

THE CITY OF  
**COLUMBUS**

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application Number: CV14-051/14335-00000-00105 Date Received: 9/30/14  
Fee: \$1600 Application Accepted by: SP+ET  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

**LOCATION AND ZONING REQUEST**  
Certified Address (for Zoning Purposes) 4989 Cleveland Ave Zip 43231

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: 600-183744  
☐ Check here if listing additional property owners on a separate page.

Current Zoning District(s): R-1

Civic Association or Area Commission: Northland Community Council

Proposed use or reason for Council Variance request: convert Restaurant / Add room

Acreage: .04

**APPLICANT:** Name MANIAR ESTATE LLC  
Address, City, State & Zip 2700 E. Dublin Granville Rd  
Phone # 6147979278 Fax # \_\_\_\_\_ Email \_\_\_\_\_

**PROPERTY OWNER(S):** Name MAND. MAY RYMIK LTD  
Address, City, State & Zip 2700 E. Dublin Granville Rd  
Phone # 6147979278 Fax # \_\_\_\_\_ Email \_\_\_\_\_

**ATTORNEY/AGENT** (CHECK ONE IF APPLICABLE) ☐ Attorney ☒ Agent  
Name Ed Spore  
Address, City, State & Zip 1141 OAKWOOD Lane  
Phone # 6145890703 Fax # 6148990703 Email Buckeye Building Solutions LLC

**SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND 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.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



# 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)

## STATEMENT OF HARDSHIP

CV14-051

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:

A variance on this property is needed to add a small office onto the back of the existing building. This is necessary to consolidate the existing buildings management and also manage his other business which is 90% run electronically. There will be a minimal effect on traffic involved. Re-zoning would not be appropriate from a R-1 since we fit well into the existing R-1 with a variance.

Signature of Applicant

*E. J. [Signature]*

Date

9/30/14

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



# 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)

## AFFIDAVIT

(See next page for instructions)

