

Date 11/1/10

Application # CV10-036

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

Case Planner: Dana Hitt 645-2395 dahitt@colombus.gov \$ 1760 total



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Scoto Southland Received By: SP

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 4037 Lockbourne Road Zip 43207

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 010-243368/243369/243593

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

Current Zoning District (s) Rural

Recognized Civic Association or Area Commission Far South Columbus Area Commission

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

Proposed Use or reason for Council Variance request: to permit manufactured housing use

Proposed Height District: 35' Acreage 1.9 acres

(Columbus City Code Section 3309.14)

APPLICANT: Name Robert Lytle

Address 4041 Lockbourne Road City Columbus Zip 43207

PROPERTY OWNER(S) Name Robert Lytle

Address 4041 Lockbourne Road City Columbus Zip 43207

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

ATTORNEY / AGENT Attorney Agent

Name Jackson B. Reynolds III, c/o Smith & Hale LLC

Address 37 W. Broad St., Ste. 725 City Columbus Zip 43215

Phone # 221-4255 Fax # 221-4409

Email jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature By: Robert Lytle

Property Owner Signature By: Robert Lytle

Attorney / Agent Signature Jackson B. Reynolds III

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.



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 W. Broad St., Ste. 725, Columbus, OH 43215
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 4037 Lockbourne Rd.
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) 11/1/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (4) Robert Lytle
4041 Lockbourne Rd.
Columbus, Ohio 43207

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Robert Lytle
491-0152

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Far South Columbus Area Commission
c/o Ted Eisleben
4080 S. High St.
Columbus, OH 43207

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) Jackson B. Reynolds III
Subscribed to me in my presence and before me this 28th day of October, in the year 2010
SIGNATURE OF NOTARY PUBLIC (8) David Hodge
My Commission Expires: does not expire



DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.



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: 010243368, 010243369, 010243593

Zoning Number: 4037

Street Name: LOCKBOURNE RD

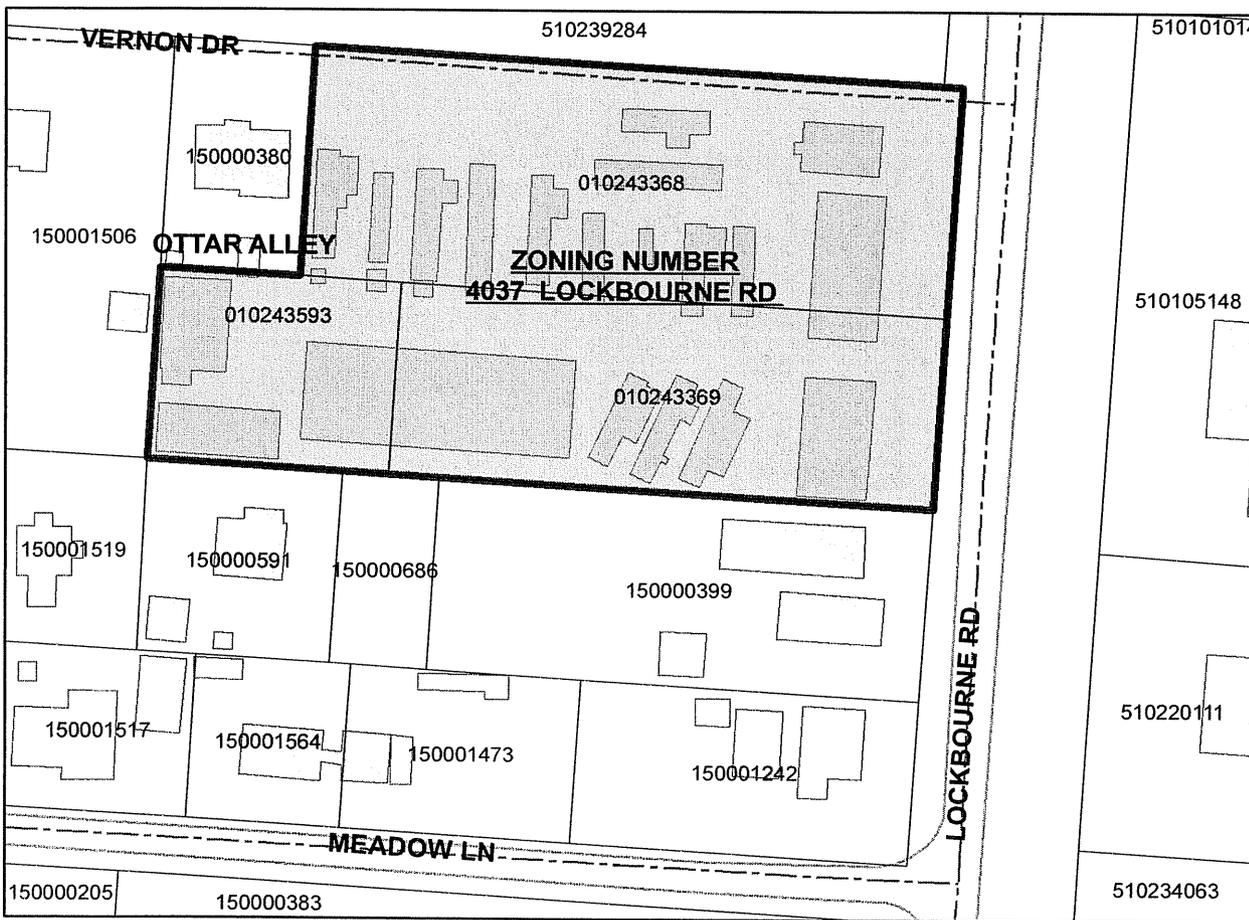
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE (JACK REYNOLDS)

