

Date 6/29/10 Application # CV10-024  
10315-00000-00238

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

#630 -



### COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Near East Received By: S. Pine

#### LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 506 S. Champion Ave Zip 43205

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 010-039030

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

Current Zoning District (s) R3

Recognized Civic Association or Area Commission Near East Area Commission

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

Proposed Use or reason for Council Variance request: To conform existing 2 family dwelling in R3

Proposed Height District: Existing H-35 Acreage 0.105

(Columbus City Code Section 3309.14)

APPLICANT: Name TRZ Group, LLC  
Address 396 S. WASHINGTON City Columbus Zip 43215

PROPERTY OWNER(S) Name G. Hudecek, Trustee of the 506-508 Champion Columbus Land Trust  
Address P.O. Box 91296 City Columbus Zip 43209

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

ATTORNEY / AGENT  Attorney  Agent

Name Rebecca L. Egelhoff  
Address 88 E. Broad Street, Ste 2000 City Columbus Zip 43215  
Phone # 614-227-6040 Fax # 614-227-6041  
Email REBECCA@MentelLegalgroup.com

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

Applicant Signature Thomas J. Linstrom Member

Property Owner Signature Thomas J. Linstrom Member

Attorney / Agent Signature Rebecca Egelhoff

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.

Planner: Shannon Pine, 645-2208, spine@columbus.gov

CV10-024



**AFFIDAVIT**

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rebecca L. Egelhoff  
of (1) MAILING ADDRESS 88 E. BROAD ST., STE 2000, 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 506 S. CHAMPION 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) 6/29/10  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) G. HUDECEK TRUSTEE OF THE 506-508 CHAMPION COLUMBUS LAND TRUST  
P.O. Box 91296  
COLUMBUS, OHIO 43209

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

TR2 Group, LLC  
740-361-7315

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

(5) Near East Area Commission  
Chair - Kathleen Bailey  
489 Linwood Ave., Columbus, OH 43205

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) Rebecca L. Egelhoff

Subscribed to me in my presence and before me this 29<sup>th</sup> day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Laura L. Gerber

My Commission Expires:

2/4/2014



Laura L. Gerber  
Notary Public, State of Ohio  
My Commission Expires 02-04-2014

CVID-024

**Applicant**

TRZ Group, LLC  
396 S. Washington  
Columbus, OH 43215

**Property Owner**

G. Hudecek, Trustee of the  
506-508 Champion Cols. Land Tr.  
P.O. Box 91296  
Columbus, OH 43209

**Attorney**

Rebecca L. Egelhoff  
88 E. Broad Street  
Suite 2000  
Columbus, OH 43215

**Neighborhood Group**

Near East Area Commission  
c/o Kathleen Bailey, Chair  
489 Linwood Ave.  
Columbus, OH 43205

**Surrounding Property Owners**

Mike D. Badurina  
2192 Tremont Rd.  
Columbus, OH 43221

Fulton Ave LLC  
3751 Easton Way  
Columbus, OH 43219

SIJ Partnership  
c/o Frank Nutis  
3540 E. Fulton Street  
Columbus, OH 43227

Irma J. Beckham  
521 S. Champion Ave.  
Columbus, OH 43205

Meeks Rental III, LP  
c/o Thomas Meeks, CPA  
5282 Cleveland Ave.  
Columbus, OH 43231

Umer Mohamed  
1718 S. 20<sup>th</sup> St.  
Columbus, OH 43207

Homeworks Columbus, LLC  
P.O. Box 881  
Westerville, OH 43086

Meeks Rental III, LP  
512-514 S. Champion Ave.  
Columbus, OH 43205

John W. Barnett  
P.O. Box 09559  
Columbus, OH 43209

Network Restorations III, LLC  
515-535 Oakwood Ave.  
Columbus, OH 43205

Home Dream Capital, LLC  
517 S. Champion Ave.  
Columbus, OH 43205

Richard F. Sherrod  
1074 E. Fulton St.  
Columbus, OH 43205

City of Columbus Land Trust  
109 N. Front Street  
Columbus, OH 43215

Carrie Clark  
2337 Koebel Rd.  
Columbus, OH 43207

Fritz Thenor  
794 English Oak Ct.  
Westerville, OH 43081

Oliver C L LLC  
509-511 S. Champion Ave.  
Columbus, OH 43205

Treva M. Reese  
2886 Langfield Dr.  
Columbus, OH 43209

Community Properties  
of Ohio III, LLC  
910 E. Broad St.  
Columbus, OH 43205

Gary L. Edley  
1118 E. Fulton St.  
Columbus, OH 43205

Shannon MacDonald  
6742 Greenbush Dr.  
Reynoldsburg, OH 43068

TRZ Group, LLC  
396 S. Washington  
Columbus, OH 43215

G. Hudecek, Trustee of the 506-508  
Champion Columbus Land Trust  
P.O. Box 91296  
Columbus, OH 43209

Rebecca L. Egelhoff  
The Law Offices of Sean A. Mentel, LLC  
88 E. Broad St., Ste 2000  
Columbus, OH 43215

