



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:
Planning Area: Near East Received By: S. Pine

LOCATION AND ZONING REQUEST:
Certified Address (for Zoning Purposes) 393 S. Ohio 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 010-004954
 If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) ARLD
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 create small parking lot for residential rehab
Proposed Height District: H-35 Acreage 0.062
(Columbus City Code Section 3309.14)

APPLICANT: Name Columbus Compact Corp
Address 1000 E. Main St. City Cols Zip 43205

PROPERTY OWNER(S) Name Wilson Telks
Address 1363 E. Livingston Ave City Cols Zip 43205
 If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT Attorney Agent
Name JONATHAN C BEARD, Columbus Compact Corp
Address 1000 E. MAIN ST City Cols Zip 43205
Phone # 614-251-6926 x101 Fax # 614-251-2243
Email jbeard@columbuscompact.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)
Applicant Signature [Signature]
Property Owner Signature Wilson Telks
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 JONATHAN C. BEARD
of (1) MAILING ADDRESS Columbus Compact Corp, 1000 E. Main St, Col, OH 43201
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 393 S. Ohio Avenue, Col, OH 43205
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) 11/1/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Wilson Telks
1363 E. Livingston Ave.
Columbus, OH 43205

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

Jonathan C. Beard c/o Columbus Compact Corp
614-251-0926 x101

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

(5) Next East Area Commission
Kathleen D. Bailey
489 Linwood Ave, Col, 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) [Signature]

Subscribed to me in my presence and before me this 1st day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

DEBORAH D. WOOLLY
Notary Public, State of Ohio
My Commission Expires 07-30-16

Notary Seal Here



CV10-038

AGENT Columbus Compact Corporation
1000 E MAIN ST
Columbus, OH 43205

APPLICANT Columbus Compact Corp
1000 E MAIN ST
Columbus, OH 43205

AREA COMMISSION Near East
c/o 489 LINWOOD
Columbus, OH 43205

PROPERTY OWNER WILSON JELKS
1363 E LIVINGSTON AVE
Columbus, OH 43205

BOLDIZAR PAUL BOLDIZAR COLLEEN
1042 MCALLISTER AV
Columbus, OH 43205

BURCHFIELD JAMES R TR
407-409 S OHIO AV
Columbus, OH 43205

CITY OF COLUMBUS
403 -405 S OHIO AV
Columbus, OH 43205

COLUMBUS COMPACT CORP
1051 -053 E MAIN ST
Columbus, OH 43205

FRIED BRYANT
395 S OHIO AV
Columbus, OH 43205

GOLDSTEIN DAVID A TR
1038 MCALLISTER AV
Columbus, OH 43205

GRANDVIEW MANOR L P
01035 MCALLISTER AV
Columbus, OH 43205

GRANT CALLIE M
398 S OHIO AV
Columbus, OH 43205

HACKMANN PAUL E
390 S TWENTY SECOND ST
Columbus, OH 43205

JALLAQ SAMIRA H
1079 E MAIN ST
Columbus, OH 43205

LOGINOV SLAVA LOGINOV TATYANA
406 S OHIO AV
Columbus, OH 43205

OLDE TOWNE EAST RESTORATIONS LLC
1023 -025 E MAIN ST
Columbus, OH 43205

SOUTH EAST COLUMBUS HOMES LP
388 S OHIO AV
Columbus, OH 43205

STILLWATER ASSET BACKED FUND LP II
384 -386 S TWENTY SECOND ST
Columbus, OH 43205

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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:

_____ *Please See Attached* _____

Signature of Applicant *[Handwritten Signature]* Date *10/1/10*

STATEMENT OF HARDSHIP

Columbus Compact Corporation ("the Compact") seeks a variance by City Council, to allow for 5-space off-street park lot at 393 S. Ohio Avenue, Columbus, OH 43205. This project would provide off-street parking for several housing units now under construction, funded by a combination of City Neighborhood Stabilization Fund dollars and private investment.

Specific variances are sought from the following requirements of City Code:

- Variance from 3333.24 – Rear Yard: to permit less than 25% coverage of the total lot area.
- Variance from 3333.259 – Prohibited uses and activities: to allow construction and operation of a small parking lot.
- Variance from 3333.02 - AR-12, ARLD and AR-1 apartment residential district use: to allow the construction and operation of a parking lot.
- Variance from 3333.22 - Maximum side yard required: to permit a variance from a maximum side yard no less than 20% of the area of the lot.
- Variance from 3333.24 - Rear yard: to where less than 25% of the total lot area.
- Variance from 3333.259 - Prohibited uses and activities to allow the construction and operation of a parking lot.

