



## 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: CV13-036 / 13315-00000-000728

Date Received: 10/1/13

Application Accepted By: SP+TP Fee: \$2080.00

Comments: Assigned to Tori Proehl, 645-2749, vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5811 Olentangy River Road Zip 43235

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: 010-146313

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

Current Zoning District(s): RR - Rural Residential

Civic Association or Area Commission: Northwest Civic Association

Proposed use or reason for Council Variance request: Guest house

Acreage: 3.9+/- acres

**APPLICANT:** Name Peter and Jill Dole

Address 5811 Olentangy River Rd. City/State Columbus Zip 43235

Phone # 975-3883

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 Peter and Jill Dole

By: David Hodge

PROPERTY OWNER SIGNATURE Peter and Jill Dole

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**



CV13-036

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)**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:**

Please see attached statement.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

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**Statement of Hardship****5811 Olentangy River Road**

The applicant / property owner submits this Council Variance request for the purpose of establishing and maintaining a guesthouse within their estate home, located on approximately four acres, formerly the Antrim family farmhouse. The proposed guesthouse use meets the definition of "boarding house," as provided by C.C. § 3303.02 which states, "[b]oarding house means a residential building, other than a hotel, in which meals are served together with lodgings for hire to three or more persons." This guesthouse use is appropriate within this neighborhood and will allow visitors to experience a neighborhood and estate home setting during their stay in Columbus rather than being located within strictly commercial areas, or in "extended stay" hotels. This guesthouse use is low intensity, is located across from the wonderful amenity of Antrim Park, and will integrate well with the surrounding neighborhood. The applicant therefore requests a variance to C.C. § 3332.027, RR, Rural Residential District, to allow a guesthouse to be operated on the property, where this use is not among the permitted uses in that zoning classification.

The applicant's envision significant demand for this use from professional business travelers, patients at local hospitals, among others. A maximum of five rooms within the home will be used for this purpose. Additional parking will be added to the property to accommodate guests, which will be located along the Olentangy River Road side of the property so that there is no impact to any surrounding property and which will be planned and installed with the assistance of a landscape architect.

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 applicants respectfully request that the variance be granted.

Peter and Jill Dole

Signature of Applicant: By: David H. Dole Attorney  
Date: 10/1/2013



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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-036

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 5811 Olentangy River Road

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) Peter and Jill Dole  
5811 Olentangy River Rd.  
Columbus, OH 43235

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

Peter and Jill Dole  
975-3883

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

(5) Northwest Civic Association  
c/o Rosemarie Lisko  
1035 Stoney Creek Rd., Columbus, OH 43235

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  
1<sup>st</sup> day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons  
9/4/13

My Commission Expires:



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

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

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**Please make all checks payable to the Columbus City Treasurer**

**APPLICANT/PROPERTY OWNER****AREA COMMISSION****ATTORNEY**

Peter & Jill Dole  
5811 Olentangy River Road  
Columbus, OH 43235

Northwest Civic Association  
Rosemarie Lisko  
1035 Stoney Creek Road  
Columbus, OH 43235

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

**SURROUNDING PROPERTY OWNERS**

Northwest Church of the Nazarene  
5707 Olentangy River Road  
Columbus, OH 43235

City of Columbus  
Real Estate Management  
90 West Broad Street, Room 425  
Columbus, OH 43215

Steven M & Sandra L Hindall  
5859 Olentangy River Road  
Columbus, OH 43235

Donald E & Gloria J Gibbons  
799 Greenridge Road  
Columbus, OH 43235

Mitchell R Crawford  
815 Greenridge Road  
Columbus, OH 43235

Andrew A & Marba H Wojcicki  
825 Greenridge Road  
Columbus, OH 43235

Carole Castleberry TR  
835 Greenridge Road  
Columbus, OH 43235

Patty S Wright  
7304 Grenlock Drive  
Sylvania, OH 43560

Lawrence G Welling  
845 Skylark Lane  
Columbus, OH 43235

Richard M & Shirley A Chapman  
833 Skylark Lane  
Columbus, OH 43235

Robert J & Angela R Darragh  
834 Skylark Lane  
Columbus, OH 43235

Brian W Smith  
842 Skylark Lane  
Columbus, OH 43235



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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 # CV13-036

