



## 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV13-035 / 13315-00000-000729  
Date Received: 10/1  
Application Accepted By: SP & TP Fee: \$1600  
Comments: Assigned to Shannon Pine: 645-2208; spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1672 East Main Street Zip 43205

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: 010-015465

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

Current Zoning District(s): ARLD

Civic Association or Area Commission: Near East Area Commission

Proposed use or reason for Council Variance request: The permit the property to be used as a daycare.

Acreage: .13 +/- acres

### APPLICANT: Name Just 1 LLC

Address 1670 East Main St. City/State Columbus Zip 43205

Phone # 377-1173

Fax #

Email:

### PROPERTY OWNER(S): Name Same as applicant.

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT

☒ Attorney

☐ Agent

Name David Hodge / Jeff Brown / Smith & Hale LLC

Address 37 W. Broad St., Suite 725

City/State Columbus, OH

Zip 43215

Phone # 221-4255

Fax # 221-4409

Email:

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Just 1 LLC

By: David Hodge

PROPERTY OWNER SIGNATURE Just 1 LLC

By: David Hodge

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**

**Statement of Hardship****1672 East Main Street**

The applicant, Just 1 LLC, seeks the right to use this property along Main Street on the Near East Side as a daycare. The current ARLD zoning does not permit daycares, though other multi-family residential zoning classifications and commercial classifications do. A daycare is an appropriate use of this property, as most surrounding properties may be used as a daycare by right as currently zoned. The applicant requests to accommodate the daycare use, and a small parking area to the rear of the existing building, the following variances are requested:

C.C. 3333.02, AR-12, ARLD, AR-1 apartment residential district use; where this section does not include daycare among the permitted uses and the applicant seeks to use this property as a daycare.

C.C. 3333.23, Minimum side yard permitted; where this section requires a minimum side yard of 5 feet and the applicant is requesting zero along the rear of the property to provide for a small parking area.

C.C. 3333.24, Rear yard; where this section requires a rear yard that totals no less than 25% of the total lot area and because of the small parking area the applicant requests to provide no rear yard.

The requested use of the property is appropriate in this location, will meet a need in this neighborhood, and will be consistent with the existing development pattern along East Main Street. The grant of these requested variances will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The applicant respectfully requests that the variances be granted.

Just 1 LLC

Signature of Applicant: By: David Hall

Date: 10/1/2013



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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-035

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215

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 1672 East Main Street

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) Just 1 LLC

1670 E. Main St.

Columbus, OH 43205

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

Just 1 LLC

377-1173

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

(5) Near East Area Commission

c/o Ms. Annie Womack

874 Oakwood Ave., Columbus, OH 43206

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

(8)

David Hodge

day of October

, in the year 2013

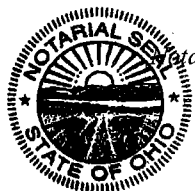
SIGNATURE OF NOTARY PUBLIC

(8)

Natalie C. Timmons

My Commission Expires:

9/4/15



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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**APPLICANT/PROPERTY OWNER**

Just 1 LLC  
1670 East Main Street  
Columbus, OH 43205

**AREA COMMISSION**

Near East Area Commission  
Amie Womack  
874 Oakwood Avenue  
Columbus, OH 43206

**ATTORNEY**

David Hodge  
Smith & Hale LLC  
37 West Broad Street, Suite 725  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

City of Columbus Land Bank  
109 North Front Street  
Columbus, OH 43215

St. Luke Baptist Church  
1660 East Main Street  
Columbus, OH 43205

Malik H Jabbar  
1215 Cornell Drive  
Dayton, OH 45406

Rehouse LLC  
951 High Street, Suite B  
Worthington, OH 43085

Peter L & Mary L Rinaldi  
741 Oak Street  
Columbus, OH 43205

Castle Homes & Consultants  
1357 Thacker Court  
Columbus, OH 43204

Evenston H & Emma J Adair  
6072 Nicholas Gln  
Columbus, OH 43213

Oliver G Edwards  
1683 East Main Street  
Columbus, OH 43205

Daniel A Bruney  
427 Stoddart Avenue  
Columbus, OH 43205

Rock of Faith Baptist Church  
1667 East Main Street  
Columbus, OH 43205



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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.

