

Planner: Shannon Pines 645-2208
spine@columbus.gov

10315-00000-00046

Date 3/1/10

Application # CV10-004

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224

\$945.00



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Far South

Received By: SP

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 239 Dering Ave. Cols, Oh Zip 43207

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 - 112630-00

If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) _____

Recognized Civic Association or Area Commission Far South Columbus Area Commission

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: Limited living space in one side of garage

Proposed Height District: N/A Acreage 0.22

(Columbus City Code Section 3309.14)

APPLICANT: Name Betty Simpkins

Address 3930 Evanston Rd City Columbus Zip 43232

PROPERTY OWNER(S) Name DTE Inc - Leroy Casto owner

Address 3930 Evanston Rd City Columbus Zip 43232

If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT

Attorney

Agent

Name Betty Simpkins

Address 3930 Evanston Rd City Columbus Zip 43232

Phone # 614-833-2611 Fax # 614-833-2611

Email BSimpkins2003@yahoo.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature Betty Simpkins

Property Owner Signature Leroy Casto by Betty Simpkins POA

Attorney / Agent Signature Betty Simpkins

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.



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Betty Simpkins
of (1) MAILING ADDRESS 3930 Evanston Rd Columbus, Ohio 43232
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) CERTIFIED ADDRESS FOR ZONING PURPOSES 239 Dering Ave. Columbus, Oh 43207
for which the application for a rezoning, variance, special permit or graphics plan was filed
with the Department of Development, Building Services Division on (3) 3/1/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) D+P Inc Leroy Casto owner
3930 Evanston Rd
Columbus, Oh 43232

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

Betty Simpkins
614-833-2611

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

(5) Far South Columbus Area Commission
Ted Fisleben
4080 S. High St. Columbus, Oh 43207

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)

SIGNATURE OF AFFIANT

(8) Betty Simpkins

Subscribed to me in my presence and before me this 27th day of February, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Chris Br
12-9-2014

My Commission Expires:



CHRISTOPHER D BRUGGER
Notary Public, State of Ohio
My Commission Expires 12-09-2014

CV10-004

APPLICANT

D&F Inc.
% Betty Simpkins
3930 Evanston Rd
Columbus, Oh 43232

PROPERTY OWNER

Leroy Casto
3930 Evanston Rd
Columbus, Oh 43232

AGENT

Betty Simpkins
3930 Evanston Rd
Columbus, Oh 43232

AREA COMMISSION

Far South Cols. Area Comm.
Ted Eisleben
4080 S. High St
Columbus, Oh 43207

SURROUNDING PROPERTY OWNERS

2411 Seventh LLC
P.O. Box 600
New Albany, Oh 43054

Bertha Adams
244 Benfield Ave
Columbus, Oh 43207

Hansen Properties LLC
324 E. Dering Ave
Columbus, Oh 43207

Martha J. Henderson
180 High St
Sunbury, Oh 43074

Donathan & Amy Holmes
241 Dering Ave
Columbus, Oh 43207

Hudson Meat Company
Leslie D. Hope
2320 S. 7th St
Columbus, Oh 43207

James E. Johnson
211 W. Water St
Circleville, Oh 43113

William Meek
2402 Sixth St
Columbus, Oh 43207

Rush & Jettie New
212 Benfield Ave
Columbus, Oh 43207

Charles R. Pope
248 Benfield
Columbus, Oh 43207

David Rodriguez
1709 Parsons Ave
Columbus, Oh 43207

Terry Lee Rose
% Teresa Mohrbacher
P.O. Box 43
Webbville, Ky 41180



PRE-APPLICATION REVIEW WORKSHEET

THIS PAGES WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- Address or location of the site 239 Dering
- Annexation status In Columbus
- Current development on the property 2 single-family dwellings
- Current zoning and legal use of the property on one lot
(Attach computer record if applicable)
- Proposed use of the site 3 single-family dwellings on
- Zoning Districts, Variances or Special Permit requested 1 lot
- Total acreage of the site 49 x 140
- Site location - R-2 zoning
Attach and identify here the types of maps referenced (Zoning Map / GIS Map)
- Special development review standards:
 - Flood plain N/A
 - Airport Environs Overlay N/A
 - Historic Districts (HRC, Architectural Review, Listed Property) N/A
 - Traffic Standards Code (Right of Way, TIS, other) N/A
 - Parkland (land, easements, bike paths, other)
 - Zoning Clearance (Site plan review)
 - Other
- Review of Public Notice Affidavit requirements
- Adopted Area Plan or Development Policies Recommendation / Other
- Preliminary Review of Limitation text or planned district text standards
- Area Commission or other Community Group South
Far Columbus Area Commission
- Proposed Hearing Date See schedule
- Cut-off Date for the Proposed Hearing Date
- Items to be completed or revised before submittal