Issued By: *Adyana Amararam*

Date: 9/24/2010



SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 7042



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

Z93-099
R2
3/30/1994

ROBNEY ER DR

Z93-099
R2
3/30/1994

**4307 Lockbourne Road
1.9± acres**

YERSON DR

ANNEX 4-186
R
4/27/1998

HEADON LN

Z72-152
M1
11/25/1972

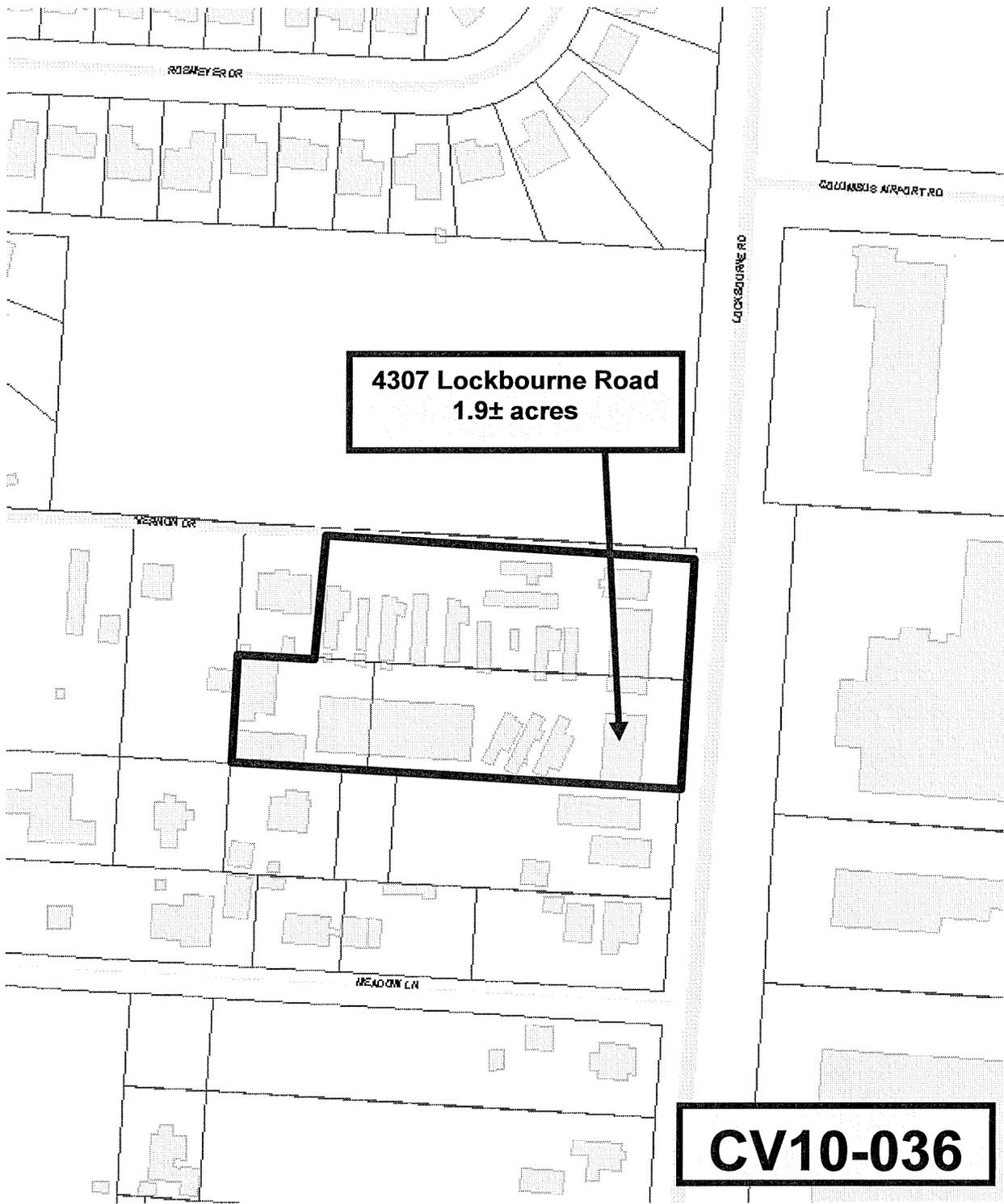
COLUMBUS AIRPORT RD

LOCKBOURNE RD

Z72-152
M1
11/25/1972

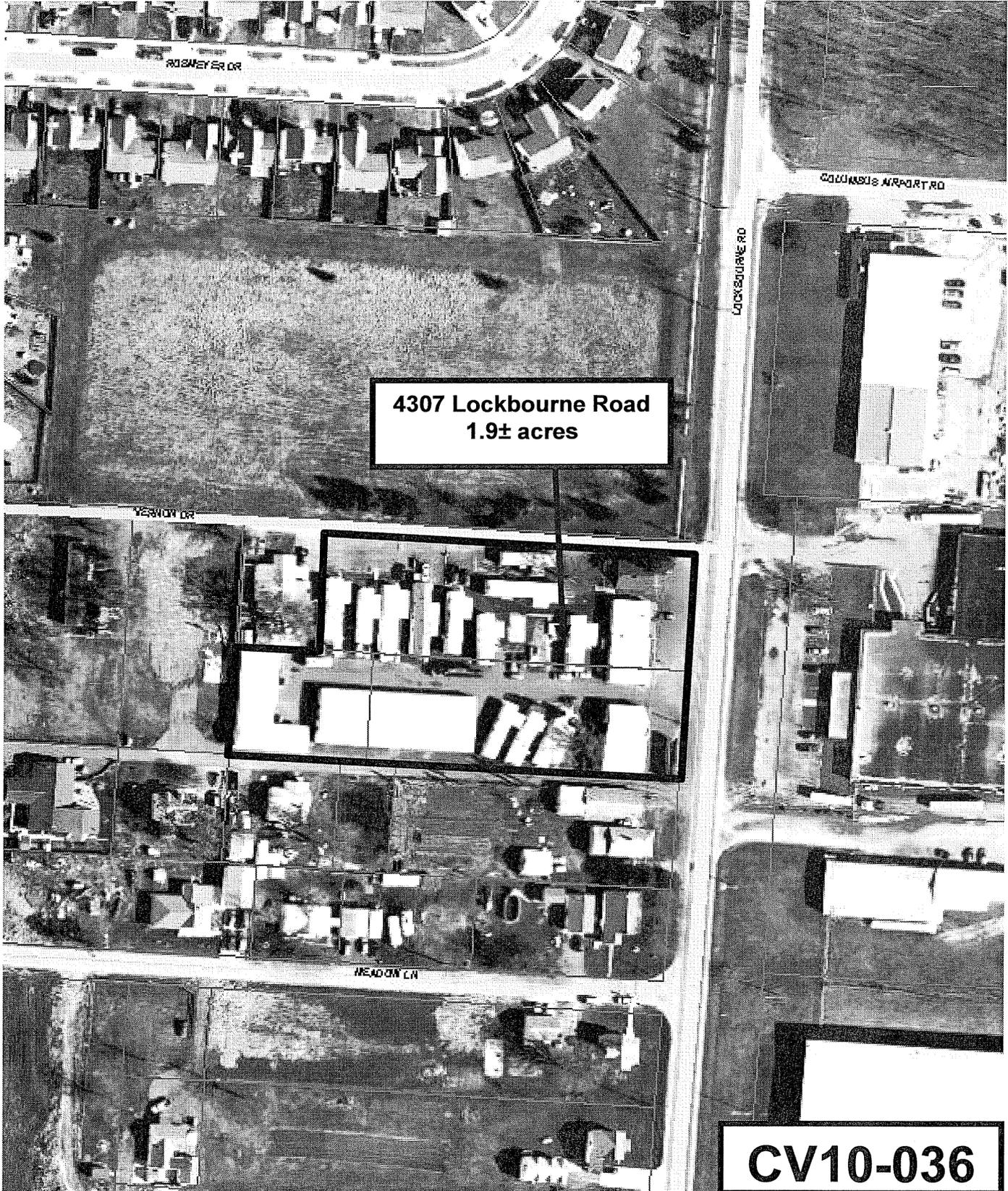
S82
M1
11/25/1972

CV10-036



**4307 Lockbourne Road
1.9± acres**

CV10-036



ROSEMEYER DR

COLUMBUS AIRPORT RD

LOCKBOURNE RD

4307 Lockbourne Road
1.9± acres

YERSON DR

MEADOW LN

CV10-036

Z10-099
R2
3/30/1994

ROSEMEYER DR

