

Date 3/16/10

Application #

CVID-006

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



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Northland I

Received By: DH

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4485 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 600-146406-00

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

Current Zoning District (s) LC2

Recognized Civic Association or Area Commission NORTHLAND Community Council

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

Proposed Use or reason for Council Variance request: CHANGE OF USE (CAR SALE)

Proposed Height District: H-35 Acreage .24

(Columbus City Code Section 3309.14)

APPLICANT: Name ROBERT ANZUINI - KRA INVESTMENTS, LLC

Address 4299 SHIRE LANDING RD City HILLIARD Zip 43026

PROPERTY OWNER(S) Name ROBERT ANZUINI / KRA INVESTMENTS, LLC

Address 4299 Shire Landing RD City HILLIARD Zip 43026

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

ATTORNEY / AGENT

Attorney

Agent

Name _____

Address _____ City _____ Zip _____

Phone # _____ Fax # _____

Email _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature [Signature]

Property Owner Signature [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.



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: 600146406

Zoning Number: 4485

Street Name: CLEVELAND AVE

Lot Number: N/A

Subdivision: N/A

Requested By: KRA INVESTMENTS LLC

Issued By: *Patricia Austin*

Date: 10/16/2009



SCALE: 1 inch = 50 feet

GIS NOS FILE NUMBER: 961



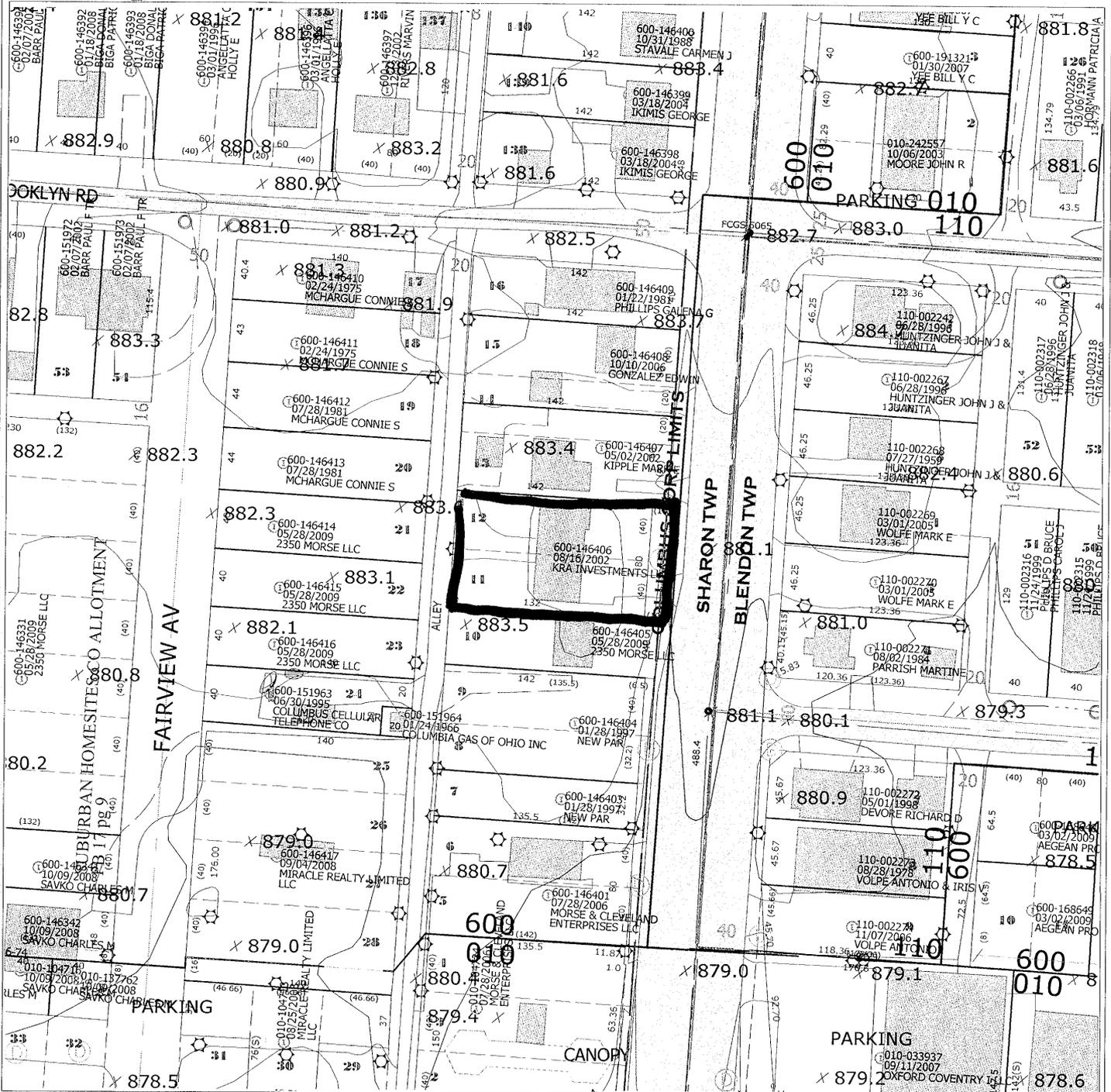
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/16/09