Requested Variances: Use C 3332.12, side yard & front
setbacks, parking

Comments (Applicant) _____

Comments (City) Include 237 Dering in Hardship Statement to request
3 dwellings on one lot, & measurements of existing setbacks

Staff met with Betty Simpkins on 2/24/10 regarding this proposed application

and applicant received a copy of this pre-application worksheet.
City Staff Representative Shannon J. Paine Date 2/24/10

Note: This Pre-Application Review is preliminary, based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.

Statement of Hardship

March 1, 2010

To Whom It May Concern;

RE: Building code 3332.12 and Parking code 3542.28

Hi, my name is Betty Simpkins; I am the sister of the owner of D&F Inc, Leroy Casto. Our family moved into the south end of Columbus, namely 301 Southard Drive, in 1946. Out of our family of 5, Leroy has been the only one in the family to continue to live in the area, as well as purchasing rental properties in the area starting in the 1950's. Leroy moved to Arizona around 2000 but still calls Columbus home. Once or twice a summer he comes back to Columbus for 2-3 weeks to check on the properties and see old friends and family. He either has to stay in a motel or on my couch which isn't to comfortable.

Leroy has a man by the name of Huey Young that takes care of the properties, such as fixing things that are broken and collecting the rents. I have Leroy's power of attorney and I make sure that all of the bills for the properties are current. Mr. Young and I were brain storming one day and thought since there was a garage area that no one used we would try to fix it up so Leroy would have a place to stay when he was in the Columbus area. It was going to be a surprise for him this summer. Well, now it has really turned into a surprise!!

I honestly, never thought about getting a building permit since most of the work was just to transform the inside of the garage to a living space on one side, and leave a one car garage on the other. The garage already had water and electricity and I thought that was all that was needed until we received a stop work order. We did stop work on the property and had to explain to Leroy what we had done. I am truly sorry that I didn't get the proper permits but I have never updated any properties in my life and I just didn't know.

The hardship is the money that we have spent. To fix the one side of the garage area and put in carpet, vinyl flooring, cabinets, bathtub, and etc we have spent about \$5000.00. Now I find out that since this is a double lot with two single family dwellings we must spend an additional \$945.00 to apply for the variance plus the fines and fees associated with not getting permits plus the true cost of the permits is an additional \$1995.00. This once surprise for my brother has turned into an \$8,000.00 NIGHTMARE.

Changing this area into a living space for a few weeks each year will not increase the congestion of public streets, danger of fires or endanger public safety, morals or welfare of the inhabitants of the City of Columbus. If anything fixing this garage and adding vinyl siding should only help with the neighborhood appearance. There is plenty of parking and I feel it would truly be an injustice to make us tear out everything that we done. When the weather permits and we are able to finish installing the vinyl siding, I feel sure that the appearance of the area will be improved.

Thank you for your time in allowing me this opportunity to explain my position.

Sincerely Yours,

Betty Simpkins



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV10-004

Being first duly cautioned and sworn (NAME) Betty Simpkins
of (COMPLETE ADDRESS) 3930 Evanston Rd. Columbus Oh 43232
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 of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

<p>D+F INC Leroy Casto - Owner 70 Betty Simpkins 3930 Evanston Rd Columbus, Oh 43232 614-833-2611</p>	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT Betty Simpkins
Subscribed to me in my presence and before me this 27th day
of FEBRUARY, in the year 2010

SIGNATURE OF NOTARY PUBLIC Chris Brugg
My Commission Expires: 12-9-2014

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



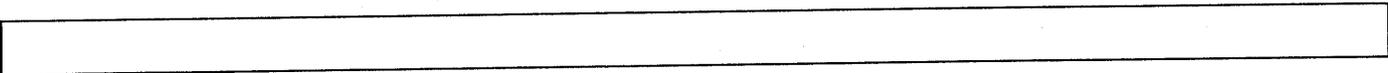
CHRISTOPHER D BRUGGER
Notary Public, State of Ohio
My Commission Expires 12-09-2014