Near East Area Commission  
c/o Kathleen Bailey, Chair  
489 Linwood Ave.  
Columbus, OH 43205

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Shannon MacDonald  
6742 Greenbush Dr.  
Reynoldsburg, OH 43068

CV10-024



## 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:

*See attached statement*

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Signature of Applicant *Thomas J. Lewis* Date *6-28-10*  
*Member*

**COUNCIL VARIANCE**  
**506-508 S. Champion Avenue**

<b>COUNCIL VARIANCE:</b>	To conform an existing 2-family dwelling in a R3 zoning district
<b>PROPERTY ADDRESS:</b>	506-508 S. Champion Avenue, Columbus, Ohio 43211
<b>PARCEL NUMBERS:</b>	010-039030
<b>OWNER:</b>	G. Hudecek Trustee of 506-508 Champion Columbus Land Trust
<b>APPLICANT:</b>	TRZ Group, LLC
<b>DATE OF APPLICATION:</b>	June 28, 2010

**STATEMENT OF HARDSHIP**

The property subject to this Council Variance application is approximately 0.105 acres in size. It is commonly known as 506-508 S. Champion Avenue and consists of Parcel Number 010- (the site). The site is currently zoned in the R-3, Residential District. The applicant requests the following Council Variances for the site:

1. C.C. §3332.035 R3 Residential District - To permit a Two-Family Dwelling in this R3 Zoning District.
2. C.C. §3332.05 Area District Lot Width Requirements – To conform to the existing conditions on the site by reducing the lot width from 50 feet to 35 feet in this R3 district.
3. C.C. §3332.13 R3 Area District Requirements – To conform to the existing conditions on the site by allowing a two-family dwelling or other principal building on a lot that is 0.120 acres.
4. C.C. §3332.21 Building Lines – To conform to the existing conditions on the site by reducing the minimum building setback from 10 feet to 5 feet.
5. C.C. §3332.26 Minimum Side Yard Permitted – To reduce the minimum side yard from 3 feet to 1.5 feet.
6. C.C. §3332.27 Rear Yard – To reduce the minimum rear yard from no less than 25% of total area to no less than 5% of total area.
7. C.C. §3332.33 Private Access and Parking Requirements – To conform to the existing conditions by not requiring private access for parking on this site.
8. C.C. §3312.49 Minimum Parking of Parking Spaces Required – To reduce the required number of parking spaces from 2 per dwelling to 0.

The Applicant has requested these variances for this site in order to avoid an unnecessary hardship. This site became non-conforming to the Zoning Code for the City of Columbus prior to the Applicant's ownership of the property. However, the Applicant is seeking these variances to bring the property into conformance with the Zoning Code in order to prevent problems with financing and to ensure the ability to rebuild the dwelling, as is, in the event of property damage or destruction.

These variances would be in harmony with the general purpose and intent of the Zoning Ordinance and preserve its spirit. This area of South Champion Avenue and Fulton Street is primarily residential and includes mostly Two-Family Dwellings throughout the neighborhood. Therefore, the granting of these variances will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

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Situated in the State of Ohio, County of Franklin and in the City of Columbus.

Being parts of Lot Number Twenty-seven (27) and Twenty-eight (28) of J.J. BEARDS SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 240, Recorder's Office, Franklin County, Ohio, said portion of said lots being described as follows:

Beginning at an iron pin marking the Northwest corner of said Lot No. 27 and the Southeast corner of Champion Ave. and Fulton Street; thence Eastwardly with the South line of Fulton Street, a distance of 120.00 feet, more or less, to an iron pin which is 30.00 feet Westerly of an iron pin marking the Northeast corner of said Lot No. 27; thence Southwardly with a line to the East line of said Lot No. 27, a distance of 41.1 feet to an iron pin in Lot No. 28, passing the South line of Lot No. 27 at 37.5 feet; thence with a line extending to the Southwest corner of said Lot No. 27 a distance of 120.00 feet, more or less, to an iron pin marking the Southwest corner of said Lot, and the East line of Champion Ave.; thence Northwardly with said East line of Champion Ave., a distance of 37.5 feet to the PLACE OF BEGINNING.

