

Date 2/26/10

Application #

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

\$945.00



# COUNCIL VARIANCE APPLICATION

### OFFICE USE ONLY:

Planning Area: N/A

Received By: SP

### LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 529 S. Lazelle 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 010-196715

If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) R21F

Recognized Civic Association or Area Commission German Village Historical Society

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

Proposed Use or reason for Council Variance request: To conform an existing 3 family dwelling in the R2-F, Residential District

Proposed Height District: N/A Acreage 0.0802

(Columbus City Code Section 3309.14)

**APPLICANT:** Name Jimmy Francis

Address 529 S. Lazelle Unit C City Columbus Zip 43206

**PROPERTY OWNER(S)** Name Jimmy & Stacey Francis

Address 529 S. Lazelle Unit C City Columbus Zip 43206

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

**ATTORNEY / AGENT**  Attorney  Agent

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Phone # 614-581-2625 Fax # \_\_\_\_\_

Email Francis, 143 @osu.edu

### 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.

CV10-003

Additional Owners at 529 S Lazelle St., Columbus, Ohio 43206

1. Matt Sharp – 529 S Lazelle St., Unit A, Columbus, Ohio 43206
2. Liz Alig – 529 S Lazelle St., Unit B, Columbus, Ohio 43206



**AFFIDAVIT**

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jimmy Francis  
of (1) MAILING ADDRESS 529 S. Lazelle Unit C 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 529 S. Lazelle Columbus, OH 43206  
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) 2/26/10  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

- (4) Jimmy & Stacey Francis (AKA Stacey R. Hardy) Unit C
- Elizabeth P. Alig Unit B
- Matthew Sharp Unit A
- 529 S. Lazelle Columbus, OH 43206

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

Jimmy Francis 614-581-2625

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

- (5) German Village Historical Society
- 588 South Third Street, Columbus, OH 43215
- phone: 614-221-8888

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) Jimmy Francis  
Subscribed to me in my presence and before me this 25<sup>th</sup> day of February, in the year 2010  
SIGNATURE OF NOTARY PUBLIC  
(8) Deidre N. Jackson  
2-16-2014

My Commission Expires:



**DEIDRE N. JACKSON**  
Notary Public, State of Ohio  
My Commission Expires  
February 16, 2014

CW10-003

510 LAZELLE LIMITED  
504 S LAZELLE ST  
COLUMBUS, OHIO 43206

510 LAZELLE LIMITED  
505 S LAZELLE ST  
COLUMBUS, OHIO 43206

510 LAZELLE LIMITED  
506 S LAZELLE ST  
COLUMBUS, OHIO 43206

536 SOUTH THIRD STREET INVESTMENT C  
534 S THIRD ST  
COLUMBUS, OHIO 43206

536 SOUTH THIRD STREET INVESTMENT C  
535 S THIRD ST  
COLUMBUS, OHIO 43206

536 SOUTH THIRD STREET INVESTMENT C  
536 S THIRD ST  
COLUMBUS, OHIO 43206

545-547 SOUTH LAZELLE ST CI LLC  
545 S LAZELLE ST  
COLUMBUS, OHIO 43206

545-547 SOUTH LAZELLE ST CI LLC  
546 S LAZELLE ST  
COLUMBUS, OHIO 43206

545-547 SOUTH LAZELLE ST CI LLC  
547 S LAZELLE ST  
COLUMBUS, OHIO 43206

BUTCHER JANICE S  
517 S FOURTH ST  
COLUMBUS, OHIO 43206

BUTH ROSEMARIE B  
525 S FOURTH ST  
COLUMBUS, OHIO 43206

CHELSEA R P LTD  
548 S THIRD ST  
COLUMBUS, OHIO 43206

CHELSEA R P LTD  
541 S LAZELLE ST  
COLUMBUS, OHIO 43206

COLASANTE MARK W  
516 S THIRD ST  
COLUMBUS, OHIO 43206

DOERSCHUK DAMON C LIEBERT JESSICA D  
524 S THIRD ST  
COLUMBUS, OHIO 43206

H3 INVESTMENTS LLC  
519 S FOURTH ST  
COLUMBUS, OHIO 43206

HAWKINS JACQUELINE R TOD  
133 JACKSON ST  
COLUMBUS, OHIO 43206

MYERS PHILIP T  
530 S THIRD ST  
COLUMBUS, OHIO 43206

PLUNKETT JAMES D & KIMBERLY J SWENS  
525 LAZELLE ST  
COLUMBUS, OHIO 43206

POLL PHILIP P  
129 JACKSON ST  
COLUMBUS, OHIO 43206

SEIVERTSON JESSICA L LINDNER ROBERT  
526 S THIRD ST  
COLUMBUS, OHIO 43206

SHARP MATTHEW  
529 A S LAZELLE ST  
COLUMBUS, OHIO 43206

SMITH JEFFREY A IYER VIJAYA  
523 S FOURTH ST  
COLUMBUS, OHIO 43206

ALIG LIZ  
529 B S LAZELLE ST  
COLUMBUS, OHIO 43206

GERMAN VILLAGE COMMISSION  
109 N FRONT ST  
COLUMBUS, OHIO 43215

JIMMY FRANCIS  
529 C S LAZELLE ST  
COLUMBUS, OHIO 43206



# 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:

Hardships relating to these properties include lending/financing problems and the ability to rebuild as is in the event of property damage. When the city changed the zoning code to R2F in 1976, these properties became non-conforming to the code. As an owner of one of these properties, and on behalf of the current owners, I am seeking a Council variance to bring these properties into conformance with the zoning code and to prevent future problems with financing and the ability to rebuild in the event of some destruction. On a recent attempt to sell unit 6 a lender identified the non-conformance of the property to city zoning code as a major issue. The sale subsequently did not occur. We appreciate the City Council's consideration and relief of these hardships.

Signature of Applicant

Date 2/19/10

### Statement of Hardship

Hardships relating to the properties include lending/financing problem and the ability to rebuild as is in the event of property damage. When the city changed the zoning code to R2F in 1976, these properties became non-conforming to the code. As an owner of one of these properties, and on behalf of the other current owners, I am seeking a Council variance to bring these properties into conformance with the zoning code and to prevent future problem with financing and the ability to rebuild in the event of some destruction. On a recent attempt to sell Unit C a lender identified the non-conformance of the property to city zoning code as a major issue. The sale subsequently did not occur. We appreciate the City Councils consideration and relief of these hardships.

1. 3332.037 – R-2F residential district – The building is currently a 3 unit dwelling.
2. 3332.05 – Area district lot with requirements – The current lot is 31.42 feet wide.
3. 3332.14 – R-2F are district requirements – The current lot is .0802 acres.
4. 3332.26 – Minimum side yard permitted – Current side yard 2 feet on West side and 12 feet on East side.
5. 3332.27 – Rear yard – Current rear yard ranges from 2 to 2.99 feet
6. 3342.18 – Parking setback line – Reduce parking set back to 0 feet.
7. 3342.28 – Minimum number of parking spaces required – Current parking area has 3 spaces.



# 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 # CU10-003

Being first duly cautioned and sworn (NAME) Jimmy Francis  
of (COMPLETE ADDRESS) 529 S. Lazelle St. Unit C, 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
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Jimmy & Stacey Francis 529 S. Lazelle St. Unit C Columbus, OH 43206	Elizabeth P. Alig 529 S. Lazelle St. Unit B Columbus, OH 43206
Matthew Sharp 529 S. Lazelle Unit A Columbus, OH 43206	

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 25<sup>th</sup> day  
 of February, in the year 2010  
 SIGNATURE OF NOTARY PUBLIC [Signature]  
 My Commission Expires: 2-16-2010

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



Notary Seal Here  
**DEIDRE N. JACKSON**  
 Notary Public, State of Ohio  
 My Commission Expires  
 February 16, 2014



