

11/3/10

CW10-040

10315-00000-00493



COUNCIL VARIANCE APPLICATION

\$1920 total

OFFICE USE ONLY:

Planning Area: University

Received By: S. Pine

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 1300 Forsythe Avenue Columbus, Ohio Zip 43201

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 010-002737

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

Current Zoning District (s) C-4, R-4

Recognized Civic Association or Area Commission University District Organization

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

Proposed Use or reason for Council Variance request: business use for the building (currently R-4)

Proposed Height District: n/a Acreage 3.0

(Columbus City Code Section 3309.14)

APPLICANT: Name Groove U Ltd.

Address 485 Ross Road Southeast City Lancaster Zip 43130

PROPERTY OWNER(S) Name Columbus City Schools

Address 270 East State Street City Columbus Zip 43215

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

ATTORNEY / AGENT

Attorney

Agent

Name Dwight D. Heckelman

Address 485 Ross Road Southeast City Lancaster Zip 43130

Phone # (740) 377-8479 Fax # N/A

Email dwight@grooveu.net

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature [Signature]

Property Owner Signature [Signature]

Attorney / Agent Signature [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.

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



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dwight D. Heckelman
of (1) MAILING ADDRESS 485 Ross Road Southeast Lancaster, Ohio 43130

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 1300 Forsyth Avenue Columbus, Ohio 43201
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) 11/3/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) Columbus City Schools
270 East State Street
Columbus, Ohio 43215

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

Groove U Ltd.
(740) 377-8479

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

(5) University District Organization
2231 North High Street # 200 Columbus, Ohio 43201
ATTN: Joel Diaz

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) [Signature]
Subscribed to me in my presence and before me this 3rd day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) [Signature: Teresa G. McDowell]

My Commission Expires:

Notary Seal Here



TERESA G. MCDOWELL
Notary Public, State of Ohio
My Commission Expires Sept. 5, 2012

