



## 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: CV13-037 / 13315-00000-00732  
Date Received: 10/1/13  
Application Accepted By: SP & TP Fee: \$630  
Comments: Assigned to Shanon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 172 F LANE AVE COLS., OH Zip 43201  
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 ~~172~~ - 052856-00

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

Current Zoning District(s): R2F

Civic Association or Area Commission:

Proposed use or reason for Council Variance request: USE VARIANCE FOR GARAGE

Acreage: 0.14

**APPLICANT:** Name BARRET JARDINE & BRYCE JARDINE  
Address 2501 WOODSTOCK RD City/State COLS., OH Zip 43221  
Phone # (614) 634-2382 Fax # \_\_\_\_\_ Email: bjardine@design@gmail.com

**PROPERTY OWNER(S):** Name BRECO PROP LTDS.  
Address PO BOX 8310 City/State COLUMBUS, OH Zip 43201  
Phone # (614) 294-5511 Fax # \_\_\_\_\_ Email: WAGARLAND@BUCKEYEREALTY.COM  
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT

☐ Attorney ☒ Agent

Name BARRET JARDINE - BRYCE JARDINE  
Address 2501 WOODSTOCK RD City/State COLUMBUS, OH Zip 43221  
Phone # (614) 477-0089 Fax # (614) 634-2382 Email: bjardinedesign@gmail.com

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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.  
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Please make all checks payable to the Columbus City Treasurer



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CV13-037

### 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:

THE PROPERTY CURRENTLY HAS A FIVE BDRM SINGLE FAMILY RESIDENCE WITH A 2 CAR GARAGE (WHICH IS USED FOR STORAGE) AND ONLY ONE PARKING SPACE OFF THE ALLEY. THE YARD IS CLUTTERED WITH FENCES WHICH WE INTEND TO REMOVE. WE'RE PROVIDING A DRIVEWAY EASEMENT FROM THE WESTERN BOUNDARY TO ACCOMMODATE 4 ADDITIONAL PKG. SPACES, FOR A TOTAL OF 5. THE RPT ZONING ALLOWS 2 SF STRUCTURES, THIS CONVERTING THE GARAGE INTO A 1 BDRM. UNIT.  
NOTE: THERE IS NO INCREASE IN COVERAGE. THE FAR IS  $28924 \div 785$  (LOT SIZE)  $36.8\%$

Signature of Applicant

BARRY J. DINE

Date 9.30.13

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### AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-037

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BARRET JARDINE  
of (1) MAILING ADDRESS 2561 WOODSTOCK RD, OH 43221

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 172 1/2 LANE AVE  
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) 10/1/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) BREGG PROP LTD'S  
PO BOX 8310  
COLUMBUS, OH 43201

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

BARRET JARDINE  
(614) 634 2382

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

(5) SUSAN KEENEY / UNIVERSITY AREA  
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)

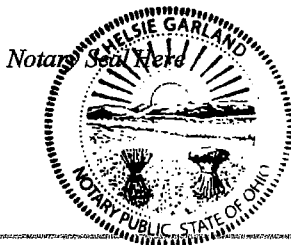
Subscribed to me in my presence and before me this 30<sup>th</sup> day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

6/3/17



CHELSIE GARLAND  
NOTARY PUBLIC, STATE OF OHIO  
FRANKLIN COUNTY  
My Commission Expires 6/3/2017

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C13-037

CHIEF LTD  
54 N ARDMORE RD  
COLUMBUS, OH 43209

ERNEST R TAYLOR  
173 E LANE AVE  
COLUMBUS, OH 43201

THOMAS P HEILMAN II  
222 E 11<sup>TH</sup> AVE  
COLUMBUS, OH 43201

CORELOGIC COMMERCIAL  
1 CORELOGIC DR 4-3-389  
WESTLAKE, TX 76262

JESSIE A ENGLE  
153 E LANE AVE  
COLUMBUS, OH 43201

PELLA COMPANY  
GEORGE BAVELIS  
52 E 15<sup>TH</sup> AVE  
COLUMBUS, OH 43201

INDIANOLA CHURCH  
OF CHRIST  
2141 INDIANOLA AVE  
COLUMBUS, OH 43201

PRO-1 PROPERTIES LLC  
52 E 15<sup>TH</sup> AVE  
COLUMBUS, OH 43201

JONATHON M COPE  
STEPHANIE COPE  
1830 HIGHAND VIEW CT  
POWELL, OH 43065

NICASTRO PROPERTIES  
PO BOX 6348  
COLUMBUS, OH 43206

JONATHON H RILEY  
NORENE J HOLMES  
374 ALDEN AVE  
COLUMBUS, OH 43201

INDIANOLA CHURCH OF  
CHRIST  
183 E NORWICH  
COLUMBUS, OH 43206



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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 # CV13-037

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] WAYNE A. GARLAND, JR.