# City of Columbus Zoning Plat

CJ10-003

## 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: 010196715

Zoning Number: 529

Street Name: S LAZELLE ST

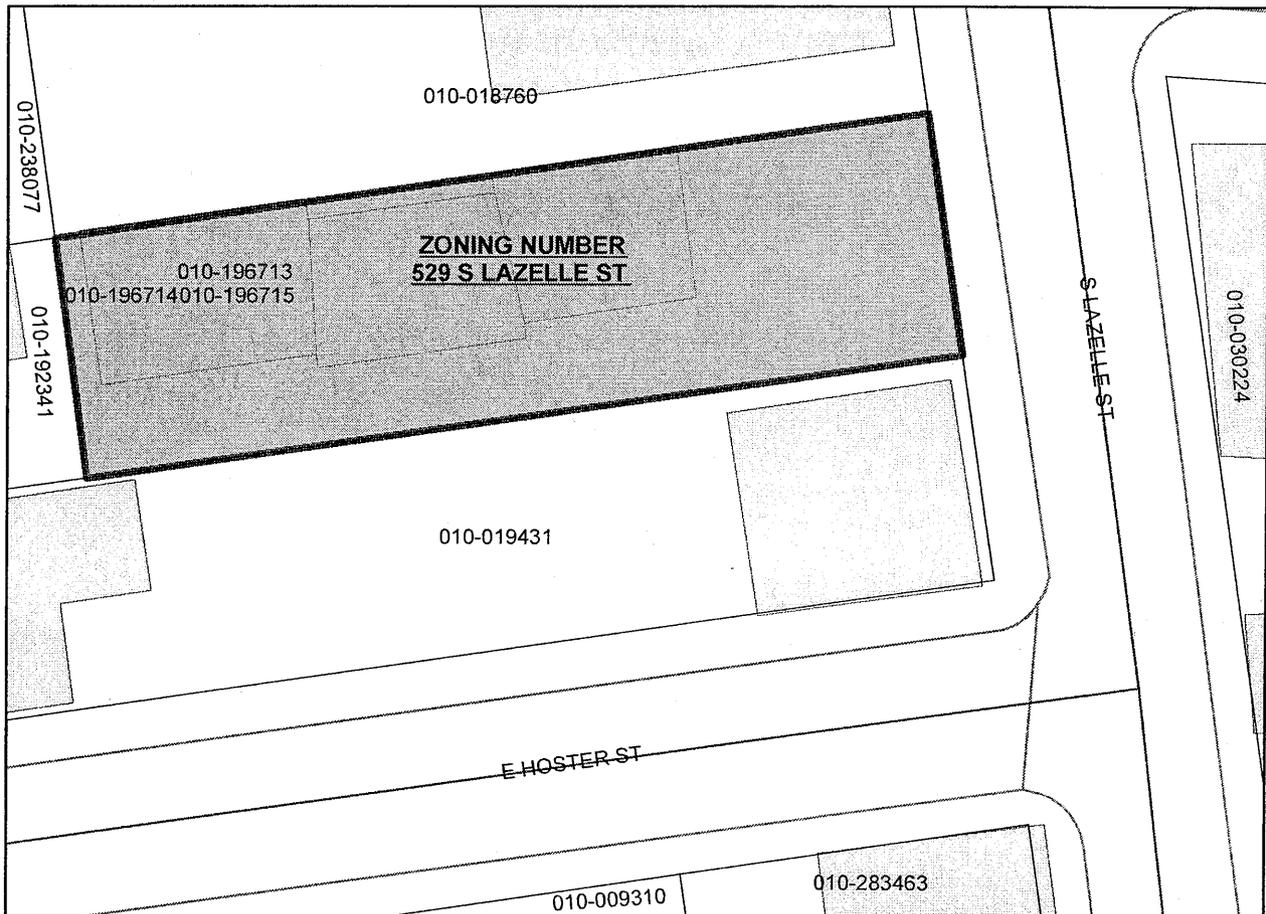
Lot Number: N/A

Subdivision: N/A

Requested By: JIMMY FRANCIS

Issued By: *Adyana Umarian*

Date: 2/4/2010



SCALE: 1 inch = 25 feet

GIS NOS FILE NUMBER: 2576



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



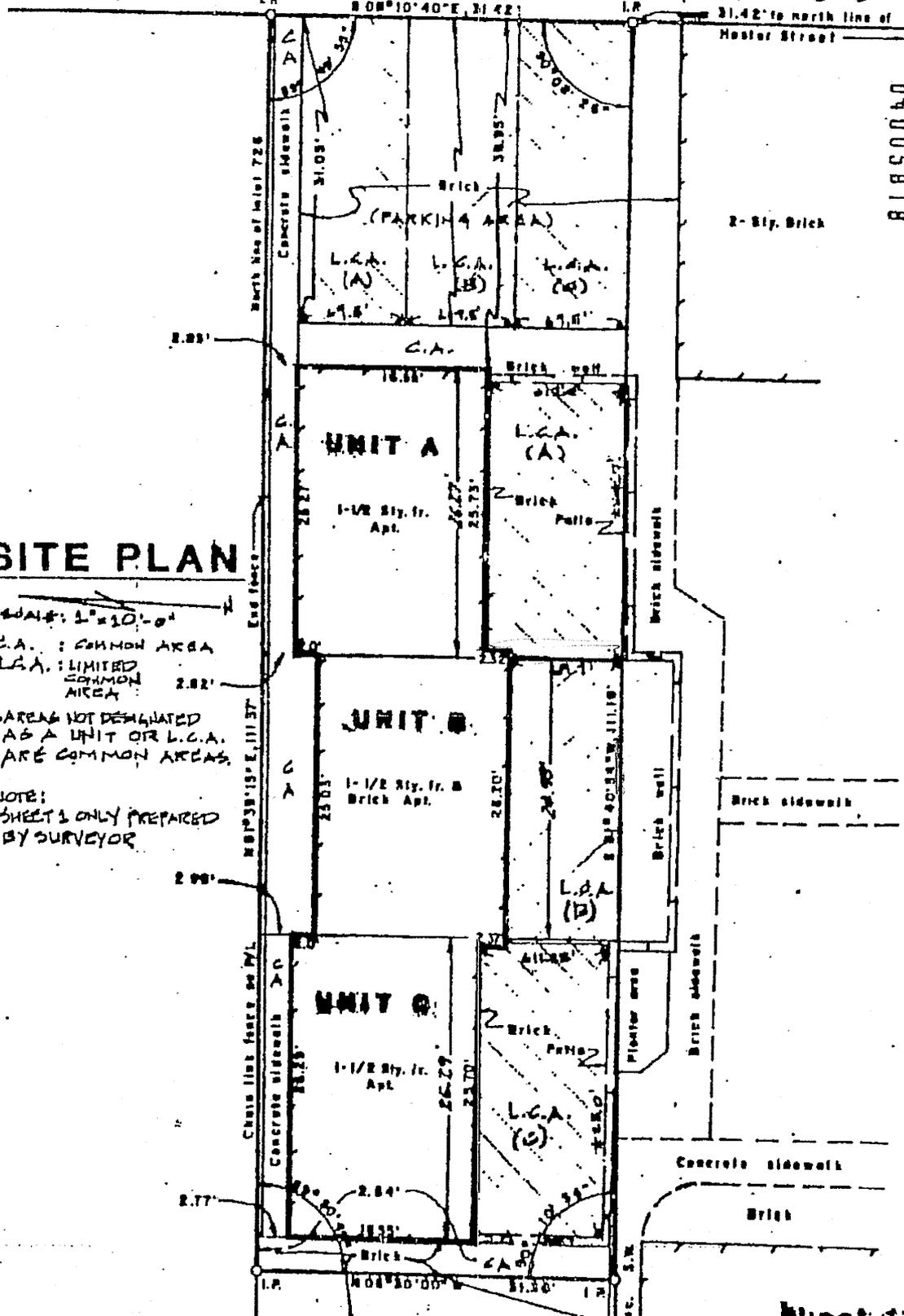
THESE DRAWINGS DO  
ACCURATELY SHOW THE  
BUILDING AS CONSTRUCTED

I HEREBY CERTIFY THAT  
THESE DRAWINGS  
ACCURATELY SHOW THE  
BUILDING AS CONSTRUCTED



LAZELLE

STREET



# SITE PLAN

SCALE: 1" = 10'-0"

C.A. : COMMON AREA  
L.C.A. : LIMITED COMMON AREA

AREAS NOT DESIGNATED AS A UNIT OR L.C.A. ARE COMMON AREAS.

NOTE:  
SHEET 1 ONLY PREPARED BY SURVEYOR

040050040  
81850040

CV10-003



# PRE-APPLICATION REVIEW WORKSHEET

THIS PAGES WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- Address or location of the site 529 S Lazelle St.
- Annexation status In Columbus
- Current development on the property 3-family dwelling
- Current zoning and legal use of the property  
(Attach computer record if applicable)
- Proposed use of the site Conform existing use
- Zoning Districts, Variances or Special Permit requested Use & Yard / Parking
- Total acreage of the site
- Site location -  
Attach and identify here the types of maps referenced (Zoning Map / GIS Map)
- Special development review standards:
  - Flood plain N/A
  - Airport Environs Overlay N/A
  - Historic Districts (HRC, Architectural Review, Listed Property) German Village
  - Traffic Standards Code (Right of Way, TIS, other) N/A
  - Parkland (land, easements, bike paths, other) N/A
  - Zoning Clearance (Site plan review)
  - Other
- Review of Public Notice Affidavit requirements
- Adopted Area Plan or Development Policies  
Recommendation / Other N/A
- Preliminary Review of Limitation text or planned district text standards
- Area Commission or other Community Group German Village Commission
- Proposed Hearing Date See schedule
- Cut-off Date for the Proposed Hearing Date 3/2/10
- Items to be completed or revised before submittal

