



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 11315-00000-00515  
Date Received: 9/13/11  
Application Accepted By: S. Pine Fee: \$630  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 271-277 South Champion Avenue 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: 010-280218

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R3

Recognized Civic Association or Area Commission: NEAC

Proposed use or reason for Council Variance request: CONFORM EXISTING 2-UNIT DWELLING

Acreage: 0.06

**APPLICANT:** Name Gebriel Selemon & Yeshashwork Hailu

Address 3463 Halpern Street City/State Columbus OH Zip 43230

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY OWNER(S):** Name Gebriel Selemon & Yeshashwork Hailu

Address 3463 Halpern Street City/State Columbus OH Zip 43230

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

### ATTORNEY / AGENT

Attorney  Agent

Name Tom Somos

Address 1500 West Third Ave., Suite 324 City/State Columbus OH Zip 43212

Phone # 614-488-2270 Fax # 614-488-2271 Email: tsomos@somoslaw.com

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature] [Signature]  
PROPERTY OWNER SIGNATURE [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.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer



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C11-028

## 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:**

See attached statement

Signature of Applicant

*Selomon Gebrial*  
x 9/1/2011

Date

*Jeshuashwork Y. Har*  
x 9/1/2011

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COUNCIL VARIANCE  
271-277 SOUTH CHAMPION AVENUE

COUNCIL VARIANCE: To confirm an existing 2-family dwelling into a R3 zoning district  
 PROPERTY ADDRESS: 271-277 S. Champion Avenue, Columbus OH 43205  
 PARCEL NUMBERS: 010-280218  
 APPLICANT: Gebriel Selemon & Yeshashwork Hailu  
 DATE OF APPLICATION: September 12, 2011

STATEMENT OF HARDSHIP

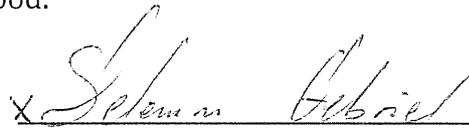
The property subject to this Council Variance application is commonly known as 271-277 S. Champion Avenue and consists of Parcel Number 010-280218 (the site). The site is currently zoned in the R-3, Residential District. The applicant requests the following Council Variances for the site:

1. C.C. Section 3332.935 R3 Residential District – To permit a Two-Family Dwelling in this R3 Zoning District.
2. C.C. Section 3332.95 Area District Lot Width Requirements – To conform to the existing conditions on the site by reducing the lot width.
3. C.C. Section 3332.13 R3 Area District Requirements – To conform to the existing conditions on the site by allowing a two-family dwelling on this lot.
4. C. C. Section 3332.17(D) Basis of computing area – To conform to the existing conditions on the site by permitting lot coverage for the structure on the lot.
5. C.C. Section 3332.22(a) (2) Building lines on corner lots-Exceptions – To conform to the existing conditions on the site by reducing the required building lines along the long side of the lot.
6. C.C. Section 3332.30(b) Vision Clearance – To permit the existing conditions on the site by reducing the required maximum side yard footage.
7. C.C. Section 3332.30(b) Vision Clearance – to permit the existing conditions on the site by allowing the dwelling to encroach the vision.
8. C.C. Section 3312.49 Maximum Number of Parking Spaces Required – To reduce the required number of parking spaces from 2 per dwelling to 0 per dwelling.

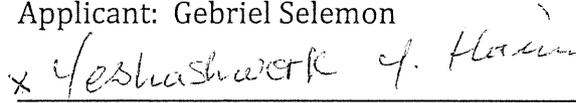
The Applicant has requested these variances for this site in order to avoid an unnecessary hardship. This site became non-conforming to the Zoning Code for the City of Columbus prior to the Applicant's ownership of the property. However, the

Applicant is seeking these variances to bring the property into conformance with the Zoning Code in order to prevent problems with financing and to ensure the ability to rebuild the dwelling, as is, in the event of property damage or destruction.