Of [COMPLETE ADDRESS] 4520 15th Ave. Cols. OH. 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>BRECO PROPERTIES LTD</u> <u>PO BOX 8310</u> <u>COLUMBUS, OH 43201</u> <u>ATTN: WAYNE A. GARLAND, JR.</u>	2.
3.	4.

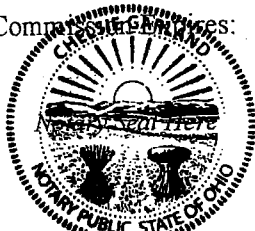
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30<sup>th</sup> day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



CHELSIE GARLAND  
NOTARY PUBLIC, STATE OF OHIO  
FRANKLIN COUNTY  
My Commission Expires 6/3/2017

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

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# City of Columbus Zoning Plat



CV13-037

## 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: 010052256

Zoning Number: 172

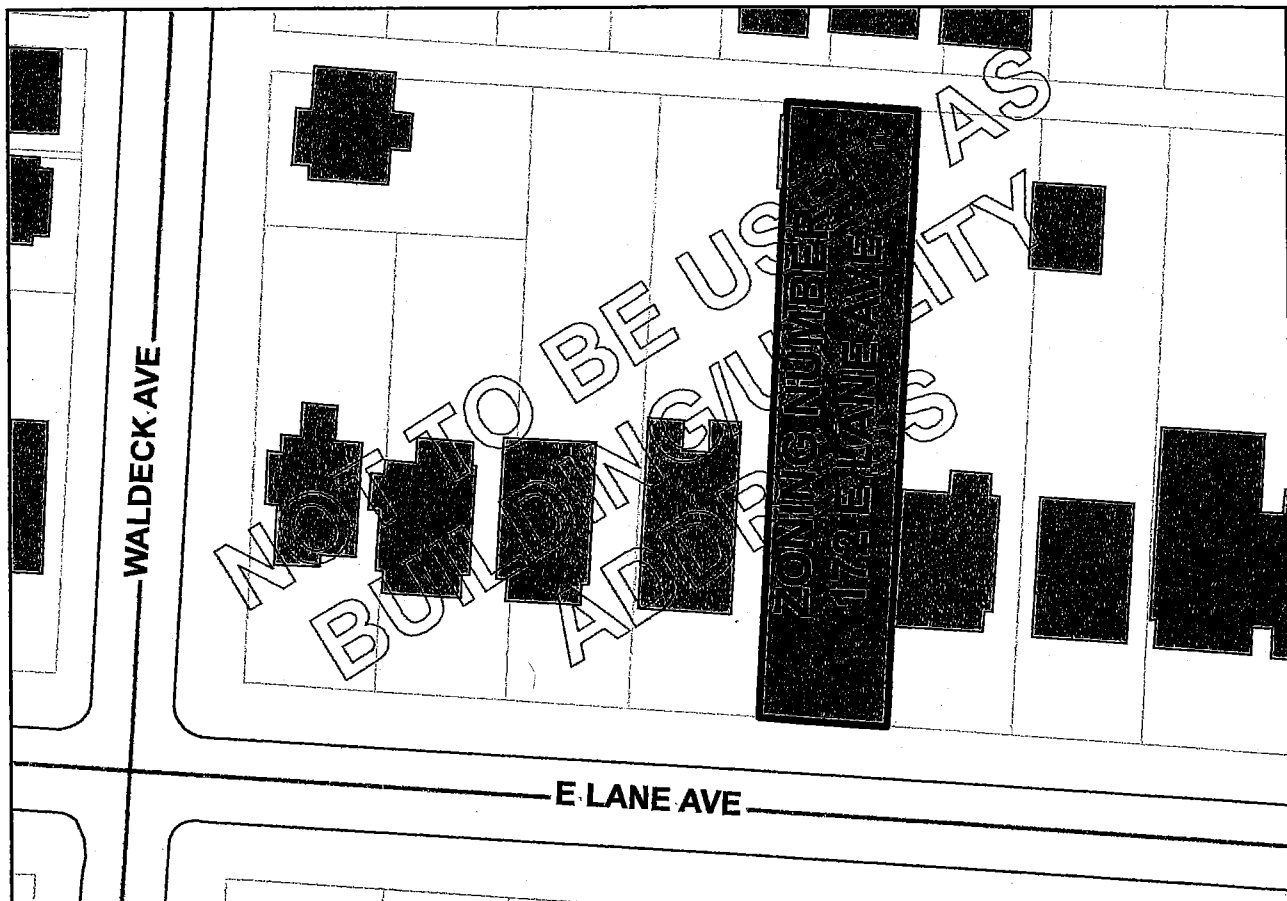
Street Name: E LANE AVE

Lot Number: 33

Subdivision: INDIANOLA VIEW

Requested By: JARDINE & ASSOCIATES (BRYCE JARDINE)

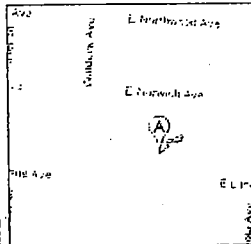
Issued By: Cassandra Sampson Date: 9/30/2013



