

Date 6/23/11

Application # CU11-018

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



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: University Received By: S. Pine

LOCATION AND ZONING REQUEST: 2407

Certified Address(for Zoning Purposes) 2407 Indiana Avenue Zip 43202

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 010-001226

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

Current Zoning District (s) R2F

Recognized Civic Association or Area Commission _____

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

Proposed Use or reason for Council Variance request: To permit use of property as hostel.

Proposed Height District: 35' Acreage .09 +/- acres

(Columbus City Code Section 3309.14)

APPLICANT: Name Buckeye Wayfaring Hostel

Address 2407 Indiana Ave. City Columbus Zip 43202

PROPERTY OWNER(S) Name Mathew Dietrich, et al.

Address 2407 Indiana Ave. City Columbus Zip 43202

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

ATTORNEY / AGENT Attorney Agent

Name David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 725 City Columbus Zip 43215

Phone # 221-4255 Fax # 221-4409

Email _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature Buckeye Wayfaring Hostel By: David Hodge

Property Owner Signature Mathew Dietrich, et al. By: David Hodge

Attorney / Agent Signature David Hodge

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.

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

CV 11-018

Statement of Hardship

2407 Indiana Avenue

The applicant / property owner submits this Council Variance request for the purpose of maintaining a hostel within the Ohio State University neighborhood. A hostel is considered a rooming house, which is not a use permitted in the R2F zoning district, C.C. 3332.037. A hostel use is appropriate within a residential neighborhood to allow visitors to experience a neighborhood and area rather than being located during their stay within commercial areas. This is especially true, and appropriate, in this university neighborhood. A hostel use is a low intensity use that will integrate well with the surrounding neighborhood. C.C. 4412.49, Minimum number of parking spaces required, provides that a rooming house must provide 1 parking space for every 400 square feet of area, therefore 8 parking spaces are required, where the applicant is providing 4. This request is appropriate for this use where experience has shown that the vast majority of guests arrive in Columbus by air, Greyhound or Mega bus, and arrive at the property by COTA bus, taxi, or by pre-arranged airport pick-up.

The grant of these requested variances 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, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The applicant respectfully requests that the variances be granted.

Buckeye Wayfaring Hostel

Signature of Applicant: By: David Hadd

Date: 6/23/2011

C11-018



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, 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 2407⁰⁹ Indiana Avenue

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) 6/23/11
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) Mathew Dietrich, et al.
2407 Indiana Ave.
Columbus, OH 43202

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

Buckeye Wayfaring Hostel
(330) 590-0646

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

(5) University Area Commission c/o Mr. Ron Hupman
1298 Hunter Ave.
Columbus, OH 43201

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) David Hodge
Subscribed to me in my presence and before me this 23rd day of June, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C Timmons
My Commission Expires: 9/4/15



Seal Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015

CUII-018

**APPLICANT / PROPERTY
OWNER**

ATTORNEY

AREA COMMISSION

Mathew Dietrich
Buckeye Wayfaring Hostel
2407 Indiana Avenue
Columbus, OH 43202

David Hodge
Smith & Hale LLC
37 W. Broad Street, Ste. 725
Columbus, OH 43215

University Area Commission
c/o Mr. Ron Hupman
1298 Hunter Avenue
Columbus, OH 43201

