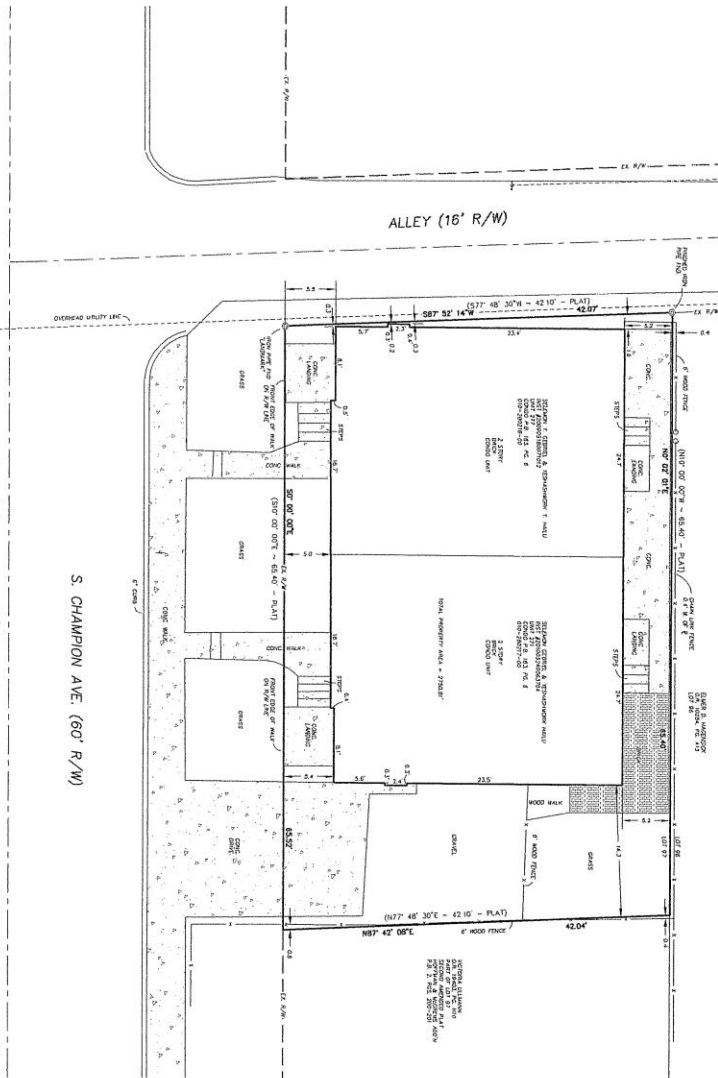


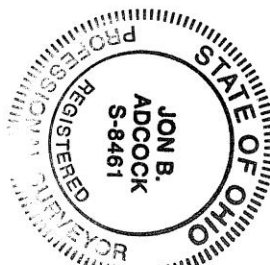
ZONING COMPLIANCE DRAWING

271-277 S. CHAMPION AVE. CONDOMINIUM
COLUMBUS, OHIO



- NOTES:**
1. SPACING SHOWN USUALLY SET ASHBY ON ALL ASSIGNED
 2. RELATIVE TO A 4' SET OFF FROM S. CHAMPION STREET
 3. ADJUSTED TO REGULATIONS GOVERNING THE CITY OF COLUMBUS
 4. THE CURBLINE RELATIVE DISTANCE FROM THE CITY OF COLUMBUS
 5. 12' FROM PROPERTY LINE
 6. 12' FROM PROPERTY LINE
 7. 12' FROM PROPERTY LINE
 8. 12' FROM PROPERTY LINE
 9. 12' FROM PROPERTY LINE
 10. 12' FROM PROPERTY LINE

Jon B. Adcock
REGISTERED SURVEYOR



AMERICAN LAND SURVEYORS
Founded in 1894
Professional Excellence

| | |
|---------|----------------|
| DATE | DESCRIPTION |
| 1/11/12 | Final Received |