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

SCALE: 1 inch = 60 feet

# LAND

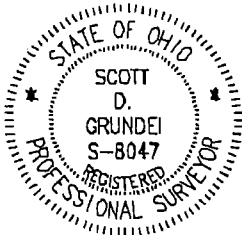


PROPERTY ADDRESS: 166 EAST LANE AVENUE COLUMBUS, Ohio 43202

SURVEY NUMBER: 133325

I have reviewed the survey and find the conditions acceptable.

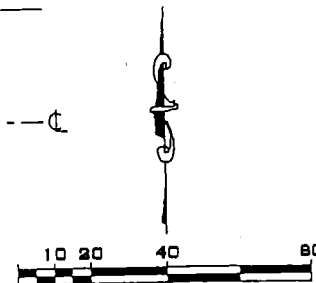
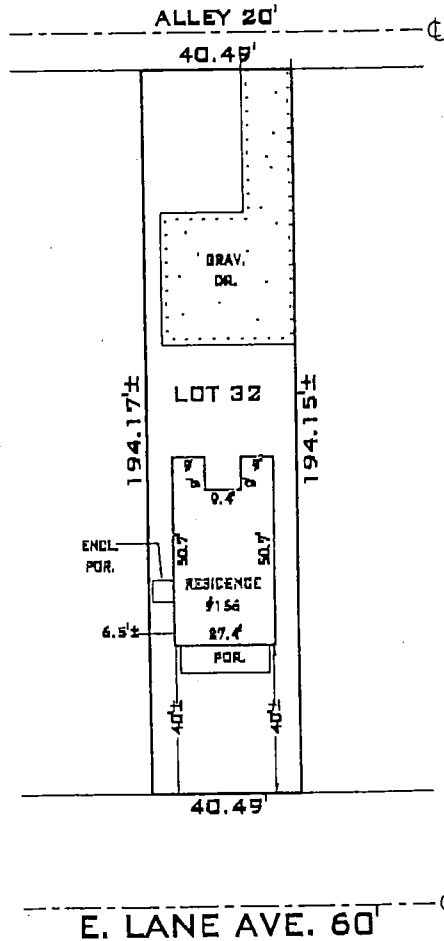
*Allyson G. Speer*



*Scott D. Grundei*

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LSGI#: 133325



POINTS OF INTEREST: None Visible.

CLIENT NUMBER:

DATE: 11/11/2011

BUYER: GARLAND PROPERTIES LTD

SELLER:

SUBLOT / ORIGINAL LOT: 32

SUBDIVISION: INDIANOLA VIEW

PLAT:

PG:

COUNTY: FRANKLIN

CERTIFIED TO: THE TITLE COMPANY + FARMERS CITIZEN BANK

This mortgage loan identification survey is not to be used for the installation or building of fences, sheds, garages, additions or any other structure. To determine exact boundary lines, a boundary survey is required.

