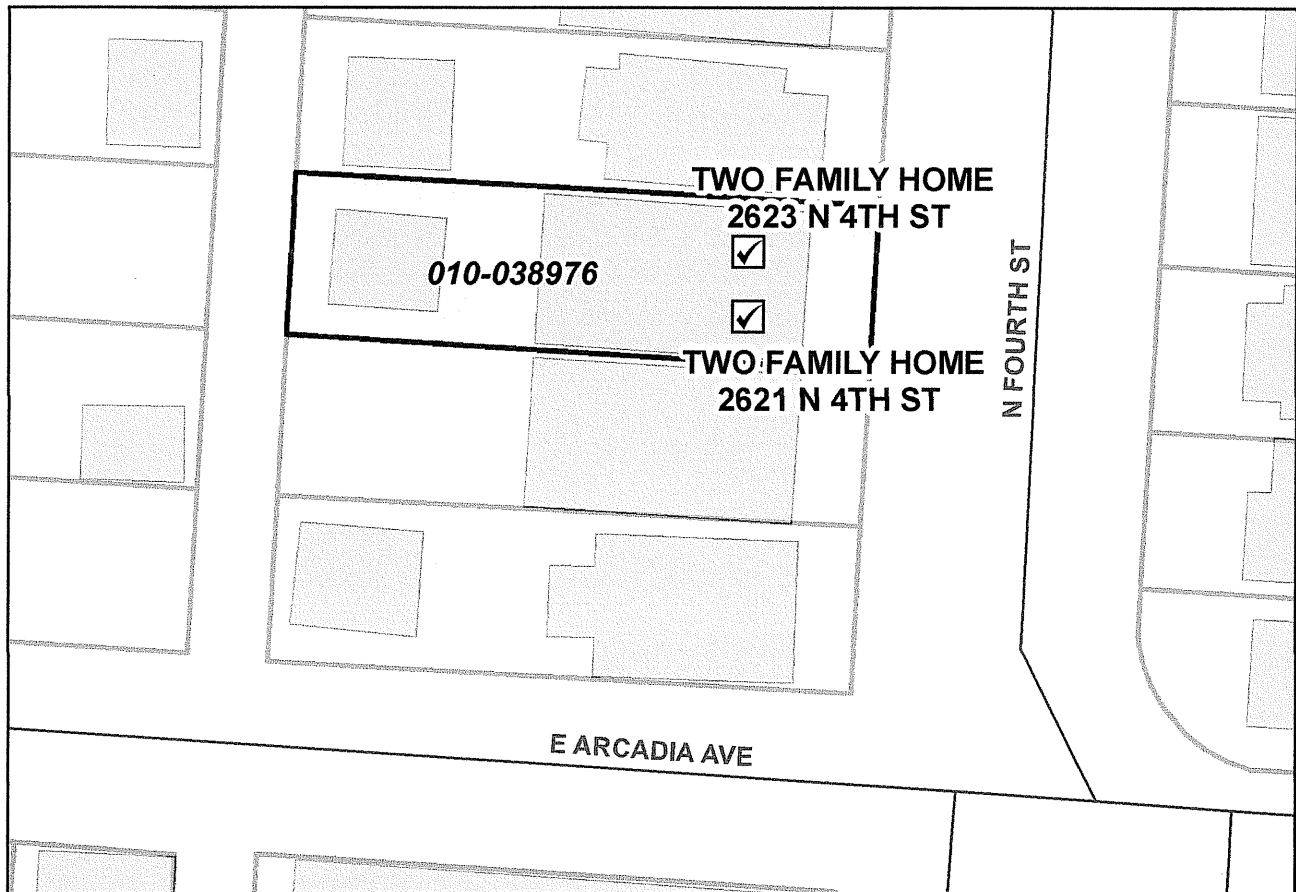
Subdivision: INDIANOLA PK VIEW

Complex: N/A

Owner: MACLAM ANDREA L

Requested By: MACLAM ANDREA L

Printed By: Phil Y Smt Date: 8/30/2012



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 232124



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-044

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (I) NAME ANDREA MACLAM ASHLEY
of (1) MAILING ADDRESS 2623 N 4th St

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 2621 N 4th St, 43202 + 2623 N 4th St, 43202
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) 8/31/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Andrea Macclam Ashley +
Mike Ashley, 2623 N 4th St,
Columbus, OH 43202

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

ANDREA MACLAM ASHLEY
amashley2007@yahoo.com

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

(5) SUSAN KEENEY, ZONING CHAIR
358 KING AVE, COLUMBUS, OH 43201
UNIVERSITY AREA COMMISSION

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) Andrea Macclam Ashley

Subscribed to me in my presence and before me this 31 day of Aug., in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

6/26/16



SUSAN SCHMIDT
Notary Public, State of Ohio
My Commission Expires June 26, 2016
Recorded in Morrow County

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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:

SEE ATTACHED

Signature of Applicant

Date

8/30/12

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Statement of Hardship

The subject property of this council variance application is comprised of one (1) lot of land under the following Franklin County Auditor's Tax Parcel Number: 010-038976-00 (the "Site"). The existing structure of the Site is an occupied two family dwelling.

In accordance with rezoning by the City of Columbus on or about February 27, 1928, the Site was included in and under a blanket rezoning for residential purposes and was rezoned to an R3 designation in section 3332.035 of the housing code. The Site was also part of a blanket rezoning with section 3312.49 for parking (which requires four parking spaces as opposed to the current two). As a result of this current zoning, we are unable to refinance, sell, or properly insure the Site. It is important to note the Site was originally constructed as a two family dwelling many years before the rezoning occurred. In granting this variance, the Site's essential character in relation to its surrounding properties will not be affected, nor will there be any adverse effect to the surrounding property owners. Additionally, there will be no impact to government service.

Granting this variance will not change the structure, will not increase congestion on public streets, increase fire danger, endanger public safety, or impair the welfare of inhabitants of the City of Columbus as the use of property will remain the same. Granting this variance will allow us to refinance or sell this property in the future, something we are prevented from doing under the current zoning.

In light of the obvious hardship and the practical difficulties being experienced by it, the Applicant respectfully requests that City Council grant the variance to permit the continued use of the Site as a two family dwelling with two parking spaces.

2621-2623 North Fourth Street
Approximately 0.09 acres

ORIG
R3
2/27/18 28

ORIG
R3
2/27/18 28

ORIG
R3
2/27/18 28

FOURTH ST

ARCADIA AVE

ORIG
R3

ORIG
R3
2/27/18 28

ORIG
R3
2/27/18 28

FOURTH ST

FOURTH ST

CV12-044



2621-2623 North Fourth Street
Approximately 0.09 acres

CV12-044



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/29/12



Disclaimer

Scale = 60

Grid
North

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

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, and in the City of Columbus: Being Lot Number One Hundred Sixty-four (164), in INDIANOLA PARK VIEW ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 9, page 1-B, Recorder's Office, Franklin County, Ohio.