APPLICATION #

CNH-051

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

Edward Spiers

of (4) MAILING ADDRESS

1141 OAKWOOD LANE Westerville 43081

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

4989 Cleveland 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)

September 30, 2014

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) Manol Mar Rynik

2709 Wildwood Rd

Columbus, OH 43231

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

Maniar Estate LLC

2700 E Dublin Granville Rd

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

(5) Suite # 90, Columbus, OH 43231

Northland Community Council

P.O. Box 297 297 836 Cols 43229

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

day of

Sept

, in the year

2014

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

1-13-2016

Notary Seal Here



DAVID A CALL

Notary Public, State of Ohio

My Commission Expires

January 13, 2016

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

MANIAR ESTATE LLC  
2700 E DUBLIN-GRANVILLE RD  
SUITE 90  
COLUMBUS, OH 43231

MAND MAR RYNIK LTD  
2709 WILDWOOD RD  
COLUMBUS OH 43231

CV14-051

NORTHLAND COMM COUNCIL  
ATTN: DAVE PAUL  
P.O. BOX 297836  
COLUMBUS, OH 43229

ED SPIRES  
1141 OAKWOOD LN  
WESTERVILLE, OH 43081

LAURA L BOYTIM  
3000 SUNBURY RD  
GALENA OH

CAMILY C HAYES  
2594 MINERVA AV  
COLUMBUS OH 43229

CITY OF COLUMBUS  
LAND BANK  
50 W GAY ST 4TH FLOOR  
COLUMBUS OH 43215

BRUCE C JOHNSON JR  
BEVERLY A JOHNSON  
2601 MINERVA AVE  
COLUMBUS OH 43229

CAMILY C HAYES  
C/O REBECCA BOWERS EXEC  
129 BUCKEYE ST  
WESTERVILLE OH 43081

EARL HARRIS  
4970 CLEVELAND AVE  
COLUMBUS OH 43231

COLUMBUS BAPTIST TEMPLE  
5075 CLEVELAND AVE  
COLUMBUS OH 43231

COLUMBUS BAPTIST TEMPLE  
2956 CLEVELAND AVE  
COLUMBUS OH 43224

CARUTHERS RAYMOND  
CARTER KATHY L  
5028 KILBOURNE RUN PL  
COLUMBUS OH 43229

DIANNE M CHAPIN  
12113 MARNE RD  
NEWARK OH 43055

JOSEPH W ANDERSON  
MILDRED B ANDERSON  
PO BOX 642  
NEW ALBANY OH 43054-0642

PUPLAMPU BARUCH B  
6277 KARL RD  
COLUMBUS OH 43229

HEMA MEHTA  
4951 CLEVELAND AVE  
COLUMBUS OH 43231

ARTHUR HOLMES  
4077 HARDSCRABBLE RD  
ALEXANDRIA OH 43001



# 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)

## 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 # CW14-051

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Ed Spiers

Of [COMPLETE ADDRESS] 1141 Oakwood Lane Westerville 43081

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>MANIAR Estate LLC</u> <u>2700 E. Dublin Granville Rd</u> <u>Suite # 90, Columbus Ohio</u>	2.
3. <u>614 797 9278</u> <u>614 554 1908</u> <u>2 Employees</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 30 day of Sept, in the year 14

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 1-13-2016

Notary Seal Here



**DAVID A CALL**  
Notary Public, State of Ohio  
My Commission Expires  
January 13, 2016

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

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

C114-051

**BUCKEYE BUILDING SOLUTIONS LTD**  
1141 OAKWOOD LANE  
WESTERVILLE OHIO 43081  
6145890703

BEING IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VILLAPARK SUBDIVISION, AS RECORDED IN PLATT HOOK 12, PAGE 5, LOTS 1,2,3, AND PART OF LOTS 4,7,8 AND 9 AND PART OF VACATED ALLEY, AND BEING PART OF THE VICTOR EMANUALE; PROPERTY (REF. DEED BOOK 3676 PAGE 241 AND BEING FURTHER DESCRIBED AS FOLLOWS. FROM AN IRON PIN LOCATED AT THE INTERSECTION OF THE WEST MARGIN OF CLEVELAND AVE (60') AND THE NORTH MARGIN OF MINERVA AVE (5 M, WHICH IS THE TRUE POINT OF BEGINING : THENCE S. 89 DEGREES 10'00" W. ALONG SAID MARGIN OF MINERVA AVENUE 180.00 FEET TO AN IRON PIN, THENCE N. 01 DEGREES 00'00" W. 84.45 FEET TO AN IRON PIN; THENCE N 88 DEGREES 50'00" E. 180 FEET TO AN IRON PIN; THENCE S. 01 DEGREES 00'00" E. ALONG SAID MARGIN ALONG CLEVELAND AVE 85.50 FEET TO THE TRUE POINT OF BEGINING, CONTAINING . 3511 ACRE, AS SURVEYED BY JOHN CIRCLE, SURVEYOR NO. 4340, ON OCTOBER 29, 1979.

EXCEPTING THRE FROM THE FOLLOWING PREMISES APPROVED BY THE FRANKLIN COUNTY BOARD OF COMMISSIONERS IN CASE NO. 95CVH03-2146, ON OCTOBER 23, 1979.

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF FRANKLIN, STATE OF OHIO, BEING A PART OF LOTS NO. 1-4 OF VILLAGE PARK BLOCK NO. 4 AS THE SAME ARE NUMBERED AND DELINEATED UPON THE PLATT THEREOF, OF RECORD IN PLATT BOOK 12, PAGES 5 & 6, ALSO BEING PART OF THE LAND CONVEYED TO THE GRANTOR AS DESCRIBED IN O.R. 28345, PAGE 103, AS BATH ARE RECORDED IN THE FRANKLIN COUNTIES RECORDERS OFFICE, AND BOUNDED AND DESCRIBED AS FOLLOWS.

