



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY:

Planning Area: Brewery District

Received By: Dana Hitt
645-2395
dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 930 South 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 010043076

If applicable, check here if listing additional parcel numbers on a separate page [Required]

Current Zoning District(s) M

Recognized Civic Association or Area Commission Brewery District Commission

Proposed use or reason for Council Variance request: Re-establish residence from industrial

Proposed Height District: H-60 Acreage 0.12

[Columbus City Code Section 3309.14]

APPLICANT: Name Monty V. Baus

Address 930 S. Front St City/State Columbus, OH Zip 43206

Email monty@MontyBaus.com

PROPERTY OWNER(S): Name Monty V. Baus

Address same as above City/State _____ Zip _____

Email _____

If applicable, check here if listing additional property owners on a separate page [Required]

ATTORNEY / AGENT

Attorney Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

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.

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City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

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

Parcel ID: 010043876

Project Name: SINGLE FAMILY HOME

House Number: 930

Street Name: S FRONT ST

Lot Number: 14

Subdivision: MICHEL'S SUBDIVISION

Work Done: REMODEL

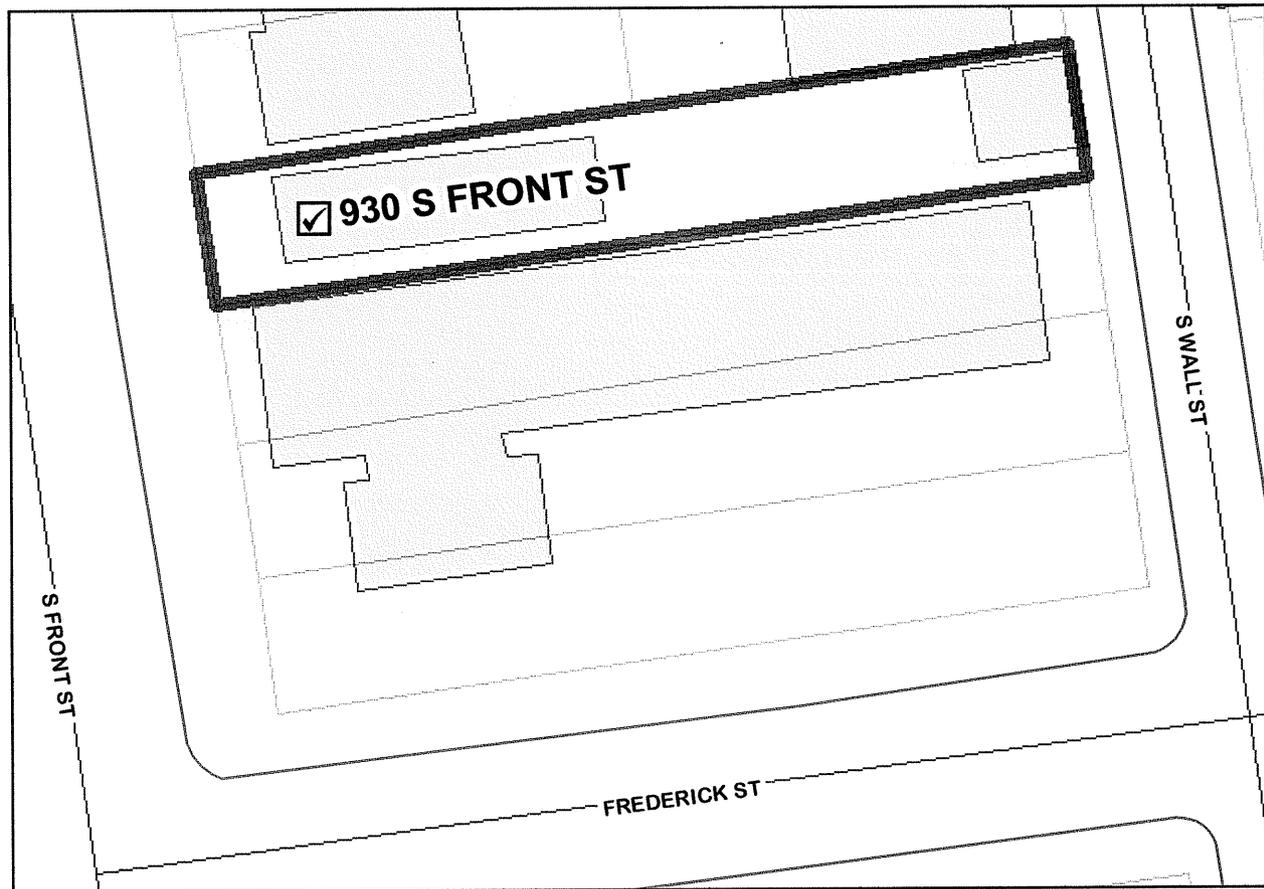
Complex: N/A

Owner: MONTY V BAUS

Requested By: LES WARNER

Printed By: *James R Reagan*

Date: 11/29/2010



SCALE: 1 inch = 40 feet



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

GIS FILE NUMBER: 440044



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV10-042

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Monty V. Baus
of (1) MAILING ADDRESS 930 S. Front St Columbus, OH 43206

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) per CERTIFIED ADDRESS FOR ZONING PURPOSES _____