hostel.lbl (nct)
6/9/11 F:Docs/s&hlabel/2011

**SURROUNDING PROPERTY
OWNERS**

L. Montene Finton
1919 Fenton Street
Columbus, OH 43224

Columbus Dream LLC
P.O. Box 1585
Powell, OH 43065

Community Housing Network Inc.
1680 Watermark Drive
Columbus, OH 43215

Keith E. Lendavic
2411 Indiana Avenue
Columbus, OH 43202

Tompkins Avenue Properties LLC
7685 Fishel Drive South
Dublin, OH 43016

Soggie Choi
9255 Deer Path Court
Powell, OH 43065

Daryl T. Gillette
2586 Summit Street
Columbus, OH 43202

Andrew J. Mealer
2400 Indianola Avenue
Columbus, OH 43202

John W. Hampton Jr.
2426 Indianola Avenue
Columbus, OH 43202

Robert M. & Patricia A. Harris
4163 Squires Lane
Columbus, OH 43220

Adam L. & Kerstin M. Sickinger
2408 Indianola Avenue
Columbus, OH 43202

Brian J. Dixon
2401 Indianola Avenue
Columbus, OH 43202

Robert D. Lynch & Fadli Naima
2427 Indiana Avenue
Columbus, OH 43202

Teresa C. Duemmel
c/o Teresa C. Carstensen
2423 Indiana Avenue
Columbus, OH 43202

Michael A. Butas
P.O. Box 14772
Columbus, OH 43214

Brian P. & Amanda L. Runk
2417 Indiana Avenue
Columbus, OH 43202

Four Corners Investment LLC
P.O. Box 21977
Columbus, OH 43221

Doris M. Visnauskus
2414 Indiana Avenue
Columbus, OH 43202

Gittin R LLC
93 E. Dunedin Road
Columbus, OH 43214

Fleming J. & Eleanor K. Deal
523 Tibet Road
Columbus, OH 43202

Woonchul & Jin Choi
9255 Deer Path Court
Powell, OH 43054

Jared Cauffield
2406 Indiana Avenue
Columbus, OH 43202



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 # CV11-018

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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

Mathew, Steven, and Jane Dietrich 2407 Indiana Ave. Columbus, OH 43202 (330) 590-0646 Zero Columbus based employees	

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

SIGNATURE OF AFFIANT David Hodge

Subscribed to me in my presence and before me this 23rd day of JUNE, in the year 2011

SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons

My Commission Expires: 9/4/15

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



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

CV 11-018



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 6/9/11



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.



