



Mayor Michael B. Coleman

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: CV14-039 / 14315-00000-00521

Date Received: 7/25/14

Application Accepted By: S. Pine Fee: N/A

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 99^N GUILFORD AVE - COLS Zip 43222

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: 010-002495 + 010-038083

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

Current Zoning District(s): R-4

Civic Association or Area Commission: FRANKLINTON AREA COMMISSION

Proposed use or reason for Council Variance request: _____

Acreage: 0.2

APPLICANT: Name CITY OF COLUMBUS DEPT OF DEVELOPMENT

Address 50 WEST GAY ST City/State COLUMBUS, OH Zip 43215

Phone # 614 645 7274 Fax # 614 645 3092 Email: RE REYAZI@COLUMBUS.GOV

PROPERTY OWNER(S): Name CITY OF COLUMBUS

Address 50 W. GAY ST City/State COLUMBUS, OH Zip 43215

Phone # _____ Fax # _____ Email: _____

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

ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name Judy Box

Address 192 N GUILFORD AV City/State COLUMBUS Zip 43222

Phone # _____ Fax # _____ Email: Judybox@wowway.com

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.

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Please make all checks payable to the Columbus City Treasurer



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CV14-039

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:

REQUEST TO LEAVE STANDING A GARAGE
ON SITE WHEN HOME IS DEMOLISHED
SITE WILL BECOME A COMMUNITY GARDEN
AND GARAGE WILL PROVIDE SECURE STORAGE
FOR SUPPLIES & TOOLS.

GARAGE IS IN GOOD SHAPE - needs new
roof shingles

Signature of Applicant

Date

6/2/14

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CV14-039

Proposal for 99 Guilford Ave.

This site is about 300 feet from my home where I have an extensive garden. My husband and I own 27 buildings with 39 housing units in Franklinton and we have tried to landscape them with limited success. Tenants in the past have not been into gardening but that is changing.

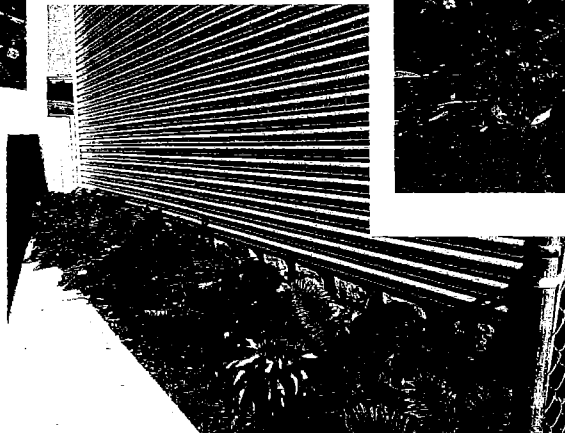
The best plants to use are perennials that grow easily and are divided every 3 years or so. As they fill in, the labor to take care of them diminishes drastically.

Avid gardeners often offer me their thinnings but at times when I don't have soil ready for them. Prices are high when I am ready to plant flowers at rentals. And, neighbors homes would look so much better with some flowers but, they have no clue how to take care of them. I have had neighbors pull daffodils after they are finished flowering – or mow down daylilies thinking they are weeds.

SO – I plan to put beds at 99 Guilford and plant thinnings, throw-away's from stores and plants that self seed. Hostas, Irises, Sedum, Columbine, Johnny Jump Ups, Hyacinth Bean vine, Daffodils, Day Lillies, Lilly of the Valley – to name but a few. All easy to grow and need little care after being established.

At 99 Guilford there is a very fine garage that needs some new roof sheeting and all new shingles. The roof trusses, walls and foundation are in good shape. And if the men who just boarded up the garage didn't ruin it, the overhead door works well too. I will fix the roof and paint the exterior. I'd like to have a mural on the wall facing the street. I will fence the rear with chain link and hope to do the front with a wooden fence. Perhaps plant two apricot trees.

