

Date 1/4/11

Application # CV11-001

11315-00000 - 00005

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

\$1600 due



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Franklinton

Received By: S.P.

LOCATION AND ZONING REQUEST:

Certified Address(for Zoning Purposes) 1160 West Broad Street Zip 43228

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 010-024832

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

Current Zoning District (s) M / R-4 - pending L-M

Recognized Civic Association or Area Commission _____

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

Proposed Use or reason for Council Variance request: Legitimize existing development standards conditions

Proposed Height District: 35' Acreage .92 +/-

(Columbus City Code Section 3309.14)

APPLICANT: Name Anthony-Thomas Candy Company

Address 1777 Arlingate Ln. City Columbus Zip 43228

PROPERTY OWNER(S) Name Same as applicant.

Address _____ City _____ Zip _____

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

ATTORNEY / AGENT

Attorney

Agent

Name Jeffrey L. Brown / David Hodge / Smith & Hale LLC

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

Phone # 221-4255 Fax # 221-4409

Email _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature Anthony-Thomas Candy Company

By:

David Hodge

Property Owner Signature Anthony-Thomas Candy Company

By:

David Hodge

Attorney / Agent Signature _____

David Hodge

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.

Planner: Shannon Pine, 645-2208, spine@columbus.gov



AFFIDAVIT

CV 11-001

(See reverse side for instructions)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., Suite 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 1160 West Broad Street
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) 1/4/11
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (4) Anthony-Thomas Candy Company
1777 Arlingate Ln.
Columbus, OH 43228

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Anthony-Thomas Candy Company
274-8405

AREA COMMISSION OR CMC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Franklinton Area Commission
c/o Mrs. Carol Stewart
192 S. Princeton Ave., Columbus, OH 43223

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) David Hodge
Subscribed to me in my presence and before me this 4th day of January, in the year 2011
SIGNATURE OF NOTARY PUBLIC (8) Natalie C. Timmons
My Commission Expires: 9/4/15



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

**APPLICANT/
PROPERTY OWNER**

Anthony-Thomas Candy Co.
1777 Arlingate Lane
Columbus, OH 43228

ATTORNEY

Jeffrey L. Brown
37 W. Broad St., Ste. 725
Columbus, OH 43215

**AREA COMMISSION/
CIVIC ASSOCIATION**

Franklinton Area Commission
c/o Mrs. Carol Stewart
192 S. Princeton Ave.
Columbus, OH 43223

**SURROUNDING PROPERTY
OWNERS**

Tom & Agnes Zanetos
3750 Kioka Ave.
Columbus, OH 43220-4535

Teresa Horne
53 N. Yale Ave.
Columbus, OH 43222

Lenora Henderson
Lenora Johnson
1544 Atcheson St.
Columbus, OH 43203

Thelma Hartman
23398 San Remo Dr.
Boca Raton, FL 33433

Richard Carter
65 N. Yale Ave.
Columbus, OH 43222

Charles & Sherlyn Moore
58 N. Yale Ave.
Columbus, OH 43222

Family Dollar Stores of Ohio Inc.
PO Box 1017
Charlotte, NC 28201

Mira Green
31 N. Yale Ave.
Columbus, OH 43228

Gigo LLC
PO Box 264
Gilbert, SC 29054

MZW Holdings LLC
211 N. Fifth St.
Columbus, OH 43215

GC Rentals, Ltd.
185 N. Yale Ave.
Columbus, OH 43222

Dennis Phipps
43 N. Yale Ave.
Columbus, OH 43222

Buel Jenkins
7373 E. Broad St.
Blacklick, OH 43004

Barmitchva LLC
340 Shady Spring Dr.
Gahanna, OH 43230

Joyce Phalen
808 Lancaster Rd.
Chillicothe, OH 45601

CSX Transportation Inc.
Tax Department
500 Water St.
Jacksonville, FL 32202

Jo Ellen Allen
52 N. Yale Ave.
Columbus, OH 43228

Statement of Hardship

1160 West Broad Street

The applicant, Anthony-Thomas Candy Company, seeks the grant of a series of variances to primarily legitimize existing property conditions. The variances requests are to C.C. 3372.604(B) Setback requirements, 3372.605 Building design standards, 3372.607 Landscaping and screening, and 3312.21 Landscaping and screening, as addressed hereafter.

C.C. 3372.604(B) Setback requirements.

This section requires the minimum setback for parking lots to be five feet and further requires parking lots to be located behind the principal building. The application requests a variance to this section to permit a parking setback of zero and to permit parking to the side of the principal building, both to legitimize existing conditions.