CU 11-018
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: 010001226

Zoning Number: 2407

Street Name: INDIANA AVE

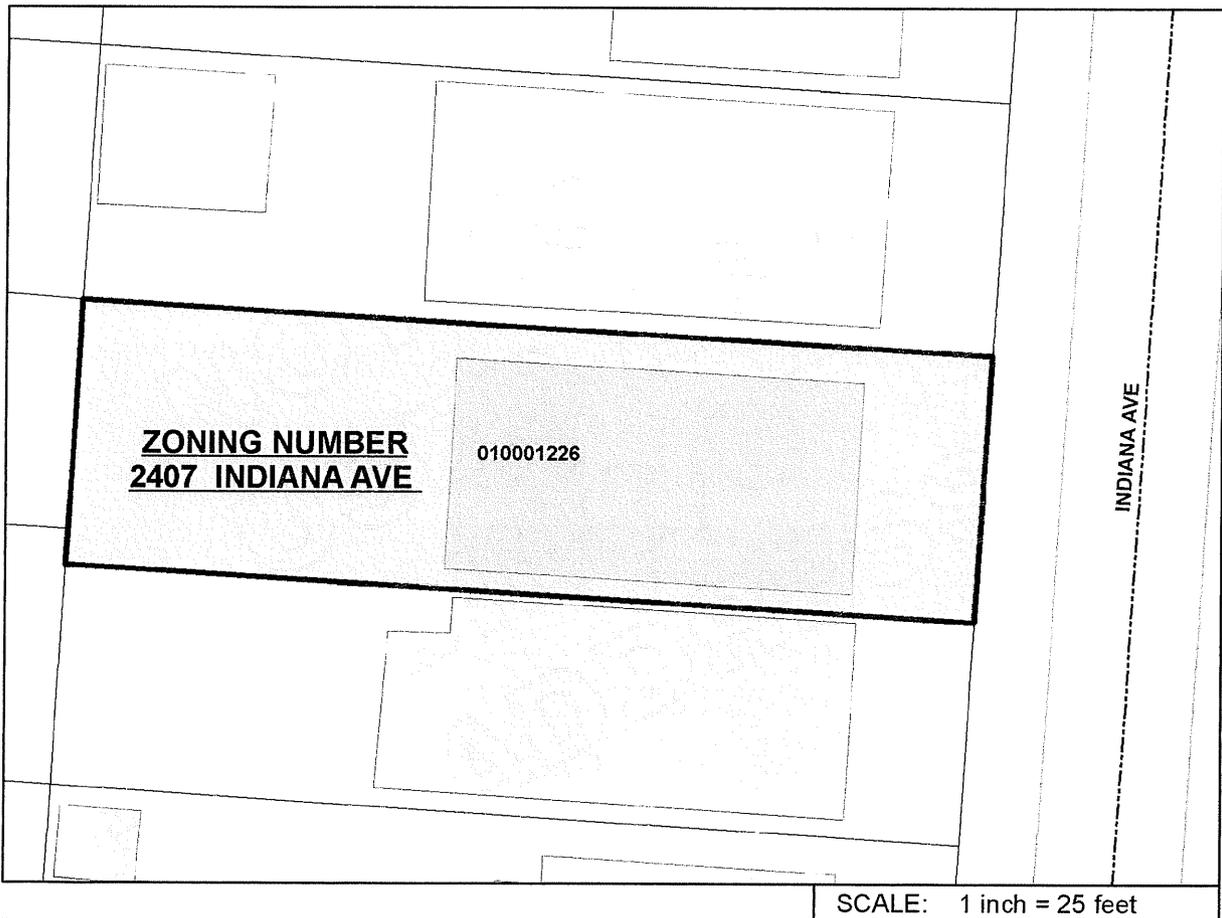
Lot Number: 73-74

Subdivision: DOYLES SUMMIT

Requested By: SMITH AND HALE (DAVID HODGE)

Issued By: *Patricia Austin*

Date: 5/26/2011



SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 2641



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

CITY OF COLUMBUS, OH
HISTORY ADDRESS INQUIRY - ALL APPLICATIONS

ADDRESS 2407-2409 INDIANA AV

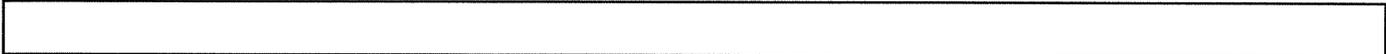
ADDRESS 2407-2409 INDIANA AV

INTERSECTION	MAYNARD-CLINTON	HIST-PROP	
PARCEL NO		CENSUS	1000
HIST-DIST		BLOCK	302

ZIP CODE	43202	0
SUB-DIV	DOYLE SUMMIT	
LOT NO	73	

PERMIT ID	H9102174	RES/COMM	RES	# OF UNITS	2	VALUE	1,500
CREATE DATE	08-19-91	NEW/RPLC/ALTER	REPL	CONT. LIC. #	H0330		
PERMIT TYPE	H	C-40 CODE		OBBC			
DESCRIPTION	REPL 2 FAM DWG FOR 2409						

PERMIT ID	54062	RES/COMM		# OF UNITS	0	VALUE	3,000
CREATE DATE	06-05-70	NEW/RPLC/ALTER		CONT. LIC. #			
PERMIT TYPE	B	C-40 CODE		OBBC			
DESCRIPTION	ALT 2 STY FR 2 FAM DWG ALUM SIDING						