If volunteers will help, and learn in the process, so much the better. Plants would be given away to partnering in some fashion. I can afford to pay for the help I need if it comes to that. I may charge a small fee to those who can afford to pay and don't do some volunteer work. I find people are more likely to take care of the things for which they paid, whether by sweat or treasure



Jim Bost



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-039

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Reza Rezaei, Assistant Administrator

of (1) MAILING ADDRESS 50 W. Gay 4th Floor 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 99 Guilford 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) 7/25/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) CITY OF COLUMBUS
50 W. Gay ST 4th Fl
Land Redevelopment office.
Columbus OH 43215

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

DEPT OF DEVELOPMENT
Land Redevelopment office

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

(5) FRANKLINTON AREA COMMISSION
JUDY BOX
192 N GUILFORD AVE
COLUMBUS, OH. 43222

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 24 day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Melissa Ray
2/7/18

Notary Seal Here

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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 # CV14-039

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Reza Reyazi

Of [COMPLETE ADDRESS] 50 W. Gay St 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. <u>City of Columbus</u> <u>Land Redevelopment Office</u> <u>50 W. Gay St 4th Floor</u> <u>Columbus OH 43215</u>	2.
3. <u>Reza Reyazi 645 7274</u>	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2nd day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC Melissa Ray

My Commission Expires: 2/7/18


Notary Seal Here

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

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Select Language 

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Summary

Parcel Info

Summary



Parcel ID 010-002495-00
 Map Routing Number 010-E048 -050-00
 Owner CITY OF COLUMBUS
Click owner name for additional records
 Location 99 GUILFORD AV

Property Profile

[Land](#)[Building](#)[Improvements](#)[MAP\(GIS\)](#)[Sketch](#)[Photo](#)[Transfer History](#)[BOR Status](#)[CAUV Status](#)[Area Sales Activity](#)[Area Rentals](#)[Tax/Payment Info](#)[Current Levy Info](#)[Assessment Payoff](#)[Tax Distribution](#)[Rental Contact](#)[Property Reports](#)[Recorder's Office](#)[Document Search](#)
[Area Sex Offender
Inquiry](#)
[Pay Real Estate
Taxes Here](#)

Owner Information	
Owner	CITY OF COLUMBUS 50 W GAY ST COLUMBUS OH 43215 <small>If the address above is incorrect - Click Here</small>
Tax Bill Mailing Info	CITY OF COLUMBUS LAND BANK 50 W GAY ST 4TH FLOOR COLUMBUS OH 43215 <small>To change mailing information ONLY - Click Here</small>

Legal Description	
99 GUILFORD AVE GUILFORD PK LOT 48	

Most Recent Transfer	
Sale Amount	\$0
Date of Transfer	04/22/2014
Conveyance Type	SX
Exempt Number	904540-A
Number of Parcels	2

Tax Year 2013			
Annual Taxes	\$952.90	Taxes Paid	\$0.00

Current Value		
	Market	Taxable
Land	\$3,500	\$1,230
Improvements	\$41,000	\$14,350
Total	\$44,500	\$15,580
CAUV	0	0

Building Data			
Year Built	1910	Total Sq Footage	1,201
Total Rooms	6	Bedrooms	3
Full Baths	1	Half Baths	0

2013 Tax Status			
Land Use	[510] ONE-FAMILY DWELLING		
Tax District	[010] CITY OF COLUMBUS		
School District	[2503] COLUMBUS CSD		
Neighborhood	09100		
City	COLUMBUS		
Township		Zip	43222
Board of Revision	NO	CDQ	2010
Homestead Exemption	NO	Owner Occupied Reduction (2.5%)	NO


Site Data					
Frontage	33	Depth	130	Acres	0.098
Historic District					

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



Data updated on:
2014-05-27 06:25:35

Select Language 
 Powered by Google Translate



Auditor Home Real Estate Home Search Specialty Maps Auditor Services Contact Us
 On-Line Tools

MAP(GIS) SITE PLAN

Parcel Info

Parcel ID
010-002495-00

Map Routing Number
010-E048 -050-00

Owner
CITY OF COLUMBUS,
 Click owner name for additional records

Location
99 GUILFORD AV

Summary

Property Profile

Land

Building

Improvements

MAP(GIS)