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.<br>Peter and Jill Dole<br>5811 Olentangy River Rd.<br>Columbus, OH 43235<br>Zero employees, 975-3883 | 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 day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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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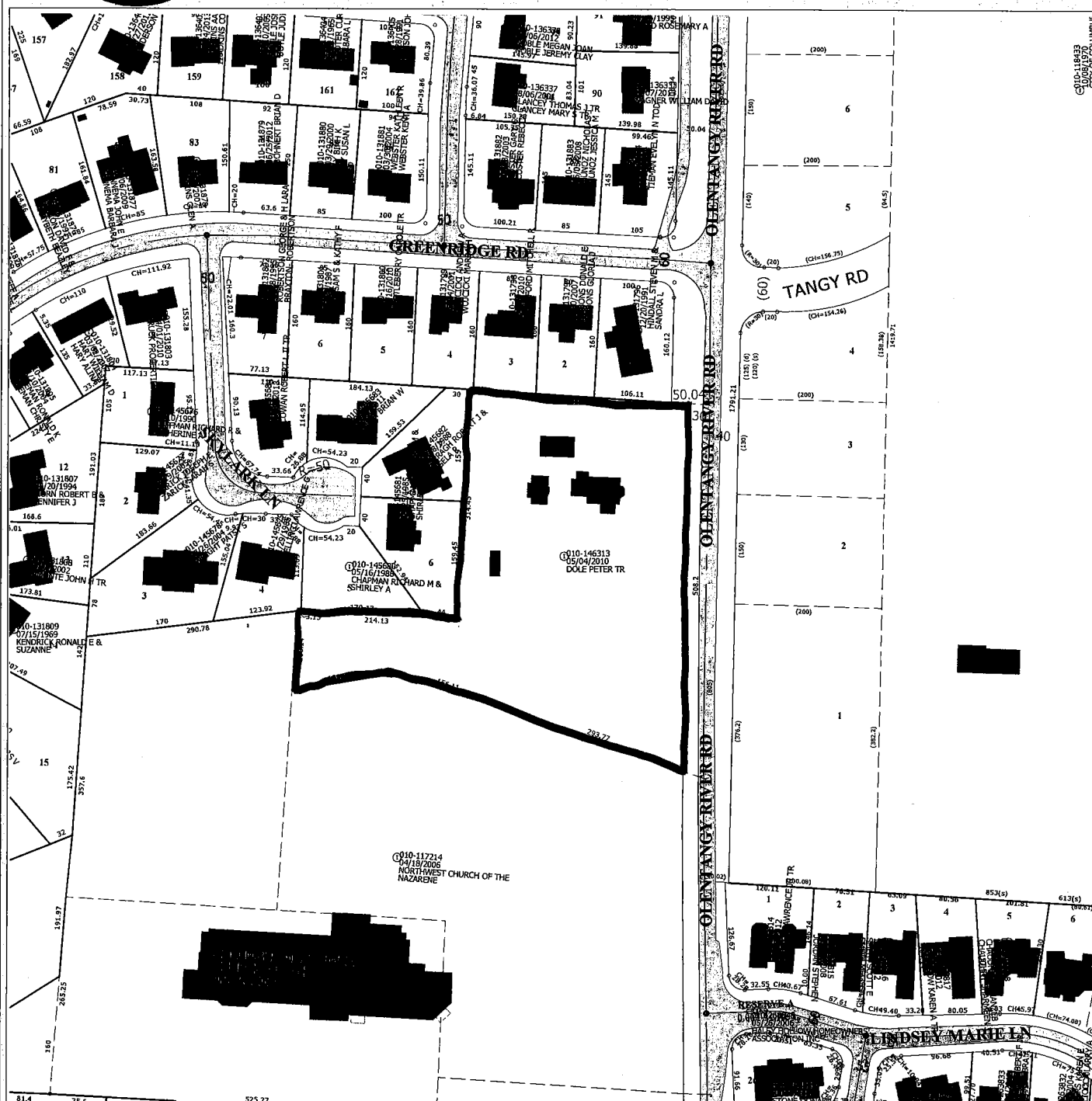
Please make all checks payable to the Columbus City Treasurer