CITY OF COLUMBUS, OH

HISTORY ADDRESS INQUIRY - ALL APPLICATIONS BY PARCEL NUMBER

010-112630

<u>ADDRESS 241 DERING AV</u>				ZIP CODE	43207	0
INTERSECTION	7-PARSON	HIST-PROP		SUB-DIV	S HIGH ST	
PARCEL NO	010-112630	CENSUS	8821	LOT NO	156-157	
HIST-DIST		BLOCK	112			
PERMIT ID	50736	RES/COMM		# OF UNITS	0	VALUE 0
CREATE DATE	08-10-79	NEW/RPLC/ALTER		CONT. LIC. #		
PERMIT TYPE	E	C-40 CODE		OBBC		
DESCRIPTION						
PERMIT ID	51008	RES/COMM		# OF UNITS	0	VALUE 0
CREATE DATE	08-06-79	NEW/RPLC/ALTER		CONT. LIC. #		
PERMIT TYPE	H	C-40 CODE		OBBC		
DESCRIPTION						
PERMIT ID	22531	RES/COMM		# OF UNITS	0	VALUE 6,500
CREATE DATE	06-19-79	NEW/RPLC/ALTER		CONT. LIC. #		
PERMIT TYPE	B	C-40 CODE		OBBC		
DESCRIPTION	1 STKY FR ADDN 1 STY FR DWG					
PERMIT ID	98985	RES/COMM		# OF UNITS	0	VALUE 11,500
CREATE DATE	09-11-63	NEW/RPLC/ALTER		CONT. LIC. #		
PERMIT TYPE	B	C-40 CODE		OBBC		
DESCRIPTION	1 STY FR 1 FAM ATT 33203					



CITY OF COLUMBUS, OH

HISTORY ADDRESS INQUIRY - ALL APPLICATIONS BY PARCEL NUMBER

010-112630

<u>ADDRESS 239 DERING RD</u>		HIST-PROP	ZIP CODE	0	0
INTERSECTION	6TH 7TH		SUB-DIV		
PARCEL NO	010-112630	CENSUS	LOT NO	154	
HIST-DIST		BLOCK			
PERMIT ID	7067	RES/COMM	# OF UNITS	0	VALUE 0
CREATE DATE	03-01-79	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	B	C-40 CODE	OBBC		
DESCRIPTION	CERT OF OCCUPANCY 13510 02.28.79 JOHNSON				
PERMIT ID	44273	RES/COMM	# OF UNITS	0	VALUE 0
CREATE DATE	07-28-78	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	H	C-40 CODE	OBBC		
DESCRIPTION					
PERMIT ID	21153	RES/COMM	# OF UNITS	0	VALUE 0
CREATE DATE	07-24-78	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	P	C-40 CODE	OBBC		
DESCRIPTION					
PERMIT ID	13510	RES/COMM	# OF UNITS	0	VALUE 2,500
CREATE DATE	04-07-78	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	B	C-40 CODE	OBBC		
DESCRIPTION	ALT 2 STY FRM DWG GEN REPAIRS				
PERMIT ID	91408	RES/COMM	# OF UNITS	0	VALUE 500
CREATE DATE	10-15-62	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	B	C-40 CODE	OBBC		
DESCRIPTION	FR 2 CAR GAR				
PERMIT ID	2715	RES/COMM	# OF UNITS	0	VALUE 0
CREATE DATE	06-02-57	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	B	C-40 CODE	OBBC		
DESCRIPTION	CONDM SHED				
PERMIT ID	38591	RES/COMM	# OF UNITS	0	VALUE 200
CREATE DATE	04-01-57	NEW/RPLC/ALTER	CONT. LIC. #		
PERMIT TYPE	B	C-40 CODE	OBBC		
DESCRIPTION	ALT 2 STY FR SGL				

DATE	05-04-98	DATE	10-03-90	DATE	09-28-90
REQ. TYPE	O	REQ. TYPE	O	REQ. TYPE	O
REQ. #	Z9804604	REQ. #	H9011221	REQ. #	H9010959
STATUS		STATUS		STATUS	

