

Date 6/3/10 Application # 10315-0-00186  
City of Columbus | Department of Development | Building Services Division | 757 Gady Avenue, Columbus, Ohio 43224



### COUNCIL VARIANCE APPLICATION

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

#### LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 2793 Indianola Ave., COLS. 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 010051311

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

Current Zoning District (s) C-4

Recognized Civic Association or Area Commission Clintonville Area Commission

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

Proposed Use or reason for Council Variance request: owner occupied change in zoning

Proposed Height District: H-35 Acreage .11  
(Columbus City Code Section 3309.14)

APPLICANT: Name WENDY HANSEL Authorized Agent for Checkmate  
Address 392 Walhalla RD City COLUMBUS Zip 43202 Investments Ltd.

PROPERTY OWNER(S) Name Checkmate Investments, Ltd.  
Address 2793 Indianola Ave. City COLUMBUS Zip 43202  
 If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT  Attorney  Agent

Name WENDY HANSEL  
Address 392 Walhalla RD. City COLUMBUS Zip 43202  
Phone # 614-388-6547 Fax # 614-388-6547  
Email WendyHansel@yahoo.com

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

Applicant Signature Wendy Hansel  
Property Owner Signature Checkmate Investments, Ltd.  
Attorney / Agent Signature Wendy Hansel

