

COUNCIL VARIANCE APPLICATION

Dana Hitt


OFFICE USE ONLY:
Planning Area: Hilltop Received By: D Hitt

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 166 N. Wayne Ave. Zip 43204

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 010-008100

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

Current Zoning District (s) C4

Recognized Civic Association or Area Commission The Greater Hilltop Area Commission

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

Proposed Use or reason for Council Variance request: To construct a single family house

Proposed Height District: H-35 Acreage 0.106
(Columbus City Code Section 3309.14)

APPLICANT: Name Hilltop Housing L.P.

Address 3021 E. Dublin-Granville Rd. City Columbus Zip 43231

PROPERTY OWNER(S) Name City of Columbus

Address 109 N. Front Street City Columbus Zip 43215

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

ATTORNEY / AGENT Attorney Agent

Name N/A
Address _____ City _____
Phone # _____ Fax # _____
Email _____

PAID
MAY 27 2010

BUILDING & ZONING SERVICES

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature *Ray J. ...*

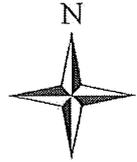
Property Owner Signature *Dana Hitt, Admin.*

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: 010008100

Zoning Number: 166

Street Name: N WAYNE AVE

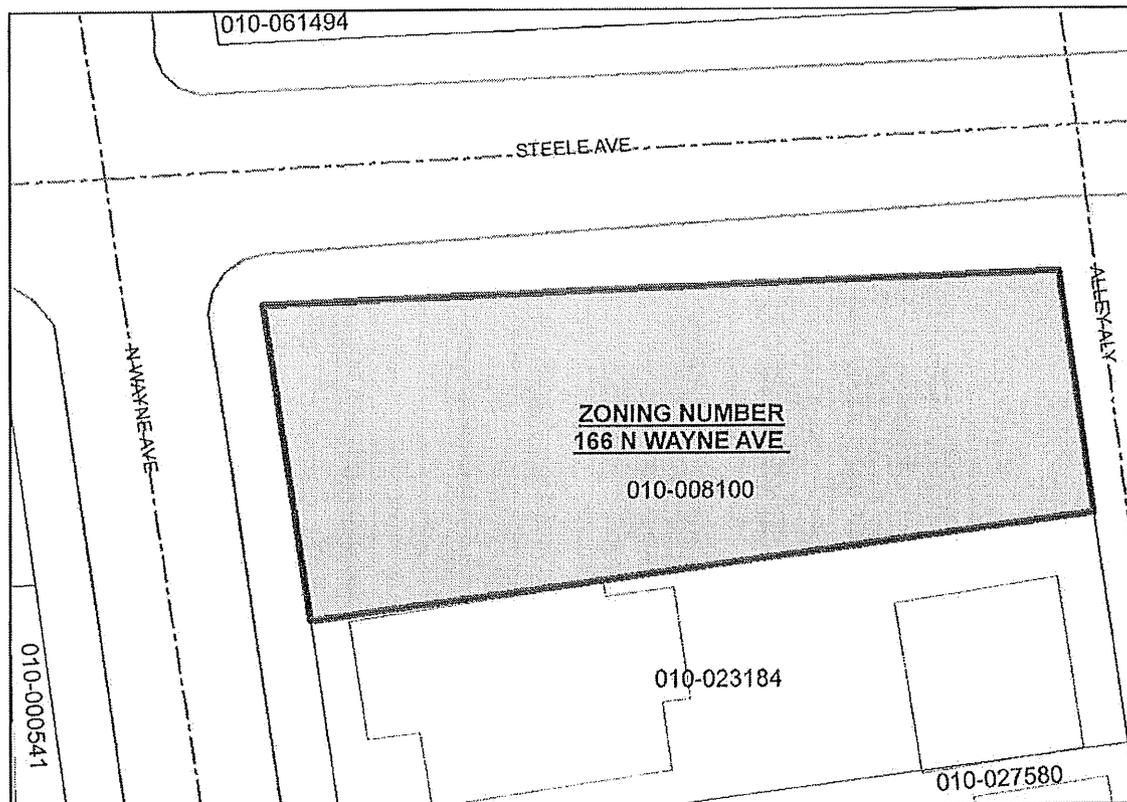
Lot Number: 103

Subdivision: HIGHLAND PARK

Requested By: BUCKEYE COMMUNITY HOPE FOUNDATION (DYLAN COLLNER)

Issued By: *Patricia A. Austin*

Date: 5/21/2010



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

SCALE: 1 inch = 25 feet

GIS NOS FILE NUMBER: 4175



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/21/10



Disclaimer

Scale = 60

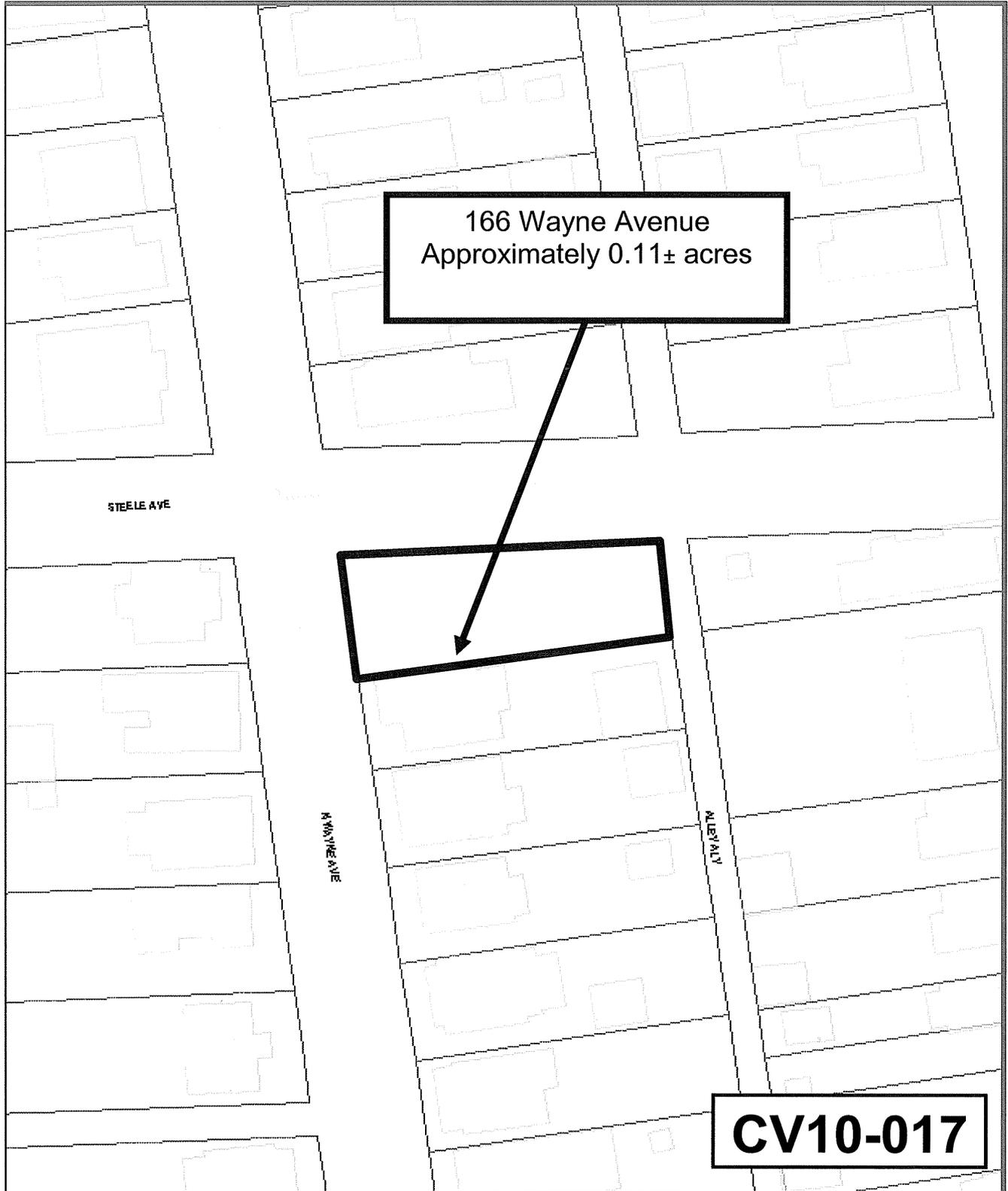


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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



CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

151 CAROLYN AVENUE, COLUMBUS, OH 43224



166 Wayne Avenue
Approximately 0.11± acres

STEELE AVE

N WAYNE AVE

ALBERTA

CV10-017

CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

15 CAROLYN AVENUE, COLUMBUS, OH 43224





AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dylan Collner
of (1) MAILING ADDRESS 3021 E. Dublin-granville Rd. Columbus, OH 43231

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 166 N. Wayne Ave.
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) 5/27/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) City Of Columbus
Land Bank
109 N. Front Street
Columbus, OH 43215

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

Hilltop Housing L.P.
C/O Roy Lowenstein (614) 942-2010

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

(5) The Greater Hilltop Area Commission
Zoning Chair: Chuck Patterson
P.O. Box 44415 Columbus, OH 43204

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) Dylan Collner

Subscribed to me in my presence and before me this 24th day of May, in the year 2010

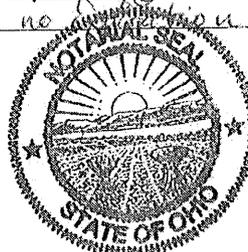
SIGNATURE OF NOTARY PUBLIC

(8) Roy Lowenstein

My Commission Expires:

no commission

Notary Seal Here



ROY LOWENSTEIN
NOTARY PUBLIC - OHIO

Hilltop Housing L.P.
3021 E. Dublin-Granville Road
Columbus, Ohio 43231

City of Columbus Land Bank
109 N. Front Street
Columbus Ohio 43215