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 9/13/13



Disclaimer

Scale = 200



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



# 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: 010146313

Zoning Number: 5811

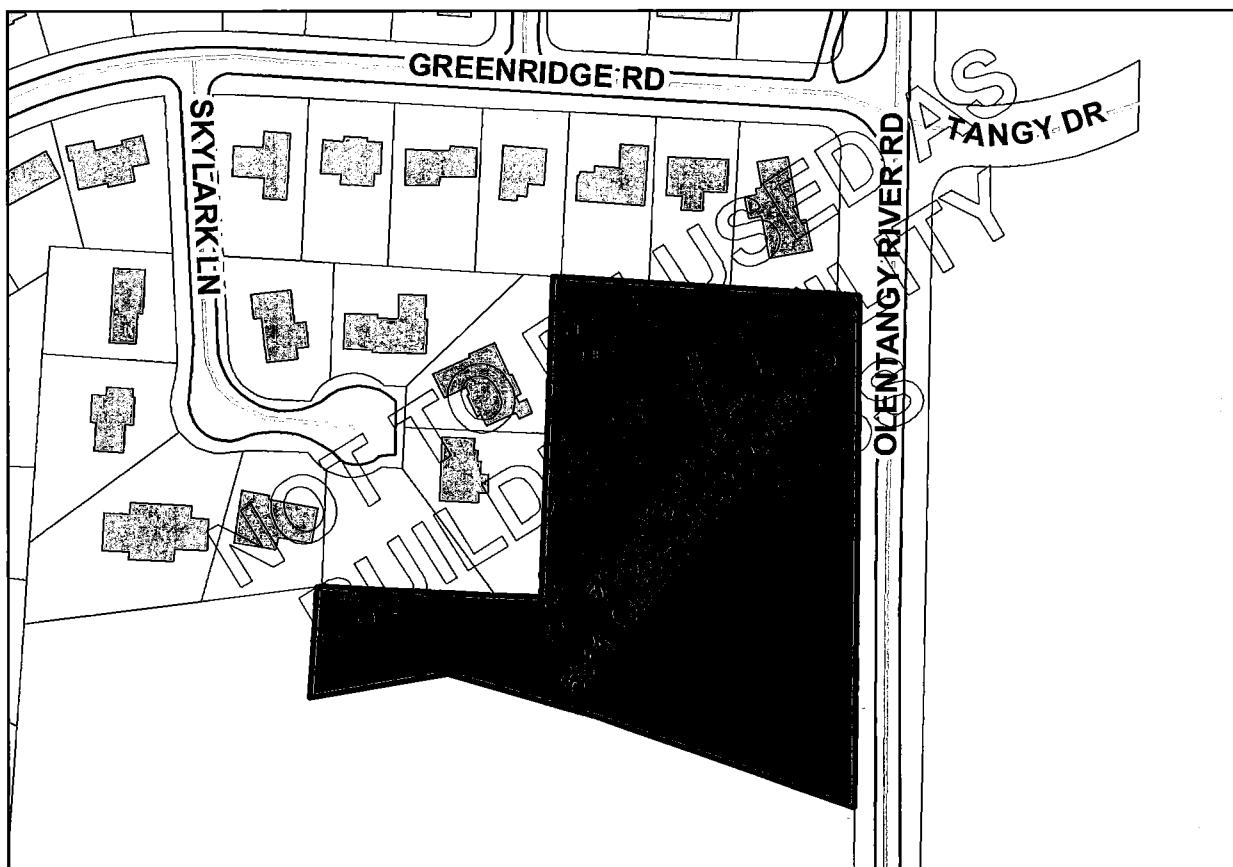
Street Name: OLENTANGY RIVER RD

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE, LLC (DAVID HODGE)

Issued By: Cassandra Sampeur Date: 9/19/2013



SCALE: 1 inch = 180 feet



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



## Exhibit "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Lot 14, Section 3, Township 2, Range 18, United States Military Lands, and being 3.970 acres out of that original 13.985 acre tract of land as conveyed in a deed to Margaret W. Timmons, of record in Deed Book 1272, page 311 (all references to Deed Books and Plat Books are of record in the Recorder's Office, Franklin County, Ohio), and said 3.970 acres being more particularly described as follows:

Beginning at a P.K. nail in the centerline of Olentangy River Road (S.R. 315), said P.K. nail also being the northeast corner of that original 13.985 acre tract as conveyed in a deed to George W. Timmons and Son, Inc., of record in Deed Book 2950, page 253;

Thence S. 0 deg. 48' 07" E., with the centerline of Olentangy River Road (S.R. 315), a distance of 508.20 feet to a railroad spike;

Thence through the remainder of said original 13.985 acre tract, the following three (3) courses:

(1) N. 72 deg. 29' 29" W., a distance of 293.77 feet to an iron pin;

(2) N. 76 deg. 17' 23" W., a distance of 156.11 feet to an iron pin;

(3) S. 78 deg. 06' 11" W., a distance of 130.51 feet to an iron pin in the easterly line of the Columbus Board of Education 2.511 acre tract of land of record in Deed Book 3143, page 507;

Thence with said easterly line N. 2 deg. 17' 41" E., a distance of 106.14 to an iron pin a southerly line of Timbrook Farm No. 1 of record in Plat Book 39, pages 12-13, said iron pin also being the northeast corner of the aforementioned Columbus Board of Education 2.511 acre tract of land;