PARCEL NO. 68WD

BEING A PARCEL OF LAND LYING ON THE LEFT SIDE OF THE CENTERLINE OF A SURVEY FOR FRANKLIN COUNTY ENGINEERS OFFICE AND BEING LOCATED WITHIN THE FOLLOWING DESCRIBED POINTS IN THE BOUNDARY THERE OF.

COMMENCING AT THE CENTERLINE INTERSECTION OF CLEVELAND AVE AND MORSE ROAD AND A FOUND STATE HIGHWAY MONUMENT BOX.

THENCE N. 03 DEGREES 58'05" E. ALONG THE CENTERLINE OF CLEVELAND AVE, A DISTANCE 690.11 FEET TO A FOUND RAILROAD SPIKE POINT AT STATION 16+90.11;

THENCE 04 DEGREES 00'00" E. CONTINUING ALONG THE CENTERLINE OF CLEVELAND AVE, A DISTANCE OF 3618.65 FEET TO POINT AT STATION 53+08.75;

THENCE N 86 DEGREES 00'00" W, LEAVING SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT NO 1, 30.00 FEET FEE LEFT OF STATION 53+08.75, BEING THE POINT OF BEGINING.

THENCE N 85 DEGREES 50'21" W , ALONG THE GRANTORS SOUTHERLY PROPERTYLINE ,  
A DISTANCE OF 20.00 FEET TO A POINT 50' LEFT OF STATION 53+08 .81;

THENCE N 04 DEGREES 00'00"75 E TO A POINT

THENCE S. 86 DEGREES 00'00" E, 15 FEET TO A POINT

THENCE N 04 DEGREES 00'00" ,E 8FEET TO A POINT

THENCE N 86 DEGREES 00'00" W , 15 FEET TO A POINT

THENCE 04 DEGREES 00'00"E A DISTANCE OF 62.28 FEET TO A POINT ON THE GRANTORS  
NORTHERLYPROPERTY LINE 50.00 FEET LEFT OF STATION53+94.09

THENCE S 86 DEGREES 00' 44", ALONG THE THE GRANTORS NORTHERLY PROPERTY  
LINE, A DISTANCE OF 20.00 FEET TO A POINT THAT IS 15 FEET FROM THE SOUTHEAST  
CORNER OF LOT NO 4 , 30.00 FEET LEFT OF STATION 53+94.12;

THENCE S 04 DEGREES 00'00" WEST ALONG THE GRANTORS EASTERLY PROPERTY  
LINE , A DISTANCE OF 85.37 FEET TO THE POINT OF BEGINNING

THE ABOVE PIECE OF LAND CONTAINS .036 ACRES , MORE OR LESS OF WHICH THE  
PUBLIC ROAD OCCUPIES 0.000 ACRES

A NET PIECE OF .036 ACRES IS TAKEN FROM AUDITORS PARCEL NO. 600-183744 WHICH  
CONTAINS 0.351 ACRES

BASIS OF BEARINGS IS THE CENTERLINE OF CLEVELAND AVE, BEING N 4 DEGREES  
00'00"E AS SHOWN ON THE PLATT OF CLEVELAND HEIGHTS NO'S 1,2 &3 , RECORDED IN  
PLAT BOOK 16, PAGE 16 , PAGE 56, AND PLATBOOK16, PAGE 66, AND PLAT BOOK 18, PAGE  
12 , RESPECTIVELY, RECORDERS OFFICE , FRANKLIN COUNTY , OHIO

