



Assigned to Shannon Pine, 645-2208  
spine@columbus.gov

### 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**  
OCT 04 2011

### BUILDING & ZONING SERVICES

OFFICE USE ONLY

Application Number: CV 11-031 / 11315-0000-00579  
Date Received: 10/4/11  
Application Accepted By: S. Pine Fee: \$1600  
Comments: Return stamp-paid copy to Shannon Pine

#### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2383 Ehring rd Zip 43211

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: 010-234991-00

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R-3

Recognized Civic Association or Area Commission: Northeast Area Commission

Proposed use or reason for Council Variance request: \_\_\_\_\_

Acreage: \_\_\_\_\_

**APPLICANT:** Name Ramla Jama

Address 4279 Golden Gate sq E Apt 9 City/State Columbus OH zip 43224

Phone # (614) 441-3705 Fax # \_\_\_\_\_ Email: Egal9714@hotmail.com

**PROPERTY OWNER(S):** Name Mohamed Hirsi & Ramla Jama

Address 2353 Ehring rd City/State Columbus OH zip 43211

Phone # (614) 843-3519 Fax # \_\_\_\_\_ Email: \_\_\_\_\_

Check here if listing additional property owners on a separate page.

**ATTORNEY / AGENT**  Attorney  Agent

Name \_\_\_\_\_

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE Ramla

PROPERTY OWNER SIGNATURE Ramla

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



I would like to inform City Council that by granting me the requested variance, our neighborhood can become a better place for our children's children. Establishing a child care center will not affect the surrounding properties negatively, nor will it affect the adequate supply of light and air to the surrounding properties. The downfall of the economy has made it harder for working families; our neighborhood is a primary example of it forcing both parents to work to meet stable income. With the support of my neighbors' petition, I want to provide attractive, affordable, and reliable child care services in a home-like setting to a diverse working class community that encourages childhood emotional, social, motor, language and cognitive development. Churches and schools are allowed to operate a child care center in residential zoning districts and residential neighborhoods, and so should we. There will be no construction to the existing structure, and transportation of the children to and from school will be handled by bus. In addition, the majority of the children that will benefit from this child care center live in the same area. Furthermore, there will not be a damage of fire, public safety, diminish or impair public health and also no discomfort or welfare changes to the inhabitants and the City of Columbus. It will benefit everyone.

Sincerely yours,

Ramla Jama



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## AFFIDAVIT

(See next page for instructions)

APPLICATION # CV11-031

STATE OF OHIO \_\_\_\_\_  
COUNTY OF FRANKLIN \_\_\_\_\_

Being first duly cautioned and sworn (1) NAME Ramla Jama  
of (1) MAILING ADDRESS 4279 Golden Gate Sq E Apt G Columbus OH 43224

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 Columbus

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 2363 Ehring Rd Columbus OH 43211  
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) 10/4/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) Ramla m Jama  
4279 Golden Gate Sq E Apt G  
Columbus Ohio 43211

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

Ramla m Jama  
614-441-3705

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

(5) Northeast Area Commission  
Alice Porter 3130 McCutchen Pl.  
Columbus OH 43219 (614) 596-2963

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) Ramla Jama

Subscribed to me in my presence and before me this 22 day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Antionette M. Gillum

My Commission Expires:

ANTIONETTE M. GILLUM  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 17, 2014

Notary Seal Here

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Applicant	Property Owner
Ramla Jama	Mohamed Hirsi & Ramla Jama
4279 Goldengate sq E apt G	2363 Ehring rd
Columbus Ohio 43224	Columbus Ohio 43211

**SURROUNDING PROPERTY OWNERS**

Melissa Romero	James Leonard	Larry B. Hawkins
2358 Ehring road	2796 Woodland ave	2760 Woodland ave
Columbus Oh 43211	Columbus Oh 43211	Columbus Oh 43211

Zachary Spencer	Dawn Bowma	Terri Thompson
2339 Ehring road	2351 Ehring road	2350 Ehring road
Columbus Oh 43211	Columbus Oh 43211	Columbus Oh 43211

Bydea Harri	Amber Jones	Carroll Gordon
2340 Ehring road	2346 Ehring Road	2780 Woodland Ave
Columbus Oh 43211	Columbus Oh 43211	Columbus Oh 43211

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Ali Adan

2345 Ehring road

Columbus Oh 43211

Jeralene Glage

2774 Woodland Ave

Columbus Oh 43211

Benth Hamilton

2434 Woodland Ave

Columbus Oh 43211

Seoilline Miles

2760 Woodland ave

Columbus Oh 43211

M. L

2802 Woodland Ave

Columbus Oh 43211

W.R

2810 woodland ave

Columbus Oh 43211

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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 # CV11-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Ramla Jama

Of [COMPLETE ADDRESS] 2363 Ehring Rd Columbus OH 43211  
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>Ramla Jama</u> <u>4279 Golden Gate SE E Apt G</u> <u>Columbus OH 43224</u> <u>(614) 441-3705</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

### SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of September, in the year 2011

### SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Antionette M. Gillow  
ANTIONETTE M. GILLOW

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES JUNE 17, 2014

Notary Seal Here

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

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Cv11-031

## PRE-APPLICATION REVIEW WORKSHEET

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

- Address of location of the site
- Annexation status
- Current development on the property
- Current zoning and legal use of the property  
(Attach computer record if applicable)
- Proposed use of the site
- Zoning Districts, Variances or Special Permit requested
- 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
  - Airport Environs Overlay
  - Historic Districts [HRC, Architectural Review, Listed Property]
  - Traffic Standards Code [Right of Way, TIS, other] .....
  - Parkland (land, easements, bike paths, other) .....
  - Zoning Clearance (Site plan review)
  - Other
- Review of Public Notice Affidavit requirements
- Adopted Area Plan or Development Policies  
Recommendation / Other
- Preliminary Review of Limitation text or planned district text standards
- Area Commission or other Community Group
- Proposed Hearing Date
- Cut-off Date for the Proposed Hearing Date
- Items to be completed or revised before submittal

2303 Ehring Rd  
In Columbus  
R-3  
1-unit dwelling  
Day care facility  
0.13

N/A  
↓

Dan Blechschmidt, Planning & Operations Division 645-1694  
Maureen Lorenz, Dept of Recreation & Parks 645-3306 -N/A

Northeast Area Pla  
Single-family

Northeast Area Commission

- 10/4/11 or 11/1/11
- (1) → Transportation Plan for day care
  - (2)
  - (3)
  - (4)
  - (5)

Requested Variances: Use in R-3 to allow day care center and parking for 3 vehicles.

Comments [Applicant] \_\_\_\_\_

Comments [City] \_\_\_\_\_

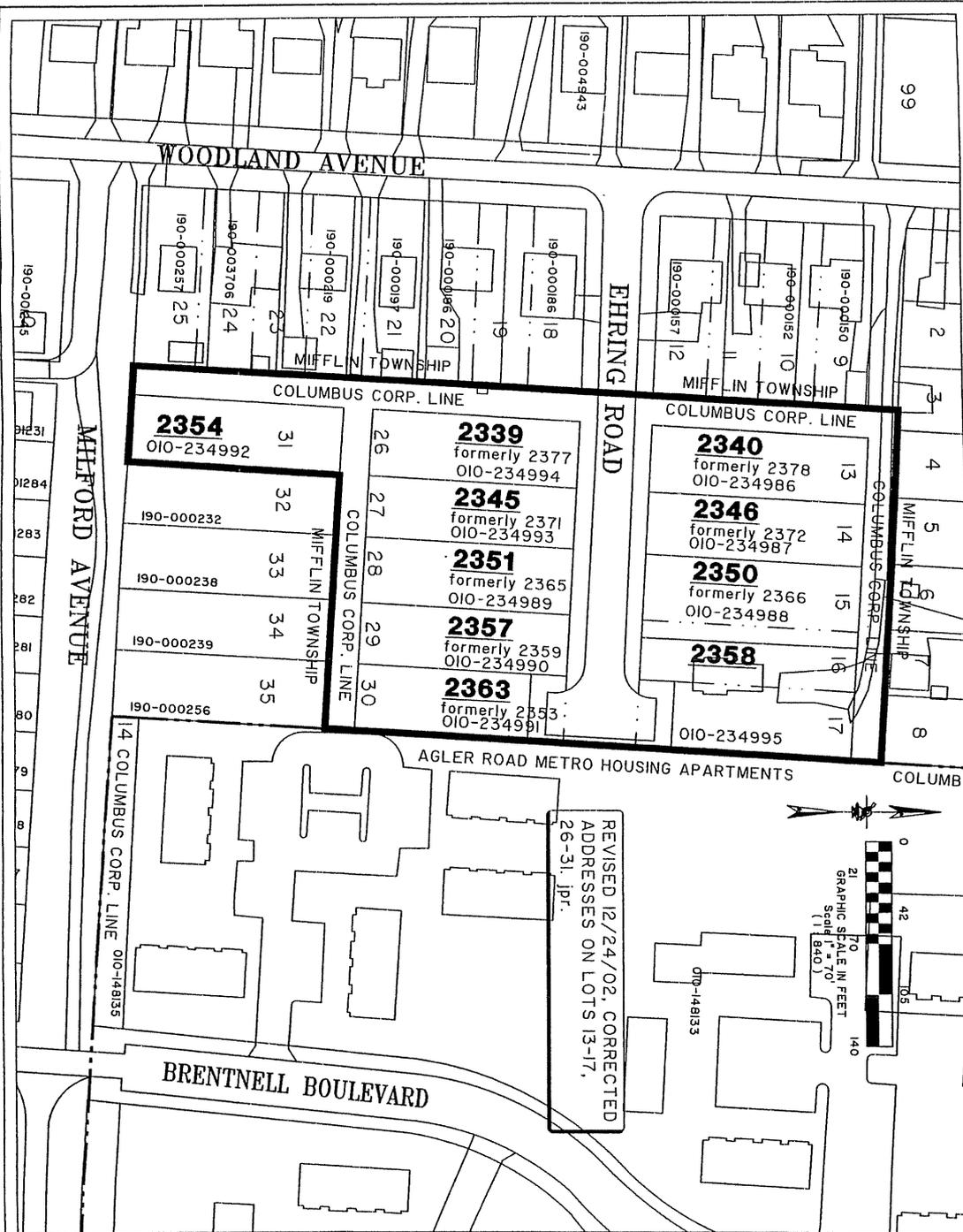
Staff met with Ramla Jama on 9/23/11 regarding this proposed application  
and applicant received a copy of this pre-application worksheet.

City Staff Representative Shannon J. Puro Date 9/23/11

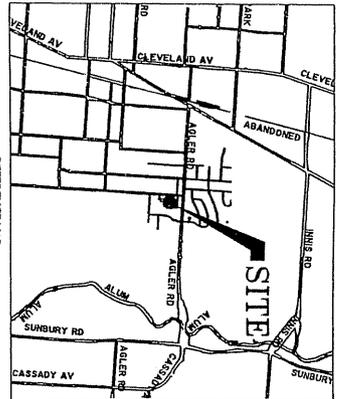
Note: This Pre-Application Review is preliminary, based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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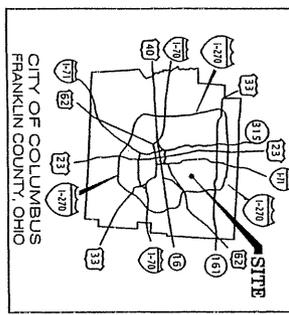
REVISED SUBDIVISION ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



REVISED 12/24/02, CORRECTED ADDRESSES ON LOTS 13-17, 26-31, JPR.



OTHER MAP REFERENCES  
 CITY LAND USE MAP, 20-D  
 GIS FACET NUMBER: 194107350



**CERTIFIED HOUSE NUMBERS**  
 HOUSE NUMBERS SHOWN ON ATTACHED PLATE ARE CERTIFIED FOR SECURING OF BUILDING UTILITY PERMITS

Issued by: *[Signature]* Date: 12/31/96  
 PAMELA A. CLAYSON, P.E., ADMINISTRATOR  
 TRANSPORTATION DIVISION  
 109 N. FRONT ST.  
 COLUMBUS, OH, 43215

ADDRESS FILE NUMBER - 96-118

DEVELOPED BY: DAVSPRING CORP.  
 ENGINEERING CONSULTANT: BODORR  
**FLORENCE'S SUNNY SIDE**  
**LOTS 13 - 17 & 26 - 31**

ORIGINAL PARCEL NUMBER: SEE DRAWING  
 DRAWN BY: JPR CHECKED BY: AC

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## Start Asli's Child Care in our neighborhood

As the number of two-income household's increase, more and more people are relying on child care centers to look after their children as they go about their daily tasks. There's a definite need for child care centers as more mothers of pre-school age children are forced to find jobs outside the home. The surrounding property owners need a daycare that is close to the area; The Zoning change will not affect any of the properties and its general welfare. We have met the state requirements and would love to get it started here. We request that you sign this petition saying that you are ok with having it in our neighborhood.

Name	Address	Signature
✓ MELISSA ROMERO	2358 EHRLING RD	Melissa Romero
✓ James LEONARD	2796 WOODLAND AVE	James Leonard
✓ Zachary & Spencer	2339 Ehring Rd.	Zachary Spencer
✓ Dawn Brown	2351 Ehring Rd	Dawn Brown
✓ J. Thompson	2350 EHRLING Rd	J. Thompson
✓ BILLY HARRIS	2340 Ehring Rd	Billy Harris
✓ CARROLL GORDON	2780 WOODLAND AVE.	Carroll Gordon
Mark R. J.	2802 Woodland Ave	Mark R. J.
M. R.	2816 Woodland Ave	M. R.

✓ Geraldine Miles 2760 Woodland ave. Geraldine Miles  
 ✓ LARRY B. LAWKINS 2760 Woodland ave Larry B. Hawkins  
 B. M. Hamilton 2754 Woodland ave B. Hamilton  
 ✓ Jeraldine Gray 2714 Woodland Jeraldine Gray

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, and in the City of Columbus and bounded and described as follows:

Being Lot Number Thirty (30), in FLORENCE'S SUNNYSIDE ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10, page 344, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Franklin, City of Columbus, and a portion of Lot Number Thirty (30) in Sunnyside Addition Subdivision, Plat Book 10, pages 344 and 345, Recorder's Office, Franklin County, Ohio, and as said Lot No. 30 was conveyed to Dayspring Christian Community Development Corporation of Official Records Volume 31776, page B10, Recorder's Office, Franklin County, Ohio, said tract of land being bounded and described as follows:

Beginning at a point in the south right-of-way line of Ehring Road and the northeast corner of said Lot No. 30, said point being the TRUE POINT OF BEGINNING of the herein tract to be described:

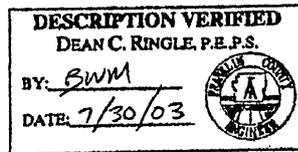
Thence South 04° 30' 00" West leaving the south right-of-way line of Ehring Road along the east line of said Lot No. 30, a distance of 25.00 feet to a point in the east line of said Lot No. 30;

Thence North 85° 42' 00" West parallel with and 25.00 feet southerly by perpendicular measurement from the south right-of-way line of Ehring Road, a distance of 45.50 feet to a point in the west line of said Lot No. 30;

Thence North 04° 30' 00" East along the west line of said Lot No. 30, a distance of 25.00 feet to a point in the south right-of-way line of Ehring Road and the northwest corner of said Lot No. 30;

Thence South 85° 42' 00" East along the south right-of-way line of Ehring Road, a distance of 45.50 feet to the TRUE POINT OF BEGINNING of the herein tract described, containing 1137.50 square feet (0.026 acres) of land, more or less.

The above description was prepared by William Edward Chaffin, Ohio Surveyor No. 7559, of Harry L. Greene, Engineering and Surveying, Columbus, Ohio, from the best available Court House records in March, 1997, and not from an actual field survey. Basis of bearings is the centerline of Ehring Road, being South 85° 42' 00" East, as shown of record in Plat Book 10, pages 344 and 345, Recorder's Office, Franklin County, Ohio.



AGLER RD

ALLEY ALY

2363 Ehring Road

EHRING RD

ZB9-045  
R3

8.1 8.1 8.8 8.8

Z1-050  
AR12  
7.2 8.1 8.7 1

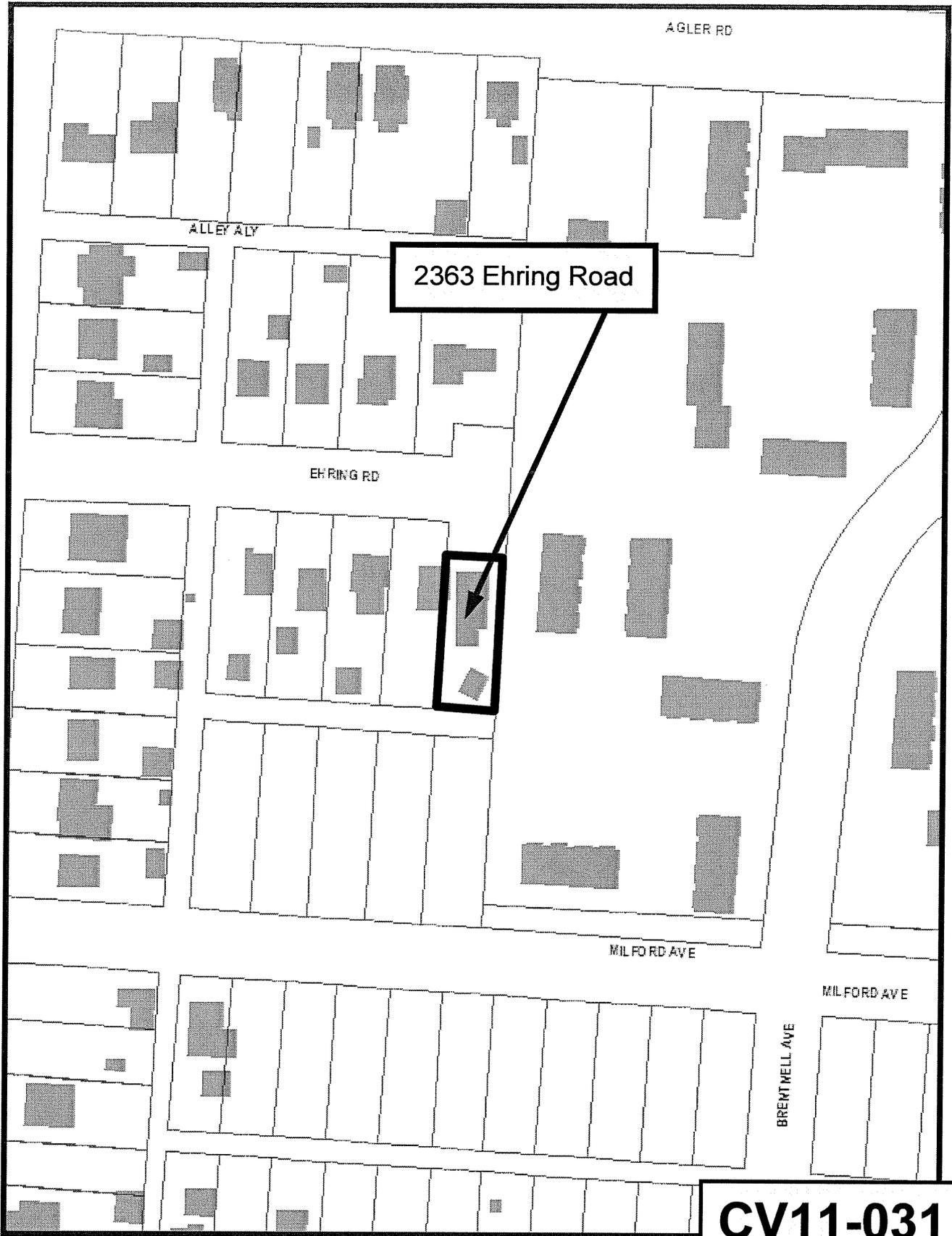
Z1-050  
AR12  
7.2 8.1 8.7 1

MILFORD AVE

MILFORD AVE

BRETMELL AVE

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2363 Ehring Road

**CV11-031**



2363 Ehring Road

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