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.



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert Anzuini
of (1) MAILING ADDRESS 4299 Shire Landing Rd Hilliard 43026
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 4485 Cleveland Ave
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) 3/16/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Robert Anzuini
4299 Shire Landing Rd
Hilliard OH 43026

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

Robert Anzuini
614 795-1414

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

(5) Northcand Community Council
2506 Woodley Columbus Ohio 43231
JEFF MURRY

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) Robert Anzuini

Subscribed to me in my presence and before me this 16th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) David J. Reiss

My Commission Expires:

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2010

Notary Seal Here

APPLICANT

KRA Investments, LLC
C/O Rob Anzuini
4299 Shire Landing RD
Hilliard, OH 43026

PROPERTY OWNER

KRA Investments, LLC
C/O Rob Anzuini
4299 Shire Landing RD
Hilliard, OH 43026

AREA COMMISSION

Northland Community Council
Attn: Jeff Murry
2505 Woodley
Columbus, Ohio 43231

Surrounding Property Owners

John J & Juanita Huntzinger
37605 Rosalita Ave
Zephyrhills, FL 33541

Wells Fargo Real Estate
Mac X 2302-04D
1 Home Campus
Des Moines, IA 50328

Columbia Gas of Ohio Inc.
200 Civic Center Dr./ Taxes
P.O. Box 117
Columbus, Ohio 43216

Mark E. Wolfe
251 West 6th Ave.
Columbus, Ohio 43201

Edwin Gonzalez
4507 Cleveland Ave.
Columbus, Ohio 43231

Miracle Realty Limited LLC
2380 Morse Road
Columbus, Ohio 43229

Martine Parrish
P.O. Box 2414
Westerville, Ohio 43086

Galena Phillips
1735 E. Cooke Road
Columbus, Ohio 43224

2350 Morse LLC
2250 E. Devon Ave. Suite 215
Des Plaines, IL 60018

Verizon Wireless
Network Real Estate Dept.
180 Washington Valley Road
Bedminster, NJ 07921

Connie McHargue
2459 Brooklyn Road
Columbus, Ohio 43231



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:

PROPERTY IS CURRENTLY ZONED C-2 OFFICE COMMERCIAL
USE. PROPERTY IS CURRENTLY RENTED TO TENANT AND
TENANT WOULD LIKE TO SELL CARS. IMPROVEMENTS
WILL BE MADE TO ACCOMMODATE USE. TENANT'S
(90%) MAJORITY OF SALES ARE INTERNET BASED. MOST TENANT
WOULD HAVE SMALL INVENTORY @ SITE. A C-4 VARIANCE
SHOULD ALLOW TENANT TO MAINTAIN HIS BUSINESS.

Signature of Applicant

Date 3/16/10



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 # CV10-006

Being first duly cautioned and sworn (NAME) Robert Anzini
of (COMPLETE ADDRESS) 4299 Shire Landing RD

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>KRA INVESTMENTS, LLC 4299 Shire Landing RD Hilliard, OH 43026 0 Rob Anzini 614-795-1414</p>	<p>PAULA Anzini 4299 Shire Landing RD Hilliard OH 43026 0 Rob Anzini 614-795-1414</p>
<p> </p>	<p> </p>

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

SIGNATURE OF AFFIANT Robert Anzini

Subscribed to me in my presence and before me this 16th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC David J. Reiss
DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO

My Commission Expires: MAY 30, 2010
This Project Disclosure Statement expires six months after date of notarization
Notary Seal Here