Z10-099
R2
3/30/1994

**4307 Lockbourne Road
1.9± acres
R to L-M**

MEADOW DR

ANNEX 4186
R
4/27/1998

MEADOW LN

Z12-152
M1
11/25/1972

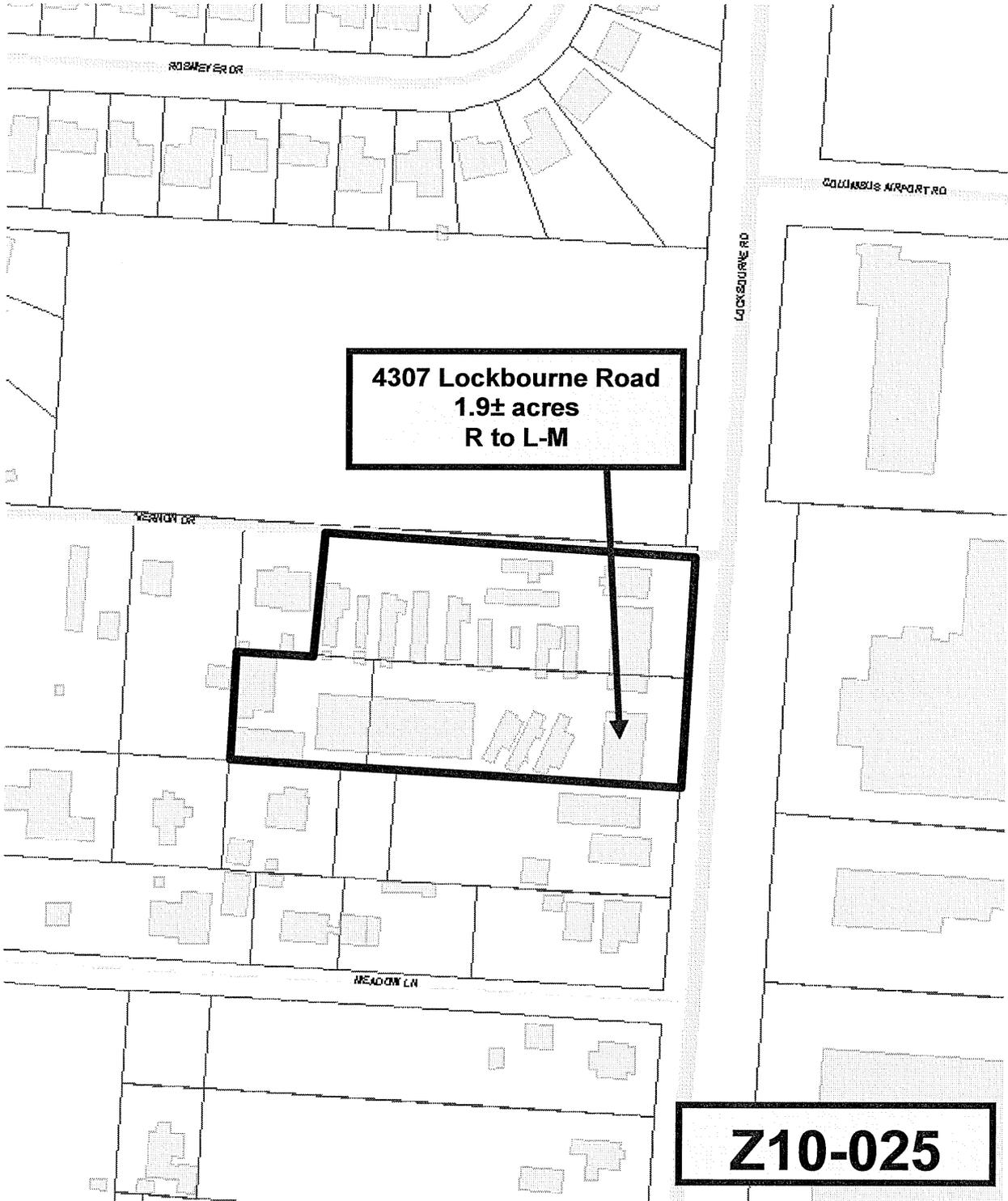
COLUMBUS AIRPORT RD

LOCKBOURNE RD

Z12-152
M1
11/25/1972

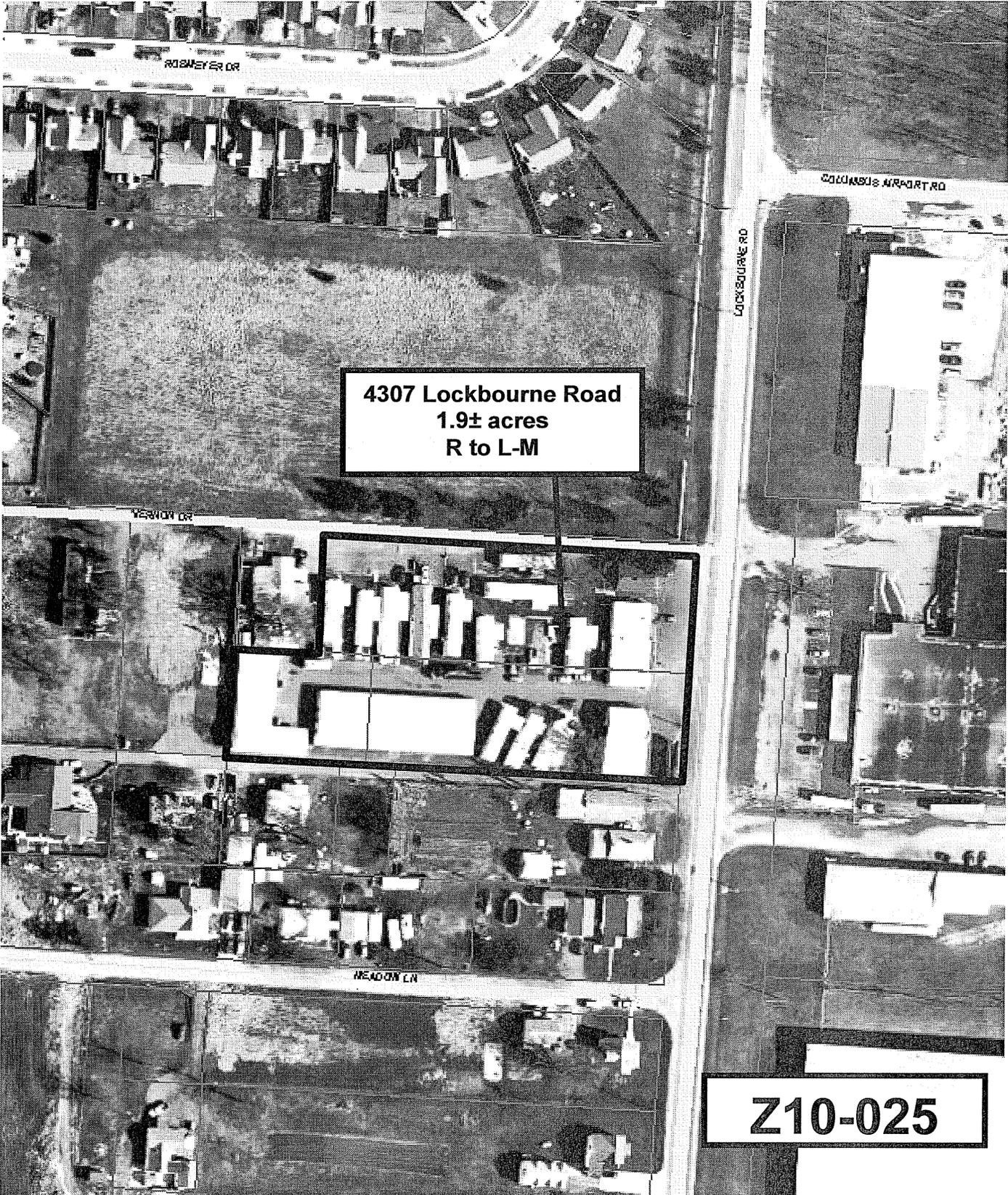
582
M1
11/25/1972

Z10-025



4307 Lockbourne Road
1.9± acres
R to L-M

Z10-025



ROBNEYER DR

COLUMBUS AIRPORT RD

LOCKBOURNE RD

**4307 Lockbourne Road
1.9± acres
R to L-M**

VERNON DR

MEADON LN

Z10-025

OWNER/APPLICANT

Robert Lytle
4041 Lockbourne Rd.
Columbus, OH 43207

ATTORNEY

Jackson B. Reynolds III
37 W. Broad St. Ste. 725
Columbus, OH 43215

AREA COMMISSION

Far South Columbus Area Commission
c/o Ted Eisleben