Parcel No.: 010-039030

Known as: 506-508 Champion, Columbus, Ohio 43203

Tax Mailing Address: P.O. Box 091296, Columbus, OH 43209

Subject to conditions, restrictions and easements, if any, contained in prior instruments of record.

Except taxes and assessments, if any, now a lien and thereafter due and payable.

Prior Instrument Reference: Instrument Number 200912170182253 of the Deed Records of Franklin County, Ohio



# 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 # CV10-024

Being first duly cautioned and sworn (NAME) Rebecca Egelhoff  
of (COMPLETE ADDRESS) 81 E. Broad St., Ste. 200, 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

TR2 Group, LLC  
 396 S. Washington  
 Columbus, OH 43215  
 Contact: Tom Armstrong  
 740-361-7315  
 # of employees = 1

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

SIGNATURE OF AFFIANT Rebecca Egelhoff  
Subscribed to me in my presence and before me this 29<sup>th</sup> day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC Laura L. Gerber  
My Commission Expires: 2/4/2014

This Project Disclosure Statement expires six months after date of notarization.  
Notary Public Here Laura L. Gerber  
Notary Public, State of Ohio  
My Commission Expires 02-04-2014





# City of Columbus Zoning Plat

CV10-024N



## 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: 010039030

Zoning Number: 506

Street Name: S CHAMPION AVE

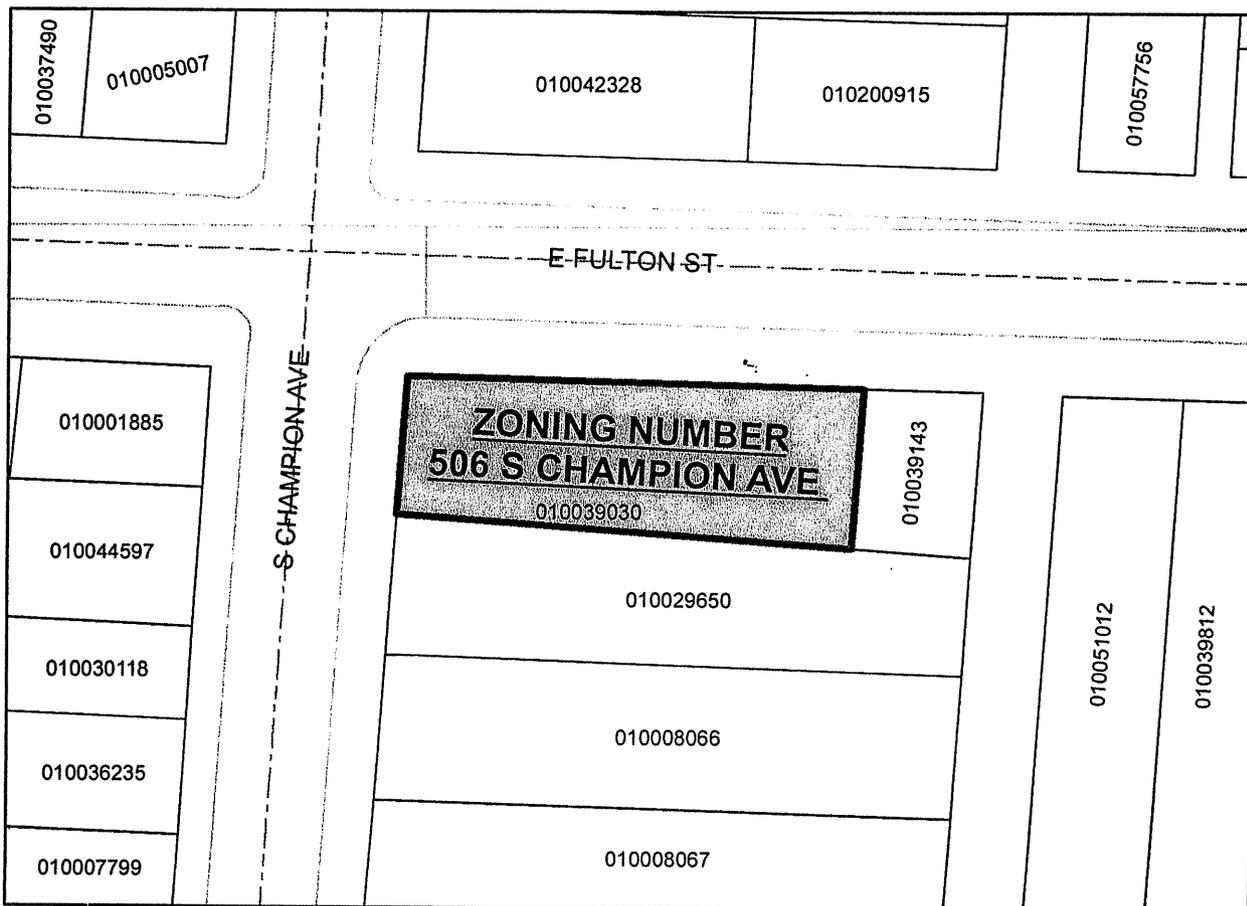
Lot Number: 27-28

Subdivision: BEARD