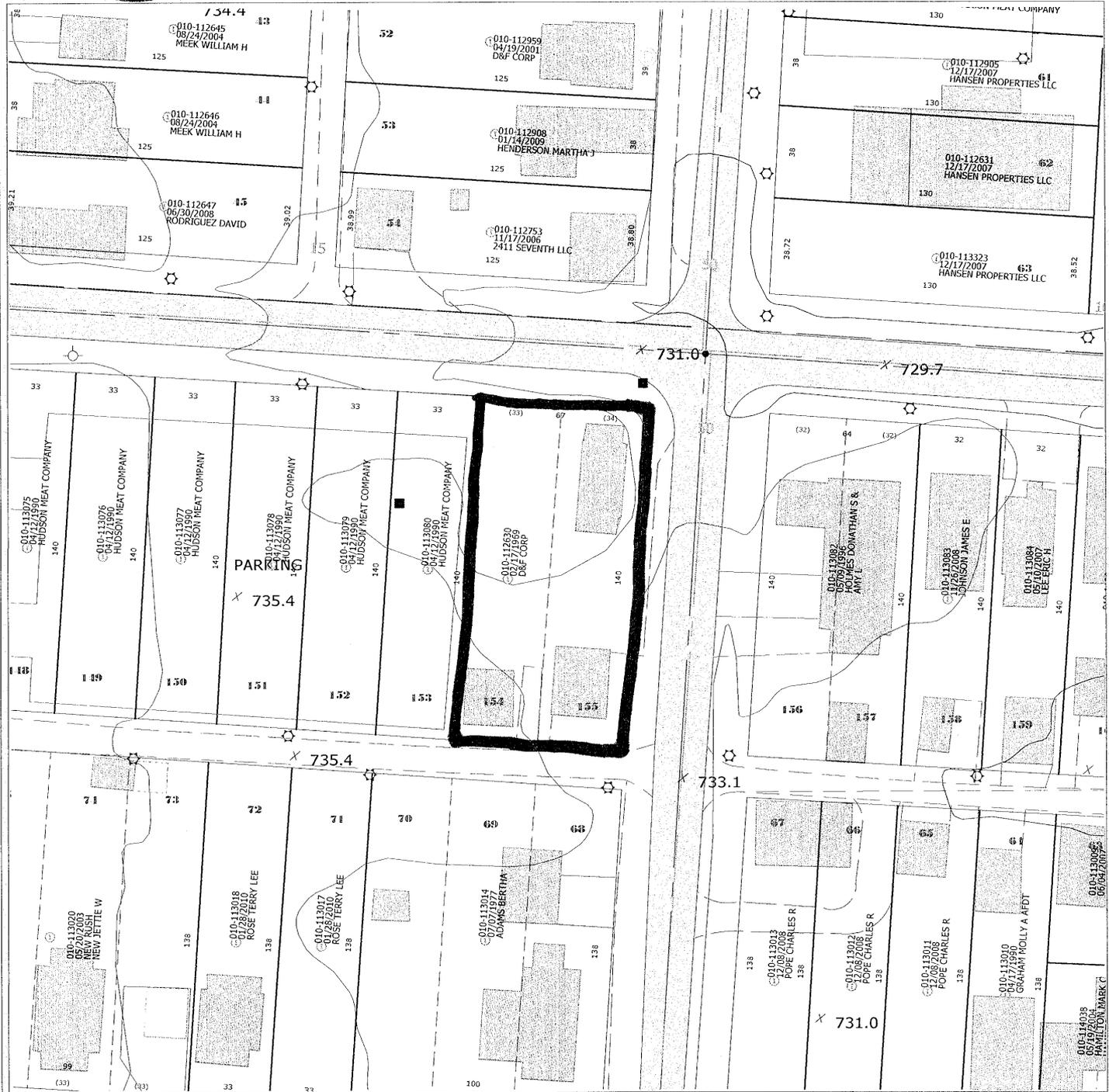
CW10-004



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 2/25/10



Disclaimer

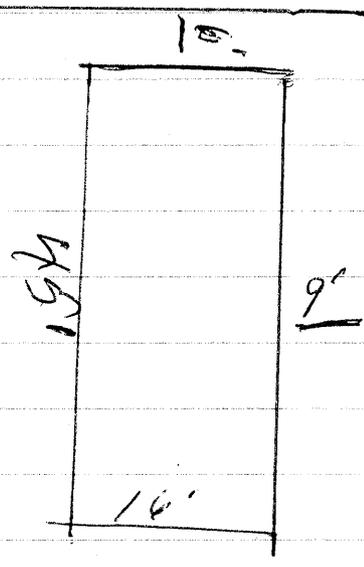
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This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted 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.

