



Mayor Michael B. Coleman

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

PAID
NOV 03 2011

BUILDING & ZONING SERVICES

OFFICE USE ONLY

Application Number: CV11-033
Date Received: 11/3/11
Application Accepted By: D. Hitt Fee: _____
Comments: Case Planner: Mr. Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2440-2442 N 4th St Columbus, OH Zip 43202
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: 010050819
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R2F
Recognized Civic Association or Area Commission: University Area Commission
Proposed use or reason for Council Variance request: Converting 2 family dwellings to 3 family dwelling
Acreage: .110

APPLICANT: Name FOUR KWAN
Address 2388 Indiana Ave City/State Columbus, OH Zip 43202
Phone # 614 566 4661 Fax # _____ Email: f.kwan@elementalestates.com

PROPERTY OWNER(S): Name EE Mustafa LLC
Address 2388 Indiana Ave City/State Columbus, OH Zip 43202
Phone # 614 59 9654 Fax # _____ Email: info@elementalestates.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT Attorney Agent
Name Jarrell Chaffield
Address 2404 Indiana Ave City/State Columbus, OH Zip 43202
Phone # 330-571-5835 Fax # _____ Email: jchaffield@elementalestates.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER 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.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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: 010056819

Project Name: COUNCIL VARIANCE

House Number: 2440

Street Name: N 4TH ST

Lot Number: 30-31

Subdivision: INDIANOLA TERRACE

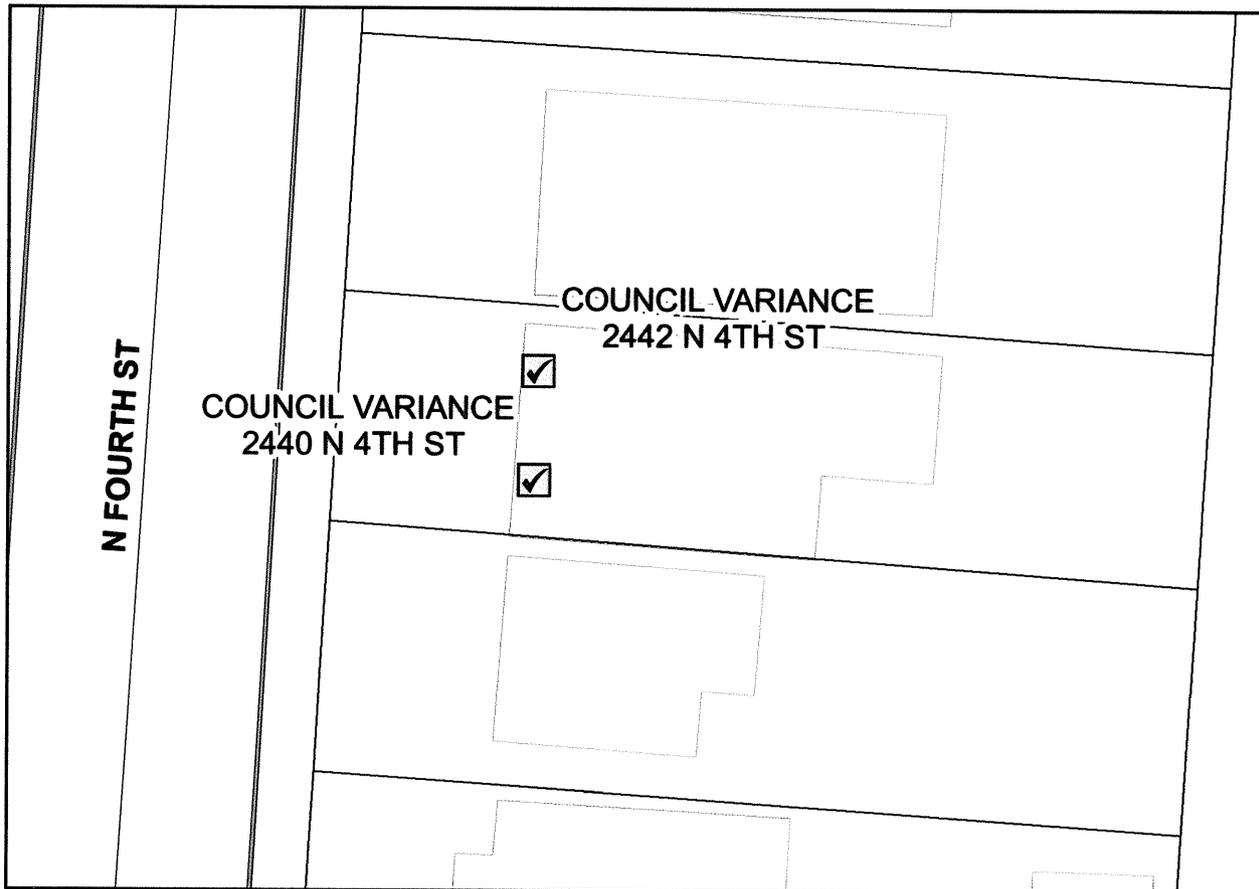
Work Done: COUNCIL VARIANCE Complex: N/A