The Greater Hilltop Area
Commission
P.O. Box 44415
Columbus, Ohio 43204

Richie Blevins
160 N. Wayne Ave
Columbus Ohio 43204

James Mahan SR
167 Oakley Ave. N
Columbus Ohio 43204

Barbara Connelly
908 Poling Dr.
Columbus Ohio 43224

Marvin & Virginia McDonnell
179 N Wayne Ave
Columbus 43204

Matthew Bickel
176 N Wayne Ave
Columbus Ohio 43204

Michael Murphy
118 W Kenworth Rd.
Columbus Ohio 43214

Petar Vasilev
605 N High St STE175
Columbus Ohio 43215

Michel Stakely
4933 Hamden Way
Columbus Ohio 43228

Cassandra Warner
156 N Wayne Ave
Columbus Ohio 43204

Chester & Brenda Sayre
152 N. Wayne Ave
Columbus 43204

Phil & Wanda Smith
146 N Wayne Ave
Columbus Ohio 43204

Eric S Heydt
3452 Red Pine Ct.
Grove City Ohio 43123

Ruth Myers
149 N Oakley Ave
Columbus Ohio 43204

Chad Warren
155 N Warren Ave
Columbus Ohio 43204

JRR Holdings LLC
P.O. Box 215
Worthington Ohio 43085

Timothy & Jennifer McKenney
183 N Wayne Ave
Columbus Ohio 43204

Beatrice Tyler
180 N Wayne Ave
Columbus Ohio 43204

Michael & Gloria Irwin
P.O. Box 368
Millersport Ohio 43046

Drexel Realty LLC
2695 Divot Place
Columbus Ohio 43211

Kristen L Null
187 N Oakley Ave
Columbus Ohio 43204

Judith Osborne
187 N Wayne Ave
Columbus Ohio 43204

Matthew Bickel
176 N Wayne Ave
Columbus Ohio 43204



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:

The hardship is that the existing C-4 zoning was designed for a use
(neighborhood grocery or carryout) which is no longer considered desirable
from a planning perspective. The former business at this location was
demolished. Due to the small size of the lot, the only C-4 use which would fit
is most likely another similar store which the neighborhood would strongly
oppose as being incompatible with the single-family neighborhood surrounding
it. Essentially C-4 is an obsolete zoning for what is otherwise a residential
lot.