APPLICANT**OWNER****AGENT**

Groove U Ltd.
485 Ross Rd SE
Lancaster OH 43410
Lancaster, OH 43130

Columbus City Schools
270 East State Street
Columbus, Ohio 43215

Mr. Dwight Heckelman
Primary Catalyst
485 Ross Rd SE
Lancaster OH 43410

**AREA COMMISSION OR CIVIC
ASSOCIATION**

University Area Commission
c/o Ronald Hupman
1298 Hunter Ave.
Columbus, OH 43201

**SURROUNDING PROPERTY
OWNERS
Page 1**

Kim Compton
1285 Forsythe Ave.
Columbus, OH 43201

Columbus Board of Education
270 East State Street
Columbus, Ohio 43215

Norma Steigerwalt / Norma M. Miller
1289 Forsythe Ave.
Columbus, OH 43201

Douglass S. Latch
1323 Forsythe Ave.
Columbus, OH 43201

Christopher Hass / Julia Hass
1337 Highland St.
Columbus, OH 43201

Bruce Dooley
252 West Fifth Ave.
Columbus, OH 43201

Douglass Investment Co.
193-197 W. Sixth Ave.
Columbus, OH 43201

David M. / Nataly F. Hesser
1346 Forsythe Ave.
Columbus, OH 43201

Thomas Trang
1299 Forsythe Ave.
Columbus, OH 43201

Peter M. / Martha E. Shane
1330 Forsythe Ave.
Columbus, OH 43201

Rex W. Hagerling
203-205 W. Sixth Ave.
Columbus, OH 43201

Barry J. Yaillen / John H. Fisher
1305 Forsythe Ave.
Columbus, OH 43201

Steven M. Mapes
1351 Forsythe Ave.
Columbus, OH 43201

Jeffrey T. Haycock
1319-1321 Highland St.
Columbus, OH 43201

Gloria T. Fares
196 - 198 W. Sixth Ave.
Columbus, OH 43201

APPLICANT

AGENT

Groove U Ltd.
485 Ross Rd SE
Lancaster OH 43410
Lancaster, OH 43130

Mr. Dwight Heckelman
Primary Catalyst
485 Ross Rd SE
Lancaster OH 43410

**SURROUNDING PROPERTY
OWNERS**

Page 2

Glenn E. & Patty J. Damron
1341-1343 Highland Ave.
Columbus, OH 43201

Timothy & Jean Ryan
1343-1345 Forsythe Ave.
Columbus, OH 43201

Mark Stadnick
1321 Forsythe Ave.
Columbus, OH 43201

George Kanellopoulos
246 – 250 W. Fifth Ave.
Columbus, OH 43201

Gregory R. Kella R. LeBlanc
1329 Forsythe Ave.
Columbus, OH 43201

Stephen E. May / Andrew C. Bauer
241 – 243 W. Sixth Ave.
Columbus, OH 43201

Abigail R. Yager / Ming L. Yang
1352 Forsythe Ave.
Columbus, OH 43201

Stephen A. Waldron
1313 Forsythe Ave.
Columbus, OH 43201

Michael J. Lohre
1315 Forsythe Ave.
Columbus, OH 43201

Gregory R. Smith
1342 Forsythe Ave.
Columbus, OH 43201

Nicholas Breyfogle / Jillian Gustin
1333 Highland St.
Columbus, OH 43201

Joseph A. Morrone
1307 Forsythe Ave.
Columbus, OH 43201

Richard Paltani / Rebecca Paltani
1347 Forsythe Ave.
Columbus, OH 43201



CV10-040

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:

We are seeking relief regarding the following items—

1. Use variance to allow a "B" (business) use for the building which is currently zoned R-4.
2. Set back and side yard variances to allow a 25' foot setback for front and side yards per the existing building in lieu of stipulations of City Zoning Document chapter 3332.
3. Zero foot set back for the existing parking areas on the south side of the building, as per existing condition.

Signature of Applicant

Date November 3, 2010



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 # CVID-040

Being first duly cautioned and sworn (NAME) Dwight D. Heckelman
of (COMPLETE ADDRESS) 485 Ross Road Southeast Lancaster, Ohio 43130

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

*Groove U Ltd
485 Ross Rd SE
Lancaster, OH 43130
2
Dwight D Heckelman
(740) 377-8479*

*Columbus City Schools
270 East State St
Columbus, OH 43215
n/a
Anne Lenzotti
(614) 365-5610*

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 3rd day
Of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



TERESA G. MCDOWELL
Notary Public, State of Ohio
My Commission Expires Sept. 5, 2012