Thence with the southerly line of said Timbrook Farm No. 1 N. 80 deg. 51' 08" E., a distance of 3.15 feet to a point;

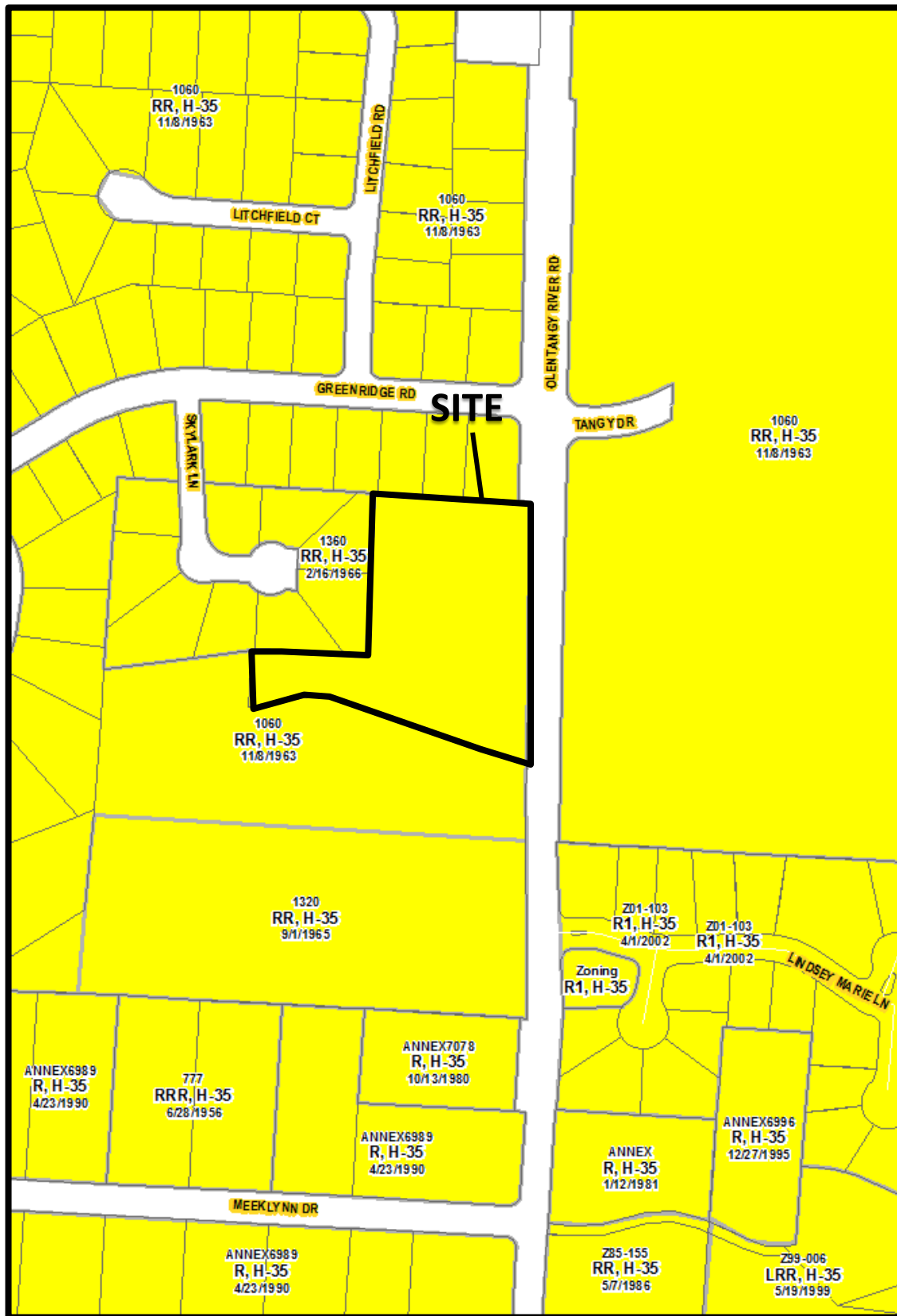
Thence continuing with said southerly line S. 89 deg. 05' 59" E., a distance of 214.13 feet to an iron pin in the southeast corner of said Timbrook Farm No. 1;

Thence with the east line of Timbrook Farm No. 1, N. 0 deg. 22' 40" E., a distance of 314.45 feet to an iron pin in a southerly line of Indian Hills Subdivision of record Plat Book 34, pages 15-16 said iron pin also being the northeast corner of Timbrook Farm No. 1 and;

Thence with said southerly line of Indian Hills Subdivision and the most northerly line of that original 13.985 acre tract conveyed to Margaret W. Timmons, of record in Deed Book 1272, page 311, S. 88 deg. 36' 50" E., a distance of 329.00 feet to the place of beginning, and containing 3.970 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, or previous record.