Sketch

Photo

Transfer History

BOR Status

CAUV Status

Area Sales Activity

Area Rentals

Tax/Payment Info

Current Levy Info

Assessment Payoff

Tax Distribution

Rental Contact

Property Reports

Recorder's Office

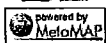
Document Search

Area Sex Offender

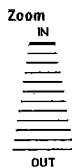
Inquiry

Pay Real Estate

Taxes Here

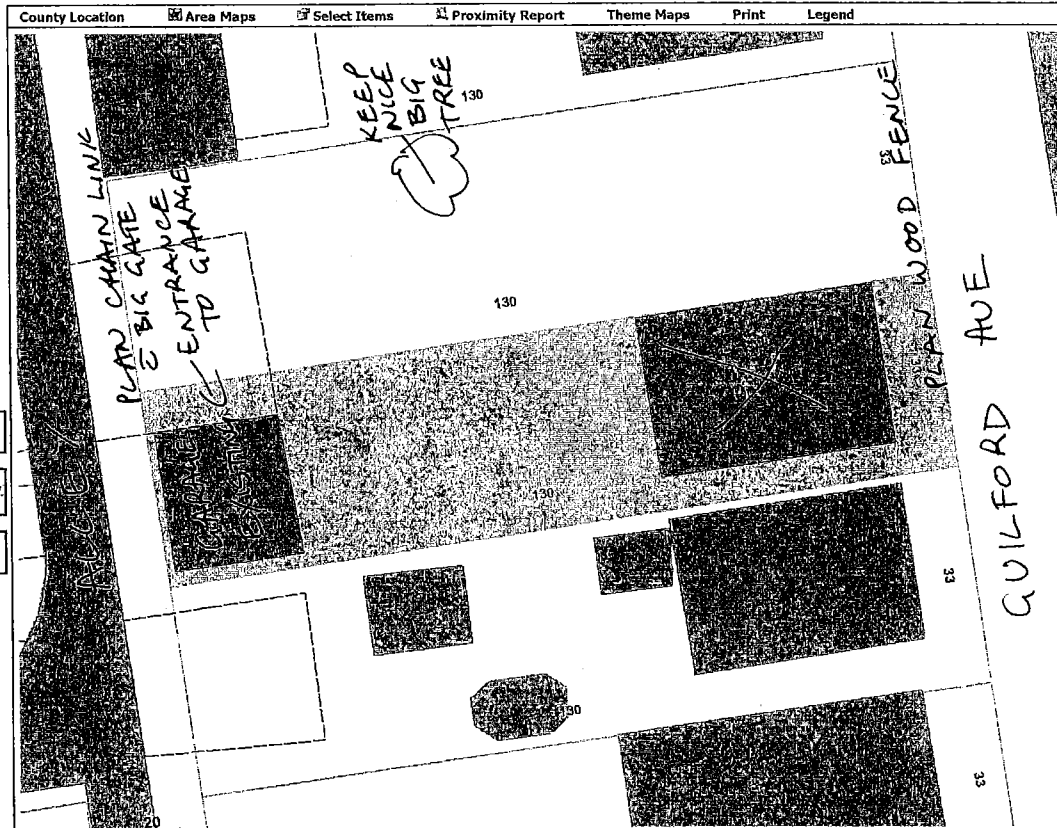


Data updated on:
 2014-05-27 06:25:35



Current Map:
 173° x 128°

Click to view
 map using:



The closest fire station from the center of this map is 3068 feet away.
 Measurements are over straight-line distances.

Closest Fire Departments

Columbus Station 10	3068 feet
Columbus Station 17	1.1 miles
Grandview Heights - 51	1.3 miles