Signature of Applicant

Date

5/27/10

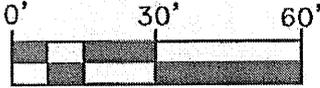
6515 E. LIVINGSTON AVE.
SUITE 12
REYNOLDSBURG, OHIO 43068

J&J SURVEYING SERVICES, INC.

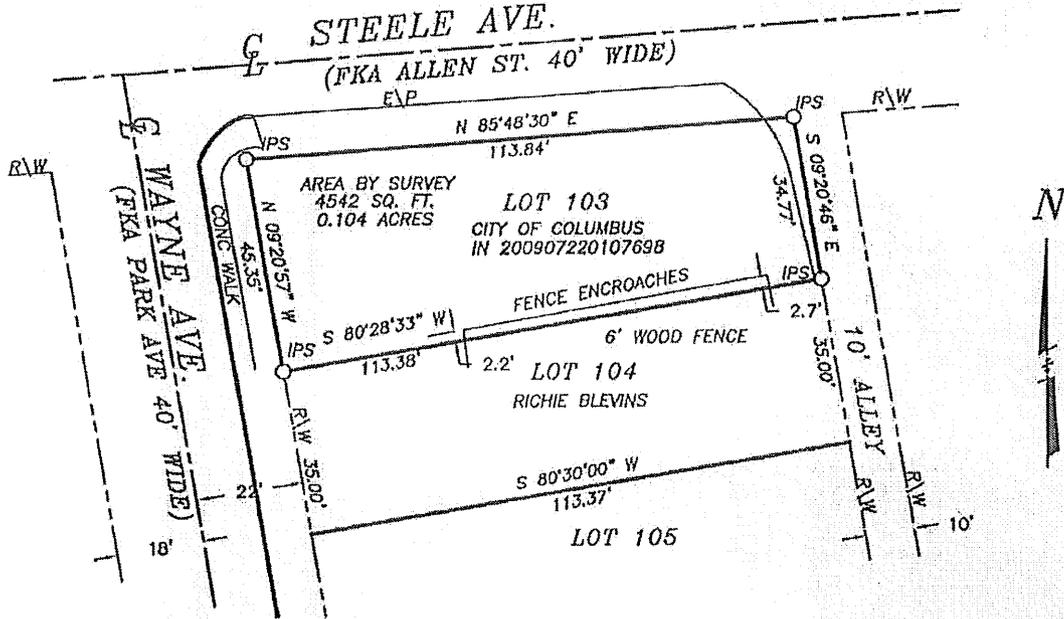
614-866-9158
614-866-9132 FAX
JOHN7811@AMERITECH.NET

SURVEY OF 166 N. WAYNE AVE.

CITY OF COLUMBUS
FRANKLIN CO., OHIO

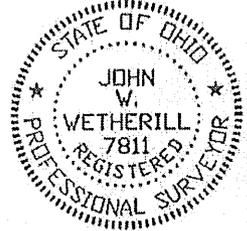


SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING ALL OF LOT NUMBER 103 OF HIGHLAND PARK SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 326, FRANKLIN COUNTY RECORDER'S OFFICE.