Landmark Survey is proud to support:



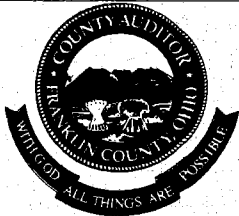
LAND

Landmark Survey Group  
2099 West Fifth Avenue  
Columbus, Ohio 43212  
Phone: 614.485.9000  
Fax: 614.485.9003

This plat depicts the subject property in accordance with the Ohio Administrative Code, Chapter 4733-38, Minimum Standards for Mortgage Surveys in the State of Ohio, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

C013-037

W13-037



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 9/30/13



Disclaimer

Scale = 100



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

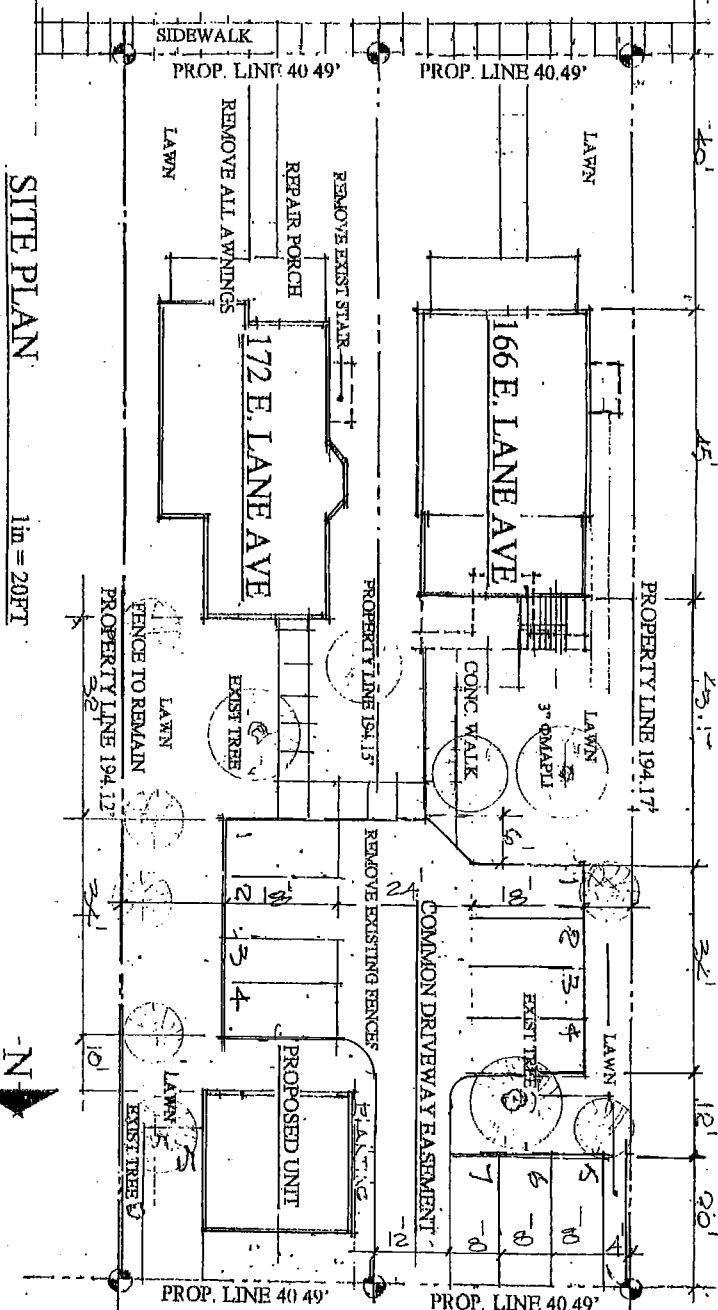


TO TULLER AVE

166.  $3.8 \times .3 = 6.4 - 7$   
172.  $5.8 \times .3 = 4.9 - 5$   
173.  $7.2 \times .3 = 2.1 - 2$

THE TOTAL NET AREA IS ALMOST EQUAL BY SUBTRACTING THE TWO 1 STORY WINGS 8.5' X 10' X 2' (170 NET SQFT) AND ADDING 3 LIN FT TO THE EXISTING 2 STORY, ADD ON 28' X 3' X 2' (168 NET SQFT) THERE IS A MINUS 2 SQFT FOR THE ENTIRE AREA AND 130 SQFT LESS COVERAGE.