THE ABOVE DESCRIPTION WAS PREPARED BY DAN KRAJCOVIC, REGISTERED  
SURVEYOR NO.7110, STATE OF OHIO

PARCEL NO. 600-18374

ADDRESS : 4989 CLEVELAND AVE COLUMBUS 43231

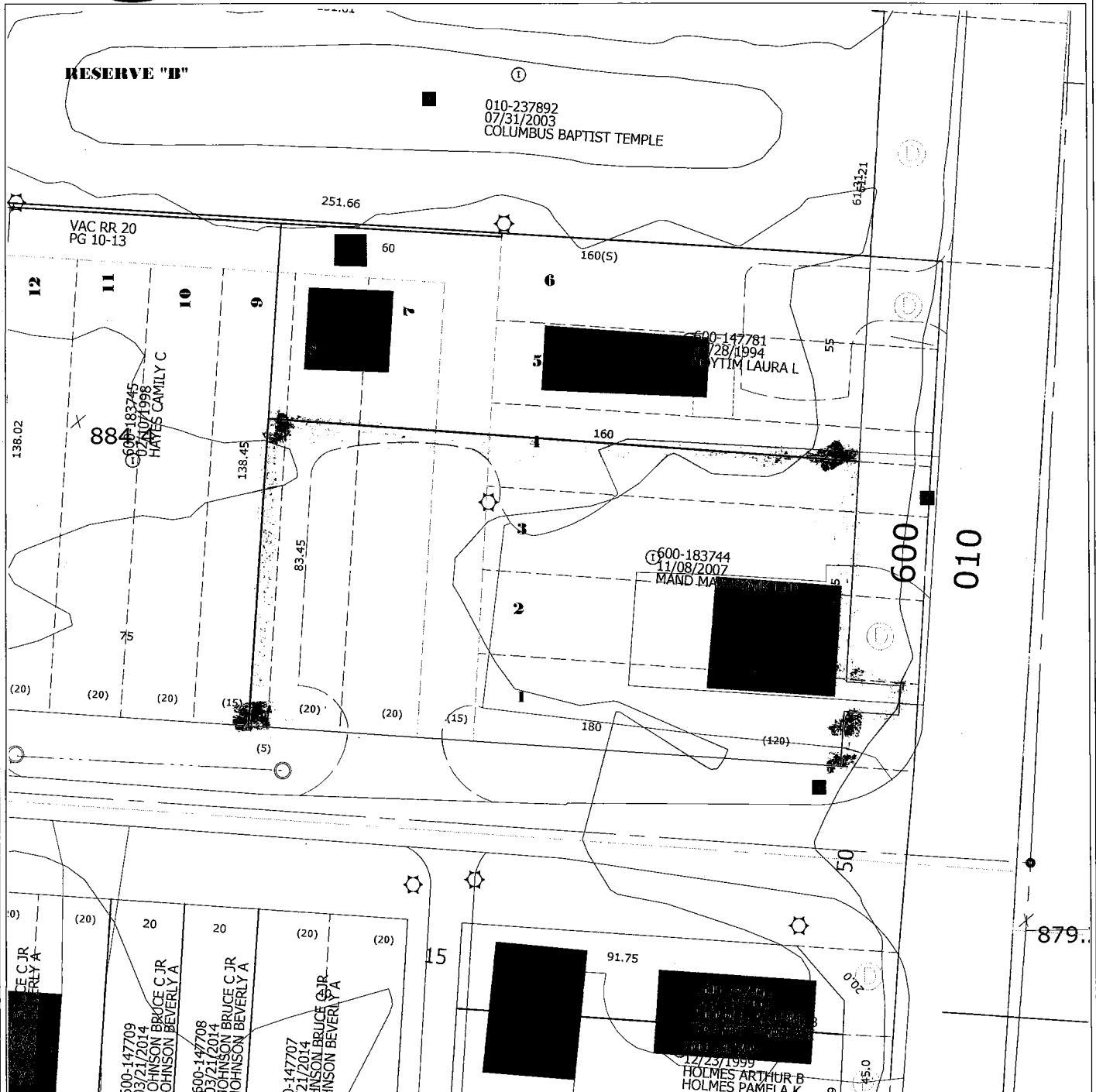
CU14-051



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 9/3/14



Disclaimer

Scale = 40



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



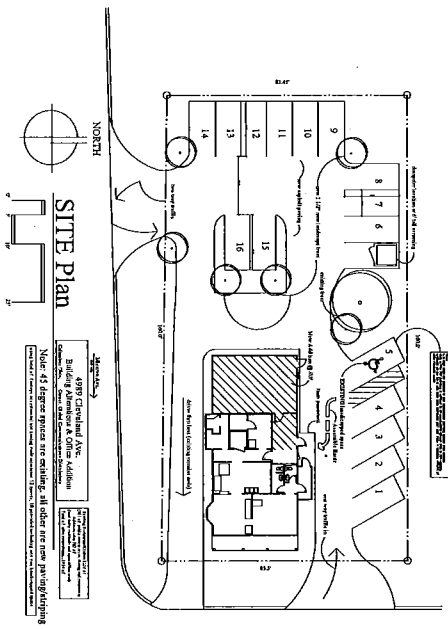
**Buckeye Building Solutions, Ltd.**  
614-589-0703 contact Ed Spiers  
COLUMBUS, OHIO

General Construction Notes:

- [illegible]

## Wood Frame Construction Notes

- [illegible]



List of Drawings

**ARCHITECTURAL DRAWINGS**

**A-1-D COVER SHEET/TITLE PLAN**

**A-2-D ADDITION/RENOVATED FLOOR PLAN**  
**ADDITION TERMINATION PLAN**  
**ELEVATIONS**  
**TR. WALL SECTION**

## Project Directory

Architect

**C. David Johnson A.I.A., Architect**  
Architectural Design, Land Planning  
111 R. Swenson Rd.  
Culver, OH 42834  
voice 812/330-2555 email cjohnson@comcast.net

Contractor

**Buckeye Building Solutions, Ltd.**  
614-589-0703 contact Ed Spiers  
COLUMBUS, OHIO

