

C V 1 2 - 0 3 4

- 9. APPLICATION:** CV12-034 (12335-00000-00420)
- Location:** 225 EAST ELEVENTH AVENUE (43201), being 0.10± acres located on the south side of East Eleventh Avenue, 135± feet east of Summit Street. (University Area Commission, 010-210808).
- Existing Zoning:** C-4, Commercial District.
- Proposed Use:** Conform an existing single-unit dwelling in the C-4, Commercial District.
- Applicant(s):** Charlie Leslie.; 222 East Eleventh Avenue; Columbus, OH 43201.
- Property Owner(s):** 225 East 11th LLC, 222 East Eleventh Avenue; Columbus, OH 43201.
- Planner:** Dana Hitt, 645-2395; dahitt@columbus.gov

The applicant is applying for a Council variance to conform an existing single-unit dwelling that is currently being renovated in the C-4, Commercial District.





225 East Eleventh Avenue
0.098± acres

CV12-034



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: CV12-034
Date Received: 7/25/12
Application Accepted By: OH Fee: \$315
Comments: 12315-00000-00420 Case Planner: Dana Hitt 645-2395 d.hitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 225 E 11th Ave, Columbus, Ohio Zip 43201-2255
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: 010-050400

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

Current Zoning District(s): University Impact

Recognized Civic Association or Area Commission: University Area Commission

Proposed use or reason for Council Variance request: USE SFR, CURRENTLY ZONED C4

Acreage: 0.098

APPLICANT: Name Charlie Leslie

Address 222 E 11th Ave.

City/State Columbus, Ohio Zip 43201

Phone # 614-291-2600 Fax # 614-291-2601 Email: CHARLIE@hometeamproperties.net

PROPERTY OWNER(S): Name 225 E 11th, LLC

Address 222 E 11th Ave City/State Columbus, Ohio Zip 43201

Phone # 614-291-2600 Fax # 614-291-2601 Email: tom@hometeamproperties.net

☐ 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.
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 Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010050400