Requested Variances: 3332.05 - Area District lot width R-2F  
use 3332.037, 3332.14 - Area District Reg.  
3332.18 D - Basis of Computing area? 3332.26 Min side yard  
3332.27 Rear Yard, 3342.18 Parking Setback, 3342.42 min  
# of parking spaces

Comments (Applicant) Elaborate Hardship statement to include  
requested variances  
 Comments (City) Change German Village address

Staff met with Jimmy Francis on 2/16/10 regarding this proposed application and applicant received a copy of this pre-application worksheet.  
 City Staff Representative Thammy Pung Date 2/16/10

Note: This Pre-Application Review is preliminary, based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: epa

DATE: 2/5/10



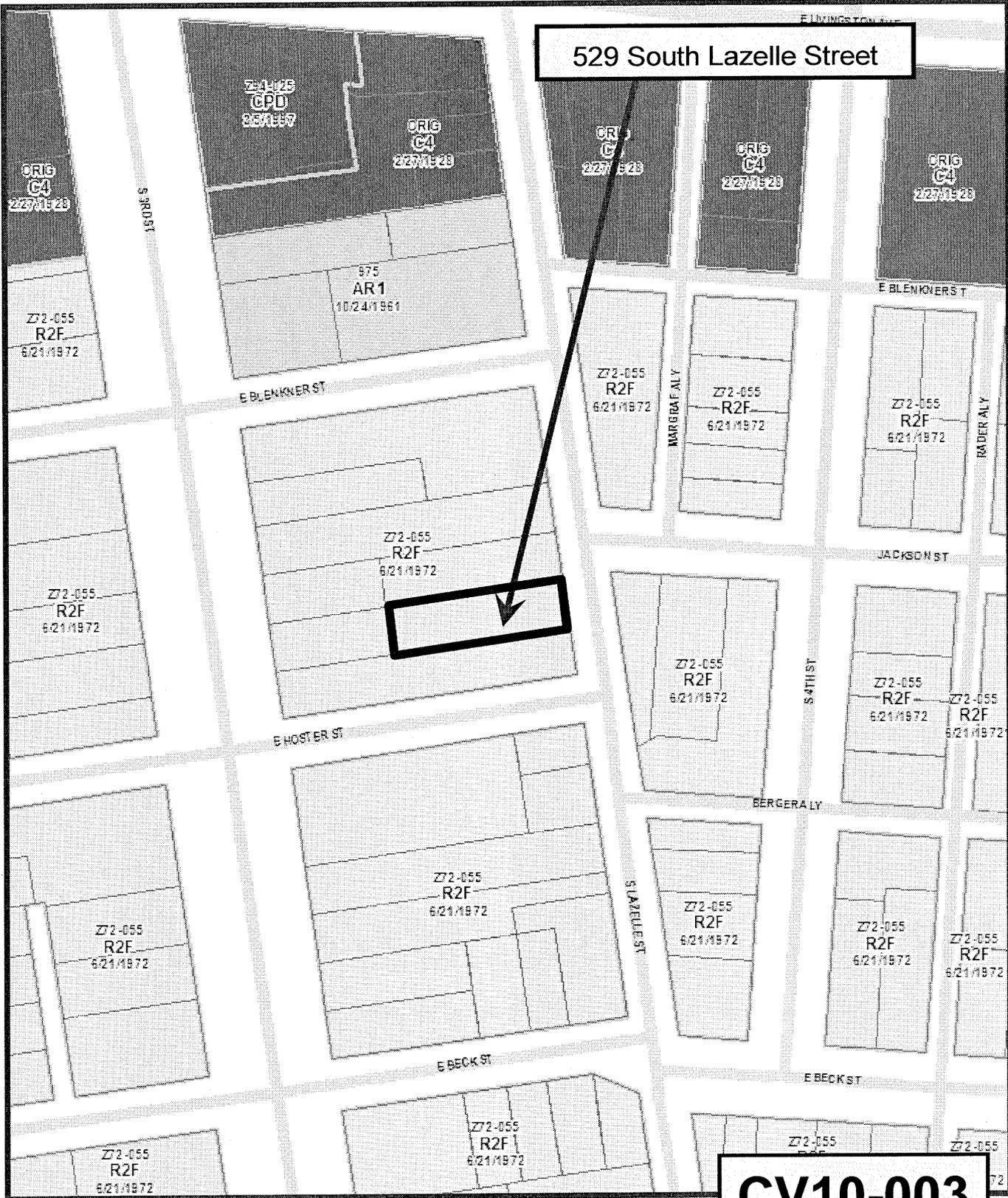
Disclaimer

Scale = 50

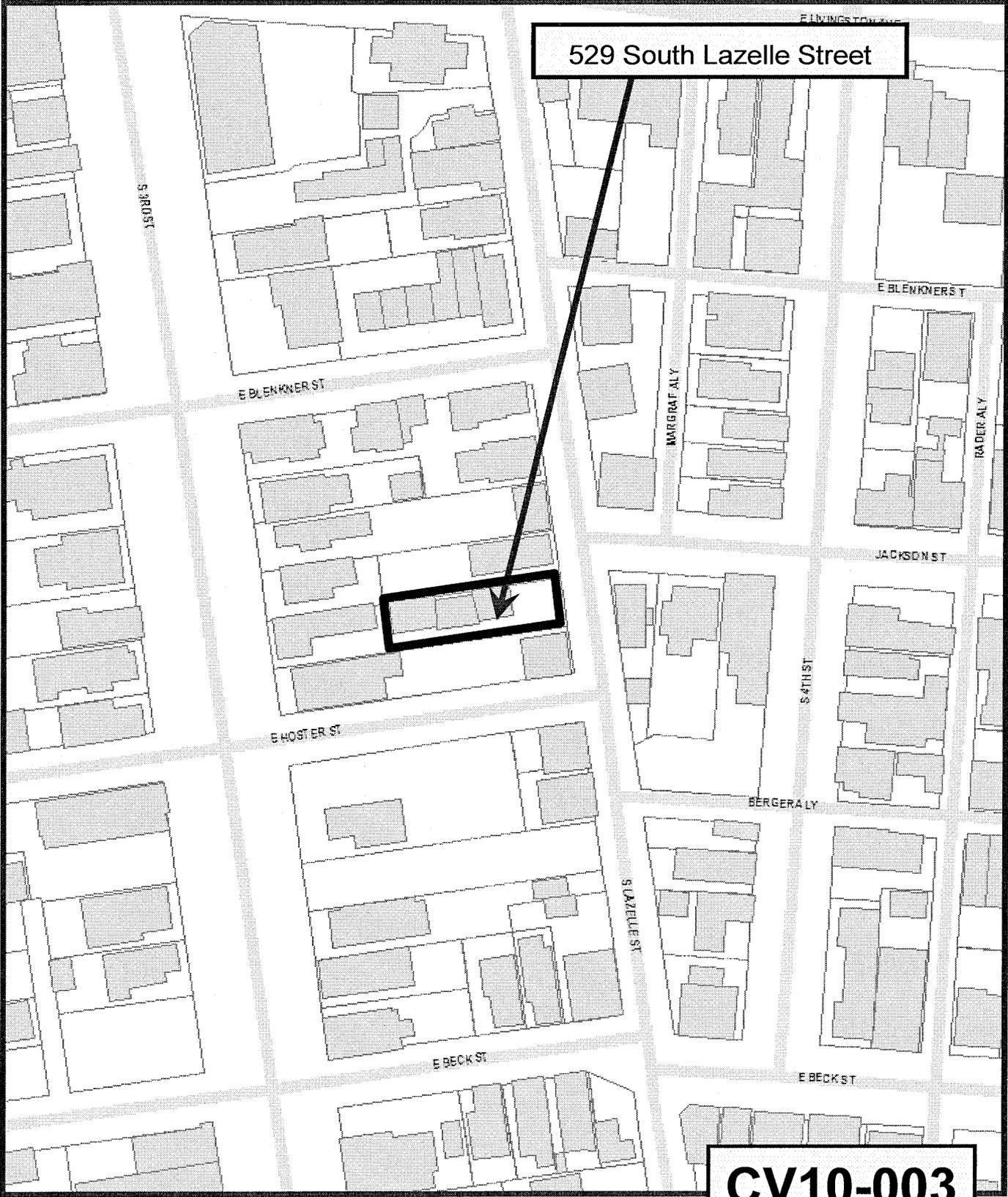


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

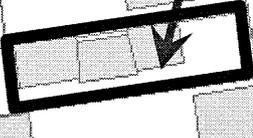
529 South Lazelle Street



CV10-003



529 South Lazelle Street



**CV10-003**