## Code Review Information

MECHANICAL CODE	DSD MECHANICAL CODE (DSDC) 2011
PLUMBING CODE	DSD PLUMBING CODE (DSDP) 2011
ELECTRICAL CODE	NATIONAL ELECTRICAL CODE (NEC) 4
FIRE PROTECTION CODE	DSD FIRE CODE (DSDF) 2011

MPA 12.210

Group -  
Construction Type -  
Density -  
L202 Square Feet Total Dining Restaurant/Cafeteria

- Of these additions is some business owner occupational workers have access to full building emergency egress lighting is existing and will be replaced as needed
- single electric service panel (new panel serving whole building steel addition being installed)

Factor Loadings (1987)

Brand Love & Store Loyalty

1. Fast, neat, easy ordering (R<sup>2</sup> = .37)
2. easy payment factor (R<sup>2</sup> = .16)
3. easy load/unload factor (R<sup>2</sup> = .11)
4. thermal factor (R<sup>2</sup> = .12)

Visual Aids

1. Best View Speed (R<sup>2</sup> = .66, part 1, 20 min. del. time)
2. Visual Dynamics Factor (R<sup>2</sup> = .13)
3. Visual Distance & Fisher's (non-environmental)
4. Thermal Pressure coefficient (R<sup>2</sup> = .14)
5. Image Pressure coefficient (R<sup>2</sup> = .18)



