

CV14-052 Final Received 12/29/14

DATE	12/29/14
BY	SP-1
SCALE	1" = 30'
AS SHOWN	
JOB NO.	0512014
SHEET	

SITE PLAN FOR COUNCIL VARIANCE APPLICATION CV14-052
 LOCATED ON THE PROPERTY OF
ELYOT L. & TINA D. RANSOM
 581 WOODLAND AVENUE COLUMBUS, OHIO 43203

REVISIONS	
BY	

CV14-052



COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services
Scott Messer, Director

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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.

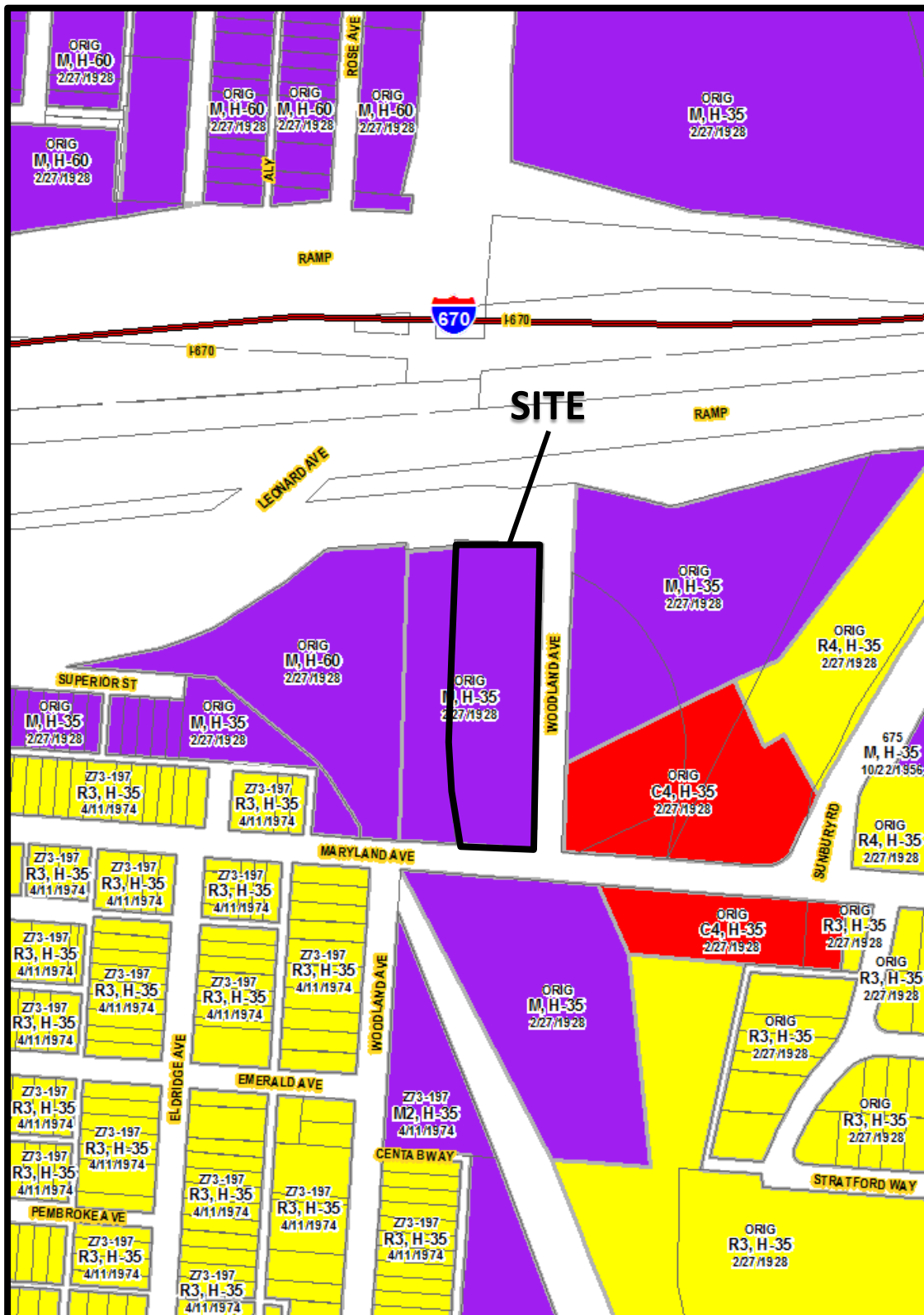
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the 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:

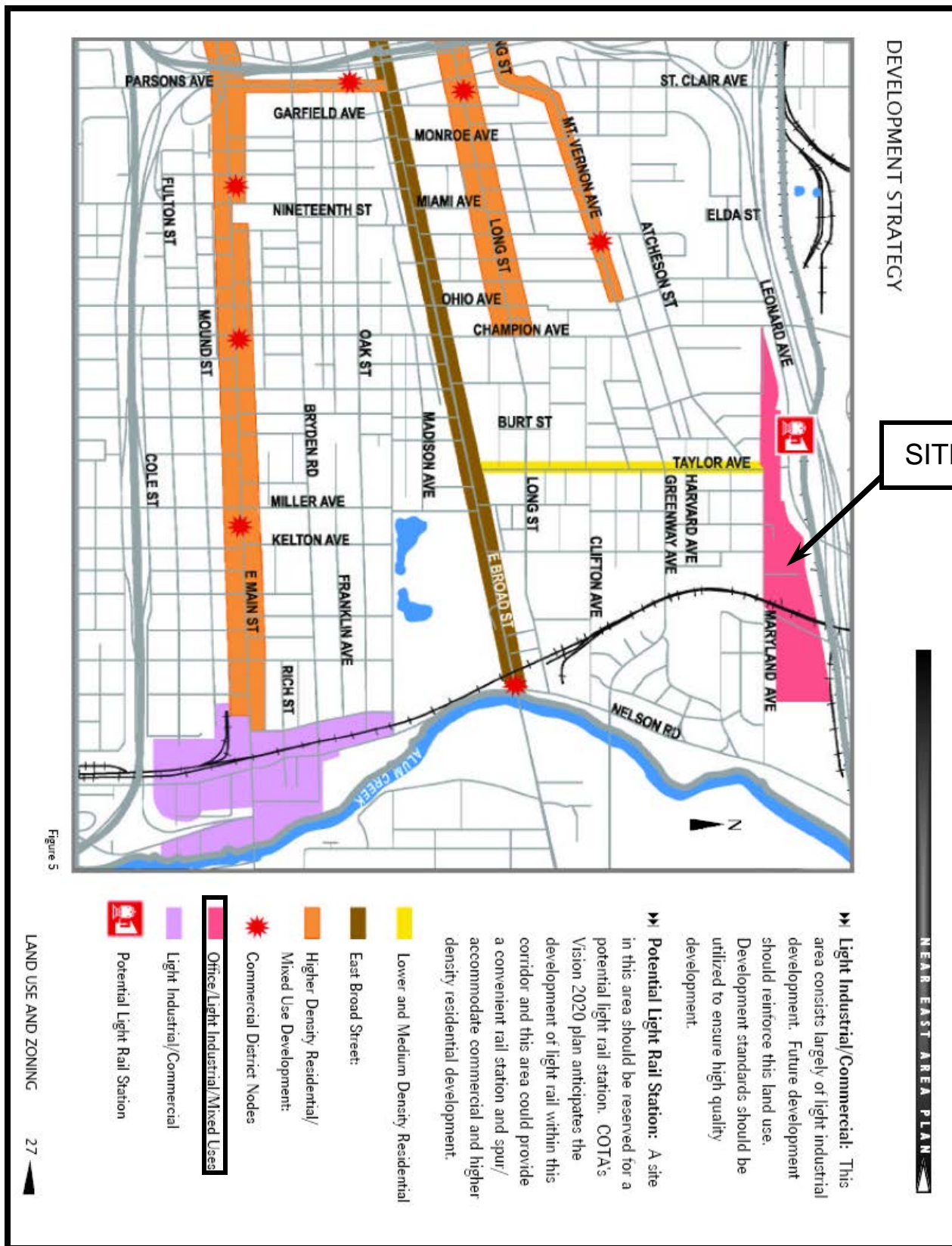
Mrs. Tina Ransom's mother's health has deteriorated and needs 24 hour care and or observation. As a result we have purchased a mobile home and renovated it as a residence so she can be independent as possible but we have easy access to her so we need to have the zoning changed from commercial to residential via variance to allow two dwellings in the M District.

Signature of Applicant [Handwritten Signature] Date 9-18-11

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer



CV14-052
585 Woodland Avenue
Approximately 2.83 acres



CV14-052
 581 & 585 Woodland Avenue
 Approximately 2.83 acres

Pine, Shannon L.

From: Annie J. Ross-Womack <awd44@aol.com>
Sent: Thursday, February 12, 2015 7:01 AM
To: Pine, Shannon L.
Cc: kathleendbailey@hotmail.com
Subject: Re: NEAC Recommendation for CV14-052, 581 & 585 Woodland Avenue

Yes that is correct. The Commission on December 11, 2014 voted to approve the CV by a vote of 12 for 0 against and 1 Abstention (Shelby).

Thank you

Sent from my iPhone

On Feb 10, 2015, at 11:38 AM, Pine, Shannon L. <SPine@Columbus.gov> wrote:

Hello,

The applicant for the above-referenced Council Variance application informed me that the NEAC recommended approval on the request. I am just confirming this so I may submit the ordinance to City Council. For your convenience, you may reply to this e-mail with the date of the meeting and outcome, including the vote.

Sincerely,

Shannon Pine

Planning Manager

City of COLUMBUS
Department of Building & Zoning Services

Zoning/Council Activities Section

757 Carolyn Avenue
Columbus, OH 43224

Direct: 614.645.2208

Fax: 614.645.2463

E-mail: spine@columbus.gov

www.columbus.gov



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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 # CV14-052

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] ELYOT L. & TINA D. RANSON

Of [COMPLETE ADDRESS] 581 WOODLAND AVE. COLS. OH 43203

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>ELYOT + TINA RANSON</u>	2. <u>581 Woodland Ave</u>
3. <u>COLS OH 43203</u>	4. <u>ELYOT L. RANSON</u> <u>614-253-4983</u>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Elyot L. Ranson

Subscribed to me in my presence and before this 19th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC Jodelle E. Mixon

My Commission Expires: 10-14-14



Jodelle E. Mixon
Notary Public, State of Ohio
My Commission Expires 10-14-2014

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

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