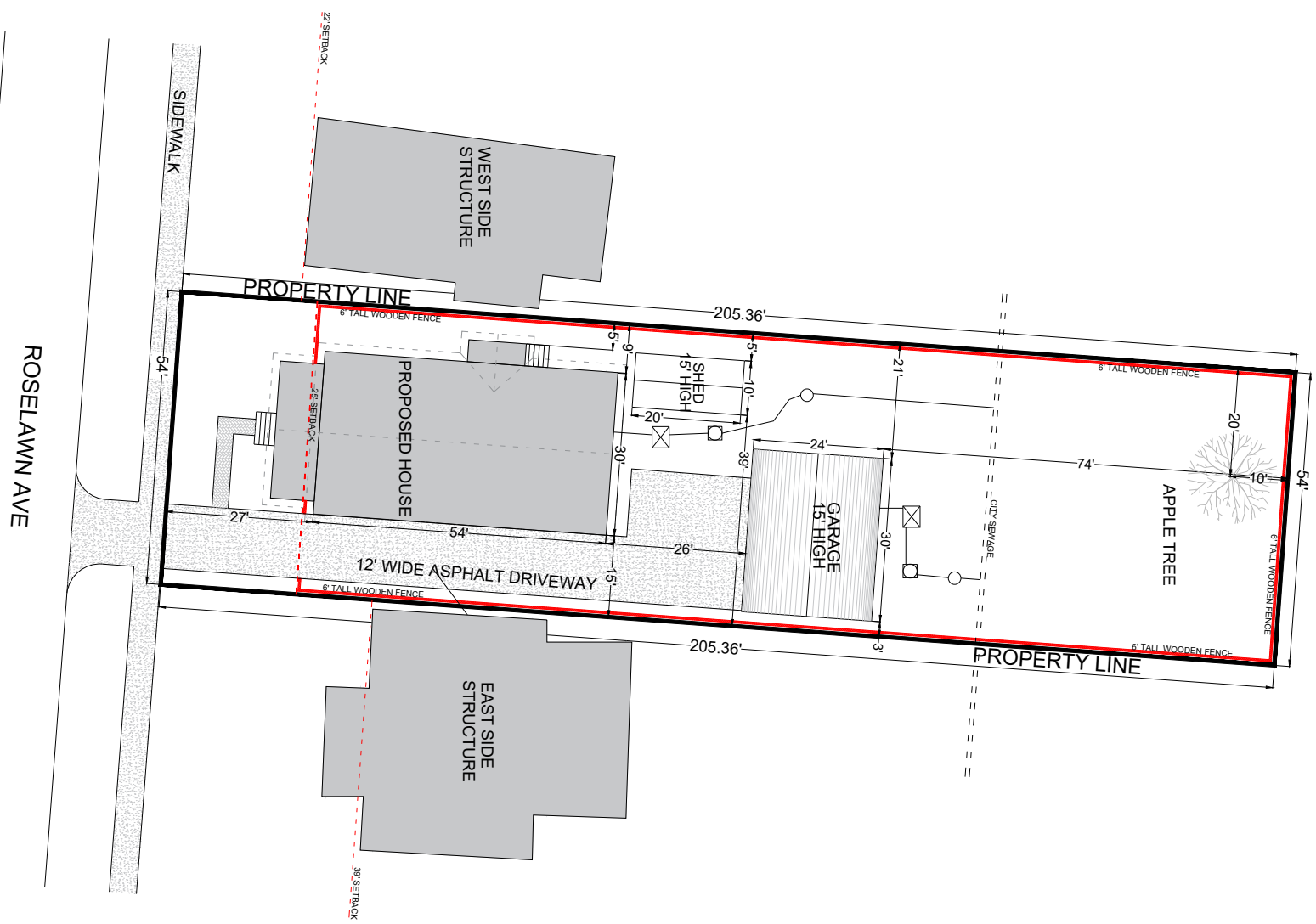


NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11"x17"