Requested By: THE LAW OFFICES OF SEAN A. MENDEL, LLC

Issued By: *Adyana Umarian*

Date: 6/24/2010

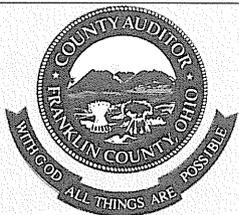


SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 5780



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



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 6/24/10



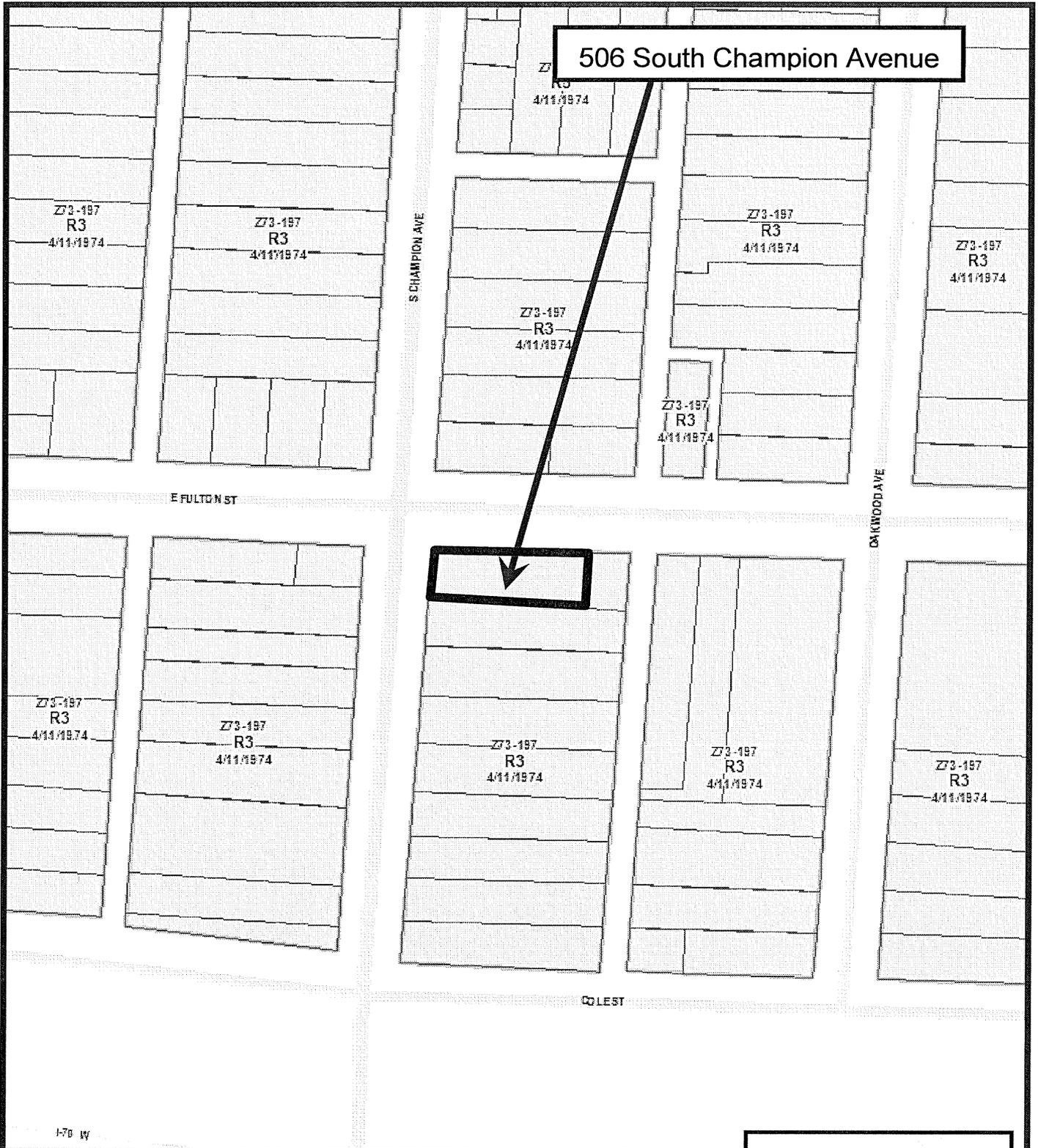
Disclaimer

Scale = 100

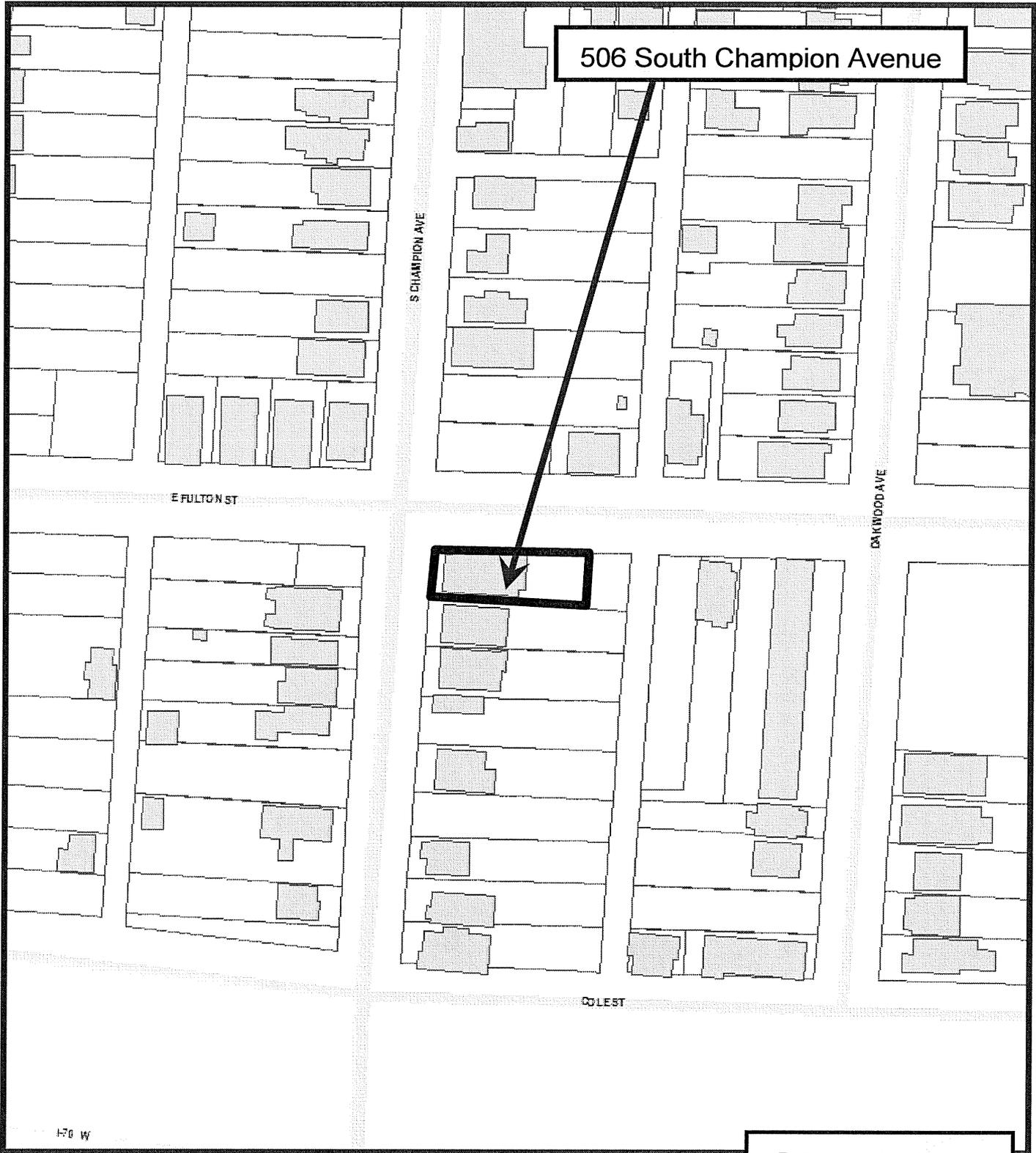


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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

506 South Champion Avenue



**CV10-024**



506 South Champion Avenue

E FULTON ST

S CHAMPION AVE

DAKWOOD AVE

COLE ST

178 W

**CV10-024**



506 South Champion Avenue

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