4080 S. High St.
Columbus, OH 43207

SURROUNDING PROPERTY OWNERS

Bobby Thompson
1135 Vernon Dr.
Columbus, OH 43207

Duch Thach
4041 Lockbourne Rd.
Columbus, OH 43207

Jimmie Meadows
1116 Meadow Lane
Columbus, OH 43207

Richard Meadows Jr.
1124 Meadow Lane
Columbus, OH 43207

Columbus Wholesale Fish Bait Co.
4041 Lockbourne Rd.
Columbus, OH 43207

Karlene Maynard
1111 Vernon Dr.
Columbus, OH 43207

Donald Blevins
3258 S. Ave.
Columbus, OH 43207

DLD Properties LLC
P.O. Box 1
Kingston, OH 45644

RFP Associates Ltd.
416 Bayshore Dr.
Osprey, FL 34229

Pain Enterprises Inc.
101 N. Daniels Way
Bloomington, IN 47404

City of Columbus
Real Estate Management
90 W. Broad St., Room 425
Columbus, OH 43215

Bobby Meadows
1116 Meadow Lane
Columbus, OH 43207

Ronald & Joyce White
4443 Lockbourne Rd.
Columbus, OH 43207



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 sheet

Signature of Applicant

Date

10/6/10

Statement of Hardship

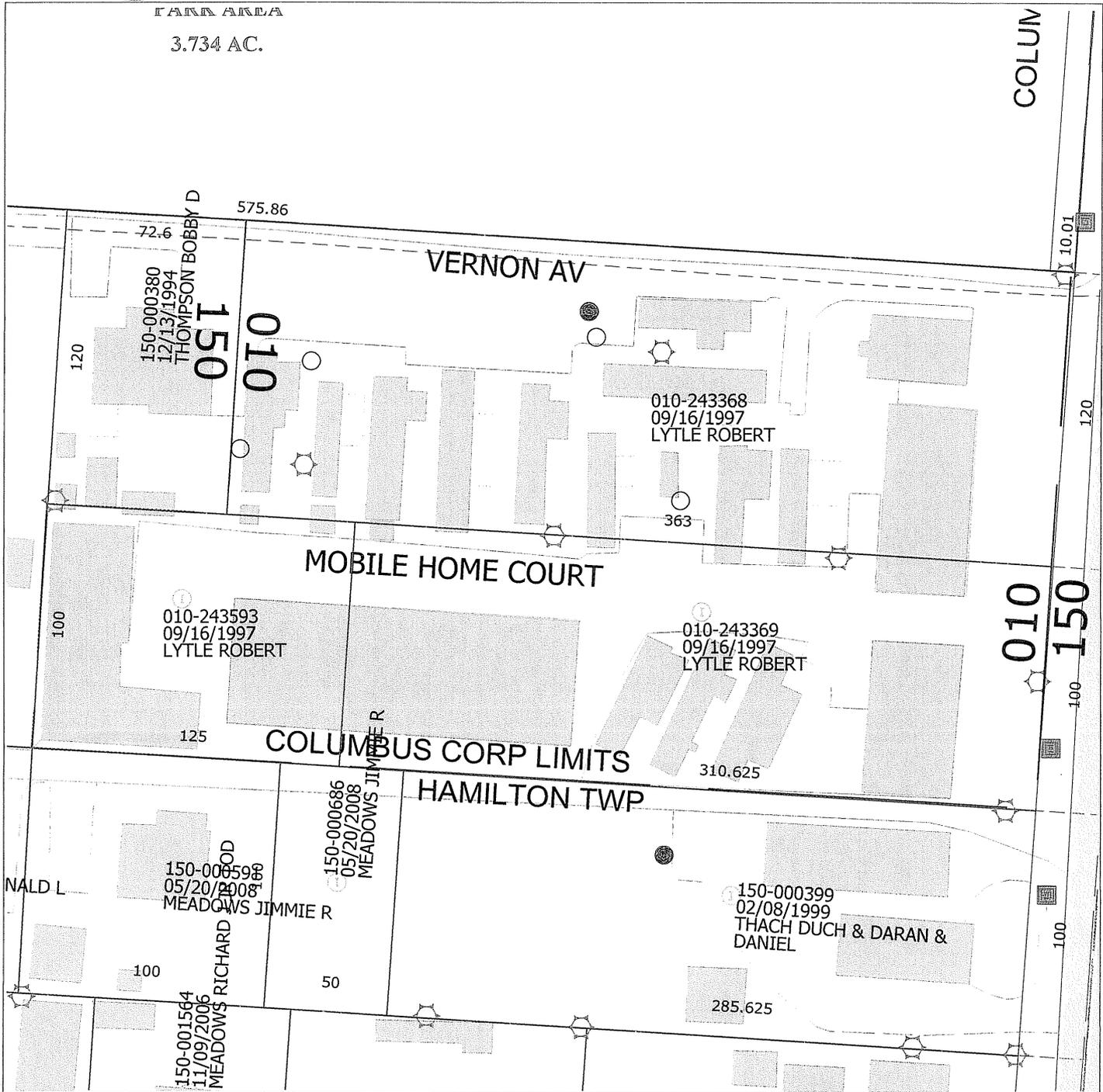
The applicant/owner is seeking the council variance to allow the continued residential use of the subject property. The property was developed in the unincorporated area of the county under a district that allowed a wide variety of uses including manufacturing housing and single family housing along with commercial and manufacturing uses. The property was annexed to Columbus in 1998 and included on it manufacturing activities, commercial activities and residential uses. The property upon annexation was placed in the Rural District and a rezoning application was never submitted until this year. The council variance will allow the continued legal use of the residential areas on the site. Without the council variance the owner could lose the non-conforming status of the residential activities if fire, catastrophic event or non-use should occur. The granting of the variance will not negatively impact the surrounding properties as they are existing and have occupied the site for the last 20 to 30 years without causing any problems for the neighbors.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 8/5/10