Zoning Number: 225

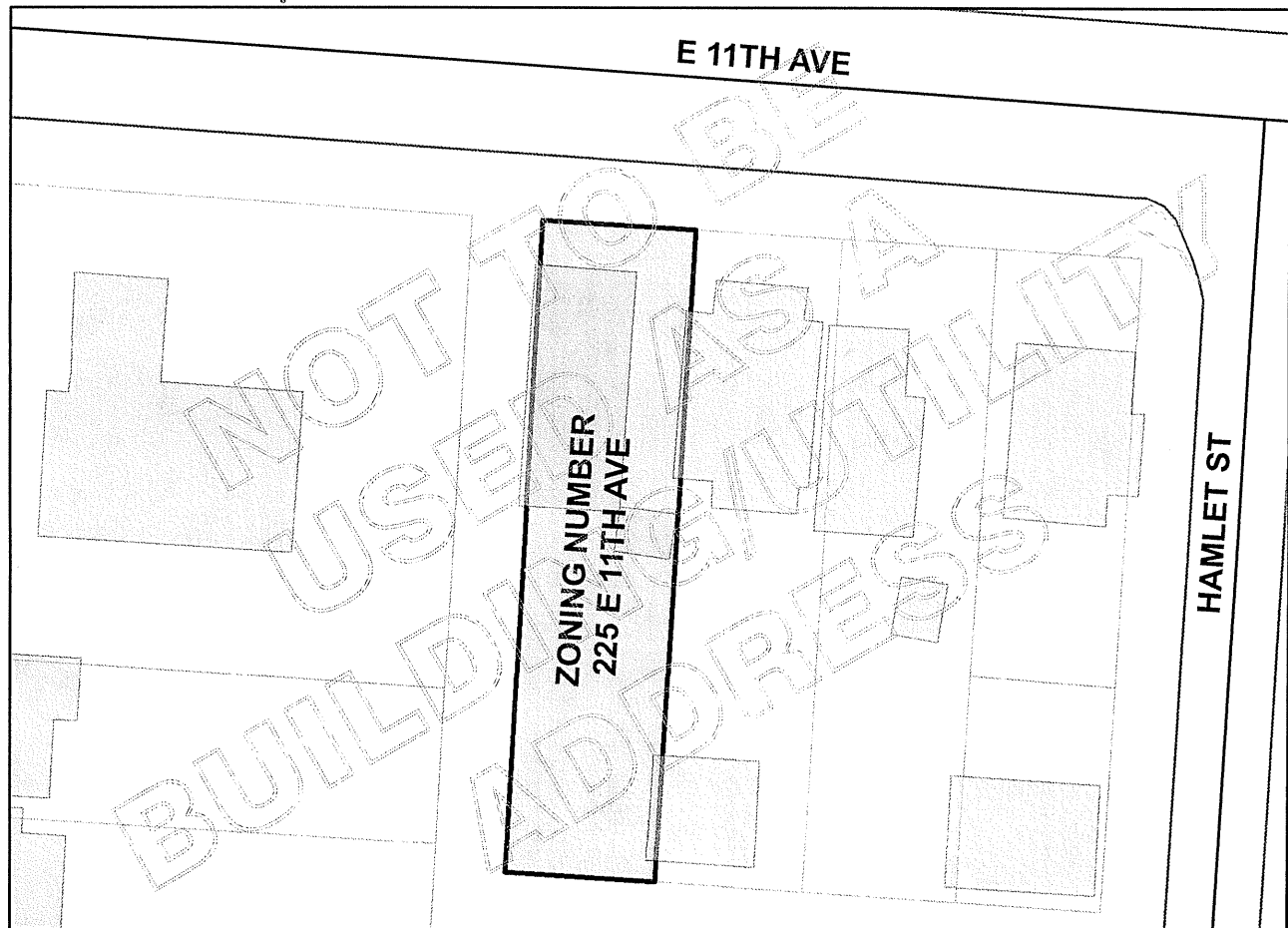
Street Name: E 11TH AVE

Lot Number: N/A

Subdivision: N/A

Requested By: HOMETEAM PROPERTIES MGMT (CHARLIE LESLIE)

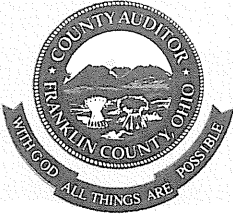
Issued By: Alfred Carmon Date: 7/20/2012



