

CN06-037 Final Received 10-2-06 by Stan Ruzar

RENOVATION FOR:
EPIC PROPERTIES
 UNIT #265 INDIANACH STREET
 COLUMBUS, OHIO 43201

OWNER/ARCHITECT/ENGINEER:
 EPIC PROPERTIES
 205 North Fourth Street, Suite 200
 Columbus, Ohio 43215-2525
 614.464.3600 Fax: 614.464.3931
 4-1-04 3030-A-1030y@aol.com
 3D/Group, Inc.

PERMITS:
 1. RECONSTRUCTION PERMIT
 2. ELECTRICAL PERMIT
 3. MECHANICAL PERMIT
 4. PLUMBING PERMIT
 5. SANITARY PERMIT
 6. SIGNAGE PERMIT
 7. SPECIALTY PERMIT

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS CODES AND ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF COLUMBUS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 9. ALL NECESSARY SAFETY MEASURES SHALL BE IN PLACE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 12. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 13. ALL NECESSARY SAFETY MEASURES SHALL BE IN PLACE.

SP-1

Statement of Hardship

City Code	For	Reason
3342.15	Maneuvering	Due to small parcel size and location of the building, maneuvering cannot be provided. City code requires 20' min. for C4. See note # 10 on site plan.
3342.18	Parking Set-back line	Due to small parcel size, 10'-0" R.O.W. for C4 cannot be provided. See note # 10 on site plan.
3356.03	Building Use	The structure was originally constructed with 2 (two) offices on the first floor and 4 (four) apartments above. One of the office spaces has been vacant for over 2 (two) years. It has been unleaseable as an office space because it is small, and hidden from any major vehicular exposure and surrounded by apartments and college bars. We are seeking variance to convert space into residential use so it can be rented.
3372.609B	Building min. setback for commercial use	Due to small parcel, setback cannot be provided at the required 5'-0" from R.O.W. for C4. See note # 10 on site plan.
3372.611	Design Standard	Existing building shall not be re-constructed and/or extended. Therefore, unable to follow the building design standard.

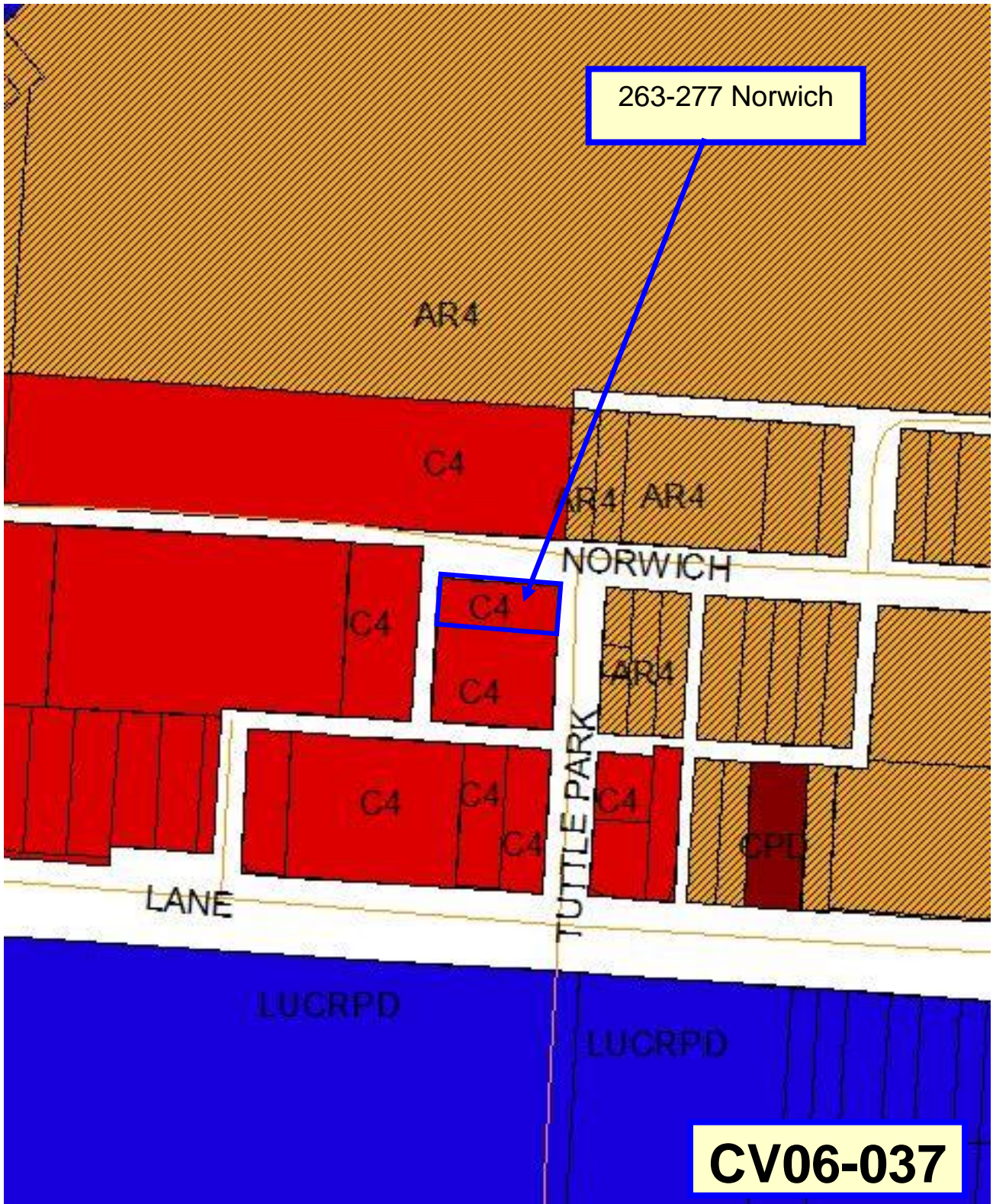
Additional Information:

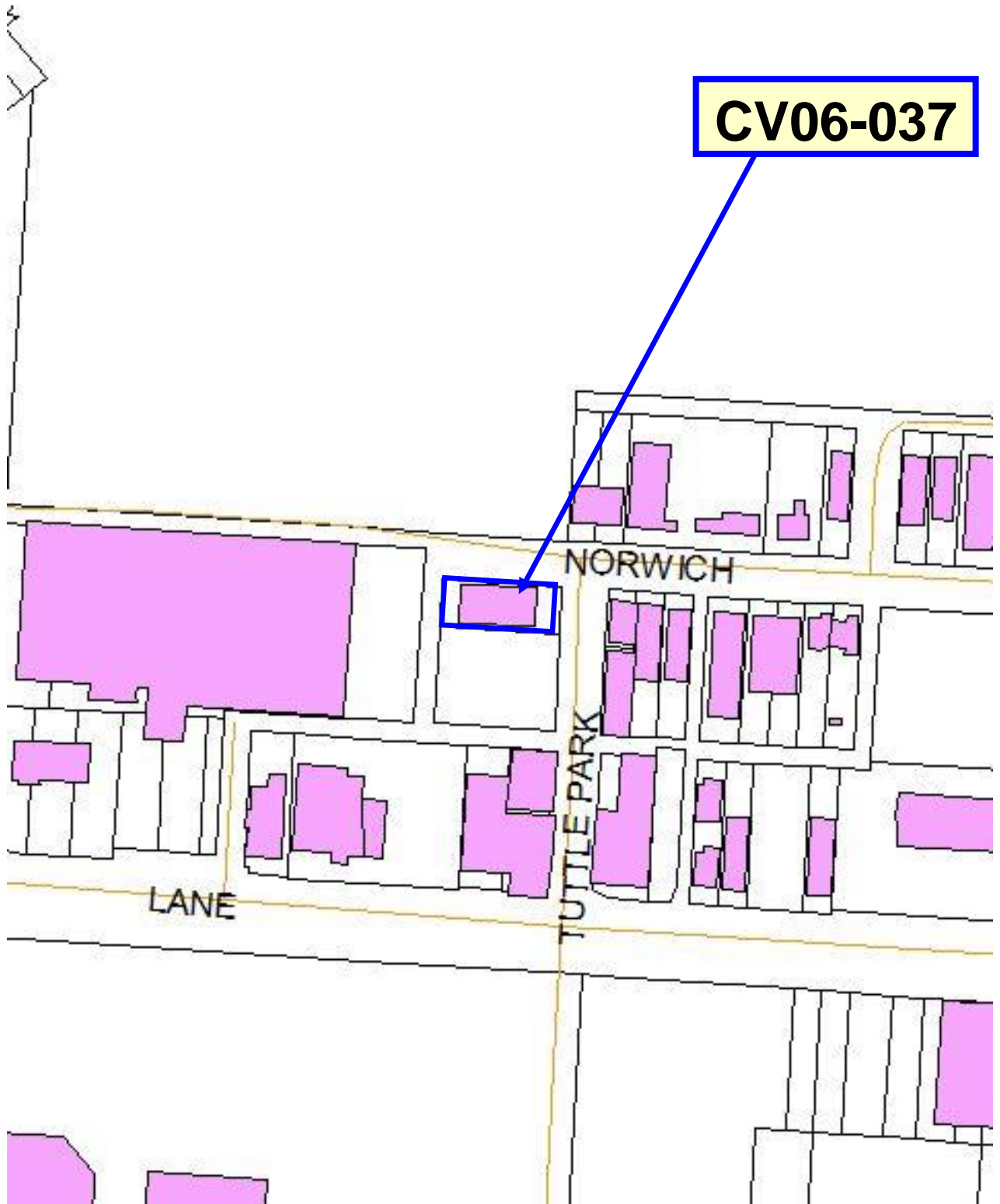
1. No handicap space needs to be provided since the building use is residential.
2. Existing dumpsters location is fine as it exits. No bulk boxes or enclosures are needed or required. City will continue on providing the same service.