$\frac{11012222}{2} \text{ OK} = 55\% \text{ of } 10122222$   
 (2) lots  $194.15 \times 80 = 15,532$   
 $15,532 \times .35 = 5436.20$  All over  
 $\frac{11012222}{2} \text{ OK} = 55\% \text{ of } 10122222$   
 $\frac{2922}{2} = 1461$   
 $\frac{2922}{2} = 1461$



ALLEY 20 FT

# SITE PLAN

$$\underline{\underline{\lim = 20FT}}$$

# ALTERATIONS FOR 166 & 172 ELANOR AVE RESTORATION PROJECT

**BUCKEYE REAL ESTATE PREPARED BY BARRY L. JARDINE AND ASSOC.**

48 EAST 15<sup>TH</sup> AVENUE COLUMBUS, OH 43201

PHONE: (614) 294-4411

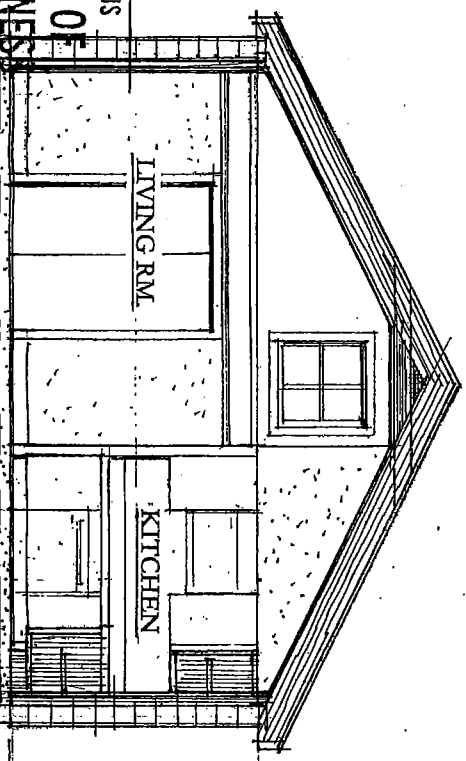
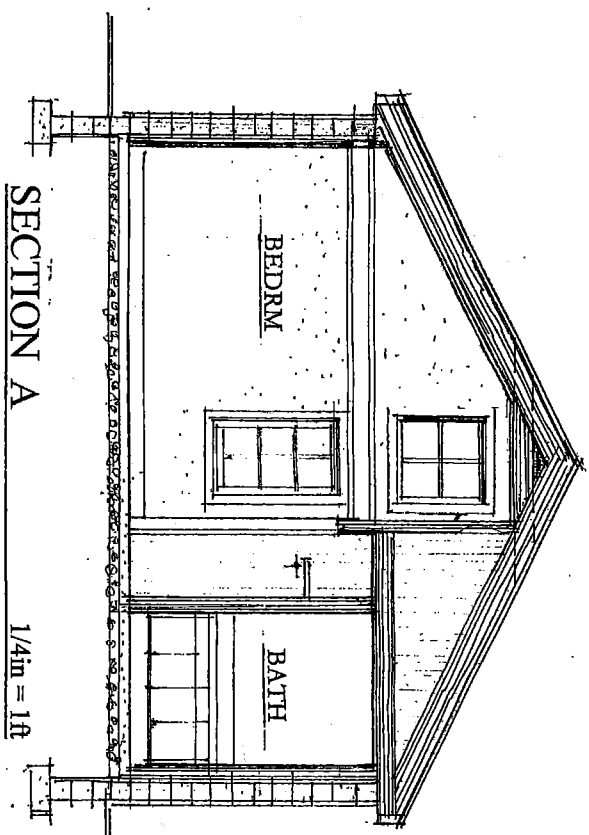
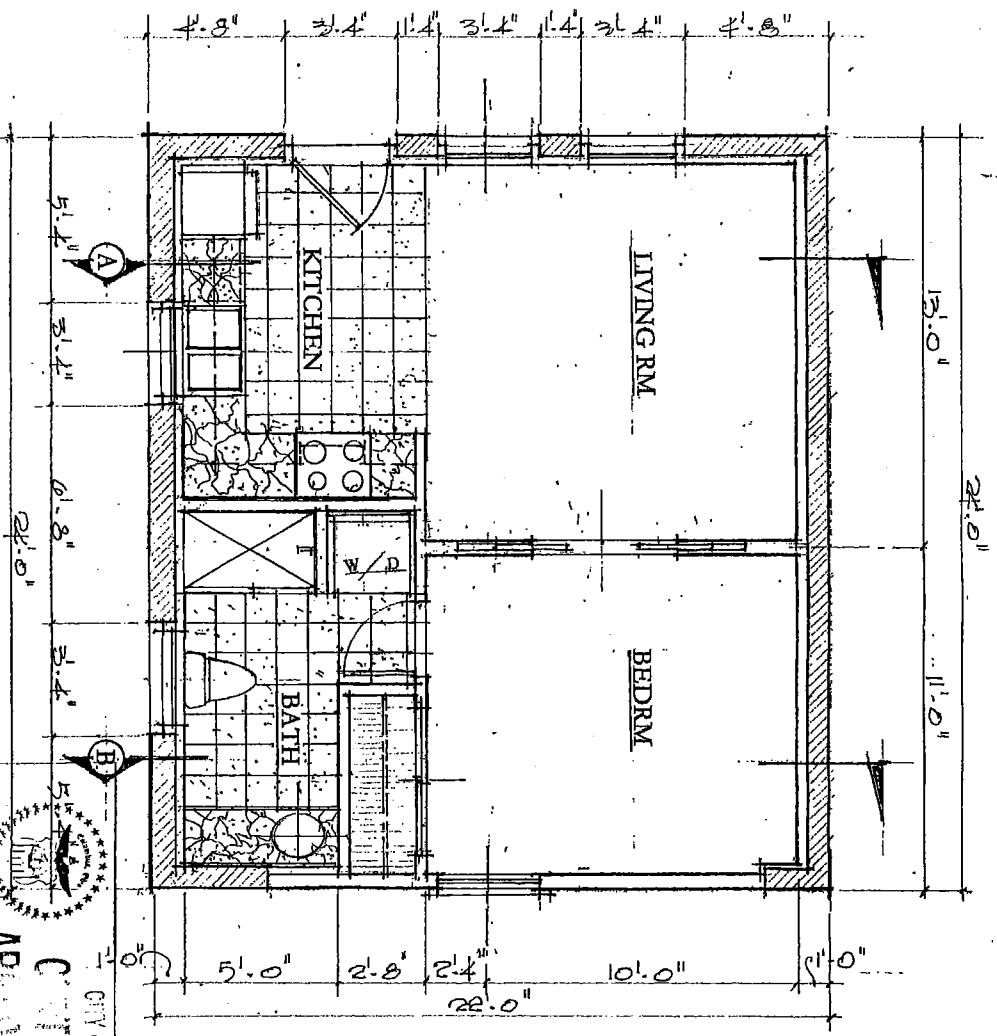
ISSUED BY BARRETT'S LAND AND ASSOCIATES  
2561 WOODSTOCK RD. COLUMBUS, OH 43221  
PHONE: (614) 634-2382  
FISCAL PRESERVATION Officer  
THIS IS NOT A BUILDING PERMIT