LEGEND

- 7 Lot Numbers
- Lot Lines
- Property Lines
- Centerline
- Stone Found
- Monument Box
- Iron Pin Set
- Iron Pin Found
- ▲ MAG Nail Set
- ▲ Railroad Spike Found
- DV Dead Volume
- OR Official Record
- IN Instrument Number
- IPF Iron Pin Found
- IPF Iron Pipe Found
- RRSF Railroad Spike Found
- MNS MAG Nail Set
- DHS Drill Hole Set



IRON PINS SET ARE 5/8" REBAR, 30" LONG, WITH YELLOW PLASTIC CAP STAMPED "J & J SURVEYING".

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES ON MAY 11, 2010, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

John W. Wetherill
JOHN W. WETHERILL

REG. SURV. 7811

5/16/10
DATE

JOB # 10-041

TWO-STORY SINGLE FAMILY HOME HILLTOP HOMES 166 N. WAYNE AVE. COLUMBUS, OHIO 43204

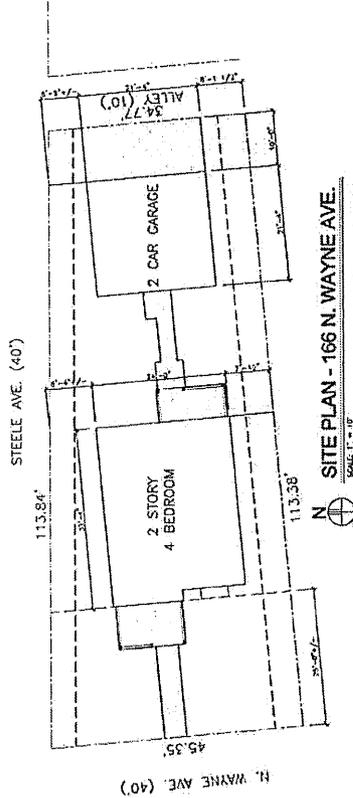
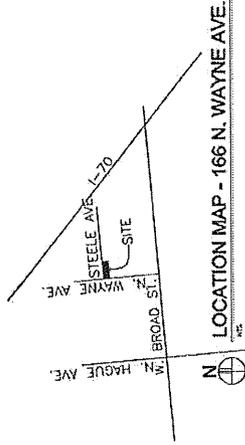
JOHN HAYTAS ARCHITECT
 3021 E. DUBLIN-GRANVILLE RD., SUITE 108, COLUMBUS, OHIO 43231
 614.942.2023 614.942.2000 c614.905.6151 jhaytas@buckeyehope.org

GENERAL NOTES

- SCOPE OF WORK CONSISTS OF THE CONSTRUCTION OF A NEW TWO-STORY WOOD FRAME SINGLE FAMILY RESIDENCE.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK.
- ALL DIMENSIONS ARE TO FINISH SURFACE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL REPAIR AND/OR PATCH ALL AREAS IN THE BUILDING WHICH MAY BE DAMAGED AS A RESULT OF THE CONSTRUCTION.
- DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE ALTERED OR MODIFIED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
- CONTRACTOR SHALL REMOVE ALL UNDEVELOPED MATERIAL AND OTHER CONSTRUCTION DEBRIS FROM THE SITE. THE WORK AREA SHALL BE LEFT CLEAN AND FREE OF ALL DEBRIS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS AND INSURANCE.

SITE DATA

- PARCEL NUMBER - 010-008100
- ZONING CLASSIFICATION - C-4
- SITE AREA - 4,279.4 SF (0.105 AC)



ZONING CLEARANCE PLAN
 DATE: MAY 24, 2010



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 # CV 10-017

Being first duly cautioned and sworn (NAME) Roy Lowenstein
of (COMPLETE ADDRESS) 3021 E. Dublin-Granville Rd. Columbus Ohio 43231

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

Hilltop Housing L.P.

3021 E. Dublin-Granville Road

Columbus Ohio 43231

Hilltop Housing L.P. does not have any employees .

The two entities that are part of Hilltop Housing L.P.

Have 30 Columbus based employees.

Roy Lowenstein (614) 942-2010

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 24th day of May, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

May 11, 2014

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

Notary Public

In and for the State of Ohio

My Commission Expires

May 11, 2014