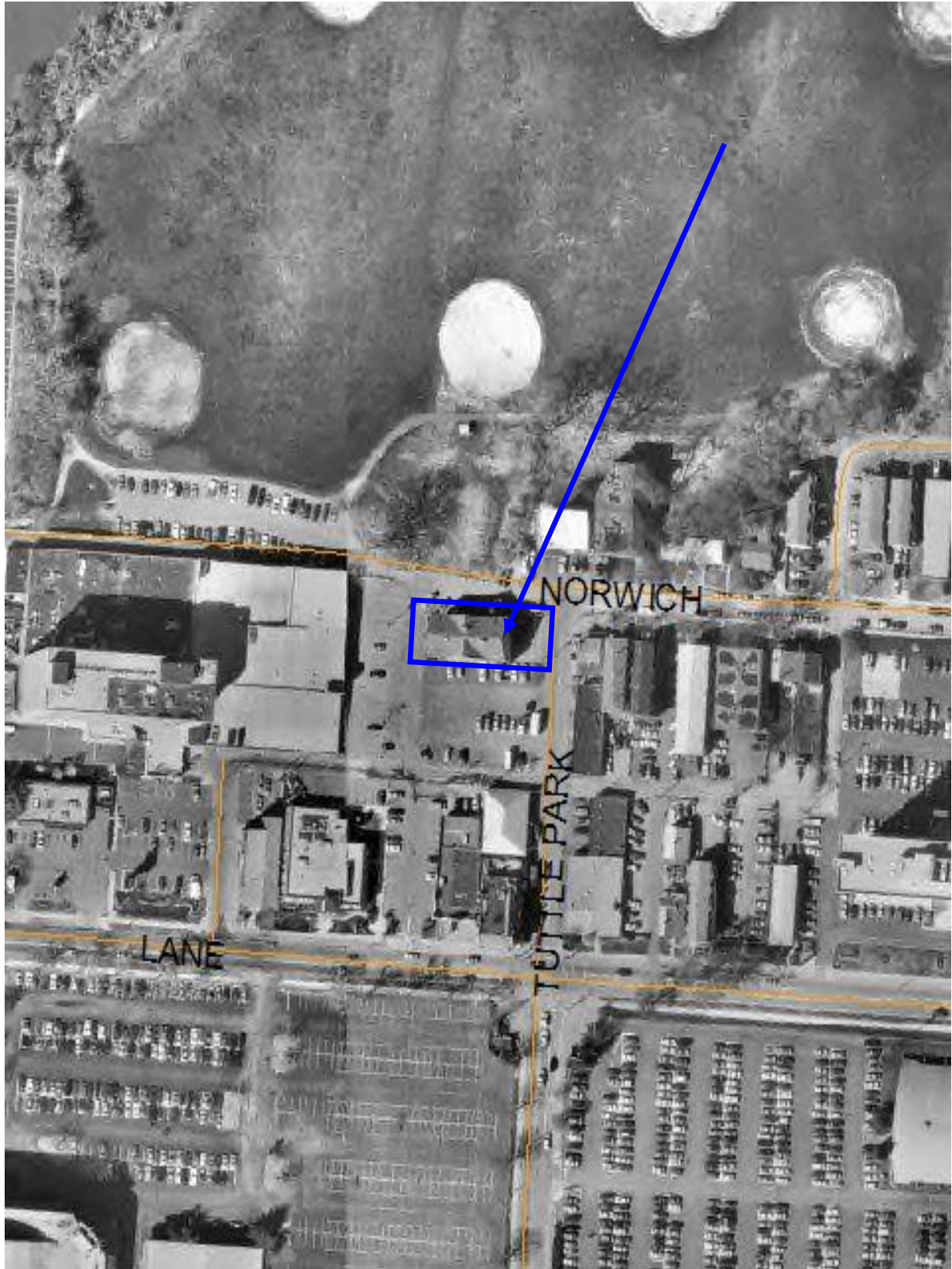
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed above:

Signature of Applicant:

Date: 10-24-06







From: Hupman, Ron
Sent: Thursday, November 16, 2006 9:13 AM
To: 'Russell, Lisa L'
Subject: 263-277 W. Norwich

Ronald L. Hupman
Office of the Ohio Insurance Liquidator
1366 Dublin Rd.
Columbus, OH 43215
(614) 485-6234
(614) 487-9418 Fax
rhupman@ohliq.comLisa,

At its regular meeting last evening, the UAC voted unanimously to recommend approval of the council variance to permit a residential use on the first floor in the C-4 district at the above location.

Ron

Ronald L. Hupman
Office of the Ohio Insurance Liquidator
1366 Dublin Rd.
Columbus, OH 43215
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STAFF REVIEW COMMENTS

for staff review on AUGUST 17, 2006

(All comments MUST be received by this date.)

Application Number: CV06-037

Address: 263-277 W. Norwich Avenue

Current Zoning District: C-4

Requested District or Use: ord fl residential

To: Council Activities, Building Services Division, Department of Development, 757 Carolyn Ave., Columbus, OH 43224; 645-2463 fax; or email the form to the case planner.

Shannon Pine, 645-2208

Lisa Russell, 645-0716

Dana Hitt, 645-2395

Walter Green, 645-2485

From:

Airport Authority

Planning Division

Division of Engineering Construction

Historic Preservation

Health Department

Economic Development

Transportation Division

Neighborhood Services

Recreation & Parks Department

Code Enforcement

Division of Sewerage & Drainage-Storm

Division of Water

Division of Sewerage & Drainage-Sanitary

Public Safety

Division of Refuse Collection

Franklin County Engineer

Zoning Clearance

Other: _____

RECOMMENDATION:

Approval Conditional Approval Disapproval Insufficient Information

(For a recommendation other than Approval, cite specific codified documents or policies. Those making recommendations of Disapproval or Insufficient Information are strongly encouraged to attend the Staff Review Meeting to discuss outstanding issues.)

I am unaware of a statement from an applicable adopted plan that specifically addresses the reasonable issues that might be associated with or result from this applicant's request to vary a provision(s) of the code that would govern and typically apply uniformly to other surrounding properties or similar conditions.

Person Making Reply: Ken Klare

Ext.: 8654

Date: August 14, 2006



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CU06-037

Being first duly cautioned and sworn (NAME) ANTONIO COLOSIMO
of (COMPLETE ADDRESS) 266 NORTH 4TH STREET, SUITE 200, 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 formats

Name of business or individual
Business of individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. GEORGE BAVELIS, PARTNER PELLA COMPANY 52 E. 15TH AVENUE COLUMBUS, OH 43201-1602	2. SANFORD SOLOMON 608 S. FOURTH STREET COLUMBUS, OH 43215
3. LEE ADAMANTIDIS, PARTNER PELLA COMPANY 52 E. 15TH AVENUE COLUMBUS, OH 43201-1602	

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT *Antonio Colosimo*
Subscribed to me in my presence and before me this 4th day
of January, in the year 2007
SIGNATURE OF NOTARY PUBLIC *Toni Henry*
My Commission Expires: 9-11-08

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

Notary Seal Here

TONI HENRY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 9-11-08