The Old National Road Condominiums consist of four long-vacant doubles on E. Main Street, between 22nd Street and Ohio Avenue. In addition, the Compact has purchased a blighted commercial building in the middle of the condo development. As with many central city development sites, because the existing buildings cover much of the lots, there is very little room for resident parking.

In addition, one of the doubles located at 379-381 S. Ohio, does not have any on-site parking at all, and is bracketed by COTA bus stops on both Ohio Avenue and Main Street, which take away the potential for adjacent on-street parking. The proposed alternative is 393 S. Ohio Avenue, which is located immediately across Adam Alley from 379-381 S. Ohio. This site could also assist with parking for the commercial building at 1051-1053 E. Main Street, which has minimal parking behind. Parking at the site would be screened, as per the guidelines of the Near East Area Plan, to include brick pier and piping, as well as landscaping to buffer the adjacent (long-vacant) residential building.

Other options are not available: the only open space at 379-381 is at the front corner of the lot (Main & Ohio), and is both too close to the intersection for a curb cut and would be in violation of the requirements of the Urban Commercial Overlay and the Near East Area Plan, which suggests a plaza or a pocket park at that location.

Given the tight development site and need for parking to support new residents and new businesses, the Compact respectfully requests a council variance from the above-referenced codes to allow parking at 393 S. Ohio Avenue.



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 # CV10-0380

Being first duly cautioned and sworn (NAME) JONATHAN C. BEARD
of (COMPLETE ADDRESS) Columbus Camp Corp, 1000 E. Main St, Columbus OH 43205
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

N/A Wilson Telles
1363 E. Livingston Ave
Columbus, OH 43205

- 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

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

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 1st day
of November, in the year 2010
SIGNATURE OF NOTARY PUBLIC Deborah D Woodly
My Commission Expires: 7/20/15

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



DEBORAH D. WOODLY
Notary Public, State of Ohio
My Commission Expires 07-20-15

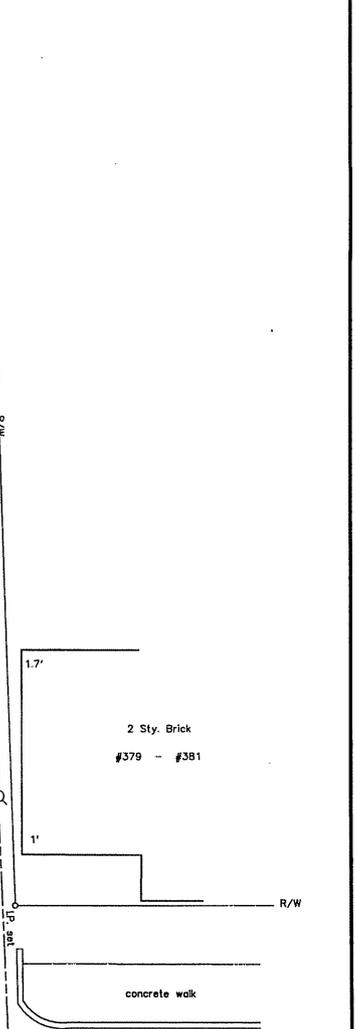
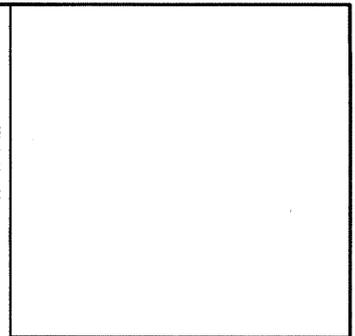
Exhibit "A"
Legal Description

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

Being Lot Number Seven (7) in KRUM, SERGEANT and KRUMM'S SUBDIVISION to said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Pages 366 and 367, Recorder's Office, Franklin County, Ohio.

CV10-038

Vicinity Map



No.	Date	Description	By

REVISIONS



ADAM ALLEY 12.5'

72.00'

N 88°12'30" E

Zoned: ARLD

LOT 9

37.50' NORTH

37.50' SOUTH

Zoned: ARLD

LOT 8

2 Sty. Brick #395

10.5

10.5

S. OHIO AVENUE 60'

MCALLISTER AVENUE 44'

GENERAL NOTES:

- 1.) Site is Zoned ARLD
- 2.) F.E.M.A. Flood Zone designation: Flood Zone X as per F.I.R.M. 380170 0328K, effective date June 17, 2008
- 3.) This project will comply with sections 3342.09 Dumpster: 3342.12 Landscaping: 3342.17 Screens: 3342.21 Landscaping: 3342.22 Signage: 3342.26 Wharf Steps/Curb.

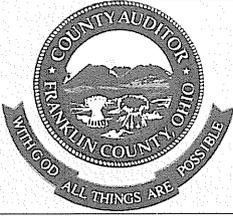
KEYED NOTES:

- 1 = Proposed 4 wide concrete walk
- 2 = One - N-61 & R-59C Van Accessible Handicap sign and post
- 3 = Asphalt Parking Lot, 1 1/2" item 404, 1 1/2" item 402 & 8" item 304, with 8 high x 6 long curb slope and Foremost Marking - Item 840
- 4 = 10' - 1.5k 1.5k 5 high brick piers with concrete top with metal base & high fence between piers
- 5 = Landscaping Area (LA) - open area with 20 2 1/4" 1" items (S) 8, 9, 10, 11.

P.B.	Part Book	Concrete Volume
O.B.V.	Overhead Voltage	
N.	North	
1.	Lot, Parcel Number	
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100.	Lot, Parcel Number	

BY: Joseph P. Myers, Professional Surveyor No. 7351

Myers Surveying
 2740 East Main Street (814) 256-8877
 Berkeley, Ohio 43809-5277 Myers@myerssurvey.com
 my1-08/08/10



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/1/10

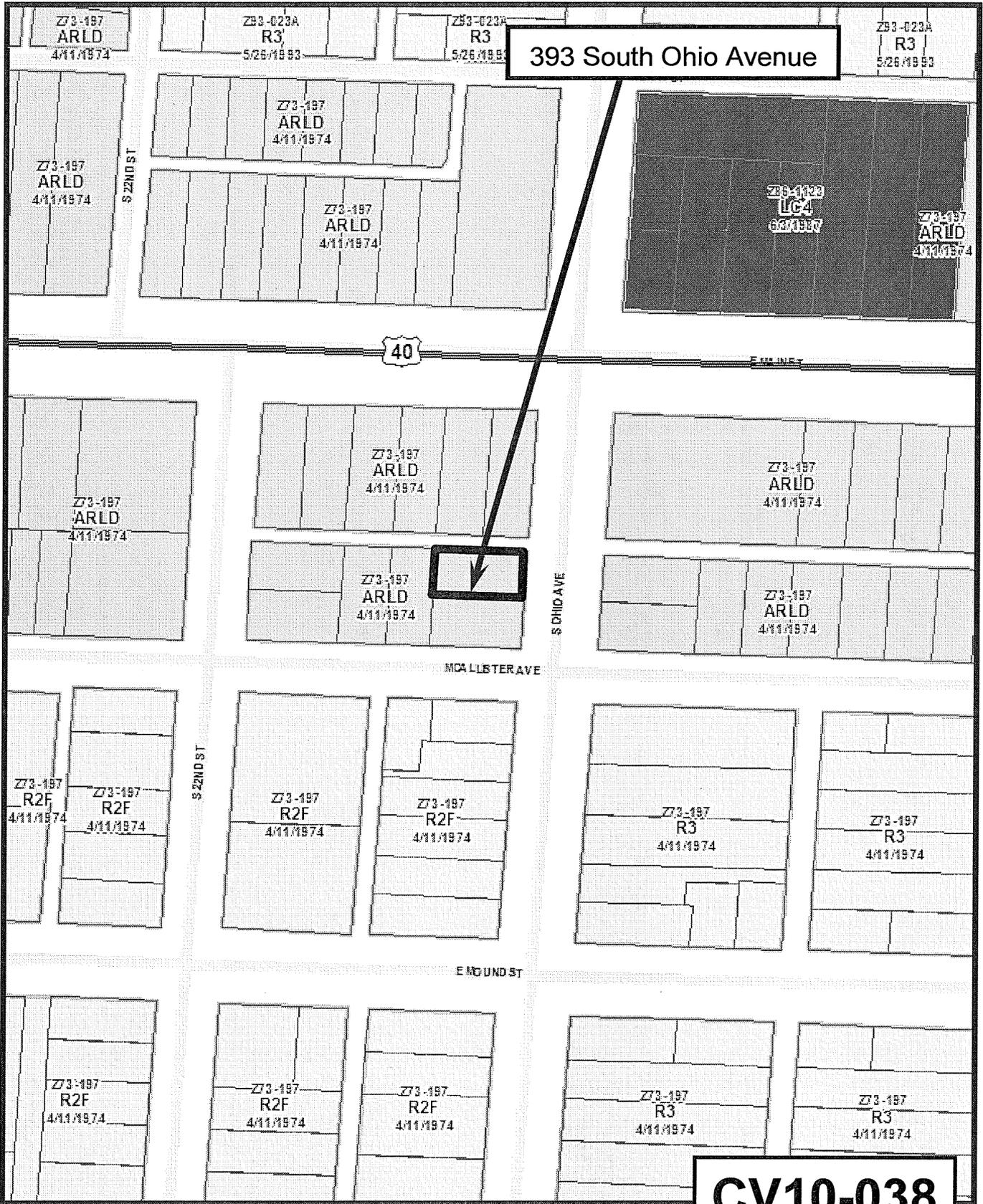


Disclaimer

Scale = 60



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.



393 South Ohio Avenue

40

EMINENT

S OHIO AVE

MCALLISTER AVE

S 2ND ST

E ROUND ST

CV10-038

Z73-197
ARLD
4/11/1974

Z93-023A
R3
5/26/1993

Z93-023A
R3
5/26/1993

Z93-023A
R3
5/26/1993

Z73-197
ARLD
4/11/1974

Z73-197
ARLD
4/11/1974

Z73-197
ARLD
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Z73-197
LC4
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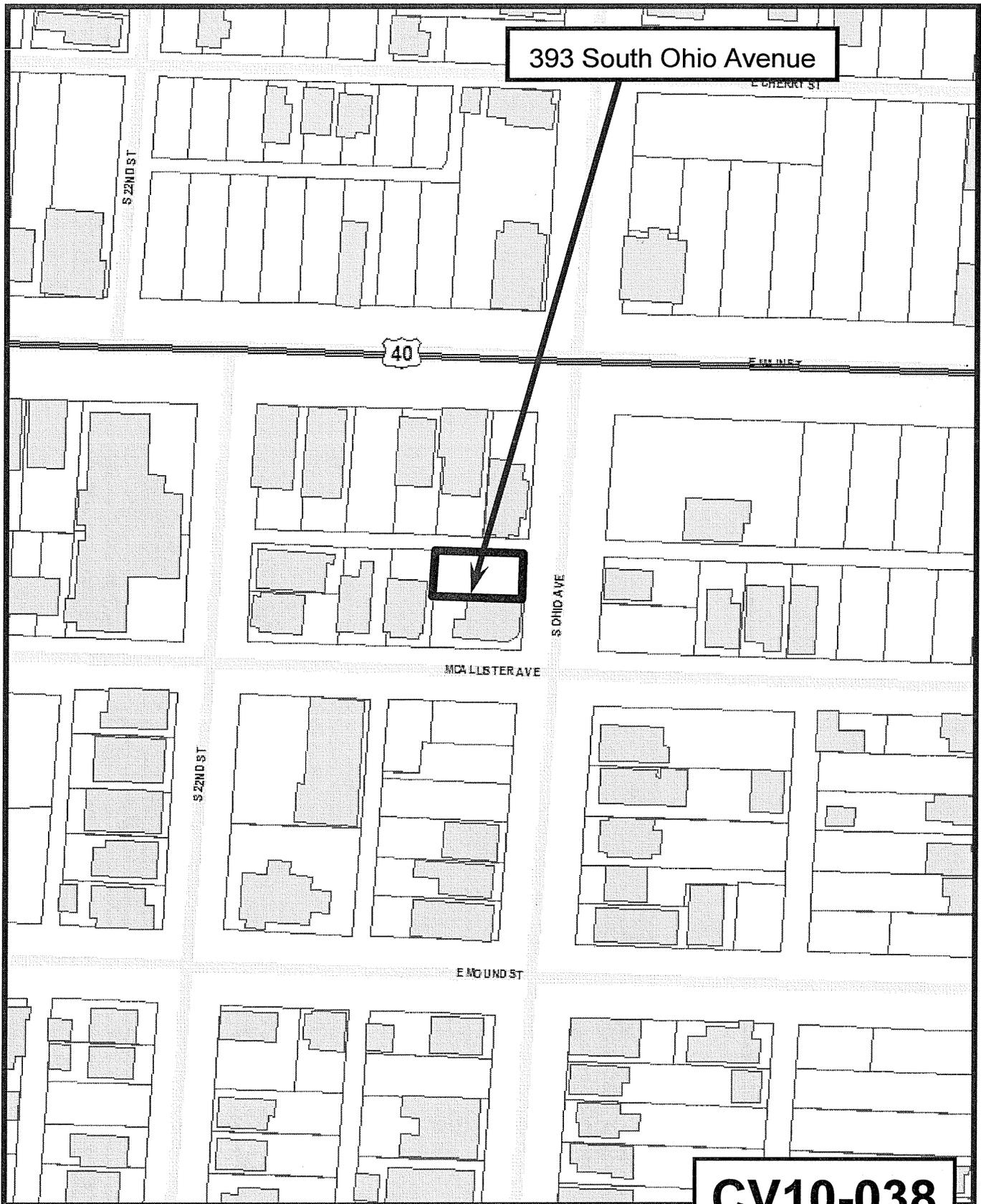
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