

Date 8/31/10 Application # CV10-031

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



Case Planner Mr. Dana Hitt 645-2395 D.Hitt

COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Brewery Received By: DH

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 941 S FRONT ST Zip 43206

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 010-024150-00

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

Current Zoning District (s) M-Manufacturing

Recognized Civic Association or Area Commission Brewery District Commission

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

Proposed Use or reason for Council Variance request: Convert a Single Family Dwelling

Proposed Height District: H-60 Acreage .036

(Columbus City Code Section 3309.14)

APPLICANT: Name Angela D Clarke

Address no Range Dr. City Galloway Zip 43113

PROPERTY OWNER(S) Name Sean and Angela Clarke (White O Morn, LLC)

Address no Range Dr. City Galloway Zip 43119

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

ATTORNEY / AGENT

Attorney

Agent

Name _____

Address _____ City _____ Zip SEP 01 2010

Phone # _____ Fax # _____

Email _____

BUILDING & ZONING SERVICES

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature AAC

Property Owner Signature AS Clarke

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.



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:

After the purchase of our rental property located at 941 S. Front St., we became aware that the property is zoned as "M" - Manufacturing District. According to Section 3363.01 of the Columbus Zoning Code, a single-family dwelling is not permitted, and the current house could not be rebuilt. As such, our mortgage lender will not refinance the mortgage unless we receive a variance. It has been brought to our attention that this is a common issue in the Brewery District, and that other similar variance requests have been approved.