This description was prepared by Hockaden and Associates, Inc., Consulting Engineers, from information obtained from an actual field survey of the premises.

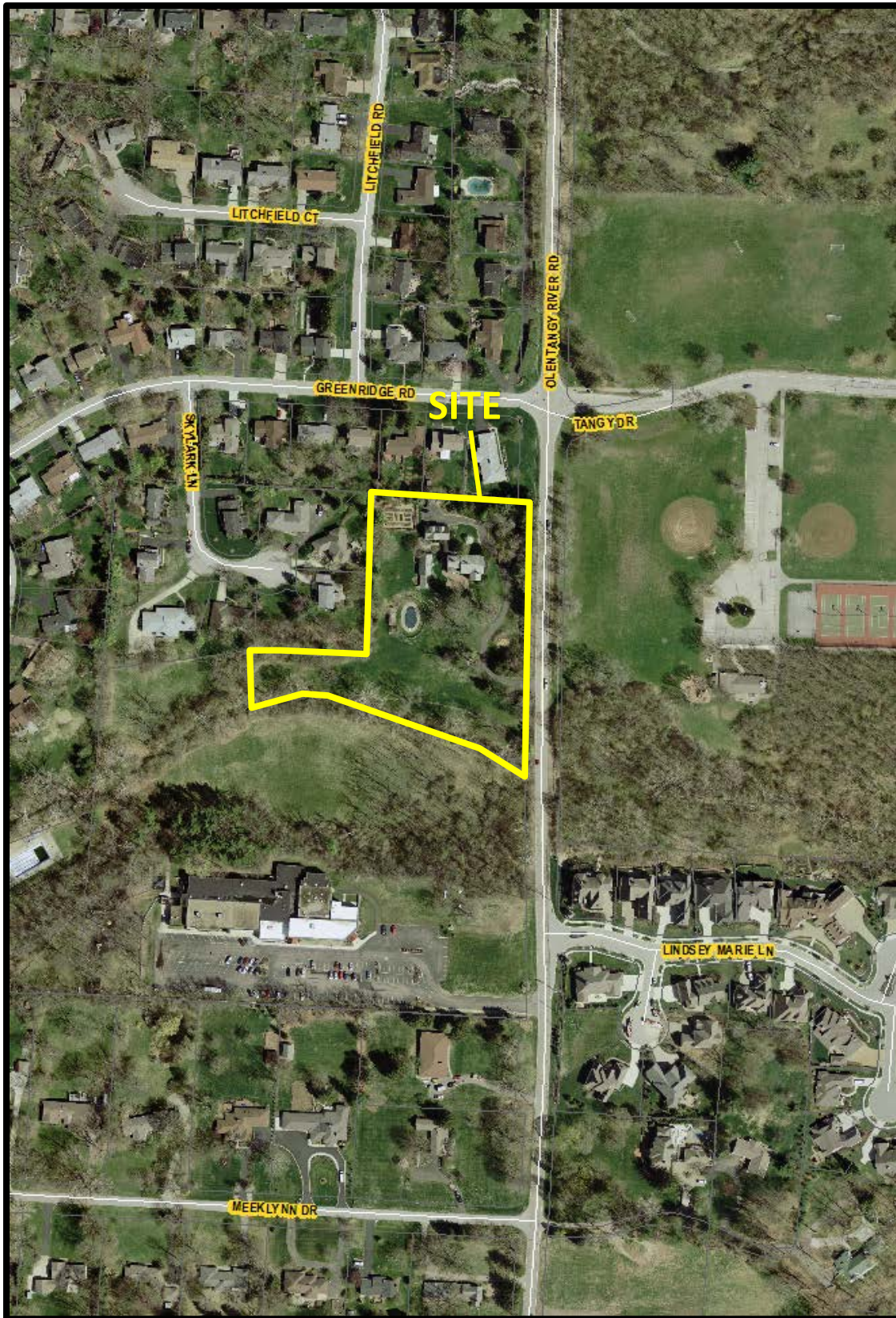


CV13-036

5811 Olentangy River Road

Approximately 3.9 acres

Request: Council variance to allow  
a guesthouse in a RR district.



CV13-036  
5811 Olentangy River Road  
Approximately 3.9 acres  
Request: Council variance to allow  
a guesthouse in a RR district.