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: 010051311

Zoning Number: 2793

Street Name: INDIANOLA AVE

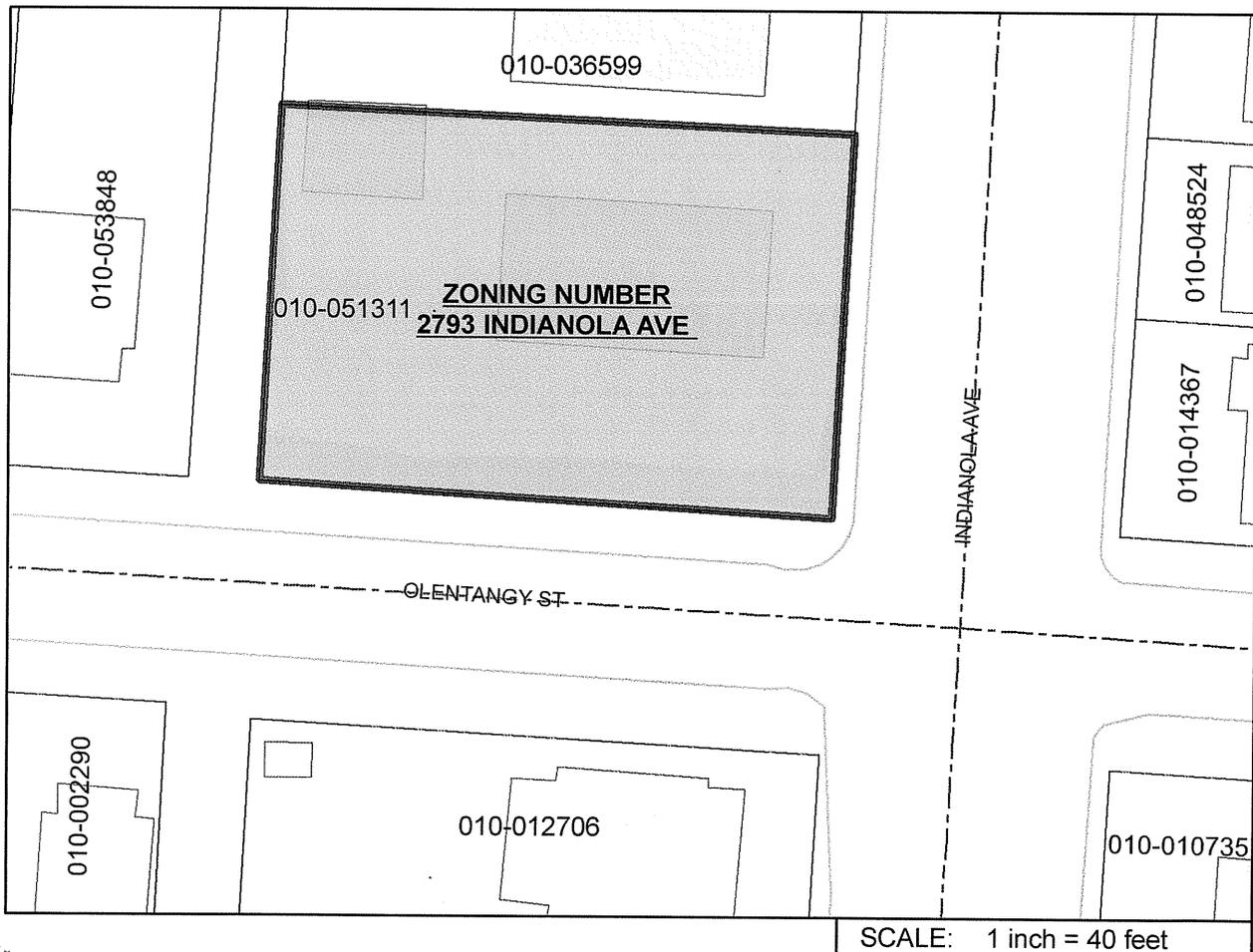
Lot Number: 7-8

Subdivision: INDIANOLA PK VIEW 4

Requested By: WENDY HANSEL

Issued By: *Patricia A. Austin*

Date: 6/2/2010



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 4484



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



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 6/2/10



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

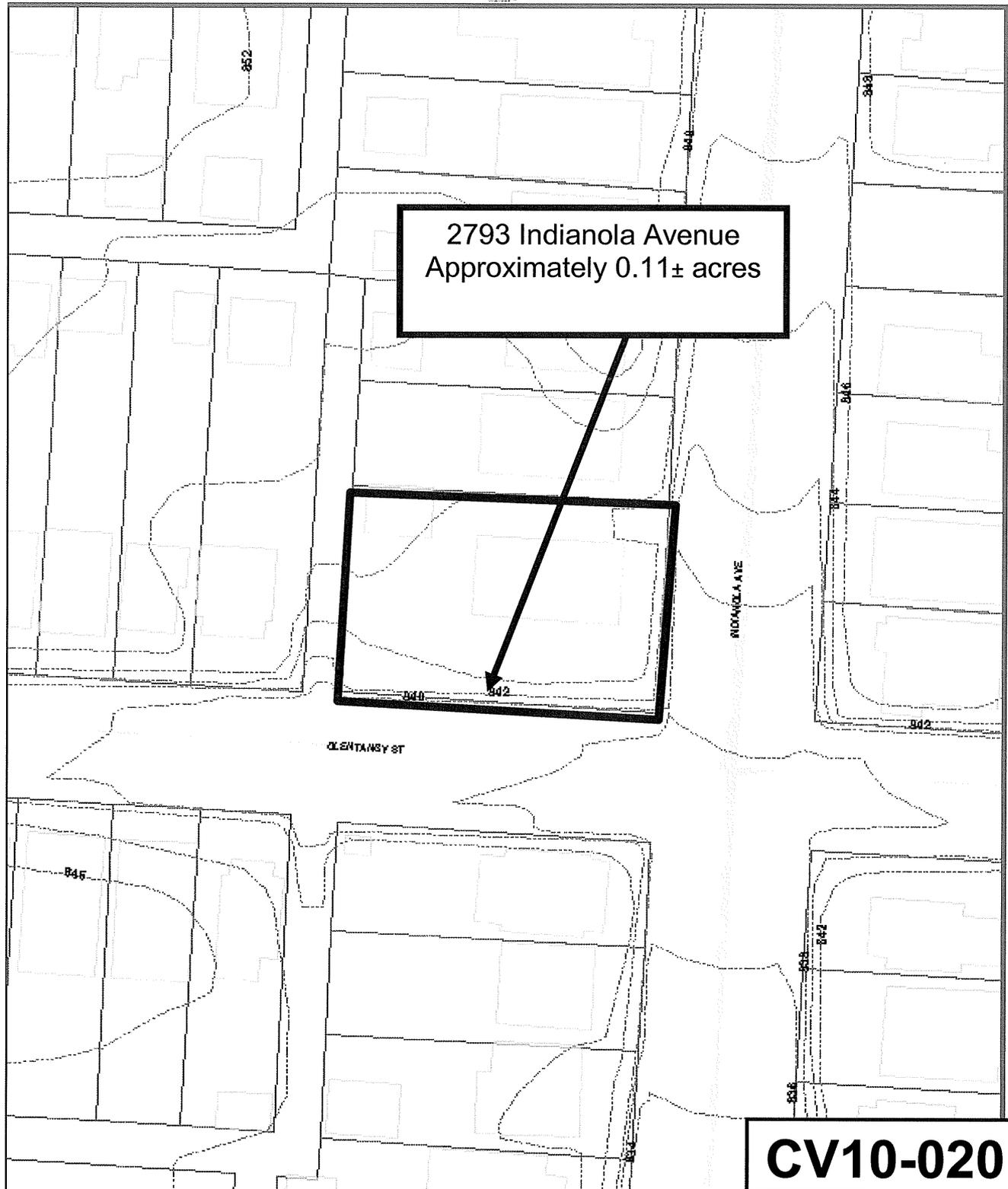
157 CAROLYN AVENUE, COLUMBUS, OH 43224



**CV10-020**

**CITY OF COLUMBUS**  
DEPARTMENT OF BUILDING AND ZONING SERVICES

157 CAROLYN AVENUE, COLUMBUS, OH 43224



**CITY OF COLUMBUS**  
DEPARTMENT OF BUILDING AND ZONING SERVICES

157 CAROLYN AVENUE, COLUMBUS, OH 43224





## 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 Property is a Single Family, Zoned C-4. FHA will not ALLOW the BUYERS seeking to purchase a loan unless a variance is granted to Section 3356.03 for use as an owner occupied Dwelling.

I Do not think this would be a detriment to the area or any of the surrounding homes since they are primarily owner occupied single family homes

Signature of Applicant

Wendy Honzel

Date

6/2/10



**AFFIDAVIT**

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn, (1) NAME WENDY HANSEL  
of (1) MAILING ADDRESS 392 Walkhalla RD., 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 2793 Indianola Ave. Col, OH 43202  
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) 6/3/10  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

(4) CHECKMATE Investments, Ltd.  
2793 Indianola Avenue  
COLUMBUS, OH 43202

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

Wendy Hansel  
614-327-7431

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

(5) Clintonville Area Commission  
John DeFourney  
N. High Street  
Columbus, Ohio 43214

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) Wendy Hansel

Subscribed to me in my presence and before me this 12<sup>th</sup> day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Anne K. Seaton-Helge

My Commission Expires:

Notary Seal Here



ANNE K. SEATON-HELGE  
Notary Public, State of Ohio  
My Commission Expires 09-26-2012

Calvin C. & Wilma J. Lehman  
371 Olentangy St  
Columbus, OH 43202

Charles O. & Janet Weisent  