Signature of Applicant Am

Date 8/26/10



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: 010024150

Zoning Number: 941

Street Name: S FRONT ST

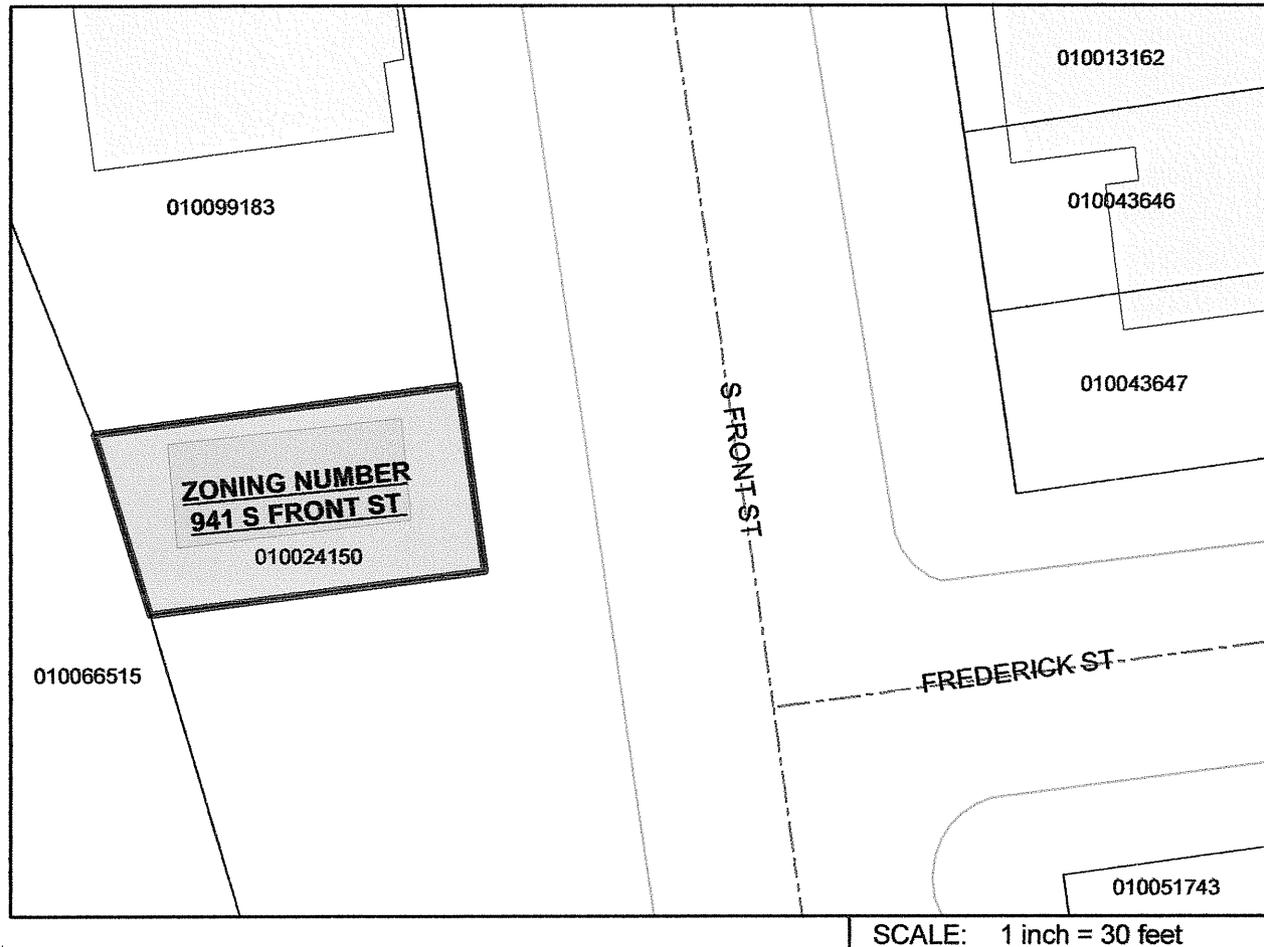
Lot Number: 35

Subdivision: MICHELS

Requested By: WHITE O MORN LLC (ANGELA D CLARKE)

Issued By: *Angela Amarian*

Date: 8/27/2010



SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 6412



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



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Angela D. Clarke
of (1) MAILING ADDRESS 770 Range Dr. Galloway, OH 43119

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 941 S FRONT ST

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) 8/31/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) White O' Morn, LLC.
Sean and Angela Clarke
770 Range Dr.
Galloway, OH 43119

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

Angela D. Clarke
770 Range Dr. Galloway, OH 43119

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

(5) Brewery District Commission
James A. Goodman
109 N. Front St. Columbus, OH 43215-9031

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) A

Subscribed to me in my presence and before me this 30th day of August, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Cora B. Hoffman
September 27, 2012

My Commission Expires:



Cora B. Hoffman
Notary Public, State of Ohio
My Commission Expires 9-27-12



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 8/27/10



Disclaimer

Scale = 80



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

CV10-031

Angela Clarke
770 Range Dr.
Galloway, OH 43119

White O'Morn, LLC
Sean and Angela Clarke
770 Range Dr.
Galloway, OH 43119

Brewery District Commission
C/O James A. Goodman
109 N Front St.
Columbus, OH 43215-9031

West & Del LLC
301 N Hague Ave
Columbus, OH 43204

Solan Co
3160 Easton Pl
Columbus, Oh 43221

William Thompson
6310 Linworth Rd
Worthington, OH 43085

Monty Baus V
930 S Front St
Columbus, OH 43206

Donald K Blowers Jr. Et Al
51 Frederick St
Columbus, OH 43206

CSX Transportation Inc.
Tax Dept
500 Water St (J-910)
Jacksonville, FL 32202

Pennsylvania Lines LLC
Norfolk Southern Railway
110 Franklin Rd SE
Roanoke, VA 24042-0028

Triple J Enterprises LTD
155 W Main St STE 200
Columbus, OH 43215

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

AmeriTitle, Inc. and/or Fifth Third Mortgage Company

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Part of Lot 35 Fredrick Michel's Subdivision Plat Book 3, Page 114

Applicant: Clarke 906022sram

Posted Address: 941 S. Front Street, Columbus, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.L.R.M. 390170 0328K

Apparent Encroachments: 1) Fences not in conformance with legal description. 2) Eaves over property line.

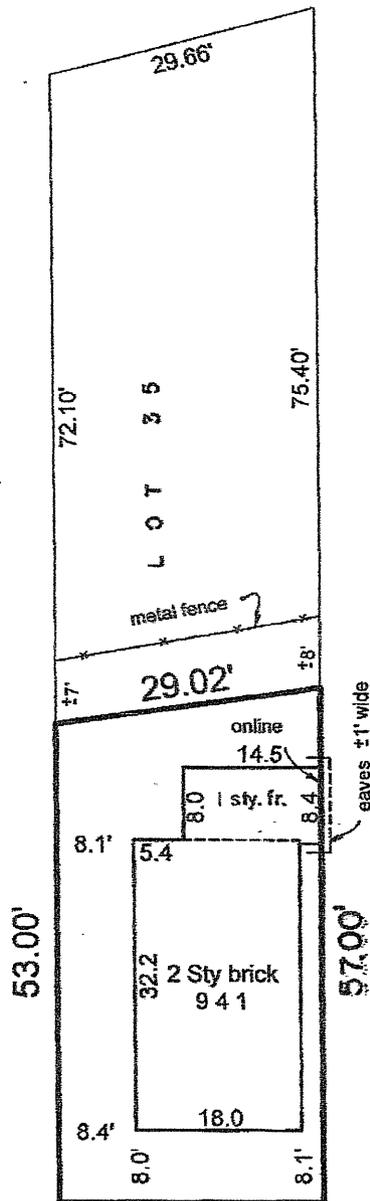


Scale 1" = 20'

Date: 06/09/2009



FREDERICK STREET 60' (UNIMPROVED)



WE HAVE RECEIVED A COPY OF
THIS SURVEY AND FIND THE
CONDITIONS ACCEPTABLE

Signature

28.75'-Plat
28.39'-Survey

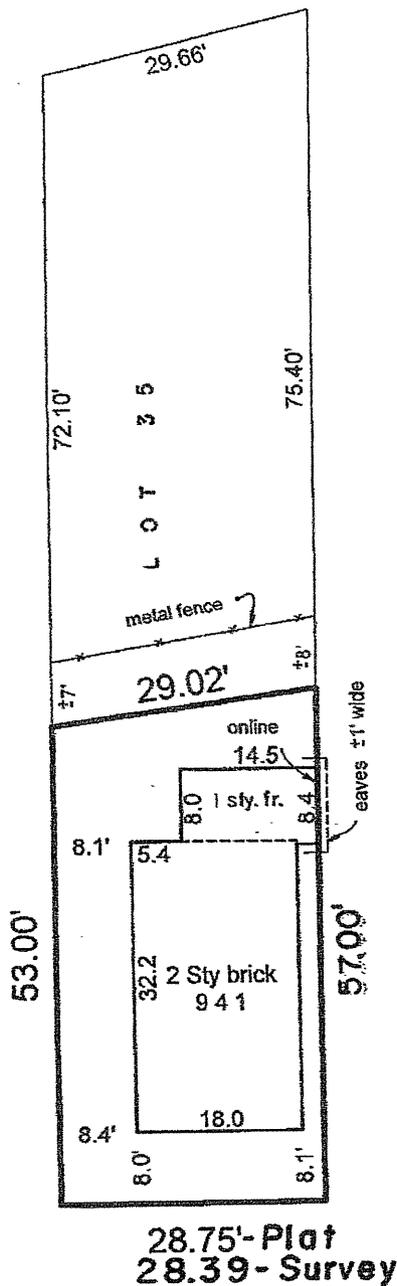
S FRONT STREET 82.5'



Scale 1" = 20'
Date: 06/09/2009



FREDERICK STREET 60' (UNIMPROVED)



WE HAVE RECEIVED A COPY OF
THIS SURVEY AND FIND THE
CONDITIONS ACCEPTABLE
[Signature]

S. FRONT STREET 82.5'

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By *[Signature]*
Professional Surveyor

Myers Order No. - 12-06/08/2009 2009060812	Rec. <i>[Signature]</i>	Field <i>[Signature]</i>	DWG <i>[Signature]</i>	Ltr. <i>[Signature]</i>	Ck. <i>[Signature]</i>
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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 # CV10-031

Being first duly cautioned and sworn (NAME) Angela D. Clarke
of (COMPLETE ADDRESS) 770 Range Dr. Galloway, OH 43119

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

White O'morn, LLC.
 Sean and Angela Clarke
 770 Range Dr.
 Galloway, OH 43119
 0 Columbus based employees
 Angela Clarke 614-870-7882

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of August, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

September 27, 2012

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



**941 South Front Street
0.036± acres**

CRB
M
2/27/1928

CRB
M
2/27/1928

SPUNACKER ALY

CRB
M
2/27/1928

S FRONT ST

FREDERICK ST

CRB
M
2/27/1928

CV10-031



**941 South Front Street
0.036± acres**

CV10-031



**941 South Front Street
0.036± acres**

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