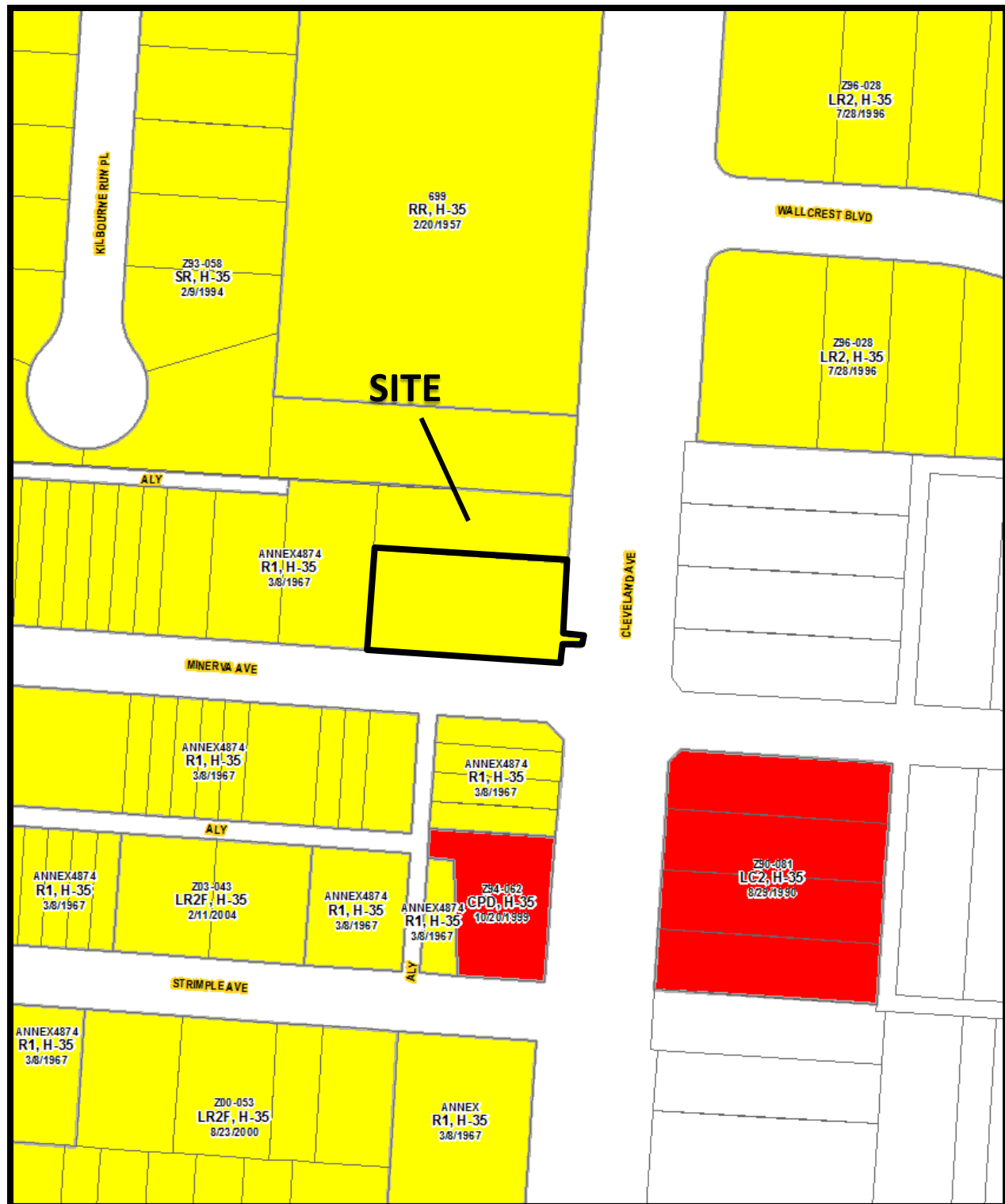
**Buckeye Building Solutions, Ltd.**  
614-589-8793 contact Ed Spier  
COLUMBUS, OHIO