C.C. 3372.605 Building design standards.

This section provides for a host of specific building design criteria, which would be primarily applicable for a new build situation. The property at 1160 West Broad Street has an existing structure that does not comply with these building design standards. A variance is requested to legitimize the existing design of the building currently on the property.

C.C. 3372.607 Landscaping and screening.

This section provides certain specifications related to parking lot screening, fencing, dumpster location and screening, the location of mechanical equipment, and plant species, where the applicant seeks a variance to not comply with these requirements because of the fact that the property is developed and the existing development does not comply with these requirements. The grant of this variance will legitimize existing conditions of the property.

C.C. 3312.21 Landscaping and screening.

This section provides certain specifications for interior parking lot landscaping, parking setback and perimeter landscaping, and landscaping maintenance. The applicant requests this variance since the property is already developed and does not comply with these requirements. The grant of this variance will legitimize existing property conditions.

These variance requests are reasonable and will permit the continuance of existing property conditions. The grant of the requested variances 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, welfare of the City of

Columbus. These are reasonable variance requests and the applicant respectfully requests that they be granted.

Anthony-Thomas Candy Company

Signature of Applicant: By: Anthony J. R...

Date: 1/3/11



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 # CW11-001

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 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

Anthony Thomas Candy Company 1777 Arlingate Ln. Columbus, OH 43228	

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

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 4th day of January, in the year 2011

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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 11/17/10



Disclaimer

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.

