

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111-N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: CV21-006 Date Received: 1/26/21
Application Accepted by: KP Fee: \$1650
Assigned Planner: Kelsey Priebe; krpriebe@columbus.gov

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 1920 Williams Rd Zip: 43207

Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: 530-111832-00

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

Current Zoning District(s): 788, Residential, RRR, H-35 Acreage: 1.72

Area Commission or Civic Association: Far South Columbus Area Commission

Proposed Use or reason for request: To construct a 50' X 100' building for commercial storage. House will remain and continue use as residential.

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: Courlin Properties LLC Phone Number: _____ Ext.: _____

Address: 1065 Buckeye Road City/State: Columbus, Ohio Zip: 43207

Email Address: fleahmank@aol.com

PROPERTY OWNER(S): Check here if listing additional property owners on a separate page

Name: Courlin Properties LLC Phone Number: _____ Ext.: _____

Address: 1065 Buckeye Road City/State: Columbus, Ohio Zip: 43207

Email Address: fleahmank@aol.com

ATTORNEY / AGENT: (Check one if applicable) Attorney Agent

Name: Jon Stevenson Phone Number: 614.344.4800 Ext.: _____

Address: 100 S. Fourth St., Suite 100 City/State: Columbus, Ohio Zip: 43215

Email Address: jstevenson@kmfylaw.com

SIGNATURES:

APPLICANT SIGNATURE 

PROPERTY OWNER SIGNATURE COURLIN PROPERTIES LLC BY: [Signature]

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.

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STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

See attached.

Signature of Applicant



Date

1/25/21

CV21-006

Property Address: **1920 Williams Rd.**

Applicant: **Courlin Properties LLC**
 1065 Buckeye Road
 Columbus, OH 43207

Types of Action Requested

The Applicant proposes to construct 50' x 100' storage barn to use for commercial storage in a RRR restricted rural residential district. The Applicant requests the following variance:

1. 3332.025 –To permit the construction of a storage barn up to 5,000 square feet on the RRR property to use for commercial storage.

Statement of Hardship

The variances requested in the application will allow the applicant a reasonable return by allowing additional use of the property with minimal disruption to the area. The existing house will remain on the property and continue to be used for residential purposes. The newly constructed structure allows for commercial storage to be used privately, as industrial uses are in line with the area plan. A limited commercial use variance will not adversely affect the surrounding property or surrounding neighborhood and will alleviate the hardship which warrants the variance. This variance will not impair an adequate supply of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health safety, comfort, morals or welfare of the inhabitants of the city.



Jon Stevenson, Esq.

Attorney for the Applicant

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AFFIDAVIT

APPLICATION #: CV21-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jon Stevenson
of **(1)** MAILING ADDRESS 100 S Fourth St., Suite 100, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) PROPERTY ADDRESS OR ZONING NUMBER 530-111832-00
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 1/26/21

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS
 Check here if listing additional property owners on a separate page.

(4) Courlin Properties LLC
1065 Buckeye Park Rd
Columbus, Ohio 43207

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

Courlin Properties LLC

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

(5) Far South Columbus Area Commission
Robert Patterson / Michael Walker
614-622-0007 / 614-497-9213

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 25 day of January, in the year 2021


(7) SIGNATURE OF NOTARY PUBLIC

9-15-2022 Notary Seal Here
My Commission Expires



HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-2022

This Affidavit expires six (6) months after date of notarization.

PROPERTY OWNERS

**COURLIN PROPERTIES, LLC
1065 BUCKEYE ROAD
COLUMBUS, OH 43207**

APPLICANT

**COURLIN PROPERTIES, LLC
1065 BUCKEYE ROAD
COLUMBUS, OH 43207**

ATTORNEY

**JON STEVENSON
100 S. FOURTH ST
SUITE 100
COLUMBUS, OH 43215**

AREA COMMISSIONS

**FAR SOUTH COLUMBUS AREA
COMMISSION
ATTN: MICHAEL WALKER & ROBERT
280 REEB AVE
COLUMBUS, OH 43207**

SURROUNDING PROPERTY OWNERS

**ROBERT & PAMELA BURNS OR
CURRENT OCCUPANT
1707 WILLIAMS RD
COLUMBUS, OH 43207**

**VILLAGE OF OBETZ OHIO
4175 ALUM CREEK DR
COLUMBUS, OH 43207**

**ROBERT PORTER OR CURRENT
OCCUPANT
1912 WILLIAMS RD
COLUMBUS, OH 43207**

**EMPIRE REAL ESTATE HOLDINGS
LLC
3663 ALUM CREEK DR
COLUMBUS, OH 43207**

**ELIZABETH RHODES OR CURRENT
OCCUPANT
3731 BEHM RD
COLUMBUS, OH 43207**

**JEFFREY IVAN MAY OR CURRENT
OCCUPANT
3740 BEHM RD
COLUMBUS, OH 43207**

**MARIA CATALINA LOPEZ
3750 BEHM RD
COLUMBUS, OH 43207**

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-006

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

Being first duly cautioned and sworn (NAME) Jon Stevenson
of (COMPLETE ADDRESS) 100 S. Fourth St., Suite 100, 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 format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Courlin Properties LLC 1065 Buckeye Park Road Columbus, OH 43207</p>	<p>2. Kevin Fleahman 1065 Buckeye Park Road Columbus, OH 43207</p>
<p>3. Courtney Fleahman 1065 Buckeye Park Road Columbus, OH 43207</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 25 day of January, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

9-15-2022 Notary Seal Here
My Commission Expires



HANNAH B. KITTLE
Notary Public, State of Ohio
My Commission Expires 9-15-2022

This Project Disclosure Statement expires six (6) months after date of notarization.