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.



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 # _____

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725, Columbus, OH 43215

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

Robert Lytle 4041 Lockbourne Road Columbus, OH 43207 10 employess Robert Lytle 491-0152	

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

SIGNATURE OF AFFIANT *Jackson B. Reynolds, III*
Subscribed to me in my presence and before me this 10th day
of October, in the year 2010

SIGNATURE OF NOTARY PUBLIC *Natalie C. Timmons*
My Commission Expires: 9/4/15

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



**Rezoning Description ~ 1.9 Acres
South Side of Vernon Avenue
West Side of Lockbourne Road**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 15, Township 4, Range 22, Congress Lands East of Scioto River, and being: all of that tract conveyed to Robert Lytle of record in Instrument Number 199709160094767, part of that 0.712 acre tract conveyed to Robert Lytle of record in Instrument Number 199709160094768 and part of that 1 acre tract conveyed to Robert Lytle of record in Instrument Number 199709160094769, and described as follows:

Beginning at the southwest corner of said Lytle tract as shown in Instrument Number 199709160094767;

Thence along the west and north perimeter of said Lytle tracts, the following courses;

N 03° 37' 35" E, 100.55 feet;

S 86° 28' 30" E, 72.78 feet;

N 03° 36' 32" E, 120.74 feet;

S 86° 30' 00" E, 336.43 feet to the west right-of-way line for Lockbourne Road;

Thence **S 03° 52' 13" W**, along the said west right-of-way line, being 30.00 feet from the centerline of said Lockbourne Road, **221.50 feet** to the south line of said Lytle tract as shown in Instrument Number 199709160094768;

Thence **N 86° 28' 02" W**, along the south perimeter of said Lytle tracts, **408.22 feet** to the **Point of Beginning**, containing **1.9 acres**, more or less.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