Owner: EE MUSTAFA LLC

Requested By: JARED CAUFFIELD

Printed By: *Jared Cauffield*

Date: 11/1/2011



SCALE: 1 inch = 30 feet



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

GIS FILE NUMBER: 77994



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: 010056819

Project Name: COUNCIL VARIANCE

House Number: 2442

Street Name: N 4TH ST

Lot Number: 30-31

Subdivision: INDIANOLA TERRACE

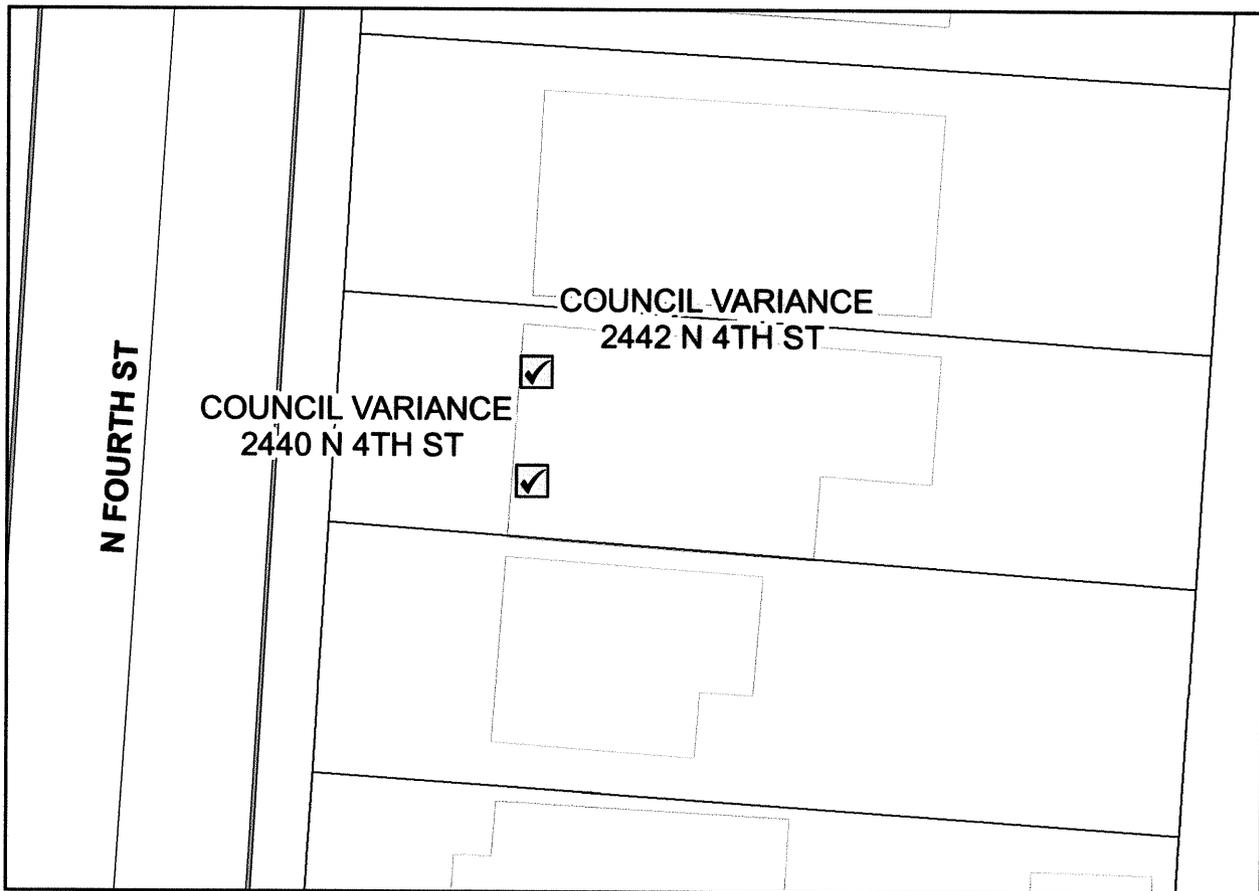
Work Done: COUNCIL VARIANCE Complex: N/A