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STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 W. Broad St., Suite 725, Columbus, OH 43215

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. Just 1 LLC 1670 E. Main St. Columbus, OH 43205 Veronica Anthony / 377-1173 Zero employees	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 13<sup>th</sup> day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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

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# 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: 010015465

Zoning Number: 1672

Street Name: E MAIN ST

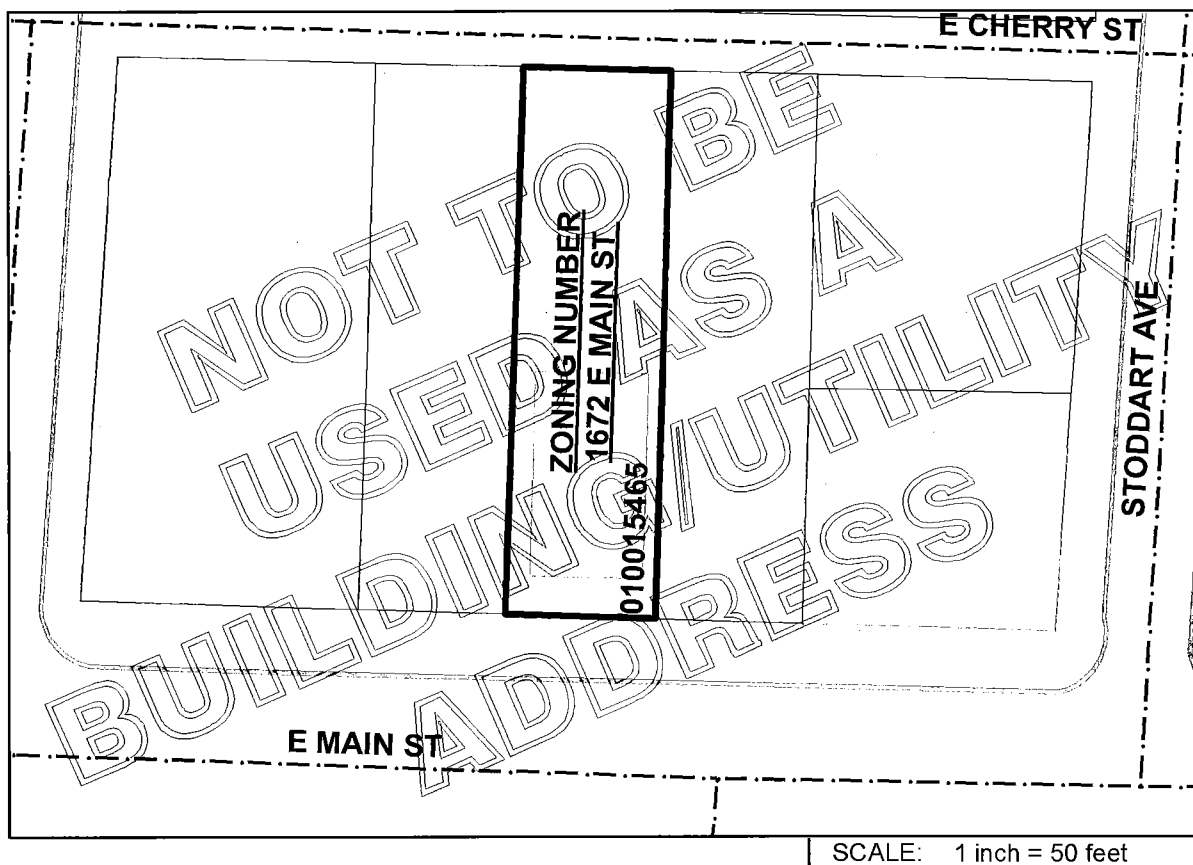
Lot Number: 11

Subdivision: MORRISON PK

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia Austin*

Date: 9/26/2013



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 14501



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



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 9/25/13



Disclaimer

Scale = 100

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



CV13-035

1672 East Main St.

Approximately 0.13 acres

Request: Council variance to allow  
a daycare in the ARLD district.





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1672 East Main St.  
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Request: Council variance to allow  
a daycare in the ARLD district.