REV. 4/19/2013  
JULY 11, 2013

CV 13-037

172 E. LANE AVE  
FLOOR PLAN

1/4 in = 1 ft



CITY OF COLUMBUS  
CERTIFICATE OF  
APPROPRIATENESS

VERIFICATION # 13-6-44, die 1/13-7-12

ISSUED 9/18/13

Historic Preservation Office

THIS IS NOT A BUILDING PERMIT

REV. 8/14/12  
JULY 11, 2013

3FT OCTAGON

ASPH SHINGLE ROOF

MET. GUTTER

1 x 10 TRIM

5/4 x 6 BANDBOARD

2'8" x 4'0" CMU

1 x 4 WINDOW TRIM

5/4 x 6" CORNER BD

STUCCO @ EXIST. CMU STRUCTURE (TYPICAL)

C-113

WEST ELEVATION  $\frac{1}{4} \text{ in} = 1 \text{ ft}$

NORTH ELEVATION  
(VIEW @ ALLEY)

NEW 6X6 STUD WALL @ 16FT X 7FT OPENING

# CERTIFICATE OF APPROPRIATENESS

Application # 13-6-45 d i e 13-7-16

Date Issued 9/19/13 Expires one year after date issued

17  
100 mds of 1000s  
AD

Mercy: Black

Historic Preservation Officer

THIS IS NOT A

**FINANCIAL DEBILITY**

(VIEW @ PROP. LINE)