CV11-018

Z79-068
R2F
10/31/1979

Z79-068
R2F
10/31/1979

Z79-068
R2F
10/31/1979

2407-2409 Indiana Avenue

Z79-068
R2F
10/31/1979

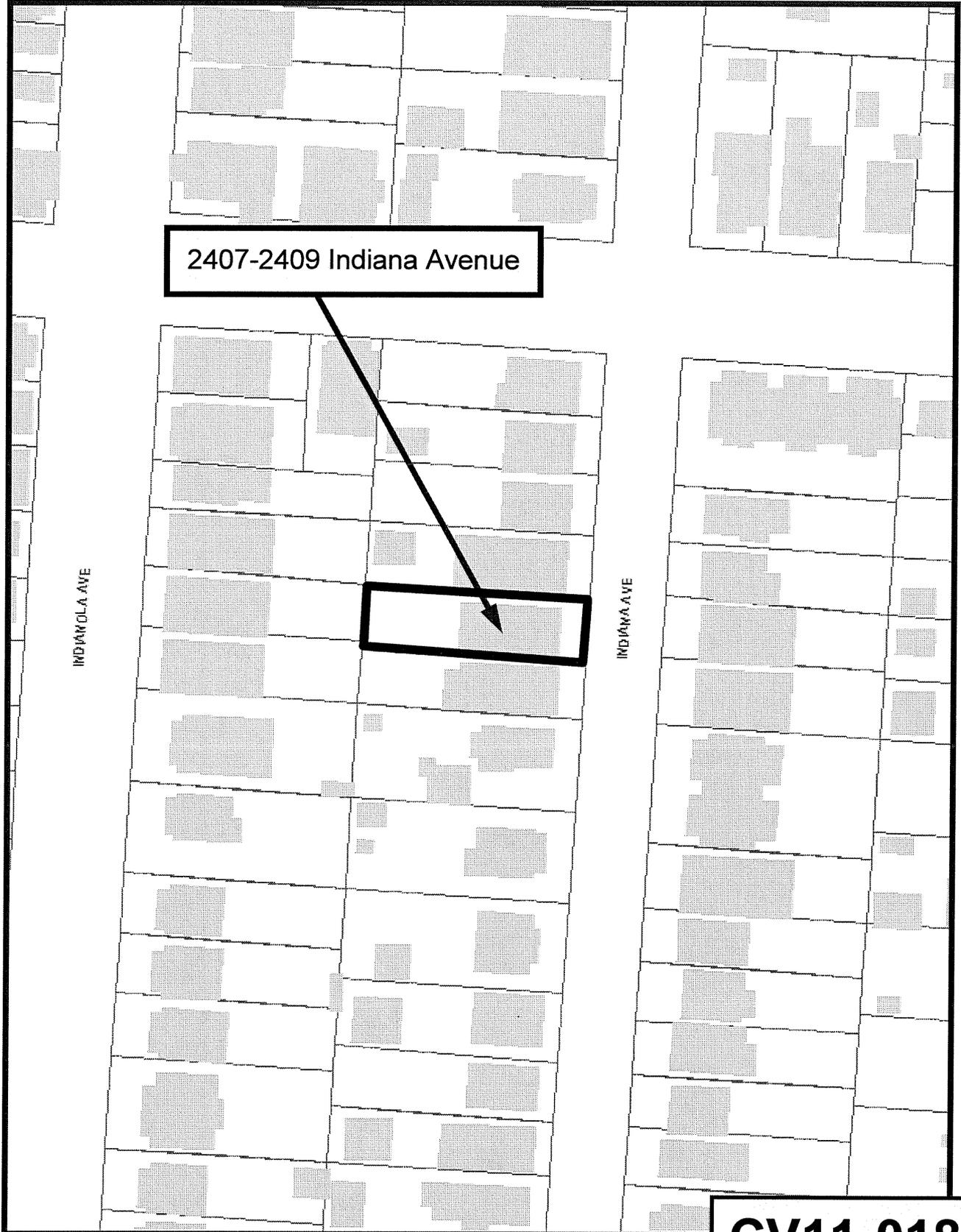
Z79-068
R2F
10/31/1979

Z79-068
R2F
10/31/1979

INDIANA AVE

INDIANA AVE

CV11-018



2407-2409 Indiana Avenue

CV11-018

An aerial photograph of a residential street, Indiana Avenue, showing a grid of houses. A specific property is highlighted with a black rectangular border. The image is oriented vertically on the page.

2407-2409 Indiana Avenue

INDIANA AVE

INDIANA AVE

CV11-018