Owner: EE MUSTAFA LLC

Requested By: JARED CAUFFIELD

Printed By: *Jared Cauffield*

Date: 11/1/2011

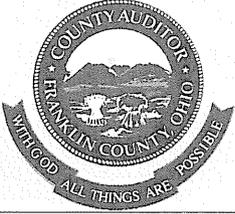


SCALE: 1 inch = 30 feet



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

GIS FILE NUMBER: 212955



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: FUK

DATE: 11/2/11

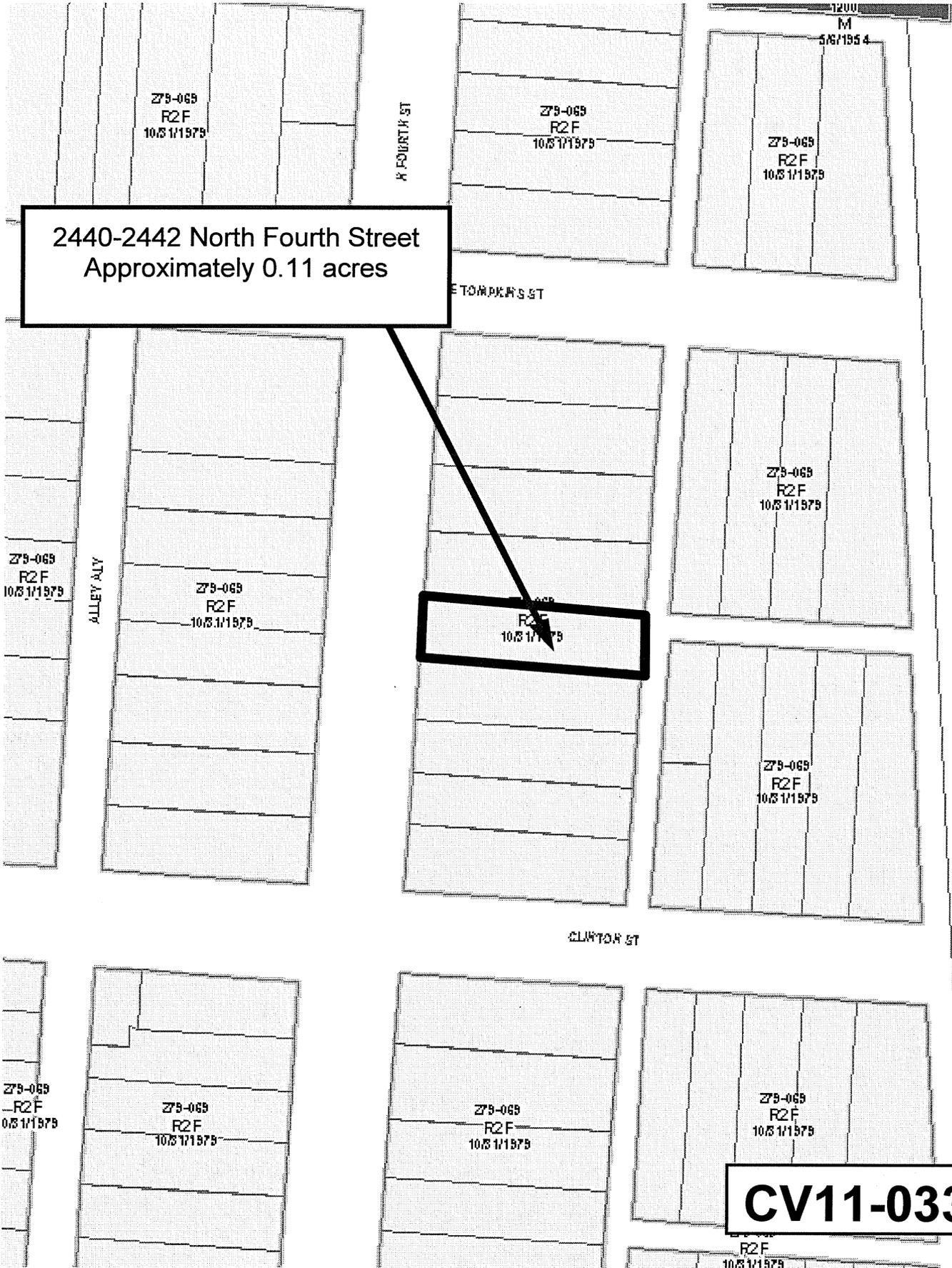


Disclaimer

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.