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 12/3/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Monty V. Baus
930 S. Front St.
Columbus, OH 43206

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Monty V. Baus
614. 443. 5444

AREA COMMISSION OR CIVIC GROUP (5) _____
AREA COMMISSION ZONING CHAIR OR _____
CONTACT PERSON AND ADDRESS _____

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)

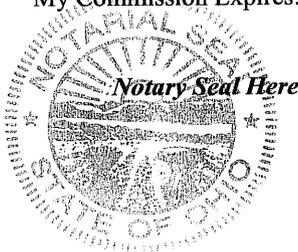
(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT (8) [Signature]

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

SIGNATURE OF NOTARY PUBLIC (8) Linda M. Staubach

My Commission Expires: 2/26/2012



LINDA M. STAUBACH
Notary Public, State of Ohio
My Commission Expires
02-26-2012

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MONTY V BAUS
930 S FRONT ST
COLUMBUS, OH 43206

PROPERTY OWNER

RANDY BLACK
BREWERY DISTRICT HISTORIC
COMMISSION
109 N FRONT STREET
COLUMBUS, OH 43215

AREA COMMISSION

**SURROUNDING PROPERTY
OWNERS**

ROBBINS REALTY COMPANY
939 S HIGH STREET
COLUMBUS, OH 43206

RAJ HOSPITALITY LLC
RONIK PATEL
919 S HIGH St
COLUMBUS, OH 43206

LPS PROPERTY TAX SOLUTION
STE 100
3100 NEW YORK DR
PASADENA, CA 9117-1501

WHITE 0 MORN LLC
FIFTH THIRD BANK
DFW\$-2
1 FIRST AMERICAN WAY
WESTLAKE, TX 76262

WEST AND Del LLC
301 N HAGUE AVE
COLUMBUS, OH 43204

PRISCILLA K REIS
55 PARK DR
HEBRON, OH 43025

PEGGY S EDWARDS
924 S FRONT ST
COLUMBUS, OH 43206

DONALD LAUFERWEILER
918 S FRONT ST
COLUMBUS, OH 43206

WILLIAM THOMPSON
6310 LINWORTH RD
WORTHINGTON, OH 43085

PATRICK MCGREEVY
1925 EDMONT RD
COLUMBUS, OH 43212-1049

BONNIE ELLIOTT
577 CEDAR ALY
COLUMBUS, OH 43206

PHILLIP SHERIDAN JR
ET AL 2
915 S HIGH ST
COLUMBUS, OH 43206

TRIPLE J ENTERPRISES LTD
155 W MAIN ST STE 200
COLUMBUS, OH 43215

ANNA MITRIONE
258 MILL ST
COLUMBUS, OH 43230



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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:

I have owned 930 S. Front St since 2006, as the location of my business, Monty Baus & Associates Interior Design. Although the building is a small residential structure, the area is zoned as manufacturing. I am requesting the variance to allow the use of the expanded house as a residential structure. The business will remain on site, occupying the new carriage house. I look forward to the opportunity to reinvest in the neighborhood. I believe the proposed investment will be a boost for the area and help →

Signature of Applicant [Signature] Date 12.1.10

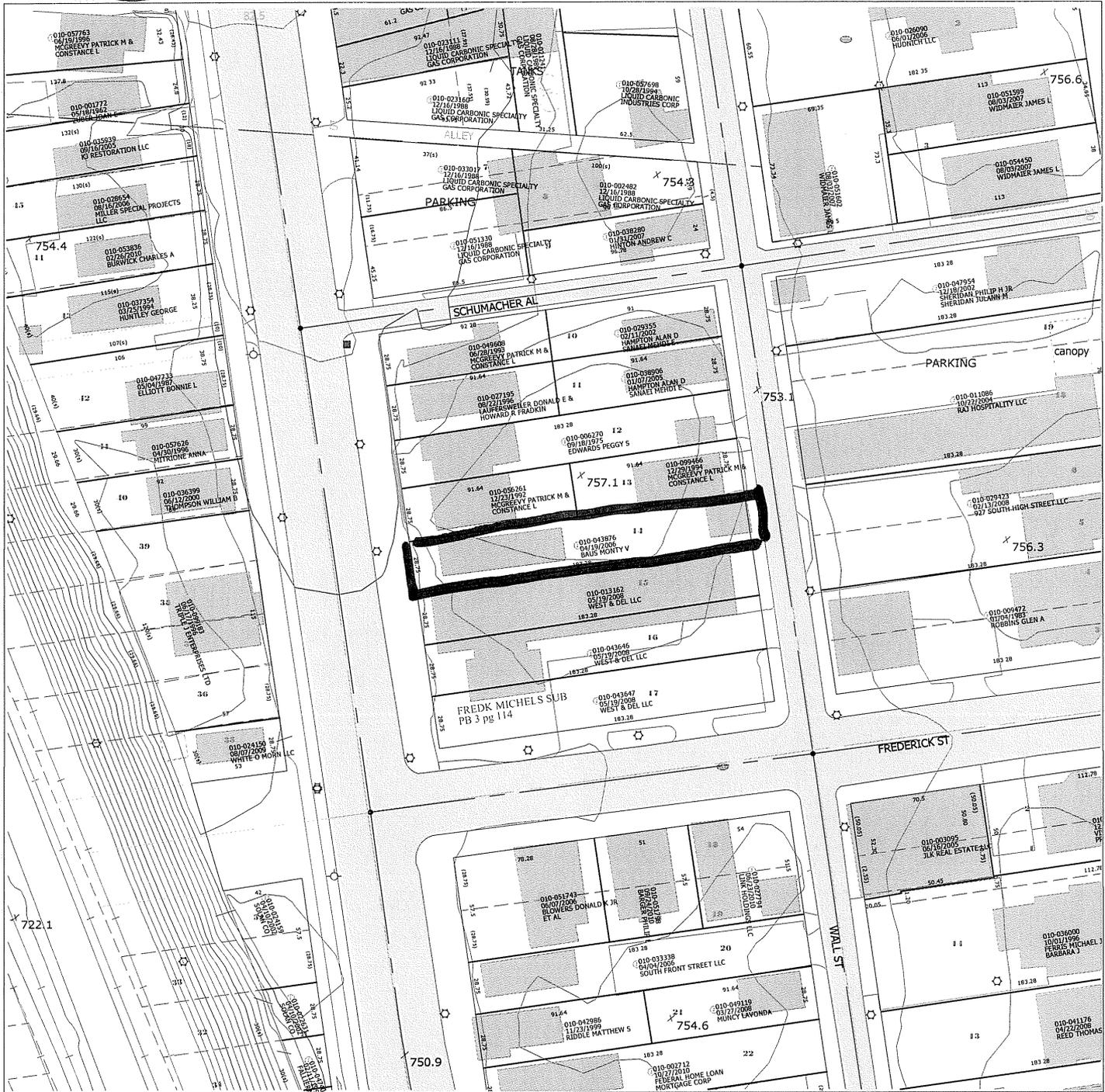
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bring much needed stability to the block. I am working with the Brewery District Historic Commission to ensure that the proposed upgrades and additions to the property are consistent with the area.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M DATE: 11/29/10