These variances would be in harmony with the general purpose and intent of the Zoning Ordinance and preserve its spirit. This area of South Champion Avenue is primarily residential and includes mostly Two-Family Dwellings throughout the neighborhood. Therefore, the granting of these variances will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

x 

Applicant: Gebriel Selemon

x 

Applicant: Yeshashwork Hailu



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV11-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Gebriel Selemon & Yeshashwork Hailu
of (1) MAILING ADDRESS 3463 Halpern Street, Columbus OH 43230

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 271-277 South Champion Avenue 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) 9/23/11 (THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Gebriel Selemon & Yeshashwork Hailu 3463 Halpern Street Columbus OH 43230

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Gebriel Selemon & Yeshashwork Hailu (614) 488-2270

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) NEAR EAST AREA COMMISSION C/O ANNIE ROSS-WOMACK 874 OAKWOOD AVE COLUMBUS OH 43206

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. Selemon Gebriel SELEMON GEBRIEL Yeshashwork Y. Hailu (Yeshashwork Y. Hailu)

SIGNATURE OF AFFIANT (8) [Signature]
Subscribed to me in my presence and before me this 23rd day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) [Signature]
My Commission Expires: No Expiration

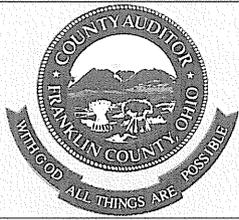
Notary Seal Here



TOM SOMOS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

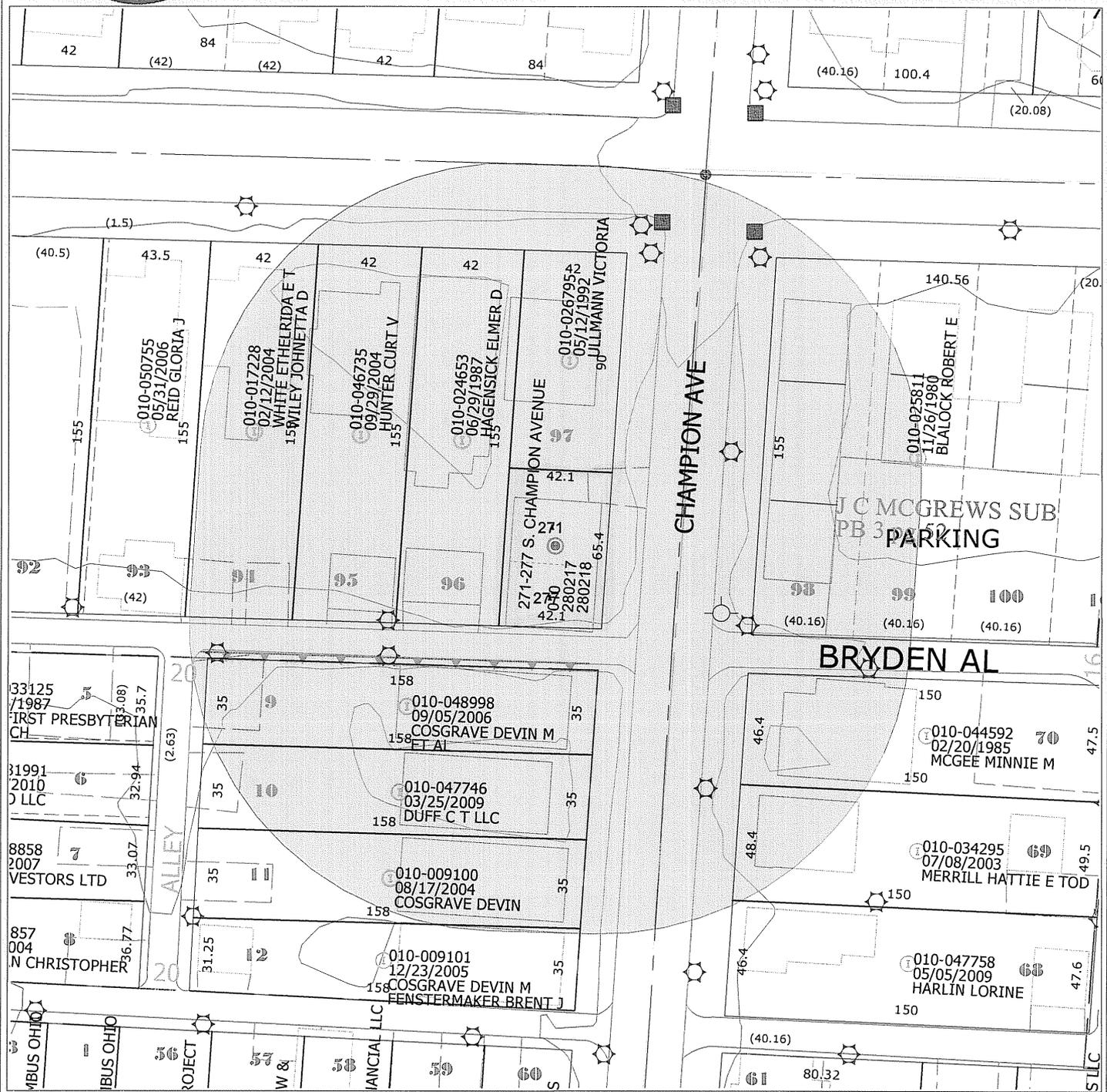
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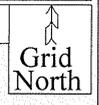
# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: DAR      DATE: 12/9/10



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.

CV11-028

CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR  
DATE : DEC 9, 2010

sbbruck

010-009100 \* Owner: COSGRAVE DEVIN  
Address: 289 -293S CHAMPION AV  
Mail To: DEVIN COSGRAVE  
: 416 S 22ND ST  
: COLUMBUS OH 43205  
: COLUMBUS OH 43205

010-009101 Owner: COSGRAVE DEVIN M FENSTERMAKER BRENT J  
Address: 295 -297S CHAMPION AV  
Mail To: WELLS FARGO REAL ESTATE  
: MAC X2302-04D  
: 1 HOME CAMPUS  
: DES MOINES, IA 50328

010-017228 Owner: WHITE ETHELRIDA E T WILEY JOHNETTA D  
Address: 1119 BRYDEN RD  
Mail To: FIFTH THIRD BANK  
: DFW4-2  
: 1 FIRST AMERICAN WAY  
: WESTLAKE, TX 76262

010-024653 \* Owner: HAGENSICK ELMER D  
Address: 1129 BRYDEN RD  
Mail To: ELMER D HAGENSICK  
: 1129 BRYDEN RD  
: COLUMBUS OH 43205

010-025811 \* Owner: BLALOCK ROBERT E  
Address: 1157 BRYDEN RD  
Mail To: ROBERT E BLALOCK  
: 3999 SUNBURY RD  
: COLUMBUS OH 43219

010-026795 Owner: ULLMANN VICTORIA  
Address: 1135 BRYDEN RD  
Mail To: VICTORIA ULLMANN  
: 1135 BRYDEN RD  
: COLUMBUS OH 43205

010-034295 \* Owner: MERRILL HATTIE E TOD  
Address: 292 CHAMPION AV  
Mail To: HATTIE E MERRILL TOD  
: 292 S CHAMPION AVE  
: COLUMBUS OH 43205

010-044592 \* Owner: MCGEE MINNIE M  
Address: 00280 -286S CHAMPION AV  
Mail To: MINNIE M MCGEE  
: 1393 WAKEFILED CT E  
: COLUMBUS OH 43209

CV11-028

CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR  
DATE : DEC 9, 2010

sbbruck

010-046735      Owner: HUNTER CURT V  
Address: 1123 BRYDEN RD  
Mail To: CITIMORTGAGE INC  
          : 95 METHODIST HILL DR  
          : ROCHESTER, NY 14623

010-047746 \*    Owner: DUFF C T LLC  
Address: 285 -287S CHAMPION AV  
Mail To: CTT DUFF LLC  
          : 1844 BENNIGAN DR  
          : HILLIARD OH                    43026

010-047758      Owner: HARLIN LORINE  
Address: 296 CHAMPION AV  
Mail To: LORINE HARLIN  
          : 1194 NORRIS DR  
          : COLUMBUS OH                   43224

010-048998 \*    Owner: COSGRAVE DEVIN M ET AL  
Address: 281 -283S CHAMPION AV  
Mail To: STERLING PROPERTY TAX  
          : SOLUTIONS, INC    STE 400  
          : 210 INTERSTATE NORTH PKWY  
          : ATLANTA, GA 30339

010-280217 \*    Owner: GEBRIEL SELEMON HAILU YESHASHWORK  
Address: 271 S CHAMPION AV  
Mail To: BAC TAX SERVICES CORP  
          : TX-975-02-01  
          : 2375 N GLENVILLE DR  
          : RICHARDSON, TX 75082

010-280218 \*    Owner: GEBRIEL SELEMON Y HAILU YESHASHWORK Y  
Address: 277 S CHAMPION AV  
Mail To: SELEMON GEBRIEL  
          : 3463 HALPERN ST  
          : COLUMBUS OH                   43230



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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 # CV11-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Gebriel Selemon & Yeshashwork Hailu

Of [COMPLETE ADDRESS] 3463 Halpern Street, Columbus OH 43230  
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

1. <u>Gebriel Selemon &amp; Yeshashwork Hailu 3463 Halpern Street Columbus, OH 43230</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

*x Selemon Gebriel*      *x Yeshashwork of Hailu*

### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of SEPTEMBER, in the year 2011

### SIGNATURE OF NOTARY PUBLIC

*[Signature]*

My Commission Expires:

NO EXPIRY

Notary Seal Here



*[Signature]*  
TOM SOMOS  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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

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C11-028



# 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: 010280218

Zoning Number: 277

Street Name: S CHAMPION AVE

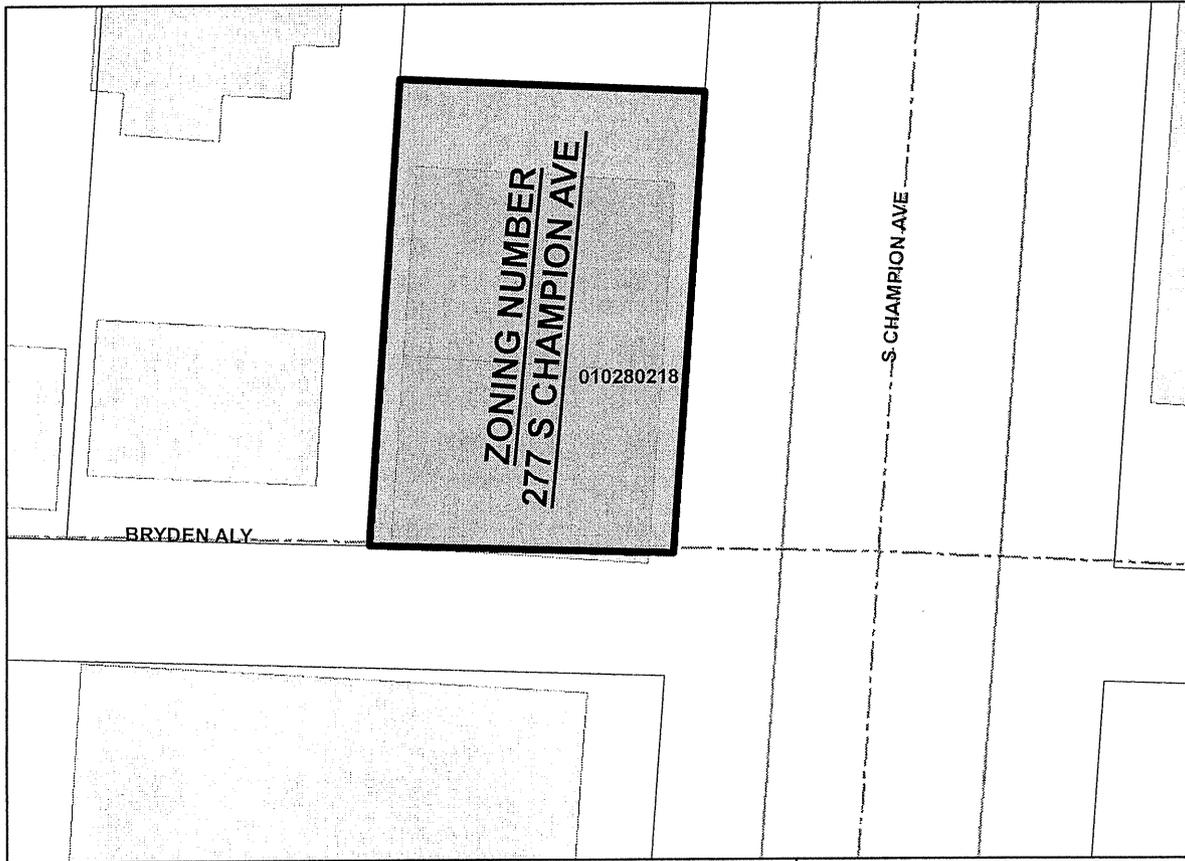
Lot Number: N/A

Subdivision: N/A

Requested By: THE LAW OFFICE OF TOM SOMOS LLC.(TOM SOMOS)

Issued By: *Patricia Austin*

Date: 12/9/2010



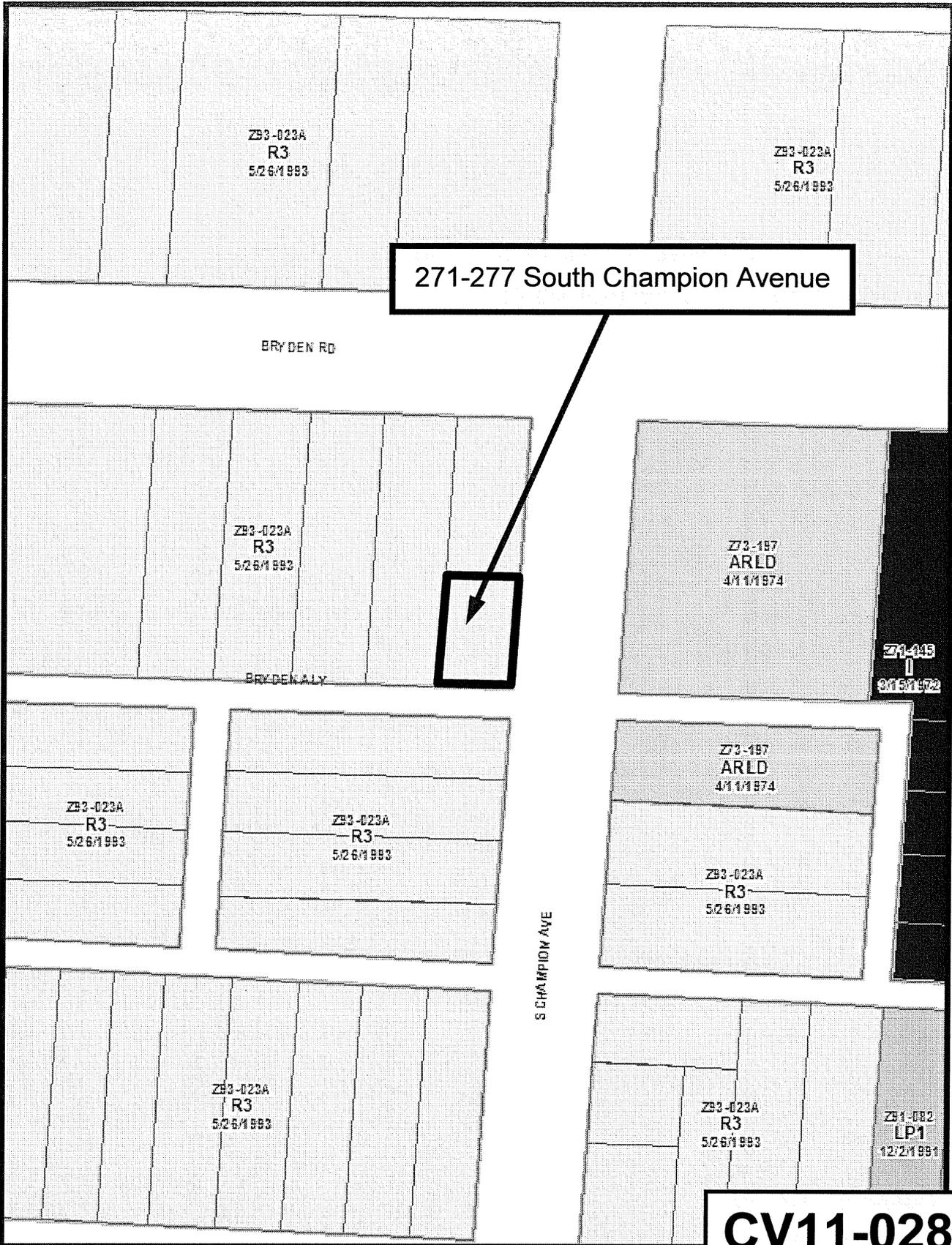
SCALE: 1 inch = 25 feet



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

GIS FILE NUMBER: 721





271-277 South Champion Avenue

BRYDEN RD

ZB3-023A  
R3  
5/26/1993

BRYDEN AVE

ZB3-023A  
R3  
5/26/1993

ZB3-023A  
R3  
5/26/1993

S CHAMPION AVE

Z73-197  
ARLD  
4/11/1974

Z73-197  
ARLD  
4/11/1974

Z73-197  
ARLD  
4/11/1974

ZB3-023A  
R3  
5/26/1993

ZB3-023A  
R3  
5/26/1993

ZB3-023A  
R3  
5/26/1993

ZB1-082  
LP1  
12/21/1991

CV11-028



271-277 South Champion Avenue

BRYDEN RD

BRYDEN AVE

S CHAMPION AVE

**CV11-028**



271-277 South Champion Avenue

CV11-028