STATEMENT OF HARDSHIP
271-277 SOUTH CHAMPION AVENUE

COUNCIL VARIANCE: To conform an existing 2-family dwelling in an R3 zoning district
PROPERTY ADDRESS: 271-277 S. Champion Avenue, Columbus OH 43205
PARCEL NUMBERS: 010-280217 & 010-280218
APPLICANT: Gebriel Selemon & Yeshhashwork Hailu
DATE OF APPLICATION: September 12, 2011

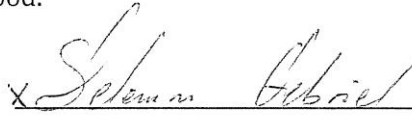
The property subject to this Council Variance application is commonly known as 271-277 S. Champion Avenue and consists of Parcel Numbers 010-280217 & 010-280218 (the site). The site is currently zoned in the R-3, Residential District. The applicant requests the following variances for the site:

1. C.C. Section 3332.035 R3 Residential District - To permit a Two-Family Dwelling in this R3 Residential District.
2. C.C. Section 3312.49 Minimum numbers of parking spaces required - To reduce the required number of parking spaces from 4 total to 1 space.
3. C.C. Section 3321.05(A)(2),(B)(1) Vision clearance - To permit the existing conditions on the site by allowing the dwelling to encroach required vision clearance.
4. C.C. Section 3332.13, R-3 area district requirements -To conform the existing conditions on the site by allowing the dwelling on a sub-standard lot size.
5. C.C. Section 3332.18, Basis of computing area - To conform the existing conditions on the site by permitting greater lot coverage for the structure on the lot.
6. C.C. Section 3332.21, Building lines - To conform the existing conditions on the site by reducing the required building line along the Champion Avenue frontage.
7. C.C. Section 3332.26, Minimum side yard permitted - To conform the existing conditions on the site by reducing the required side yard along the south side of the lot.
8. C.C. Section 3332.27, Rear yard - To conform the existing conditions on the site by reducing the required rear yard for the lot.

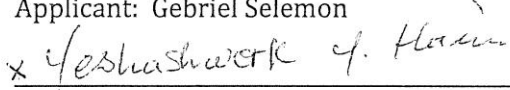
The Applicant has requested these variances for this site in order to avoid an unnecessary hardship. The site became non-conforming to the Zoning Code for the City of Columbus prior to the Applicant's ownership of the property. However, the

Applicant is seeking these variances to bring the property into conformance with the Zoning Code in order to prevent problems with financing and to ensure the ability to rebuild the dwelling, as is, in the event of property damage or destruction.

These variances would be in harmony with the general purpose and intent of the Zoning Ordinance and preserve its spirit. This area of South Champion Avenue is primarily residential and includes mostly Two-Family Dwellings throughout the neighborhood. Therefore, the granting of these variances will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