Signature



10/21/2020



Future Construction

CV20-076 Final Received 10/21/2020

- CLEAN OUT
- SANITATION
- SEWER
- 6' TALL WOODEN FENCE

NOTES:

ADDRESS:
6164 ROSELAWN AVE
COLUMBUS, OH 43232

SITE PLAN

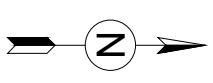
PARCEL ID: 550-155966-00

LOT AREA: 0.26 ACRES

PLOT SIZE: 11" X 17"

DRAWING DATE: 09/15/2020

DRAWING SCALE: 1"=30'





Council Variance Application

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

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 discovered after your application is approved, a new application 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):

On August 1st, 2019, CBA Professionals LLC purchased the parcel 550-155966-00 at 6164 RoseLawn Ave, Columbus, Ohio 43232. CBA acquired the property from CTH Group LLC. I am currently a resident of Columbus, Ohio, and hope to remain so by building a home on this lot. There will be two phases to build out the property at 6164 Roselawn Ave. The first phase is the garage being built as it will sit behind the house to be built. This will limit the risk of damaging the home in the build process. Additionally, the garage will be used to store martials for the house being built. More importantly this is not a financed build and is being paid in cash. As a result, we have to build in phases. The second phase is to build the house, post the garage build.