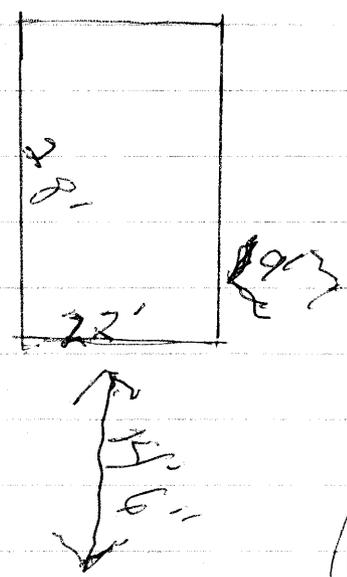
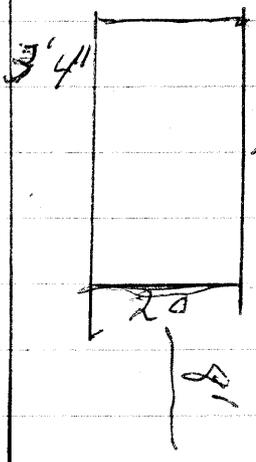
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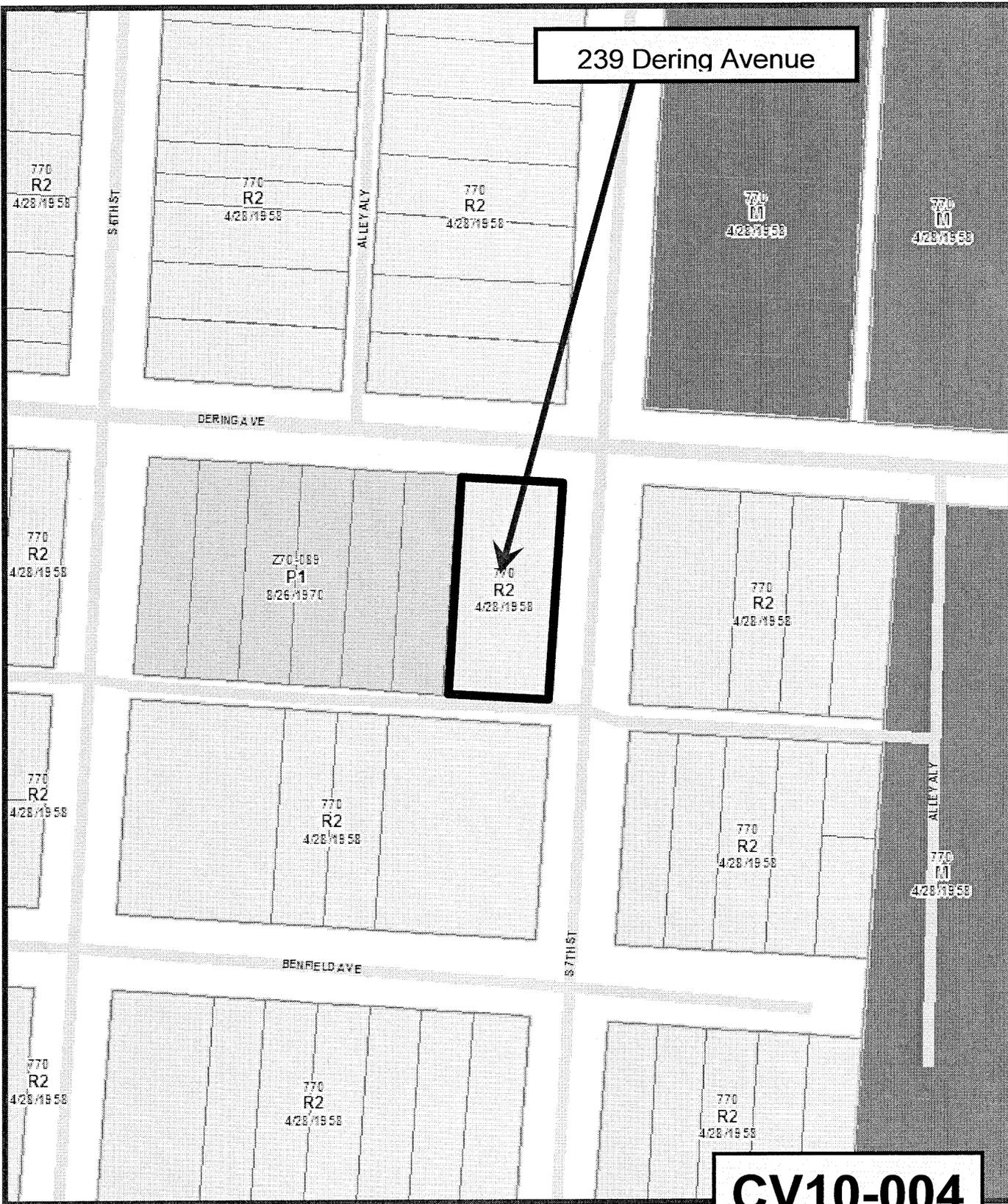
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