2440-2442 North Fourth Street
Approximately 0.11 acres



CV11-033

2440-2442 North Fourth Street
Approximately 0.11 acres

15TH ST

E TOMPKINS ST

ALLEY A1V

CLINTON ST

CV11-033





COUNCIL VARIANCE APPLICATION

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV11-033

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Faraz Khan
of (1) MAILING ADDRESS 2388 Indiana Ave Columbus OH 43202

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 2440-2442 N 4th Columbus OH 43202
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) 11/3/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) EE Mustafa LLC
2388 Indiana Ave
Columbus, OH 43202

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Faraz Khan
614-506-4461

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Susan Keeny
University Area Commission
388 King Ave
Columbus, OH 43201

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 2 day of November, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) [Signature]

My Commission Expires:

Notary Seal Here



Darlene L. Head
Notary Public, State of Ohio
My Commission Expires 12-26-2014

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Faraz Khan
2388 Indiana Ave
Columbus, OH 43202

EE Mustafa LLC
2388 Indiana Ave
Columbus, OH 43202

University Area Commission
c/o Susan Keeny
358 King Ave
Columbus, OH 43202

Steven R & Linda J Mauger
1756 Northwest Blvd
Columbus, OH 43212

Charles M Celebrezze
2455 N 4th St
Columbus, OH 43202

Eugene O Handy
2434 N 4th St
Columbus, OH 43202

Mi Casa LP
1906 N High St
Columbus, OH 43201

Mark T Williamson
674 Overbrook Dr
Columbus, OH 43214

Alexander E Bartlow
2430 N 4th St
Columbus, OH 43202

Angela Jill Adams
224 ½ Onyx Ave
New Port Beach, CA 92662

Mary M Simon
663 Carpenter St
Columbus, OH 43205

Dave E & Ruth E O'Brien
2443 N 4th St
Columbus, OH 43202

C&W Investment CO
92 W 5th Ave
Columbus, OH 43201

B & A Realty
c/o Keith L Brown
4930 Reed Rd STE 210
Columbus, OH 43220

Charles E Jr. & Diane L Locklayer
2425 N 4th St
Columbus, OH 43202

Michael A Butas
PO Box 14772
Columbus, OH 43214

Crown Real Estate Investment Inc.
PO Box 20469
Columbus, OH 43220

Orange House LLC
6560 Worthington Galena Rd
Worthington, OH 43085

Ethan R Dicks
3691 Arnsby Rd
Columbus, OH 43232

Joseph P Eckert
2305 N 4th St
Columbus, OH 43202

James A Stanley
504 Clinton St
Columbus, OH 43202

Eric D Fortune
517 E Tompkins St
Columbus, OH 43202

James J Light & Anita R Kraft
515 E Tompkins St
Columbus, OH 43202

Craig W & Donna S Thompson
2445 Hiawatha St
Columbus, OH 43211

Robbins Realty Company
939 S High St
Columbus, OH 43206

Charles J Jr. & Amy H Sikula
2290 Lancaster Kirkerville Rd
Lancaster, OH 43130

Judith A Sanders & Candica M
Sauerbrei
514 Clinton St
Columbus, OH 43202

Statement of Hardship

The subject property of this council variance application is comprised of one (1) lot of land under the following Franklin County Auditor's Tax Parcel Number: 010-056819-00 (the "Site"). The existing structure of the Site is an occupied three family dwelling.

In accordance with rezoning by the City of Columbus on or about October 1, 1979, the Site was included in and under a blanket rezoning for residential purposes and was zoned to an R2F designation. As a result of this rezoning, the Site has been operating as a proper and non-conforming three family dwelling. Applicant seeks to continue this non-conforming use.

It is important to note that in seeking this variance the Applicant desired to continue the pre-existing, non-conforming use of the Site, which has been in existence for many years. It is significant to point out that by granting this variance, it will not affect the Sites essential character in relation to its surrounding properties nor will there be any adverse effect to the surrounding property owners. There also will be no effect to government service.

In result of granting this variance there will be no effect to the adequate supply of light or air to adjacent properties due to the fact that property will remain the same height. Granting this variance will also not increase the congestion of public streets, increase the danger of fire, endanger the public safety or impair the welfare of inhabitants of the City of Columbus, due to the use of the property remaining the same.

In light of the obvious hardship and the practical difficulties being experienced by it, the Applicant respectfully requests that City Council grant the variance to permit the continued use of the Site as a three family dwelling.



2440-2442 North Fourth Street
Approximately 0.11 acres

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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 # CV11-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Fayaz Khan

Of [COMPLETE ADDRESS] 2388 Indiana Ave Columbus OH 43202
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>Fayaz Khan</u> <u>2388 Indiana Ave</u> <u>Columbus, OH 43202</u> ☎ <u>614-506-4861</u>	2. <u>Javed Canfield</u> <u>2388 Indiana Ave</u> <u>Columbus, OH 43202</u> ☎ <u>330-571-5833</u>
3. <u>Harris Mustafa</u> <u>4883 Trumbo Ct</u> <u>New Albany, OH 43054</u> ☎ <u>614-872-1180</u>	4. <u>Nikola Mustafa</u> <u>4883 Trumbo Ct</u> <u>New Albany, OH 43054</u> ☎ <u>614-282-1975</u>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2 day of November, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Darlene L. Head
Notary Public, State of Ohio
My Commission Expires 12-26-2014

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

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