Scale = 200

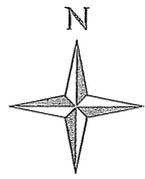


Real Estate / GIS Department

CV11-001



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: 010024832

Zoning Number: 1160

Street Name: W BROAD ST

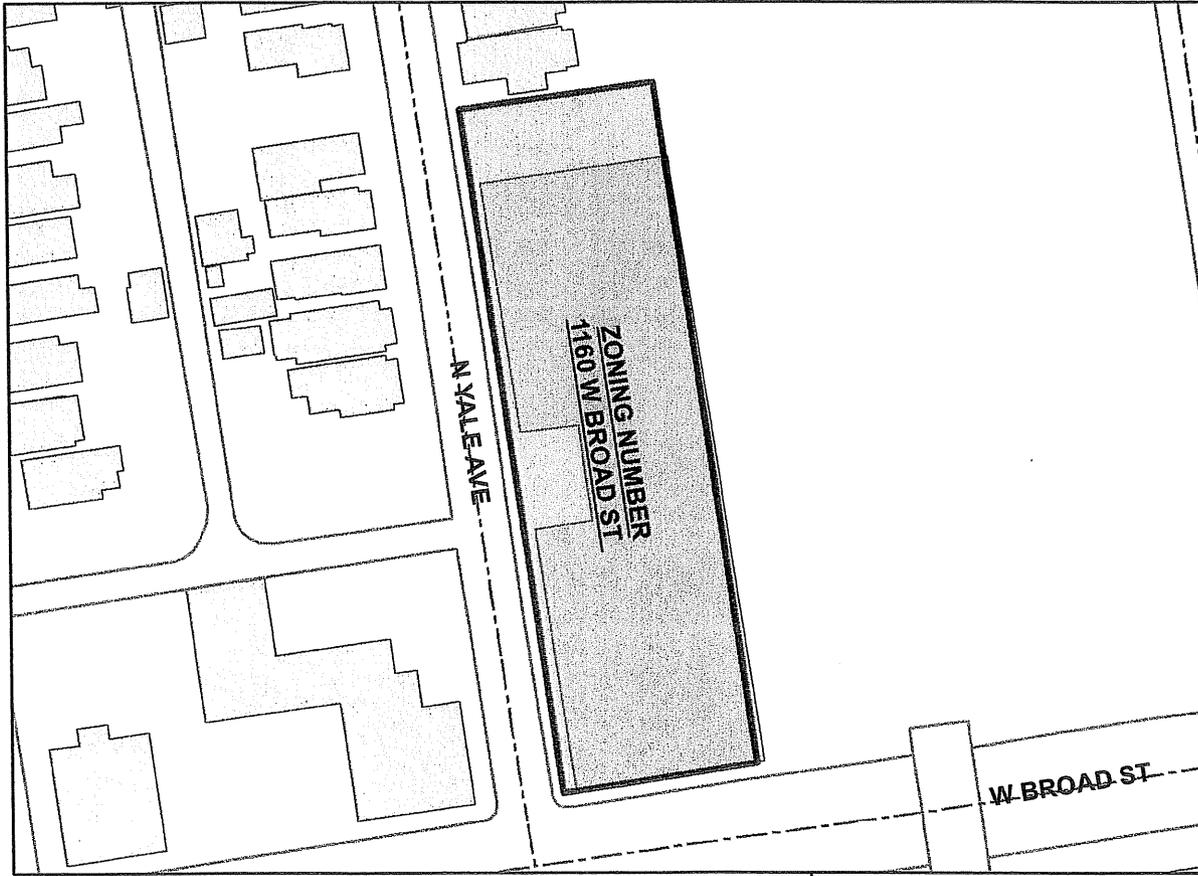
Lot Number: 1-3, 7-13, 15

Subdivision: FRANKLIN 2

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia Austin*

Date: 11/18/2010



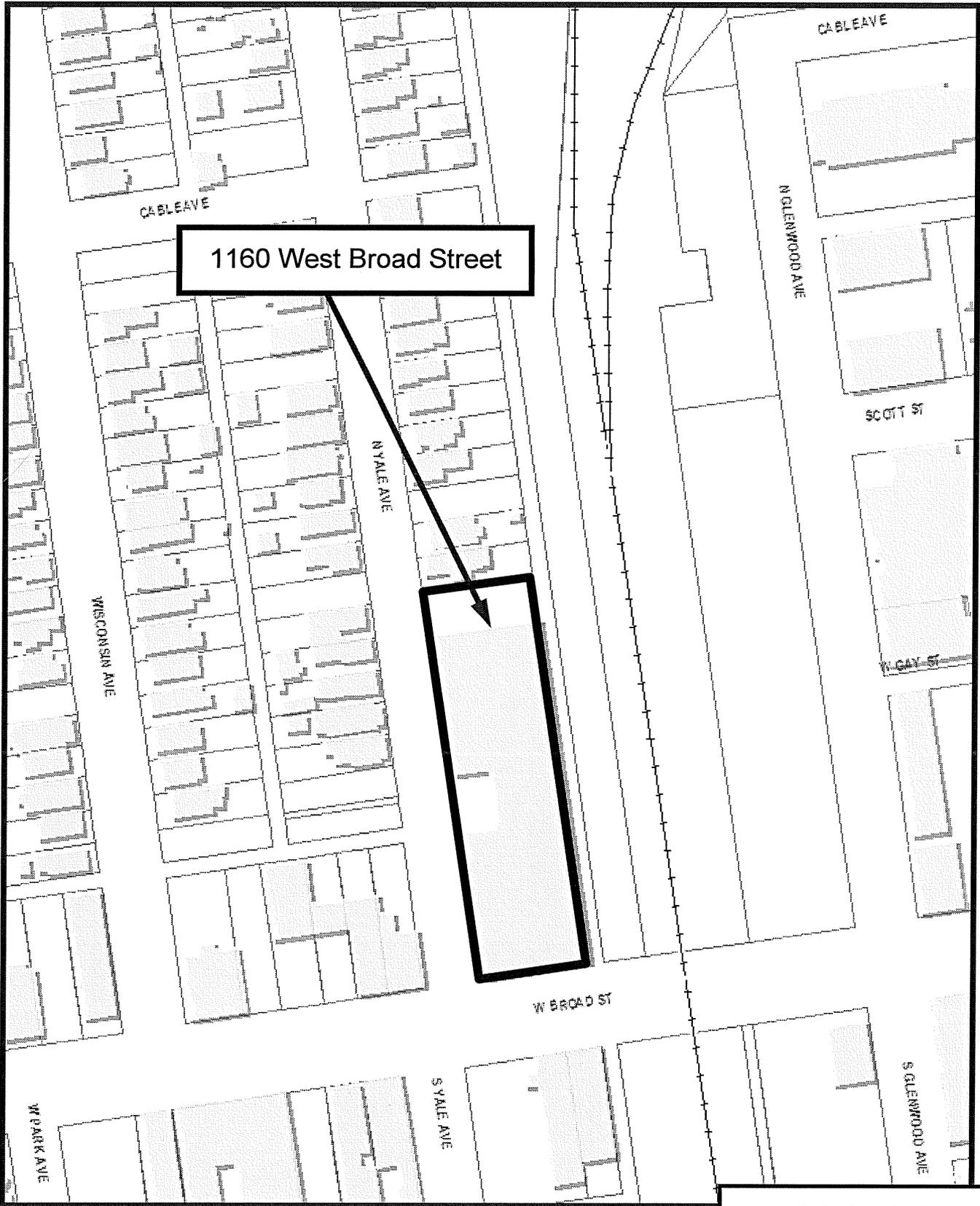
SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 221



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

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