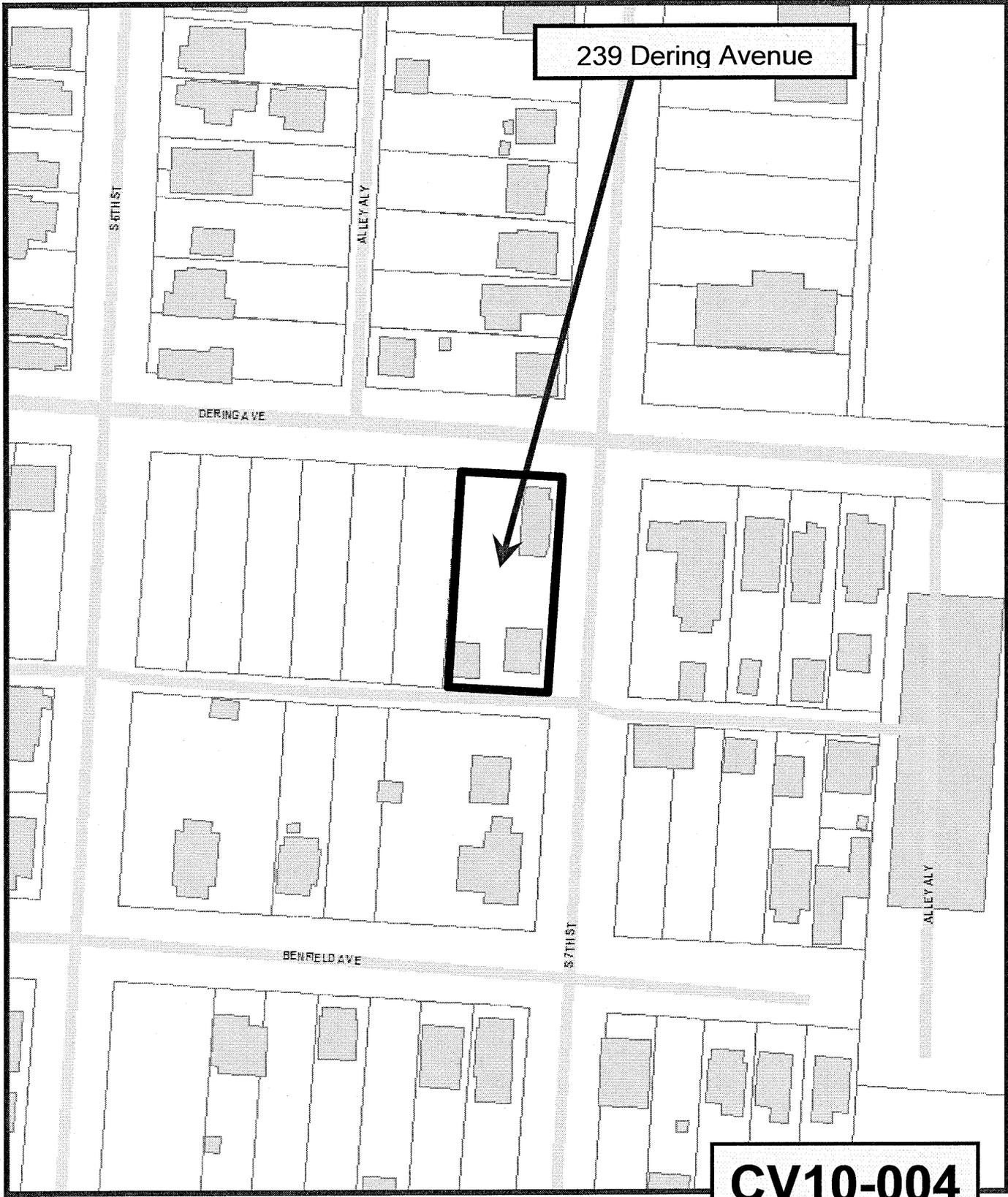
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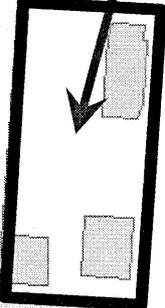
239 Dering Avenue



CV10-004



239 Dering Avenue



CV10-004



239 Dering Avenue



CV10-004