Signature of Applicant

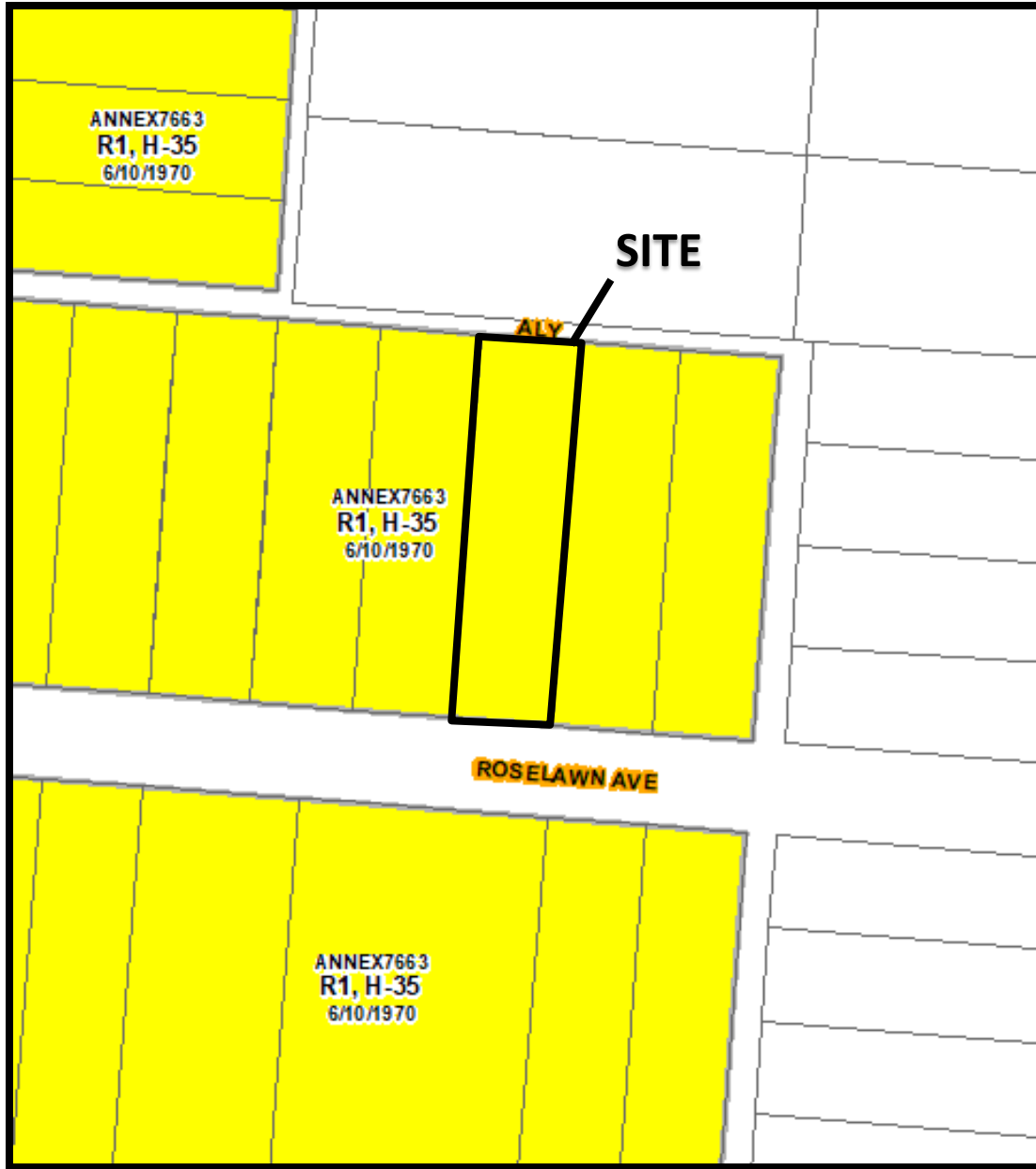
Date

7/31/2020

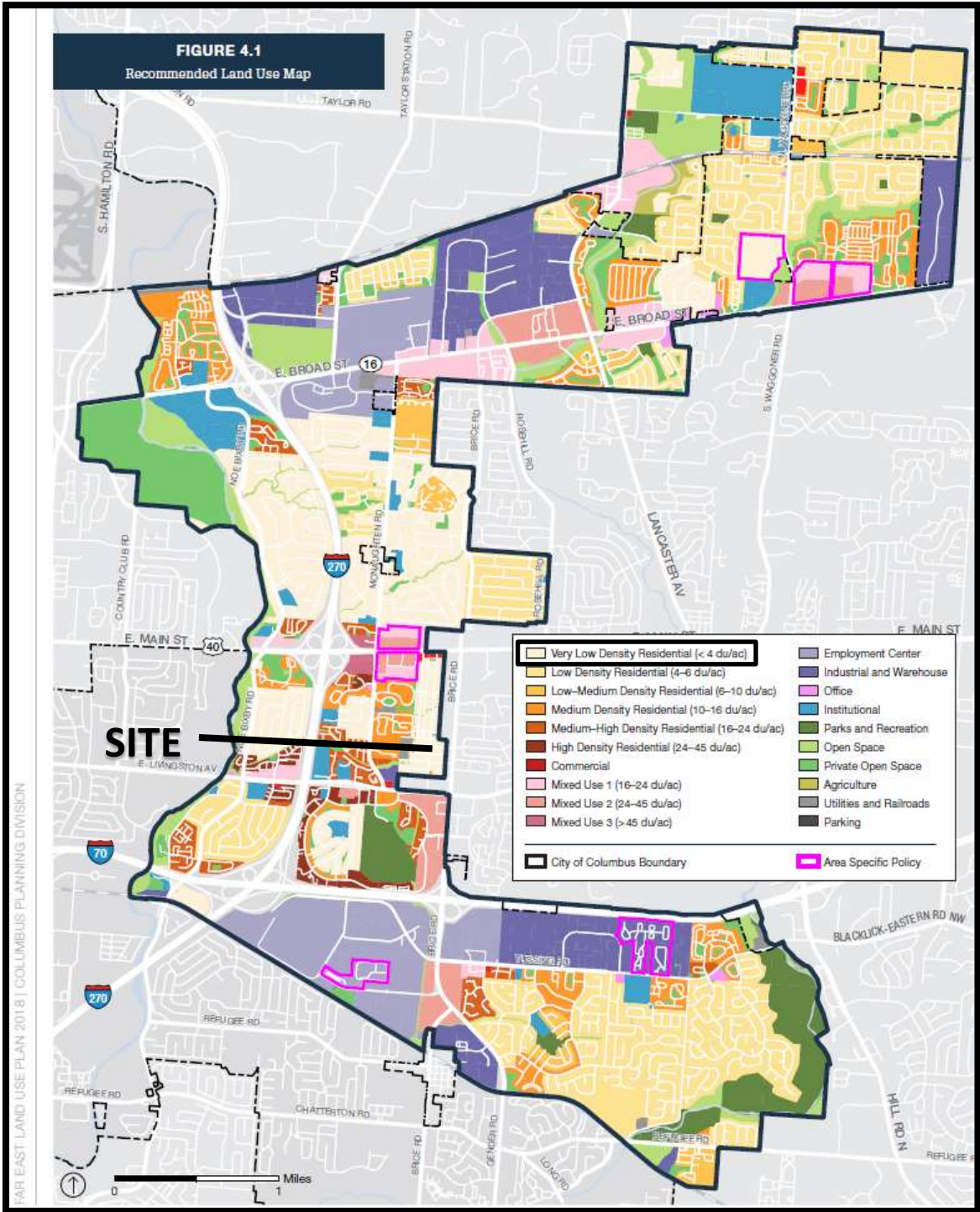
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