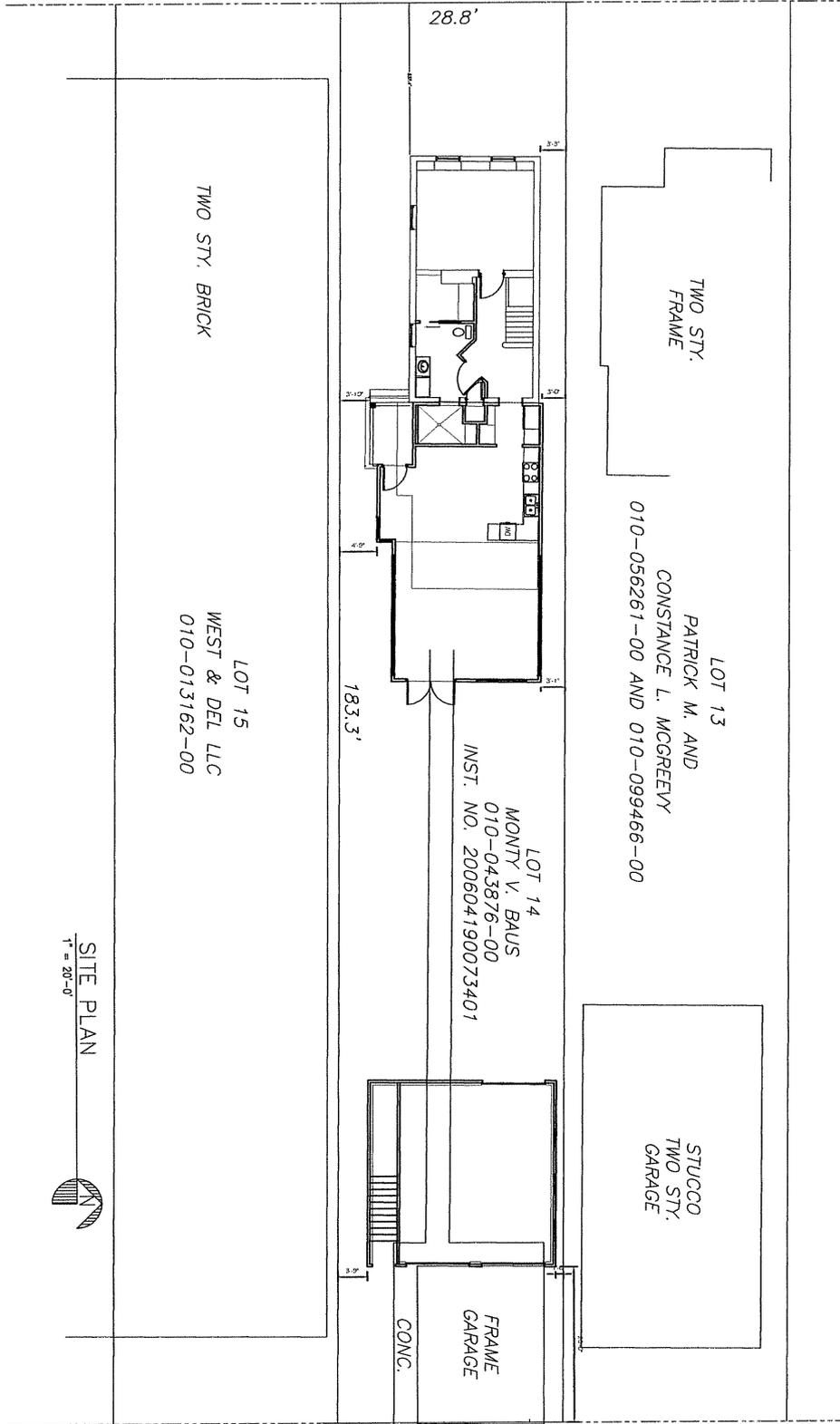
Disclaimer

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.