City of Columbus

Address Plat

CV10-040

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010002737

Project Name: 5TH AVE ELEMENTARY SCHOOL

House Number: 1300

Street Name: FORSYTHE AVE

Lot Number: 226-233

Subdivision: DENNISON PLACE ADDITION

Work Done: VARIANCE

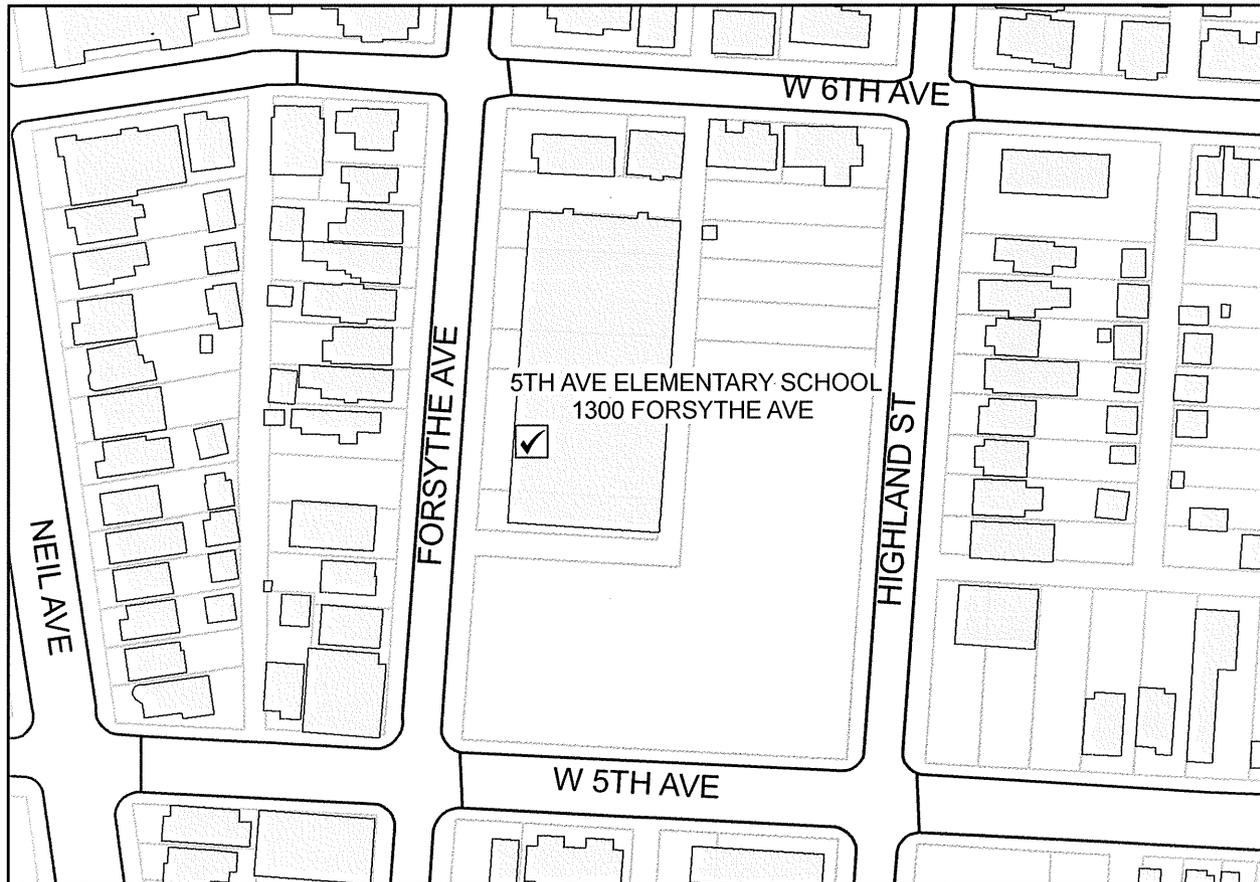
Complex: DENNISON PLACE

Owner: BOARD OF EDUCATION

Requested By: JAMES CALHOUN ARCHITECT INC (JAMES CALHOUN)

Printed By: *Alfred Cannon*

Date: 3/15/1976



SCALE: 1 inch = 150 feet



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

GIS FILE NUMBER: 873192

CV10-040



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 10/28/10



Disclaimer

Scale = 122'



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.

CV10-040



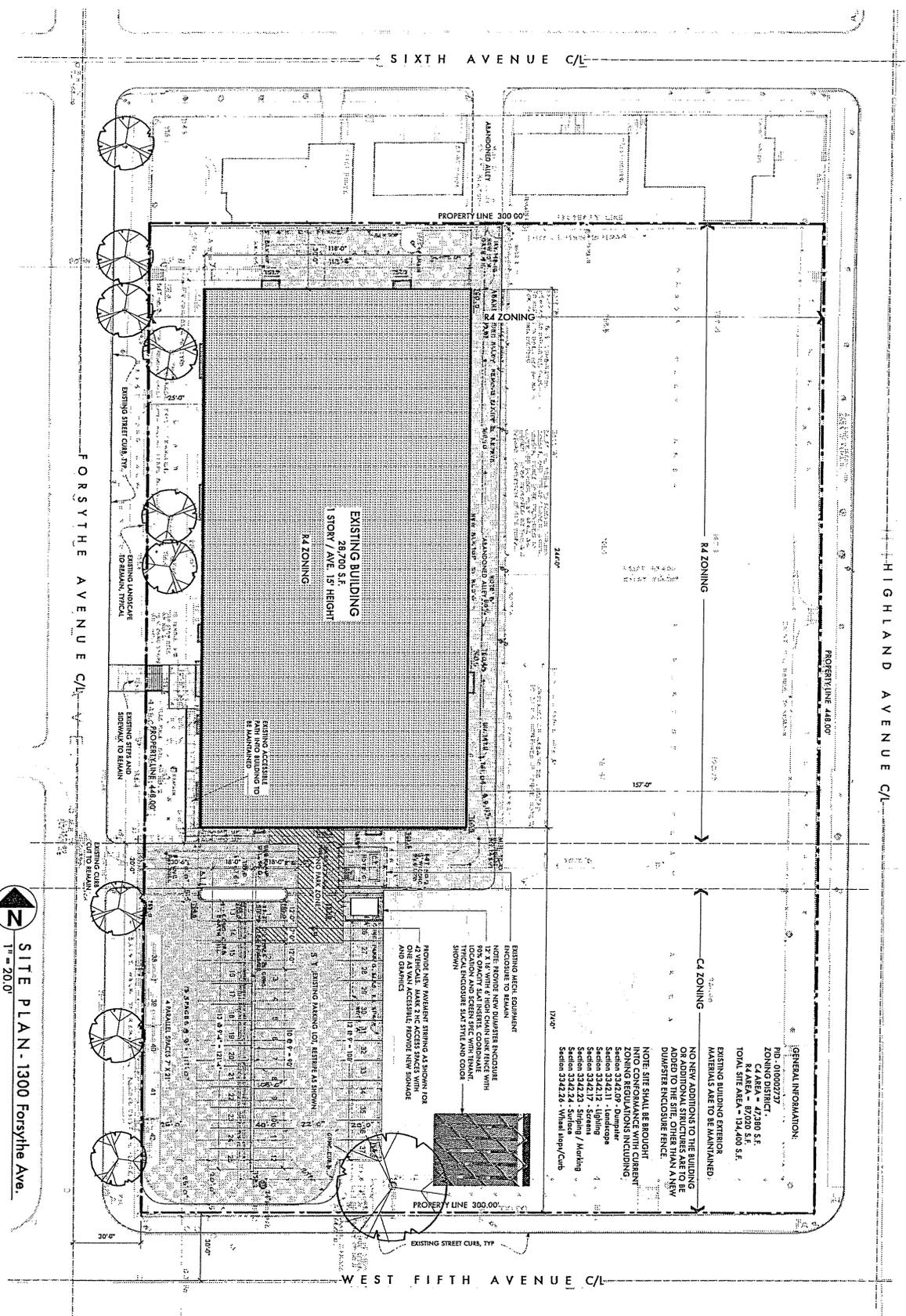
1" = 20'
SITE PLAN - 1300 Forsythe Ave.