493 E Cooke Rd  
Columbus, OH 43214

Patricia A. Lemaster  
2776 Indianola Ave  
Columbus, OH 43202

Daniel E. & Deborah A. Gray  
2999 Plymouth Ave  
Columbus, OH 43209

Jeffrey B. Hartranft & Jessica A. Roberts  
2771 Indianola Ave  
Columbus, OH 43202

Eric M. & Lauren J. Brooks  
2771 Indianola Ave  
Columbus, OH 43202

William A. & Shelley Finley  
9129 Haddington Ct  
Dublin, OH 43017

Patrick J. McCurdy III & Michael McCurdy  
1701 Churchview LN  
Columbus, OH 43220

Craig Wathen  
8225 Green Meadows Dr N  
Lewis Center, OH 43035

Anthony Scartz  
2145 Lane Woods Dr  
Columbus, OH 43221

Kyle Timken & Angela Maynard  
2811 Indianola Ave  
Columbus, OH 43202

James & John LLC  
P.O. Box 20646  
Columbus, OH 43220

Lisa J. Higginbotham  
360 Olentangy St  
Columbus, OH 43202

Joshua L. Baughman  
368 Olentangy St  
Columbus, OH 43202

Joseph P. Montgomery & Carrie Birbeck  
364 Olentangy St  
Columbus, OH 43202

Susan E. Miller  
373 Kelso Rd  
Columbus, OH 43202

Fleming J. & Eleanor K. Deal TR  
523 Tibet Rd  
Columbus, OH 43202

Laura L. Chichester  
2800 Indianola Ave  
Columbus, OH 43202

Patrik & Lindsay Matthews  
2804 Indianola Ave  
Columbus, OH 43202

Gregory & Deisa Woolum  
2810 Indianola Ave  
Columbus, OH 43202

Brooke O. Smith & Carolina S. Choroco  
372 Olentangy St  
Columbus, OH 43202

Checkmate Investments  
c/o Wendy Hansel  
3276 N. High Street  
Columbus, OH 43202

Defourny Realtors  
4840 N High St  
Columbus, OH 43214

Clintonville Area Commission  
c/o 3909 N. High Street  
Columbus, Ohio 43214



# 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 # CV10-020

Being first duly cautioned and sworn (NAME) WENDY HANSEL  
of (COMPLETE ADDRESS) 392 Walhalla RD., Co/S., 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

CHECKMATE Investments, LLC  
2793 Indianola Avenue  
COLUMBUS, OH 43202  
0

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

Wendy HANSEL  
614-327-7431

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Wendy Hansel

Subscribed to me in my presence and before me this 2ND day  
of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Anne K. Seaton-Helge

My Commission Expires:

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

Notary Seal Here



ANNE K. SEATON-HELGE  
Notary Public, State of Ohio  
My Commission Expires 09-26-2012  
Council Variance Packet