



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: CV12-045 / 12315-00000-00514
Date Received: 8/31/12
Application Accepted By: S. Pine Fee: \$315
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1220 E. Williams Rd Columbus Ohio 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: 010-113394 (Section 3363.01)
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): Manufacturing M
Recognized Civic Association or Area Commission: Far Southside Columbus Area Commission
Proposed use or reason for Council Variance request: To conform existing single family dwelling
Acreage: 1 acre

APPLICANT: Name Bonnie Huntzinger

Address 1221 Laurel Dr City/State Westerville Ohio Zip 43081
Phone # 614-899-2136 Fax # _____ Email: b.huntzinger@hotmail.com

PROPERTY OWNER(S): Name Nicholas - Bonnie Huntzinger

Address 1221 Laurel Dr City/State Westerville Ohio Zip 43081
Phone # 614-899-2136 Fax # _____ Email: b.huntzinger@hotmail.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 Bonnie Huntzinger
PROPERTY OWNER SIGNATURE Nicholas Huntzinger
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.

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CV12-045

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:

This property zoned (M) only has been used for over 50 years as a single family home. I would like to be able to get a variance on this property so we could put it up for sale since both of my parents are gone and to be able for someone to get a loan from a bank to buy property as we spend most of our time in Fla.

Signature of Applicant

Donna Dantinger

Date

8/30/12

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EXHIBIT "A"

Being in Section 11, Tp.4, Range 22, and bounded and described as follows:

Beginning at a point in the center line of Williams Road and being south 85 degrees 05' East at 519.91 feet from an iron pin at the intersection of the center lines of said road with Lockbourne Road being also the south west corner of Section 11;

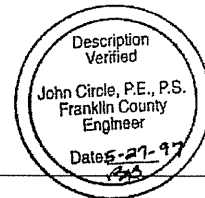
P 37
ALL OF
(010)
113344

thence north 5 deg. 00' east (passing an iron pin at 20 feet) 586.85 feet to an iron pin found, said iron pin being easterly 519 feet from the center line of Lockbourne Road;

thence along the north line of the Lawrence P. and Nora M. McCloud tract, easterly 74.27 feet to an iron pin;

thence south 5 deg. 00' west (passing an iron pin at 566.4 feet) 586.4 feet to a point;

thence along the center line of Williams Road, north 85 degrees 05' west 74.27 feet to the place of beginning, containing 1,000 acre, more or less.





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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-045

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Bonnie Huntzinger
of (1) MAILING ADDRESS 1221 Laurel Dr Westerville Ohio 43081

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 1220 Williams Rd 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)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Nicholas + Bonnie Huntzinger
1221 Laurel Dr
Westerville Ohio 43081

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

Bonnie Huntzinger
614-899-2136

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

(5) Robin Watson FSCAC
4080 S. High St.
Columbus Ohio 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

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Donna Huntzinger
11-15-2016

Notary Seal Here



DONNA HUNTZINGER
Notary Public, State of Ohio
My Commission Expires 11-15-2016

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APPLICANT/PROPERTY OWNER**AREA COMMISSION**

Nicholas & Bonnie Huntzinger
1221 Laurel Drive
Westerville, Ohio 43081

Far South Columbus Area
4080 S. High Street
Columbus, Ohio 43207

SURROUNDING PROPERTY OWNERS:

Jerry J. Horn
3310 Lockbourne Road
Columbus, Ohio 43207

Cross Road United Church
Church of Old
3228 Lockbourne Road
Columbus, Ohio 43207

Nora Darlene Smith
4932 Chancellor
Grove City, Ohio 43123

Nicholas & Bonnie Huntzinger
221 Laurel Drive
Westerville, Ohio 43081

First Industrial L. P.
9912 Windisch Road
West Chester, Ohio 45069

Donald & Jo A. Cunningham
13182 State Route 104
Ashville, Ohio 43103

Rita J. Dolan/ Barbara J. Turner
1180 Williams Road
Columbus, Ohio 43207

CitiMortgage Inc.
95 Methodist Hill Drive
Rochester, NY 14623

562 Terminal Facility L.P.
100 West Columbia Street
Schuylkill Haven, PA 17972

John Duncan
2730 Longridge Way
Grove City, Ohio 43123

Marilyn A. Turpin
8159 Jefferson Drive
Canal Winchester, Ohio 43110



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CV12-045

PRE-APPLICATION REVIEW WORKSHEET

THIS PAGE WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- ☐ Address of location of the site 1220 Williams Rd
- ☐ Annexation status In Columbus
- ☐ Current development on the property Single-unit dwelling
- ☐ Current zoning and legal use of the property M, Manufacturing District
(Attach computer record if applicable)
- ☐ Proposed use of the site Conform existing use
- ☐ Zoning Districts, Variances or Special Permit requested CV for use
- ☐ Total acreage of the site ~1 acre
- ☐ Site location-
Attach and identify here the types of maps referenced (Zoning Map/GIS Map)
- ☐ Special development review standards:
Flood plain N/A
- Airport Environs Overlay N/A
- Historic Districts [HRC, Architectural Review, Listed Property] N/A
- Traffic Standards Code [Right of Way, TIS, other] N/A
- Parkland (land, easements, bike paths, other) N/A
- Zoning Clearance (Site plan review) N/A
- Other N/A
- ☐ Review of Public Notice Affidavit requirements
- ☐ Adopted Area Plan or Development Policies See Instruction Sheet
Scioto Southland Plan (2007)
- Recommendation / Other Industrial/manufacturing but continue
use of residential is supported.
- ☐ Preliminary Review of Limitation text or planned district text standards N/A
- ☐ Area Commission or other Community Group Far South Columbus AC
- ☐ Proposed Hearing Date TBD
- ☐ Cut-off Date for the Proposed Hearing Date Next two: 9/4/12 + 10/2/12
- ☐ Items to be completed or revised before submittal
- (1) Complete application
- (2) Get additional items on checklist
- (3) Scheduled Filing Appt: 8/3/12 10AM
- (4)
- (5)
- ☐ Requested Variances: Use in M, Manufacturing District (Section 3363.01)
to continue single-unit dwelling use.

Comments [Applicant] _____

Comments [City] _____

Staff met with Bonnie Huntzinger on 9/10/12 regarding this proposed application
and applicant received a copy of this pre-application worksheet.

City Staff Representative Shannon J. Pine Date 9/10/12

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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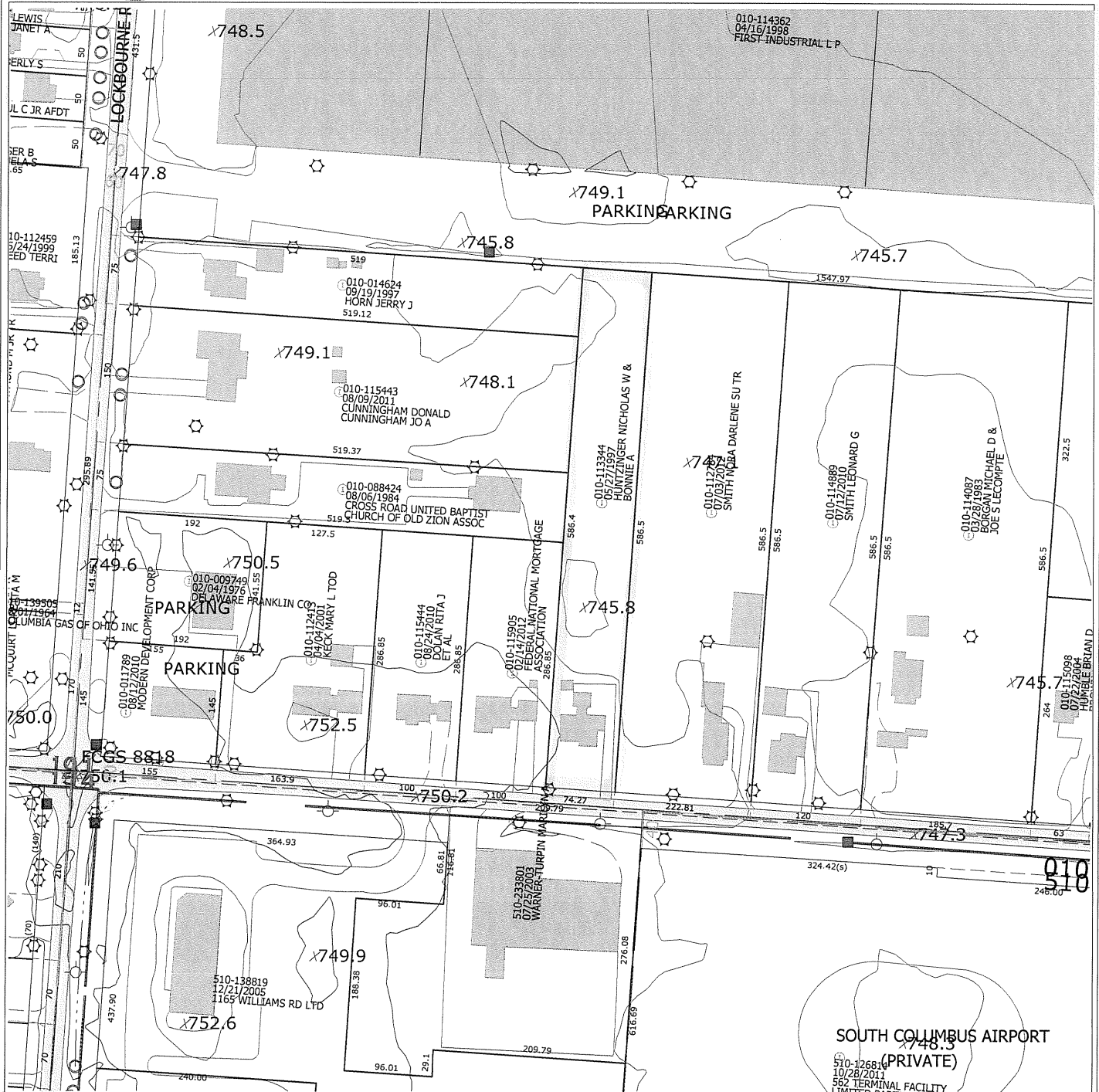
CU12-045