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

SCALE: 1 inch = 40 feet

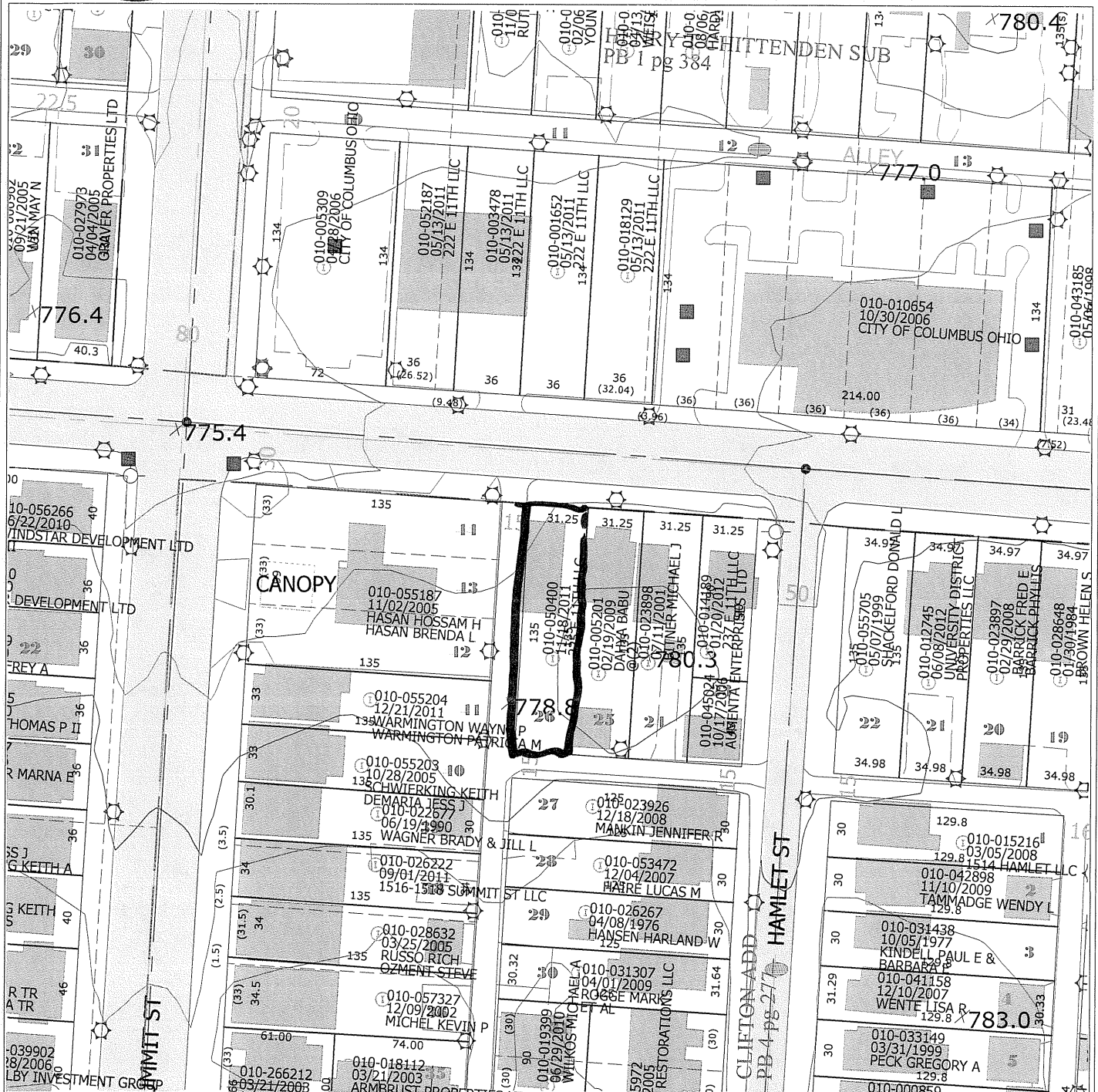
GIS FILE NUMBER: 10466



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 7/18/12



Disclaimer

Scale = 80

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

FRONT PORCH REPLACEMENT / NEW SIDE PORCH

225 EAST 11TH AVENUE

COLUMBUS, OHIO 43209

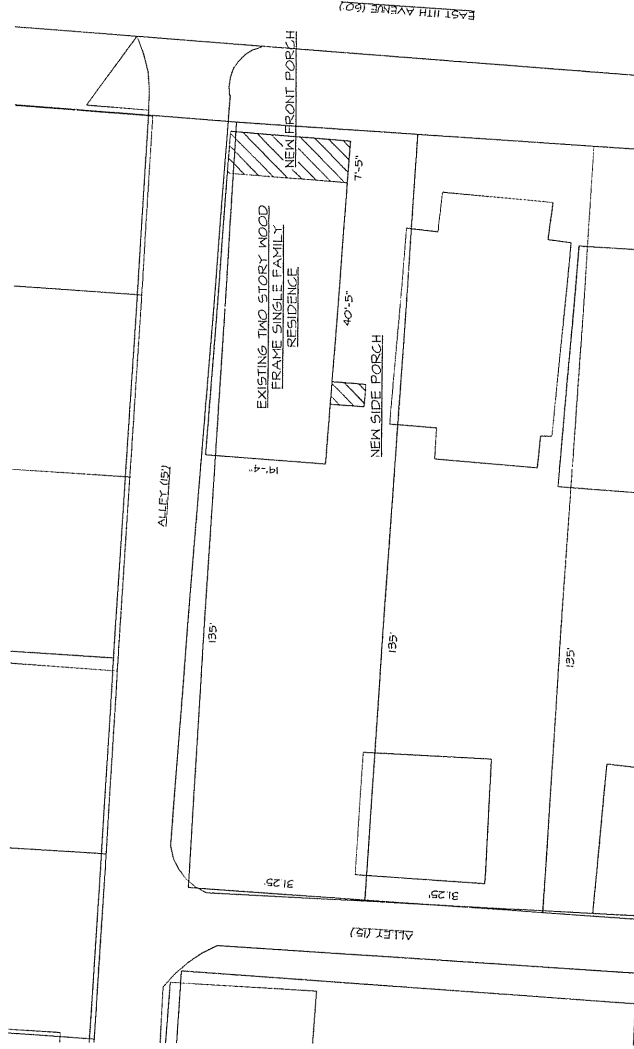
HOMETEAM PROPERTIES
222 EAST 11TH AVENUE, COLUMBUS, OHIO 43209



LOCATION MAP
1" = 200'

PROJECT DATA	
RESPONSIBLE DESIGN PROFESSIONAL	DAVID C. HUMES - OHIO REG. 5184
PROPERTY IDENTIFICATION NUMBER	000-000400 / LOT 26
ZONING DISTRICT	G-4
HEIGHT DISTRICT	H-25
EXISTING OCCUPANCY CLASSIFICATION	SINGLE FAMILY RESIDENTIAL
PROPOSED OCCUPANCY CLASSIFICATION	SINGLE FAMILY RESIDENTIAL
CONSTRUCTION CLASSIFICATION	S0
FIRE PROTECTION	NONE
SCOPE OF WORK	REPLACE EXISTING ENTRY PORCH FOUNDATION STRUCTURE TO SUPPORT EXISTING PORCH ROOF. NEW SIDE PORCH - 451 SF 1500 PSF
AREA OF WORK	
ASSUMED SOIL BEARING CAPACITY	