County Recorder
 Documents

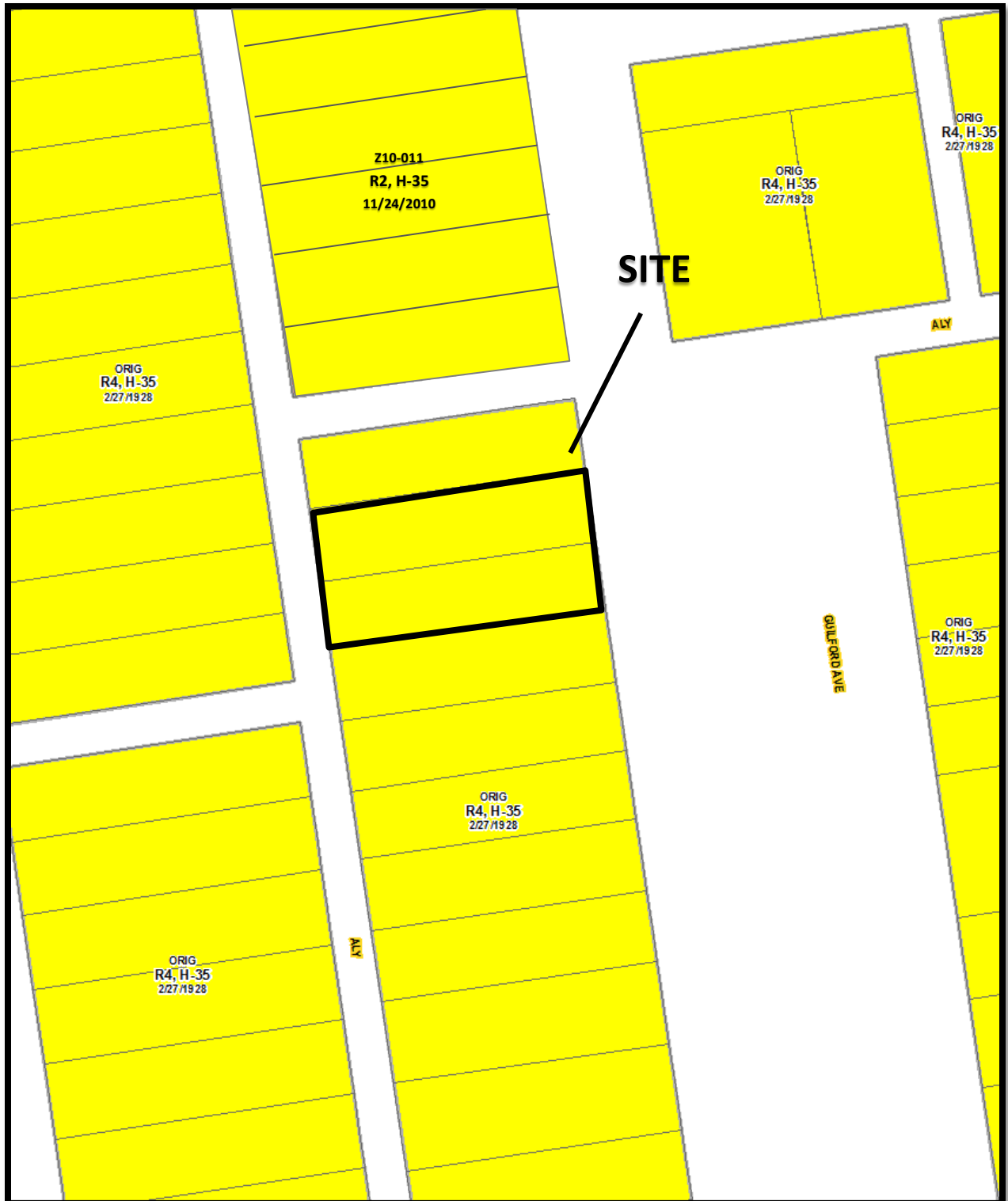
City of Columbus
 Zoning Maps

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	Parcel ID: 010-023195-00 Owner: JESSEE CHARLES R JR Location: 107 GUILFORD AV Sale Amt: \$62,600
	Parcel ID: 010-038083-00 Owner: CITY OF COLUMBUS Location: GUILFORD AV Sale Amt: \$0
	Parcel ID: 010-002495-00 Owner: CITY OF COLUMBUS Location: 99 GUILFORD AV Sale Amt: \$0

PLAN - BINS FOR COMPOST, LEAF MOLD
 + WOOD CHIPS
 RAISED BEDS FOR COMMUNITY
 PERENNIAL FLOWERS.
 GARAGE - RE-ROOF, PAINT AND MURAL
 ON STREET SIDE
 FENCE ALL SIDES.



CV14-039
99 North Guilford Avenue
Approximately 0.2 acres



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Approximately 0.2 acres