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 8/30/12



Disclaimer

Scale = 160



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 # CV12-045

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Bonnie Huntzinger

Of [COMPLETE ADDRESS] 1221 Laurel Dr. Westerville Ohio 43087
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>Bonnie Huntzinger - Nicholas</u> <u>1221 Laurel Dr</u> <u>Westerville, Ohio 43081</u>	2. <u>HUNTZINGER</u>
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 30th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11-15-2016

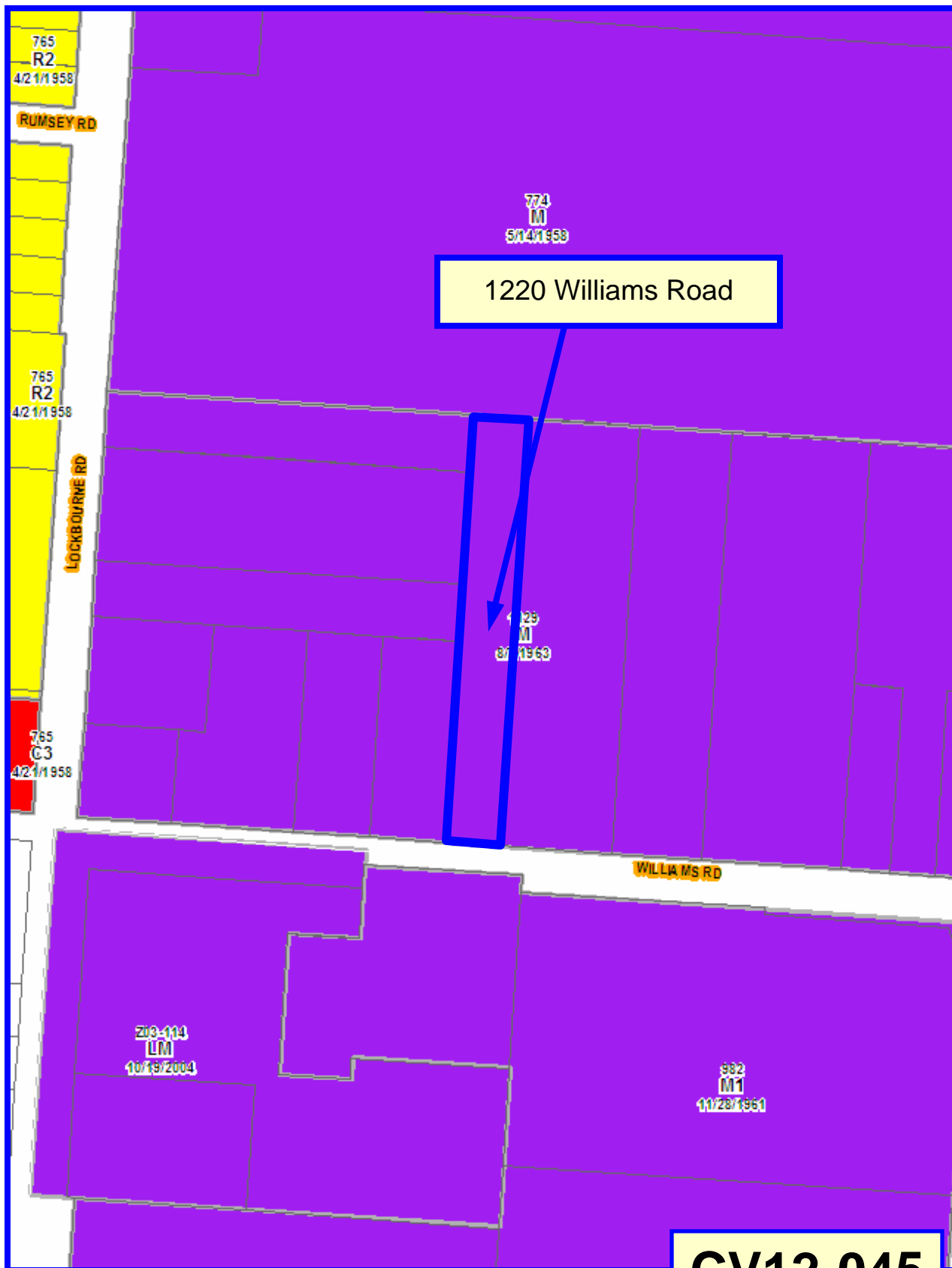
Notary Seal Here



DONNA HUNTZINGER
Notary Public, State of Ohio
My Commission Expires 11-15-2016

This Project Disclosure Statement is valid for 12 months after date of notarization.

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CV12-045



RUMSEY RD

LOCKBOURNE RD

1220 Williams Road

WILLIAMS RD

CV12-045