SHEET INDEX	
A1	PROJECT DATA / LOCATION MAP / SITE PLAN
A2	GENERAL NOTES / PORCH FOUNDATION FLOOR PLANS ELEVATION
A3	SECTIONS & DETAILS



SITE PLAN
1" = 10'

DCH

DCH ARCHITECTS, LLC

4825 Inwood Oak Drive
Hillside, Ohio 43126
Phone: 614.452.1550
Fax: 614.452.1550
www.dcharchitects.com

Project: 20206

FRONT PORCH REPLACEMENT
NEW SIDE PORCH
225 EAST 11TH AVENUE
COLUMBUS, OHIO 43209

Sheet 186
PROJECT DATA
LOCATION MAP
SITE PLAN
Sheet Number



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-034

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Charlie Leslie
of (1) MAILING ADDRESS 222 E 11th Ave, Columbus, Ohio 43201

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 225 E 11th
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) 7/25/12
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 225 E 11th, LLC
222 E 11th Avenue
Columbus, OH 43201

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

Charlie Leslie
614-291-2600

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

(5) Susan Keeny
358 King Ave
Columbus, OH 43201

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) [Signature]
Subscribed to me in my presence and before me this 24 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Garey
December 25, 2013

My Commission Expires:



BARBARA A GAREY
Notary Public
In and for the State of Ohio
My Commission Expires
December 25, 2013

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Revised 05/9/12

Applicant

Charlie Leslie
Hometeam Properties
222 E 11th Ave
Columbus, OH 43201

Property Owner

225 E Eleventh, LLC
222 E Eleventh Ave
Columbus, OH 43201

N/A

Attorney

Area Commission OR
Neighborhood Group

Susan Keeny
358 King Ave
Columbus, OH 43201

Surrounding Property Owners

222 E 11th LLC
130 S Columbia Ave
Columbus, OH 43209

Surrounding Property Owners

Babu Dahya
43 Fallis Rd
Columbus, OH 43214

City of Columbus
Real Estate Management
90 W Broad St RM 425
Columbus, OH 43215

Thomas P Heilman II
222 E 11th Ave
Columbus, OH 43201

Brady Wagner, Jill L Wagner
6520 Blackhawk Cir
Westerville, OH 43082

Michael J. Bittner
c/o BAC Tax Services Corp
TX-975-02-01
2375 N Glenville Dr
Richardson, TX 75082

1516-1518 Summit St LLC
222 E 11th Ave
Columbus, OH 43201

Harland W Hansen
1509 Hamlet St
Columbus, OH 43201

Russo Rich, Ozment Steve
Russo Realty
2831 E. Main Street
Bexley, OH 43209

Rogge, Mark Et Al
1503 Hamlet Street
Columbus, Ohio 43201

Aumenta Enterprises, LTD
c/o Kimberly Williams
PO Box 1242412
Sioux Falls, SD 57186

Haire, Lucas M
181 S 19th Street
Columbus, OH 43205

Hasan, Hossam H & Hasan, Brenda L
8095 Breezewood Ct
Westerville, OH 43081

Schwierking Keith & Demaria Jess J
8106 Inistork Dr.
Dublin, OH 43017

Warmington, Wayne P
Warmington, Patricia M.
44 Pinewood Lane
Hudson, OH 44236

Kevin P Michel
9823 Tiffany Hill Ct
Bethesda, MD 20814



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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:

*I'm requesting a variance on the subject property
which is a single family residence to continue use
as a SFR under C4 permitted use code 3356.03.*

Signature of Applicant

Date

7/24/12

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EXHIBIT A

HTAC-0026176A

Situated in the County of Franklin in the State of Ohio:

Being Lot Number Twenty Six (26) in the Clifton Addition, as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 277, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-050400

Property Address: 225 East 11th Avenue, Columbus, Ohio 43201

Hummel Title Agency
2154 E. Main St. Suite 301
Columbus, Ohio 43209
HTAC# 26176A



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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 # CV12-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Charlie Leslie

Of [COMPLETE ADDRESS] 222 E 11th, Columbus, Ohio 43201

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>225 E 11th, LLC</u> c/o Thomas P. Heilman, II 130 S. Columbia Bexley, OH 43209 # of EMPLOYEES 4	2.
3. contact Thomas P. Heilman II 614-291-2600 Charlie Leslie 614-291-2600	4.

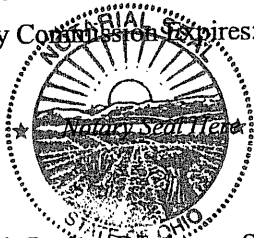
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



BARBARA A GAREY
Notary Public
In and for the State of Ohio
My Commission Expires
December 25, 2013

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

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