**EAST ELEVATION**  $\frac{1}{4} \text{ in} = 1 \text{ ft}$

$$\frac{1}{4} \text{ in} = 1 \text{ ft}$$

JULY 11, 2013

6





172 E Lane Ave Garage At Alley To Become 1 Br. Unit

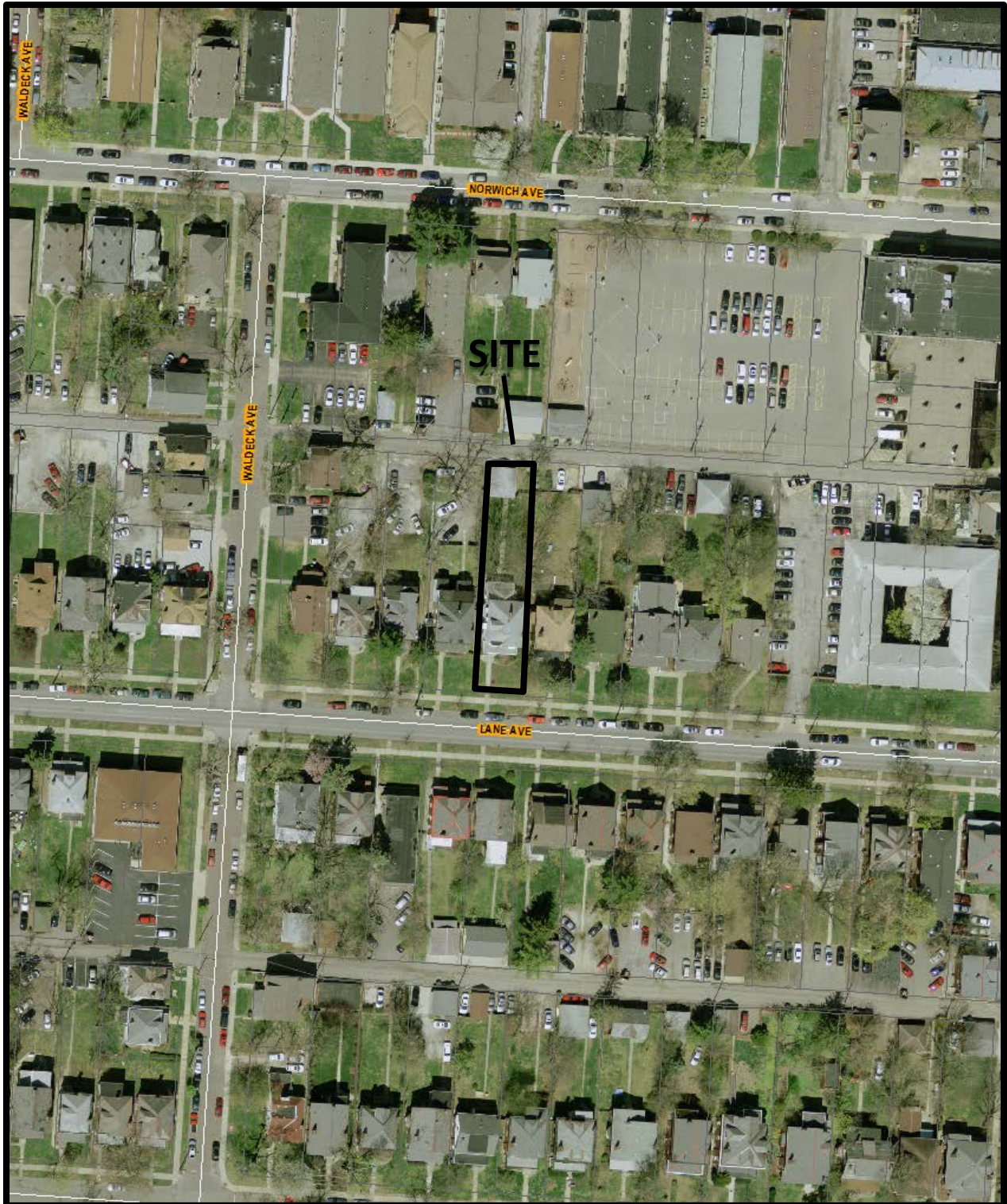


186-192 E Lane Ave Garage Redone 2012 1 Br Unit





CV13-037  
172 East Lane Avenue  
Approximately 0.14 acres  
Request: Council variance to allow  
two dwellings on one lot in R-2F



CV13-037  
172 East Lane Avenue  
Approximately 0.14 acres  
Request: Council variance to allow  
two dwellings on one lot in R-2F