Exhibit "A"

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being a part of the South West Quarter of Section No. 12, Township No. 4, Range 22, Matthew's Survey of Congress Lands, and being more particularly bounded and described as follows:

Beginning at an iron pin in the South line of said Section and in the center of the Spangler Road and the center line of the Township Road running North therefrom;

Thence West 169 feet with the South line of said Section and the center of said Road to an iron pin;

Thence North 0 degrees 15' East 504.3 feet to a stake; thence South 89 degrees 11' East 167.35 feet to the center of said Township Road (passing a stake on line in the West edge of said Road at 157.35 feet) thence South 0 degrees 4' West 505.2 feet with the Center line of said Township Road to the place of beginning, containing 1.95 acres of land, excepting therefrom a Parcel 50 X 200 feet out of the Southwest corner thereof heretofore conveyed to Saddle Emmeihainz and more particularly described in Deed Book 772, Page 497, Recorder's Office, Franklin County, Ohio, Excepting therefrom situated in the County of Franklin, City of Columbus, State of Ohio:

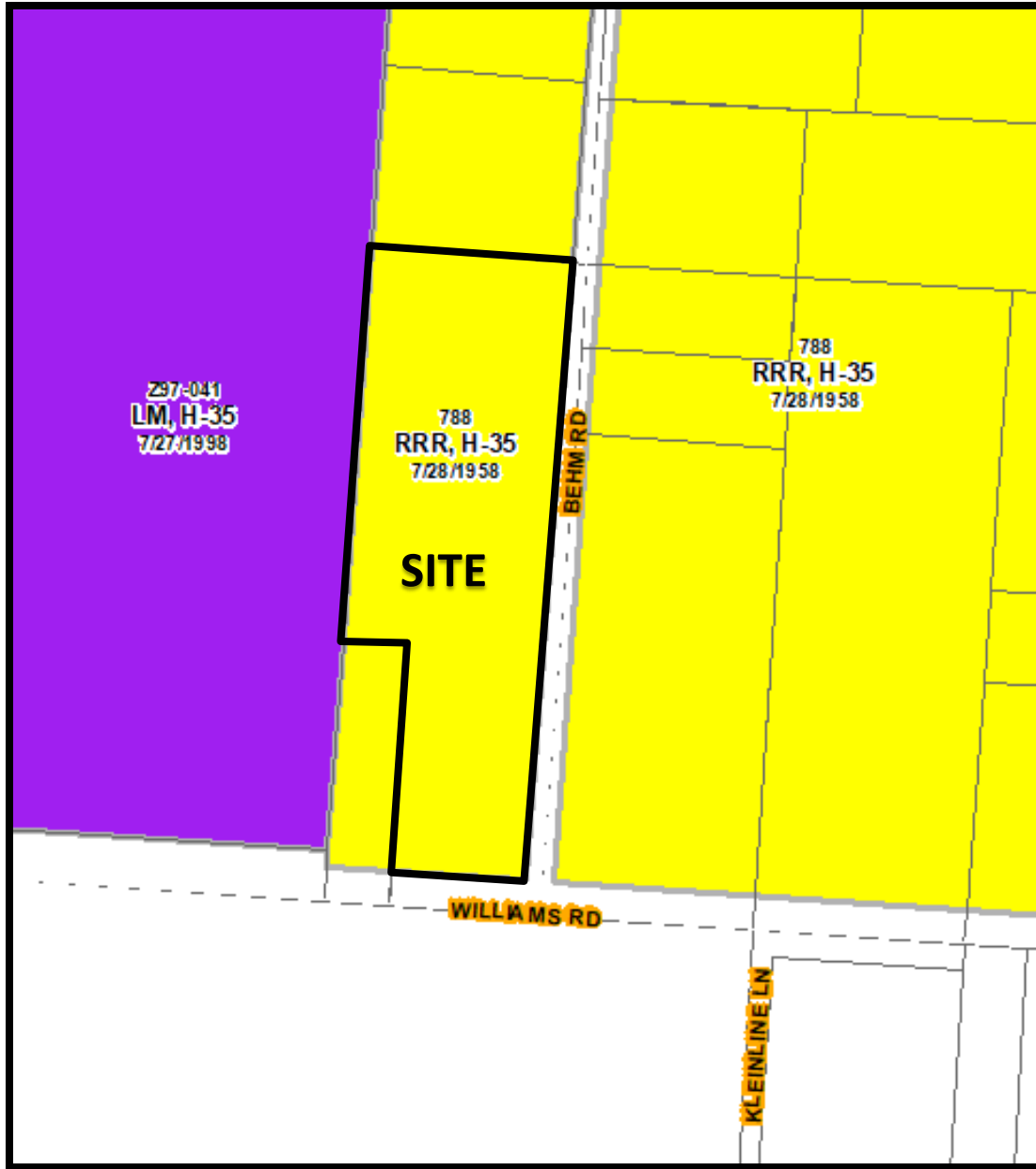
Being part of the Southwest Quarter of Section No. 12. Township No. 4, Range 22 Matthew's Survey of Congress Lands and being bounded and described as follows:

Beginning at an iron pin in the center of the Spangler Road 169 feet West of the intersection of Spangler Road with the Township Road; thence North 0 degrees 15' East 200 feet to a point; thence South 89 degrees 11' East 50 feet;

Thence South on a line parallel with the West line hereof 200 feet to the center of the Spangler Road;

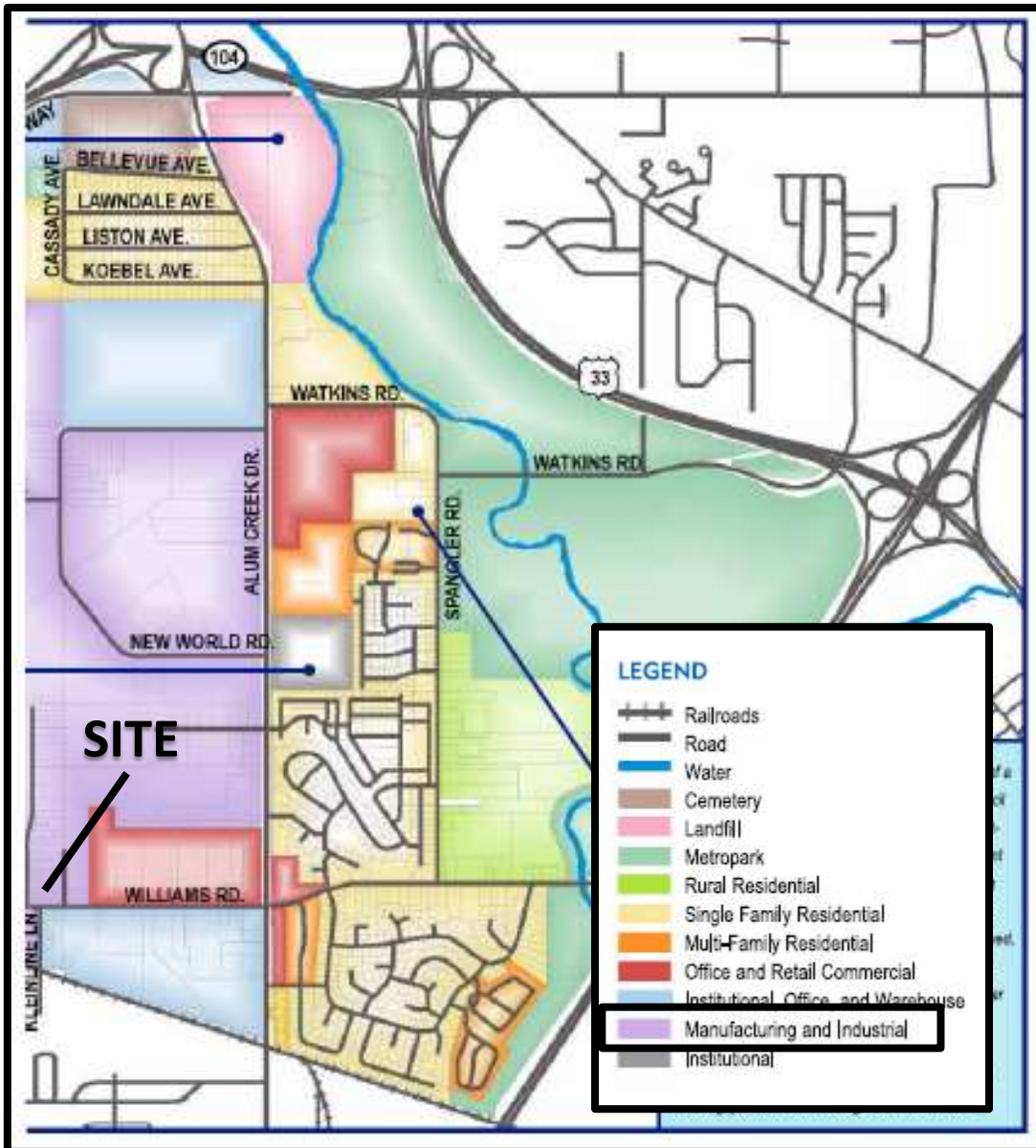
Thence West 50 feet to the place of beginning.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.



CV21-006
1920 Williams Rd.
Approximately 1.72 acres

South Alum Creek Neighborhood Plan (2004)



CV21-006
1920 Williams Rd.
Approximately 1.72 acres



CV21-006
1920 Williams Rd.
Approximately 1.72 acres