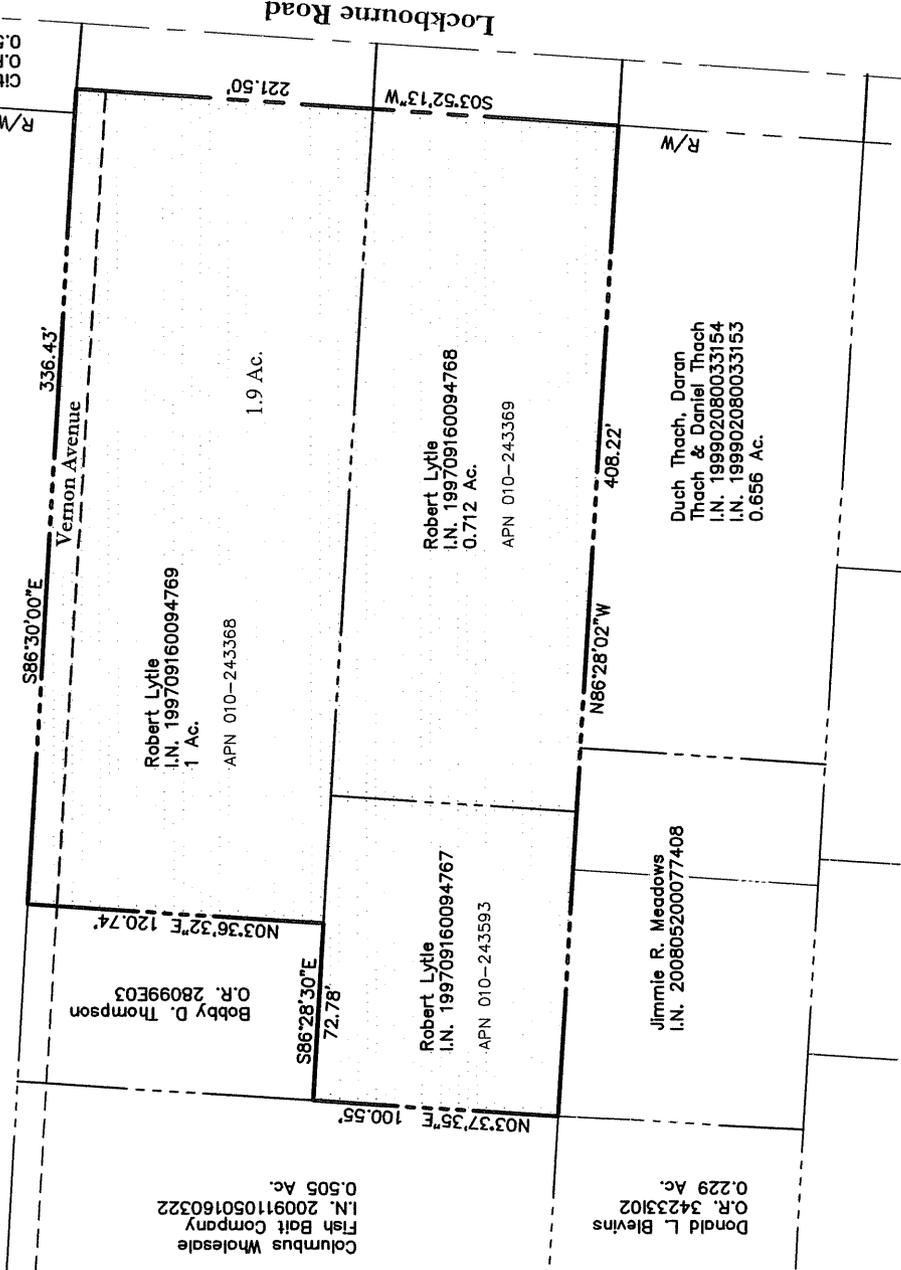
The above description was prepared by Advanced Civil Design, Inc. in September 2010, is based on existing records and is not for transfer.

ADVANCED CIVIL DESIGN, INC.

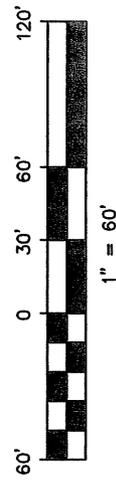
Rezoning Exhibit

City of Columbus, Franklin County, Ohio
 Section 15, Township 4, Range 22,
 Congress Lands East of Scioto River

Hamilton Heights
 Section 3, Part 2
 P.B. 86, Pg. 69
 Reserve A



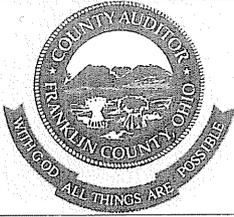
This exhibit is based on existing records and is not for transfer.



DRAWN BY: JCD JOB NO.: 10-0002-356
 DATE: 09/28/2010 CHECKED BY: TMW

ADVANCED
 CIVIL DESIGN
 E.N.G.I.N.E.E.R.S. & A.R.C.H.I.T.E.C.T.S.

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 8/5/10



Disclaimer

Scale = 585



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Real Estate / GIS Department