CV20-076
6164 Roselawn Ave.
Approximately 0.26 acres



CV20-076
6164 Roselawn Ave.
Approximately 0.26 acres



CV20-076
6164 Roselawn Ave.
Approximately 0.26 acres

Pine, Shannon L.

From: Jennifer Chamberlain [<mailto:JChamberlain@fareastac.org>]
Sent: Wednesday, October 21, 2020 2:46 PM
To: Pine, Shannon L. <SPine@Columbus.gov>
Cc: Larry Marshall <ldmarshall1965@yahoo.com>; LaCour, Lynne D. <LDLaCour@Columbus.gov>
Subject: [EXTERNAL] Re: FEAC Recommendation for CV20-076, 6164 Roselawn Ave

Shannon,
We had unanimous approval for CV20-076 at the 9/1/2020 Far East Area Commission Meeting.

- Zoning
 - CV20-076; 6164 Roselawn Ave. Zoning Chair Commissioner explained reasoning for Application CV20-076 which Commissioners had no objections. Chair Commissioner Chamberlain called for a motion. Treasurer Commissioner Holmes made a motion, which was seconded, to approve CV20-076. Roll Call Voting resulted in unanimous approval.

Respectfully,
Jennifer Chamberlain
Sent from my iPhone

From: Pine, Shannon L.
Sent: Wednesday, October 07, 2020 12:20 PM
To: 'Larry Marshall' <ldmarshall1965@yahoo.com>
Subject: FEAC Recommendation for CV20-076, 6164 Roselawn Ave
Importance: High

Hello Larry,

You had confirmed via email that the FEAC is recommending approval on this CV request to permit a garage on a residential lot prior to a dwelling being constructed on it. Can you please email me that recommendation? I need to submit the ordinance to City Council.

Thank you!

Shannon Pine
Planning Manager

City of COLUMBUS
Department of Building & Zoning Services
Zoning/Council Activities Section
111 North Front Street
Columbus, OH 43215
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Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-076

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CBA Professionals LLC
of (COMPLETE ADDRESS) 6164 Roselawn Ave, Columbus, Ohio 43232
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows. Row 1: 1. CBA Professiona LLC c/o Aubry Finn; 2. 7049 Trillium Lane, Reynoldsburg, Ohio 43068 614-655-7763. Row 2: 3. 2; 4.

Check here if listing additional parties on a separate page.

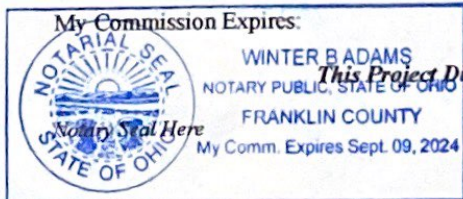
SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 31st day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature: Winter Adams]
September 09, 2024



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

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