

Date 11/2/10 Application # CV10-039

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

Case Planner: Dana Hitt 645-2395 dahitte@cityofcolumbus.gov

COUNCIL VARIANCE APPLICATION

DANA HITT



OFFICE USE ONLY:

Planning Area: South Side Received By: D. HITT

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 475 Hosack Street Zip 43207

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 010-058137

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 South Side Area Commission

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

Proposed Use or reason for Council Variance request: Custom 1 Unit Dwelling

Proposed Height District: H-35 Acreage 0.16

(Columbus City Code Section 3309.14)

APPLICANT: Name Elmer Blankenship

Address 475 Hosack St City Columbus Zip 43207

PROPERTY OWNER(S) Name Elmer Blankenship

Address 475 Hosack St City Columbus Zip 43207

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

ATTORNEY / AGENT

Attorney

Agent

Name _____

Address _____ City _____ Zip _____

Phone # _____ Fax # _____

Email _____

NOV 03 2010

BUILDING & ZONING SERVICES

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature Elmer Blankenship

Property Owner Signature Elmer Blankenship

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.



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: 010058137

Zoning Number: 475

Street Name: HOSACK ST

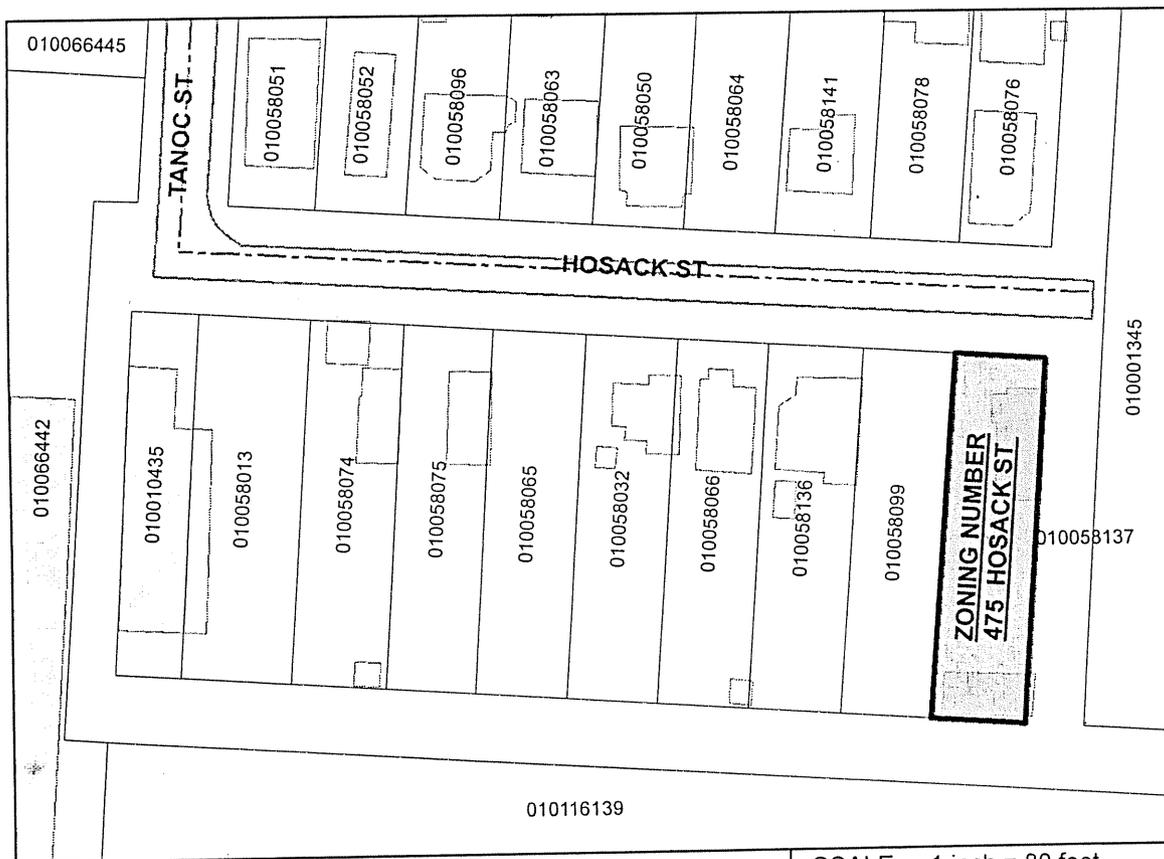
Lot Number: 72

Subdivision: C L & L C MERION

Requested By: BLANKENSHIP ELMER (OWNER)

Issued By: *Patricia Austin*

Date: 11/1/2010



SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 7686



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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m

DATE: 11/1/10



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.

Real Estate / GIS Department



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.

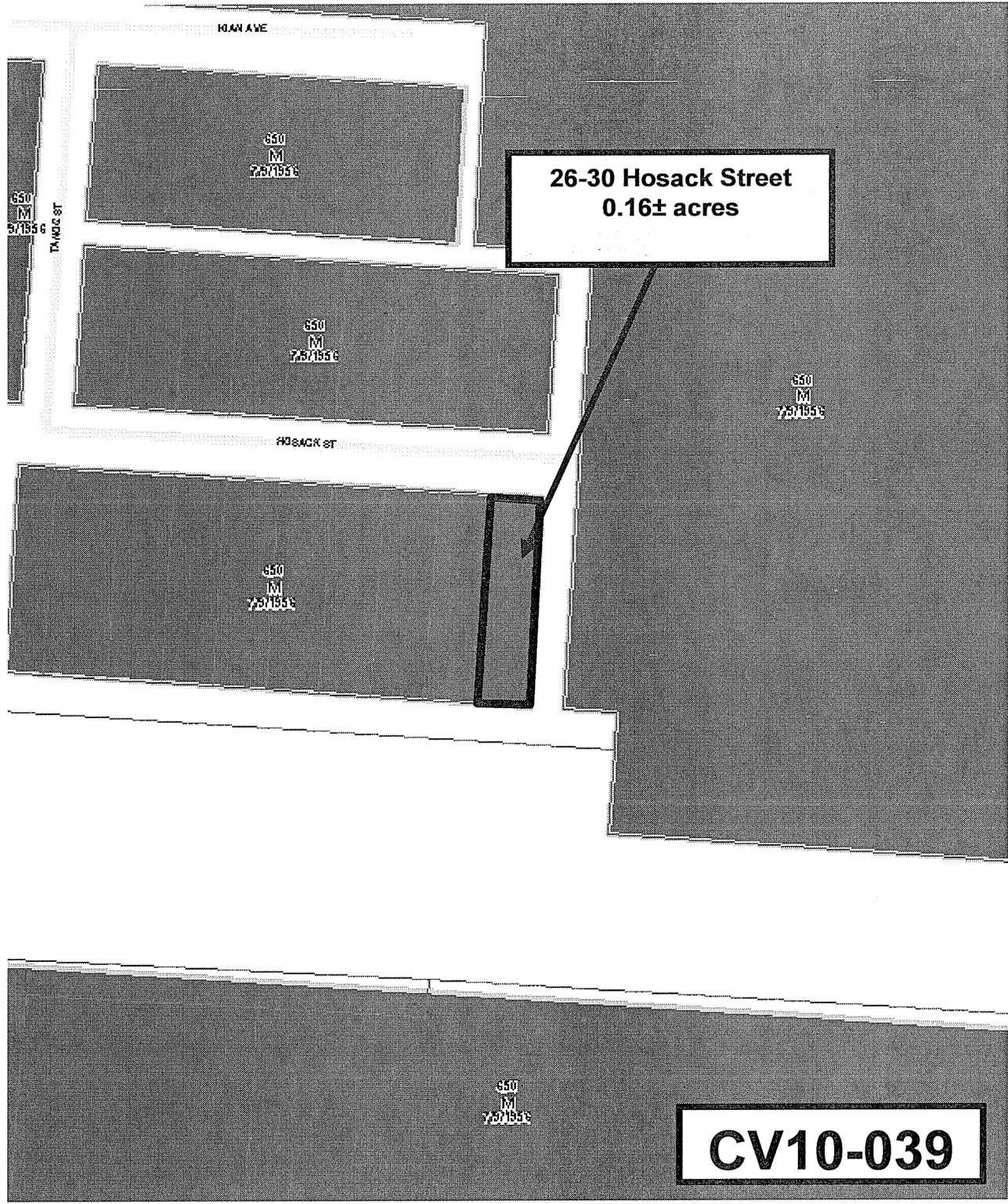
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the 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:

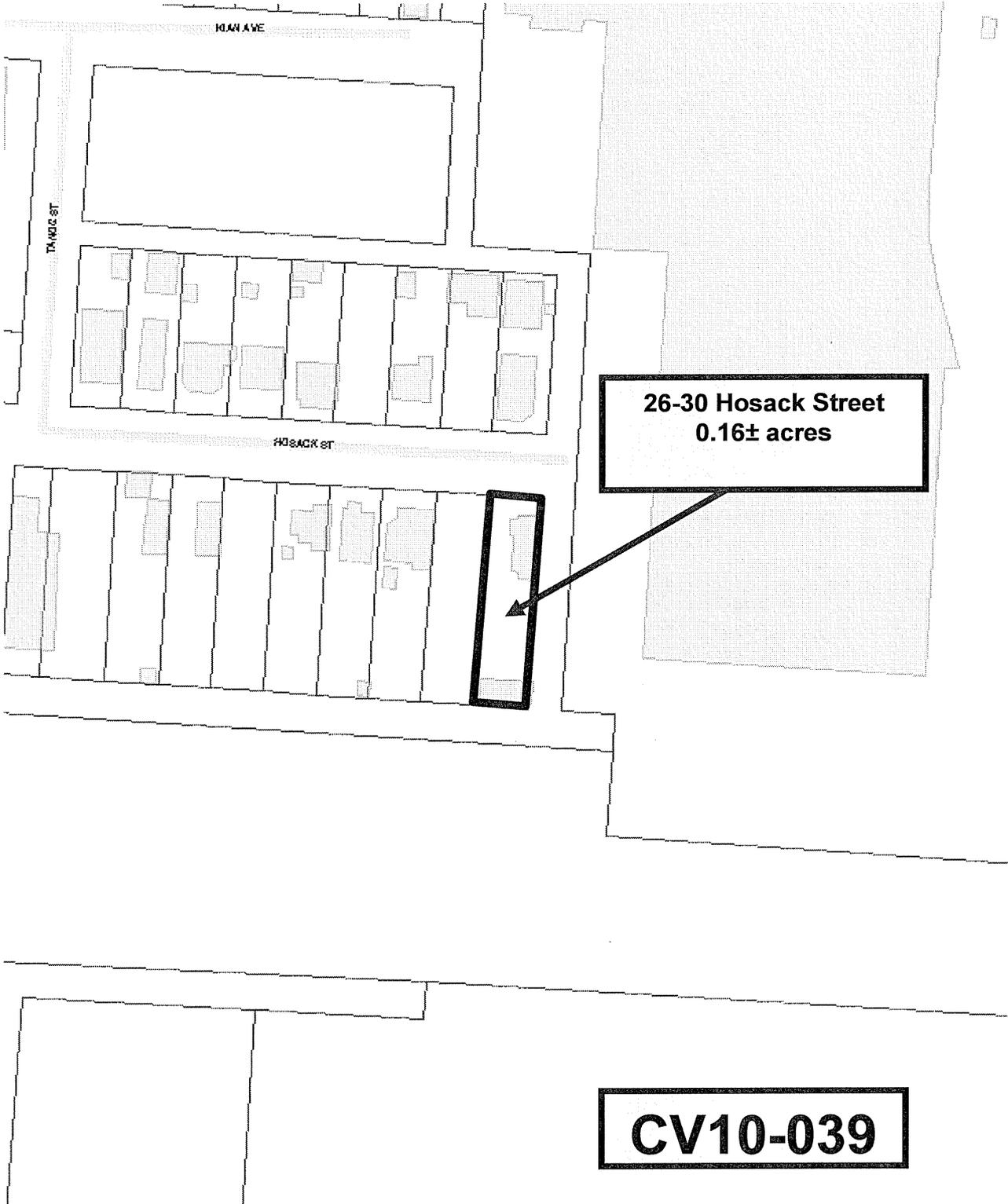
When we got this house we did not know that it was coded m-manufacturing and according to Section 3363.01 and we are unable to add on to the house. We need 2 bedrooms added on because we are a family of 4 with 2 children and we need a thesis room (I knew that in the past a couple of houses on my street have been approved for variances)

Signature of Applicant Elmer Blankenship Date 11/1/10



26-30 Hosack Street
0.16± acres

CV10-039



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0.16± acres

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0.16± acres

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CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 CAROLYN AVENUE, COLUMBUS, OH 43224



Elmer Blankenship

475 hosack st.

Columbus Ohio

43207

Bud & loan Davis

501 hosack st

Columbus Ohio

43204

Johnny & Christine Davis

474 hosack st.

Columbus, Ohio

43207

Clifford hall

472 hosack st.

Columbus, Ohio

43207

Buster & Virginia hall

459 hosack st.
Columbus, Ohio
43207

Winford hall
Po box 476
Delbarton WV
25670

Kathryn Hendricks
453 hosack st.
Columbus. Ohio
43207

Southside area commission
Joe Stefano
Po box 7846
Columbus Ohio
43207



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Elmer Blankenship
of (1) MAILING ADDRESS 475 Hosack Street

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 475 Hosack Street
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) 11/2/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) Elmer Blankenship
475 Hosack Street
Columbus, Ohio 43207

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

Elmer Blankenship
614-670-8705

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

(5) _____

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

Subscribed to me in my presence and before me this 1 day of Dec in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Elmer Blankenship
(8) Grace A. Terry
2-15-11

Notary Seal Here



GRACE A. TERRY
Notary Public, State of Ohio
My Commission Expires 02-15-11



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 # CV10-039

Being first duly cautioned and sworn (NAME) Elmer Blankenship
of (COMPLETE ADDRESS) 475 Hosack Street Columbus, Ohio 43207
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

Elmer Blankenship
475 Hosack Street
Columbus, Ohio 43207
614-670-8765

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 1 day
of Nov, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Grace A. Terry
2-15-11

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



Notary Seal Here
GRACE A. TERRY
Notary Public, State of Ohio
My Commission Expires 02-15-11