FRONT STREET (82.5)



WALL STREET (33')

projec
A

SITE PLAN
1" = 20'-0"


TWO STY. BRICK

LOT 15
WEST & DEL LLC
010-013162-00

TWO STY.
FRAME

LOT 13
PATRICK M. AND
CONSTANCE L. MCGREEVY
010-056261-00 AND 010-099466-00

STUCCO
TWO STY.
GARAGE

LOT 14
MONTY V. BAUS
010-043876-00
INST. NO. 200604190073401

FRAME
GARAGE
CONC.



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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.

APPLICATION # CV10-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Monty V. Baus

Of [COMPLETE ADDRESS] 930 S. Front St, Columbus, OH 43206

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 | <u>Monty Baus</u> |
| Business of individuals address | <u>930 South Front St</u> |
| Address of corporate headquarters | <u>same</u> |
| City, State, Zip | <u>Columbus, OH 43206</u> |
| Number of Columbus based employees | <u>1 part time</u> |
| Contact name and number | <u>Monty Baus</u> <u>614.443.5444</u> |

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 November, in the year 2010

SIGNATURE OF NOTARY PUBLIC Linda M. Staubach

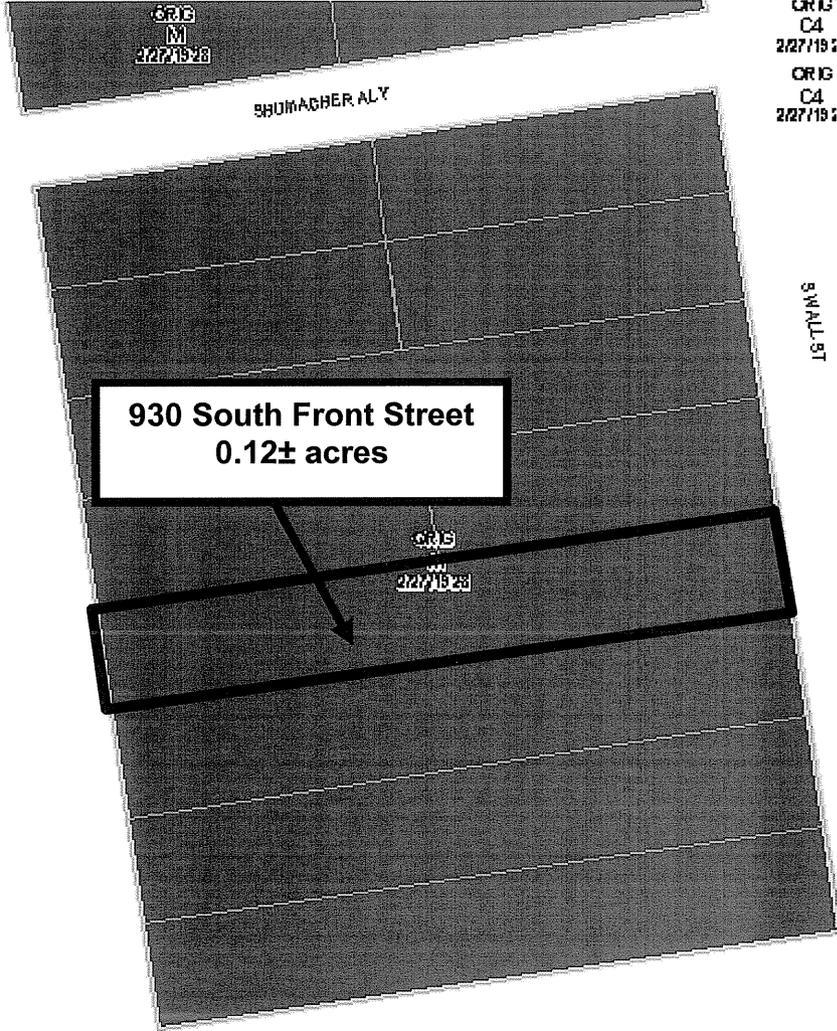
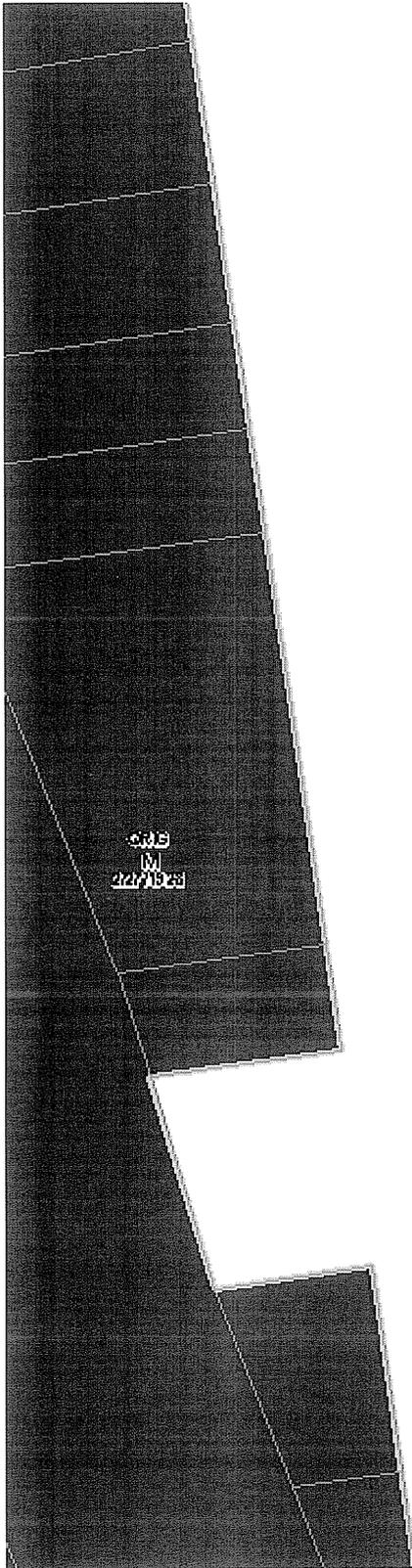
My Commission Expires: 2/26/2010



LINDA M. STAUBACH
Notary Public, State of Ohio
My Commission Expires
02-26-2012

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

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CRS
C4
2/27/1928
CRS
C4
2/27/1928

S SMALL ST

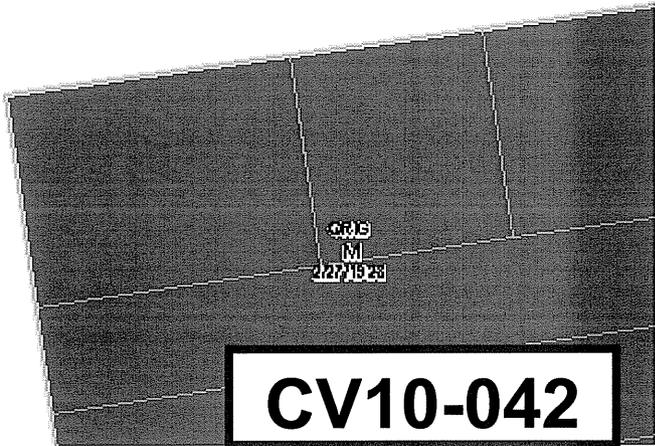
S FRONT ST

SHUMACHER ALY

930 South Front Street
0.12± acres

CRS
M
2/27/1928

FREDERICK ST



CRS
M
2/27/1928

CV10-042



**930 South Front Street
0.12± acres**

CV10-042



930 South Front Street
0.12± acres

CV10-042