51.0
SHEET

PRINT DATE: 11/20/10
PRINT DATE: 10/20/10
REVISION:



PRELIM. SITE PLAN
ANALYSIS FOR CITY
VARIANCE REQUEST



EXISTING BUILDING
1 STORY / AVE. 15' HEIGHT
R4 ZONING

R4 ZONING

CA ZONING

GENERAL INFORMATION:

NO. 010002717
ZONING DISTRICT:
C/A AREA - 47,280 S.F.
R4 AREA - 87,020 S.F.
TOTAL SITE AREA - 134,400 S.F.

EXISTING BUILDING EXTERIOR MATERIALS ARE TO BE MAINTAINED.
NO NEW ADDITIONS TO THE BUILDING OR ADDITIONAL STRUCTURES ARE TO BE ADDED TO THE SITE, OTHER THAN A NEW DUMPSTER ENCLOSURE FENCE.

NOTE: SITE SHALL BE BROUGHT INTO CONFORMANCE WITH CURRENT ORDINANCES INCLUDING:
Section 3142.11 - Landscaping
Section 3142.12 - Lighting
Section 3142.23 - Storm Sewer
Section 3142.24 - Surface
Section 3142.26 - Virtual Street/Curb

EXISTING FENCE REQUIREMENT ENCLOSURE TO REMAIN
NOTE: PROVIDE NEW DUMPSTER ENCLOSURE 12' X 8' WITH 6' HIGH CHAIN LINK FENCE WITH ISOLATION AND SCREEN SILE WITH TANK, TYPICAL ENCLOSURE SHOWN AND COLOR SHOWN
REMOVE NEW WALKWAY STAIRING AS SHOWN FOR ONE (1) VAN ACCESSIBLE REMOVE NEW SEQUOIA AND GRASSING



5' X 7' EXISTING PARKING (OR RESTRICT AS SHOWN)
EXISTING STREET CURB, TYP
PROPERTY LINE 300.00'

HIGHLAND AVENUE C/L

SIXTH AVENUE C/L

WEST FIFTH AVENUE C/L

FORSYTHE AVENUE C/L

PROPERTY LINE 300.00'

PROPERTY LINE 448.00'

344.0'

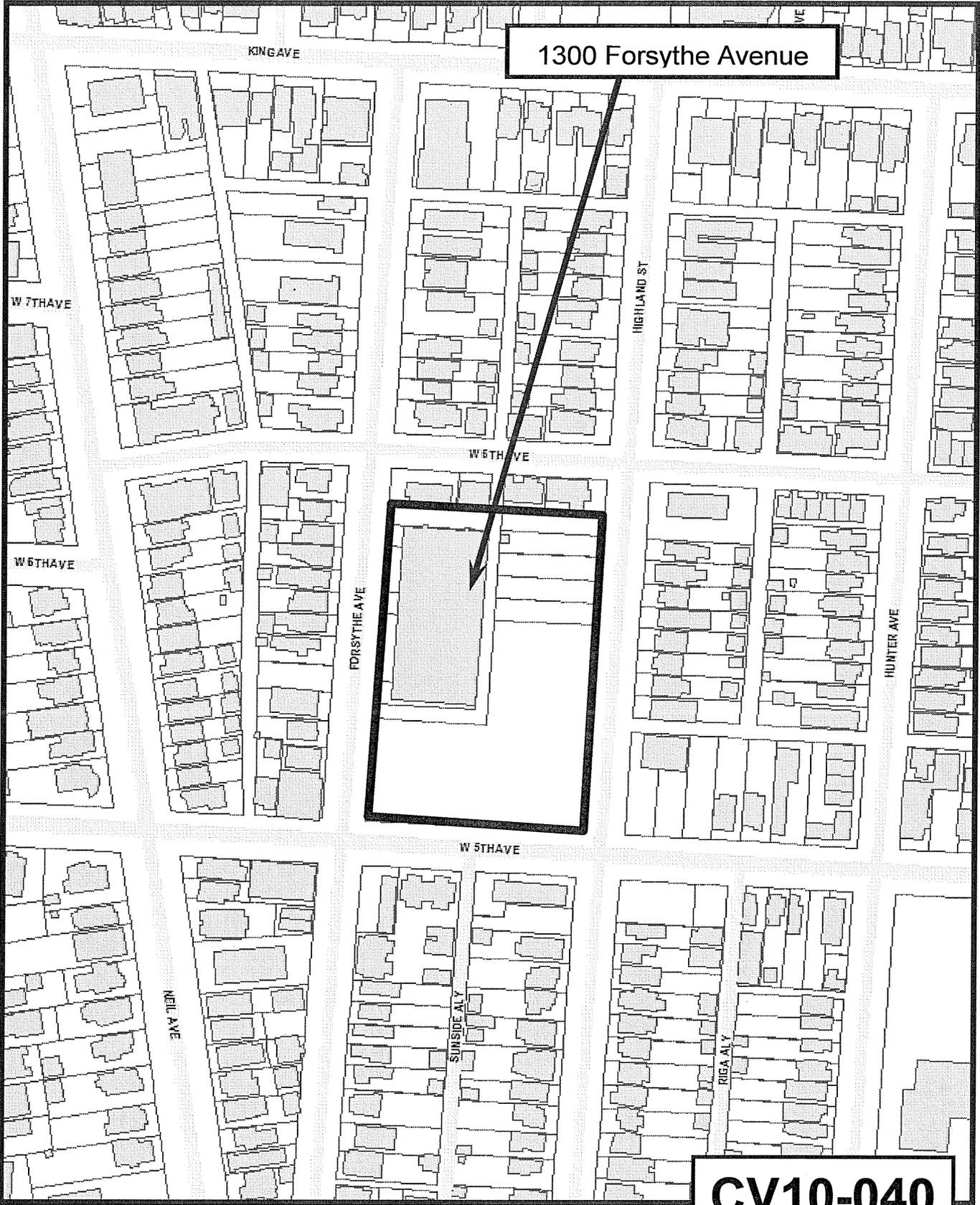
124.0'

AMORONG AVE

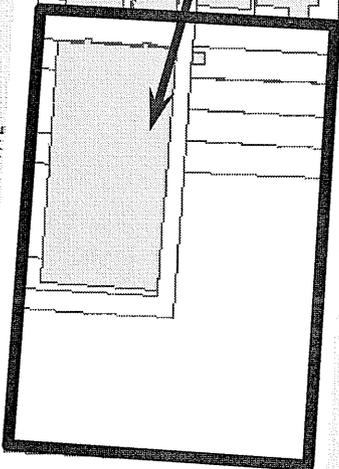


1300 Forsythe Avenue

CV10-040



1300 Forsythe Avenue



CV10-040



1300 Forsythe Avenue

CV10-040