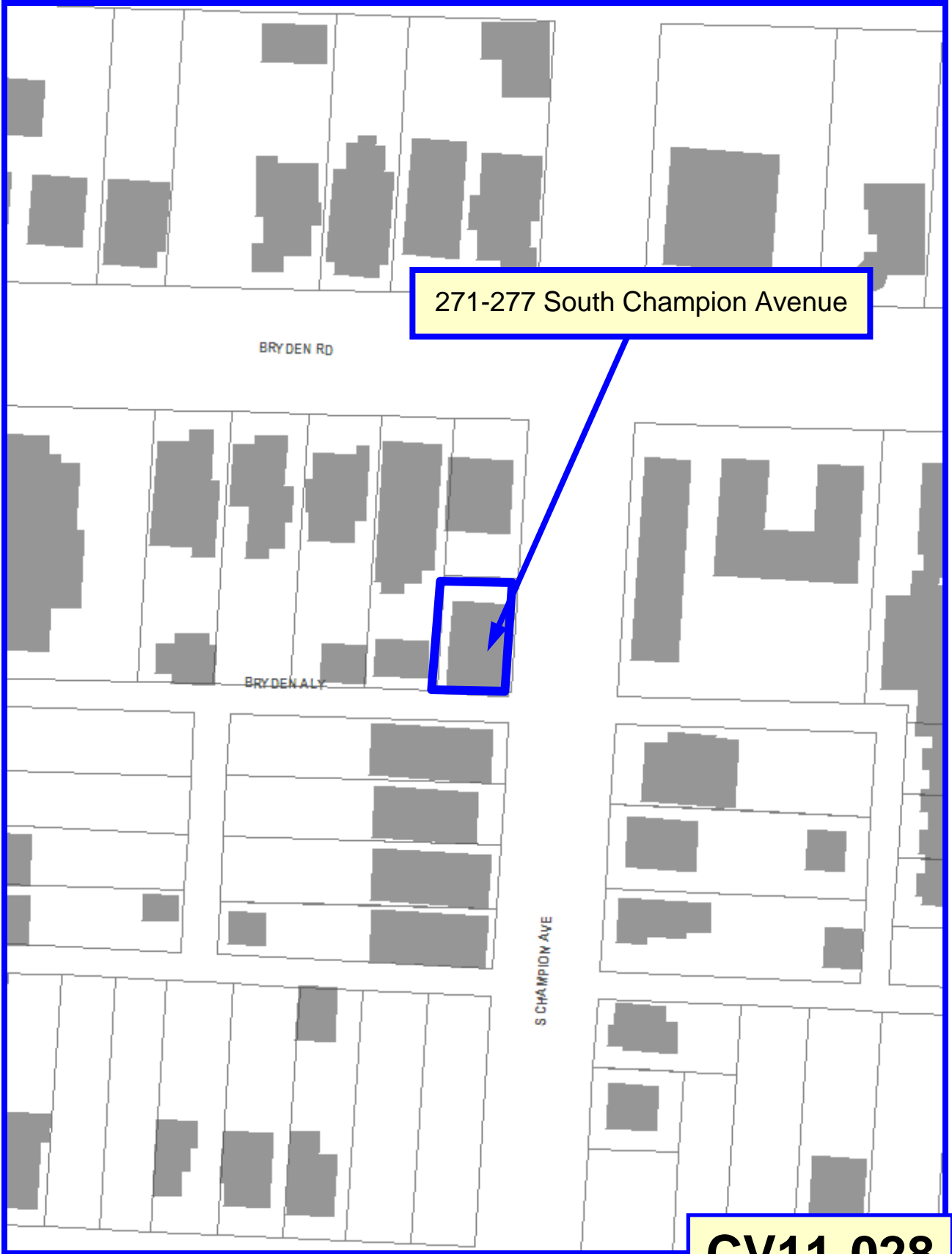
x 

Applicant: Gebriel Selemon

x 

Applicant: Yeshashwork Hailu





271-277 South Champion Avenue

CV11-028

Pine, Shannon L.

From: Kathleen Bailey [kathleendbailey@hotmail.com]
Sent: Monday, February 27, 2012 11:46 PM
To: Pine, Shannon L.
Cc: Annie Womack
Subject: 271-277 S. Champion Avenue

This Email serves as official notice of the Near East Area Commission's (NEAC's) support of CV11-028. The owners of said property completed NEAC's review process and a vote of recommendation was taken at the December 8, 2011 NEAC General Business meeting. The vote was 9 for 0 against.

Any questions or concerns, please contact me at 582-3053.

2/28/2012



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # CV11-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Gebriel Selemon & Yeshashwork Hailu

Of [COMPLETE ADDRESS] 3463 Halpern Street, Columbus OH 43230

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>Gebriel Selemon & Yeshashwork Hailu 3463 Halpern Street Columbus, OH 43230</u> | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

** Selemon Gebriel* ** Yeshashwork of Hailu*

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of SEPTEMBER, in the year 2011

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: NO EXPIRY

Notary Seal Here



[Signature]
TOM SOMOS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer