

Council Variance Application

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

DEPARTMENT OF BUILDINGS
AND ZONING SERVICES

OFFICE USE ONLY

Application Number: CV22-028 Date Received: 3/29/22
Application Accepted by: TD Fee: \$300
Assigned Planner: Tim Dietrich; tedietch@columbus.gov 614-645-6665

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 2139 Refugee Road, Columbus, Ohio 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: 010-113335-00

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

Current Zoning District(s): M1 Acreage: 0.87

Neighborhood Group: Far South Columbus Area Commission

Proposed Use or reason for request: Maintain residential use in the M1 district.

APPLICANT: (Elaborate in Statement of Hardship)

Applicant Name: Craller Properties, LLC, Chad Miller Phone Number: (614) 774-6391 Ext.: _____

Address: 13524 Broad Street SW City/State: Pataskala Zip: 43062

Email Address: Chad@buildpro360.com

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

Name: Craller Properties, LLC Phone Number: (614) 774-6391 Ext.: _____

Address: 2139 Refugee Road City/State: Columbus Zip: 43207

Email Address: Chad@buildpro360.com

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

Name: Jon Bolon Phone Number: (614) 332-7800 Ext.: _____

Address: 929 Eastwind Drive Suite #206 City/State: Westerville Zip: 43081

Email Address: Jbolonrealtor@gmail.com

SIGNATURES:

APPLICANT SIGNATURE Craller Properties, LLC Chad Miller member

PROPERTY OWNER SIGNATURE Craller Properties, LLC member

ATTORNEY / AGENT SIGNATURE Jon Bolon

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):

This application seeks a variance from section 3365.01 of the Columbus City Code (M1 permitted uses) to allow to continue residential uses. Although currently zoned M1, the property has always and is being used as a single family residence, which is consistent with other structures in the area. The owner has fully remodeled the home and has listed the property for sale. We have had interested buyers, and we have been running into issues with their lender's approval of a residential loan for a property currently zoned commercial without a variance. Applicant does not believe that this variance will negatively affect any adjoining property as the immediate neighbors have lived in the single family residence for almost 30 years as well as the previous owner of the property.

Signature of Applicant

Crader Properties LLC
Chad W. Crader
member

Date

3-29-22

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

CV22-028

Being first duly cautioned and sworn (1) NAME Craller Properties, LLC, Chad Miller (Member)
of (1) MAILING ADDRESS 13524 Broad Street SW, Pataskala, Ohio 43062

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) per PROPERTY ADDRESS or ZONING NUMBER 2139 Refugee Road, Columbus, Ohio 43207

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) Craller Properties, LLC, Chad Miller (Member)
13524 Broad Street SW, Pataskala, Ohio 43062

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

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

Craller Properties, LLC, Chad Miller (Member)
(614) 774-6391

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Far South Columbus Area Commission
Robert Patterson
bobpatterson45@yahoo.com

and that the attached document (5) 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

Craller Properties LLC Chad Miller member

Sworn to before me and signed in my presence this 29th day of March, in the year 2022

(6) SIGNATURE OF NOTARY PUBLIC

Mary Christine Barron

My Commission Expires

2/23/2025

Notary Seal Here



MARY CHRISTINE BARRON
Notary Public, State of Ohio
My Commission Expires 02/23/2025

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

APPLICANT

Craller Properties, LLC
Chad Miller (Member)
13524 Broad Street SW
Pataskala, Ohio 43062

PROPERTY OWNER

Craller Properties, LLC
2139 Refugee Rd.
Columbus, OH 43207

AREA COMMISSION

Far South Columbus Area Commission
Robert Patterson
2664 Diane Place
Columbus, Ohio 43207

PROPERTY OWNERS WITHIN 125 FEET

MGH GROUP LLC
2200 Refugee Road
Columbus, Ohio 43207

Thomas & Judith Brown Trust
Or Current Occupant
2189 Refugee Road
Columbus, Ohio 43207

Jon Bolon
929 Eastwind Drive
Suite 206
Westerville, Ohio 43081

English Road Commerce Park, LLC
2525 English Road
Columbus, Ohio 43207

KSG Investments, LTD
2100 Refugee Road
Columbus, Ohio 43207

Far South Columbus Area Commission
Michael Walker
926 Tellega Avenue
Columbus, Ohio 43207

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-028

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) Craller Properties, LLC, Chad Miller (Member)
of (COMPLETE ADDRESS) 13524 Broad Street SW, Pataskala, Ohio 43062

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. Applicant: Craller Properties, LLC, Chad Miller (Member) 13524 Broad Street SW, Pataskala, Ohio 43062</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Craller Properties LLC Chad Miller member

Sworn to before me and signed in my presence this 29th day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC

2/23/2025
My Commission Expires

Notary Seal Here



MARY CHRISTINE BARRON
Notary Public, State of Ohio
My Commission Expires 02/23/2025

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

Legal Description

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

Beginning at a point in the center line of English Road and being South 86 deg. 16' East 379.47 feet from a point in the center line of said road at the northeast corner of Section 1; continuing along the center line of English Road, south 86 deg. 16' East 179.37 feet to a point; thence along the east line of the Harry and Grace Breniser tract, south 3 deg. 36' West (passing an iron pin in the east line of a 15 foot roadway at 164.3 feet) 179.3 feet to an iron pin; thence along the west line of the 15 foot private roadway, north 3 deg. 37' East (passing an iron pin at 212.9 feet) 242.9 feet to the place of beginning, containing one acres, more or less.

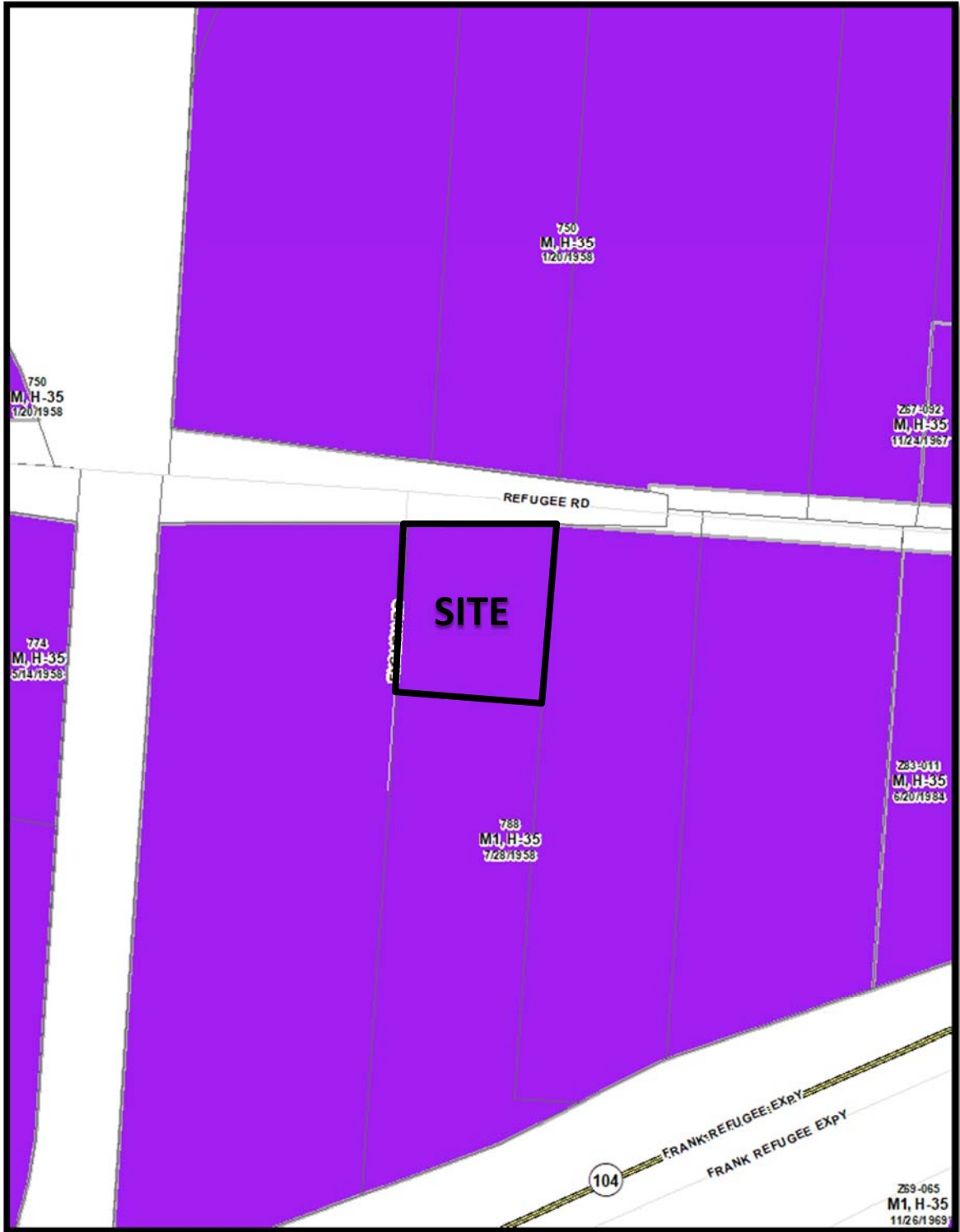
Subject to the above mentioned 15 foot roadway along the west side of said one acre tract, the roadway to remain open as a means of ingress and egress to the tract to the south.

Less and excepting the following 0.143 acre tract conveyed to the County of Franklin, situated in the State of Ohio, City of Columbus, by Deed Book 975, Page 237 and described as follows:

Situated in the Northwest Quarter of Section 1, Township 4, Range 22, Congress Lands, Township of Marion, County of Franklin, State of Ohio, and being part of Amelia and Julius W. Aller's 6.5 acre tract, as the same is shown of record in Deed Book 913, Page 226, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

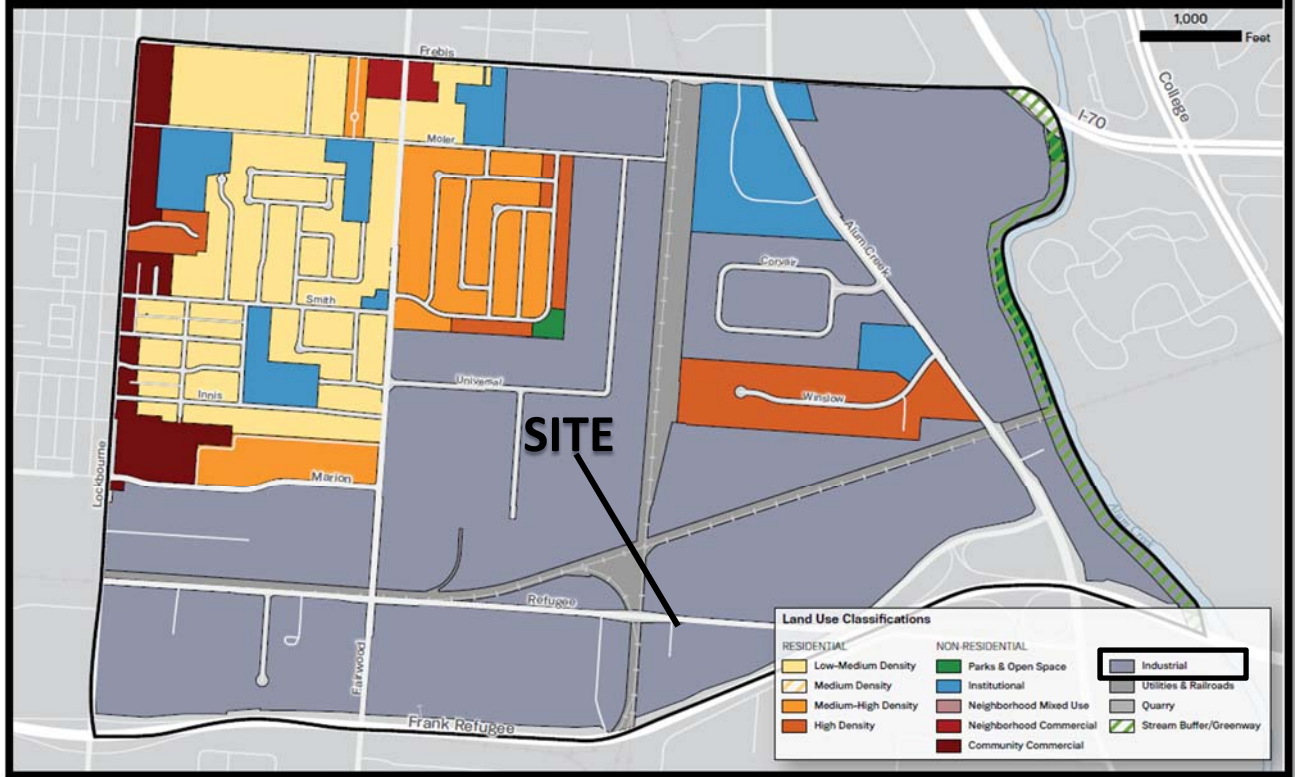
Beginning at a point where the west property line of aforesaid tract intersects the center line of Refugee Pike, said point being 8.82 deg. 23' East 353.0 feet from the intersection of center line of Refugee Pike and the center line of the east bound main of the Norfolk and Western Railway Company; thence S. 82 deg. 23' East 179.3 feet to the east of property line of said tract; thence S. 9 deg. 37' W. 28.85 feet; thence N. 86 deg. 07' W. 179.68 feet to the west property line of aforesaid tract; thence N. 7 deg. 37' E 40.43 feet to the place of beginning, containing 0.143 acres of land, more or less, of which 0.061 of an acres is in addition to the acreage included in the present forty foot right-of-way of Refugee Pike.

Parcel Number: 010-113335



CV22-028
2139 Refugee Rd.
Approximately 0.87 acres

FIGURE 12: FUTURE LAND USE PLAN: QUADRANT 4



CV22-028
2139 Refugee Rd.
Approximately 0.87 acres



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2139 Refugee Rd.
Approximately 0.87 acres