result code= SET

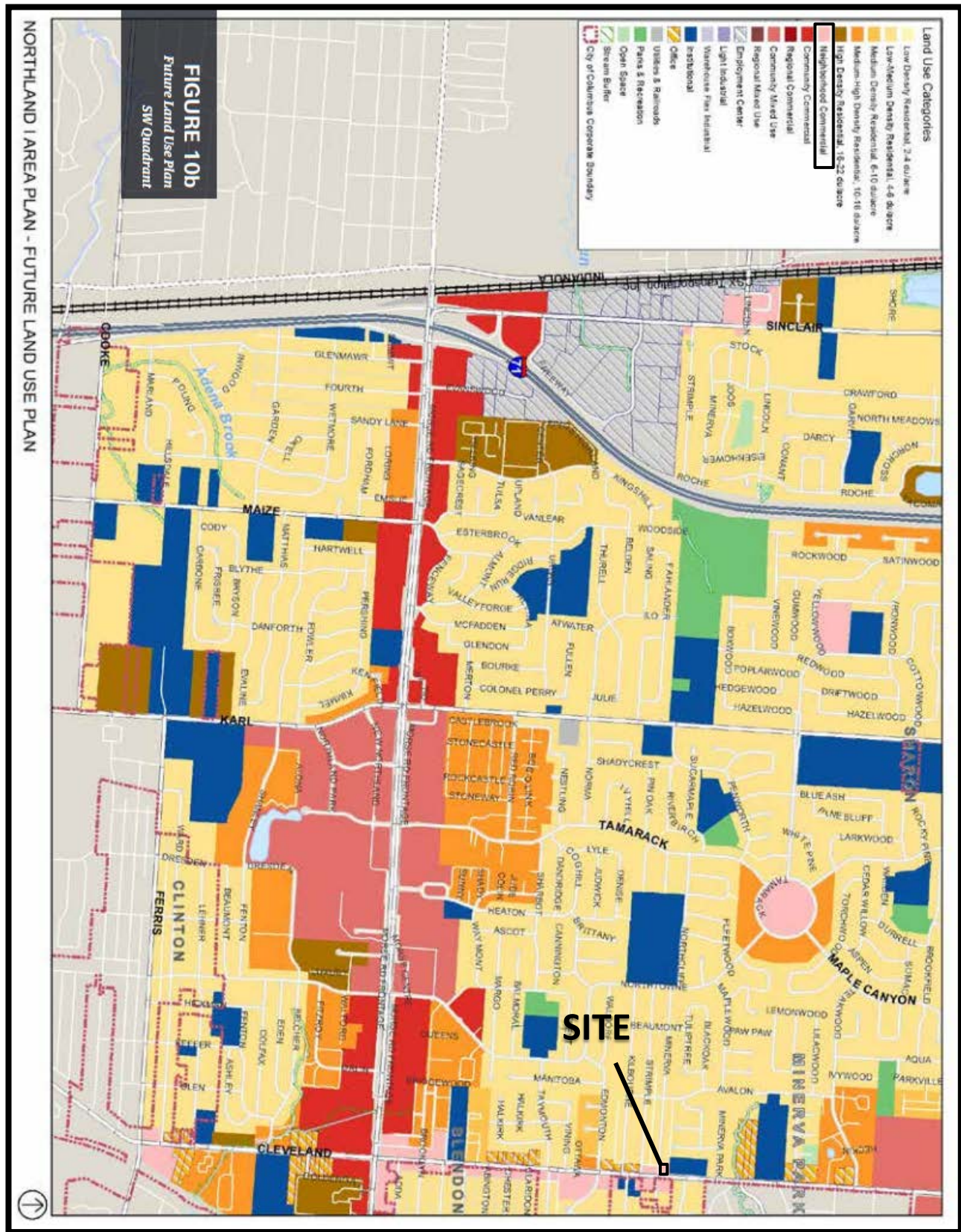
Sept. 9 2014

4989 Cleveland Ave. Improvement & alterations  
Columbus, OHIO 43205

614-051



CV14-051  
4989 Cleveland Avenue  
Approximately 0.4 acres



CV14-051  
4989 Cleveland Avenue  
Approximately 0.4 acres





CV14-051  
4989 Cleveland Avenue  
Approximately 0.4 acres