

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: CV24-065 Date Received: 5/22/2024  
Application Accepted by: JR Fee: \$350  
Assigned Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

### LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 390 E. WELCH AVE, 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: 010-016000  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s): R2-F Acreage: 0.118  
Neighborhood Group: \_\_\_\_\_  
Proposed Use or reason for request: PRIVATE GARAGE WITHOUT A HOUSE

### APPLICANT:

(Elaborate in Statement of Hardship)

Applicant Name: MARYANNA E. SERGIO Phone Number: 614-866-1860 Ext.: \_\_\_\_\_  
Address: 8819 CHEVINGTON CHASE DRIVE City/State: PICKERINGTON, OH Zip: 43147  
Email Address: NONE

### PROPERTY OWNER(S):

Check here if listing additional property owners on a separate page

Name: SAME AS APPLICANT Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### ATTORNEY / AGENT:

(Check one if applicable)  Attorney  Agent

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### SIGNATURES:

APPLICANT SIGNATURE Maryanna E. Sergio  
PROPERTY OWNER SIGNATURE Maryanna E. Sergio  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

RECEIVED  
MAY 22 2024  
Building and Zoning Services

*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.**

**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):**

The property at 390 E. Welch Ave, Columbus, Ohio 43207 was a 2 story home and a 2 car block garage. The house was destroyed by an Arson fire leaving only the 2 car block garage. The private garage is located in a residential area. The garage is vacant.

I am in the process of selling the property as it is.

I would like to request a variance from 3332-037-R2F Residential District and 3332-38(A) Private Garage.

Signature of Applicant

Mayanna E. Sergio

Date

5-10-24

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MARYANNA E. SERGIO  
of (1) MAILING ADDRESS 8819 CHEVINGTON CHASE DRIVE, PICKERINGTON, OHIO 43147  
deposes and states that they are 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 390 E. WELCH AVE, 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) MARYANNA E. SERGIO  
8819 CHEVINGTON CHASE DRIVE, PICKERINGTON,  
OHIO 43147

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

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

MARYANNA E. SERGIO  
614-866-1860

NEIGHBORHOOD GROUP  
ZONING CHAIR OR CONTACT PERSON  
AND EMAIL ADDRESS

(4) KATHY GREEN  
COLUMBUS SOUTHSIDE AREA COMMISSION  
KATHRYN F. GREEN AT G.MAIL.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 Maryanna E. Sergio

Sworn to before me and signed in my presence this 13<sup>th</sup> day of May, in the year 2024

Errik Jesse Piszczor  
(6) SIGNATURE OF NOTARY PUBLIC

12-29-2027  
My Commission Expires

Notary Seal Here



**Errik Jesse Piszczor**  
Notary Public, State of Ohio  
Commission #: 2022-RE-857868  
My Commission Expires 12-29-2027

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

CV24-065

**APPLICANT/OWNER:**

Maryanna E. Sergio  
8819 Chevington Chase Dr.  
Pickerington, OH 43147

**COMMUNITY GROUP:**

Columbus South Side Area Commission  
c/o Kathy Green  
458 E. Whittier St.  
Columbus, OH 43206

**SURROUNDING PROPERTY OWNERS WITHIN 125 FEET**

Daniel W. Pallay  
1631 Parsons Avenue  
Columbus, OH 43207

Thomas G. Persinger  
396 E. Welch Avenue  
Columbus, OH 43207

Estelita B. Lint  
389 E. Welch Avenue  
Columbus, OH 43207

Lonnie K. Wallace  
10755 Thraikill Road  
Orient, OH 43146

Kevin R. Abrigg  
14940 State Route 104  
Ashville, OH 43103

Edward D. Schirtzinger  
4185 Schirtzinger Road  
Hilliard, OH 43026

Joshua D. Riggs  
399 E. Welch Avenue  
Columbus, OH 43207

Sriram Vaidyanathan  
399 E. Markison Avenue  
Columbus, OH 43207

Bartolomew Fitzpatrick  
79 E. Moler Street  
Columbus, OH 43207

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CV24-065

Nazmi Lika  
383 E. Markison Avenue  
Columbus, OH 43207

Christopher M. Craig  
7824 Spirowood Street  
Dublin, OH 43016

Orchard Investments LLC  
1901 Hiner Road  
Orient, OH 43146

Derek W. Bellamy  
374 E. Welch Avenue  
Columbus, OH 43207

Mila Freeborn  
40 W. Kossuth Street  
Columbus, OH 43206

Christopher R. Butler  
395 E. Welch Avenue  
Columbus, OH 43207

Richard D. Bonnell  
373 E. Welch Avenue  
Columbus, OH 43207

Terra FII CV Borrower LLC  
4 Park Place, Suite 900  
Irvine, CA 92614

Karen M. Mitchell  
644 Southwood Avenue  
Columbus, OH 43207

Allyssa Marie McCleery  
403 E. Welch Avenue  
Columbus, OH 43207

Digital Nostalgia LLC  
380 E. Welch Avenue  
Columbus, OH 43207

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**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV24-065

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) MARYANNA E. SERGIO  
of (COMPLETE ADDRESS) 8819 CHEVINGTON CHASE DRIVE PICKERINGTON, OHIO 43147  
deposes and states that they are 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:

For Example:      Name of Business or individual  
                                 Contact name and number  
                                 Business or individual's address; City, State, Zip Code  
                                 Number of Columbus-based employees

1. <u>MARYANNA E. SERGIO</u> <u>8819 CHEVINGTON CHASE DRIVE</u> <u>PICKERINGTON, OHIO 43147</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Maryanna E. Sergio

Sworn to before me and signed in my presence this 13<sup>th</sup> day of May, in the year 2024

Errik Jesse Piszczor  
SIGNATURE OF NOTARY PUBLIC

12-24-2027  
My Commission Expires

Notary Seal Here



**Errik Jesse Piszczor**  
Notary Public, State of Ohio  
Commission #: 2022-RE-857868  
My Commission Expires 12-29-2027

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


PROBATE COURT OF FAIRFIELD COUNTY, OHIO  
Steven O. Williams

ESTATE OF BONNIE L. WOOD DECEASED  
CASE NO. 60136

CERTIFICATE OF TRANSFER  
NO. 10

[Check one of the following]

- Decedent died intestate.
- Decedent died testate.

  
 Instr: 200203140066061 03/14/2002  
 Pages: 2 F: \$14.00 S: 48AM  
 Robert G. Montgomery T200203074B  
 Franklin County Recorder NEPKESSLER

Decedent died on April 10, 2001 owning the real estate described in this certificate. The persons to whom such real estate passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Maryanna E. Sergio	8819 Chevington Chase Dr., NW Pickerington, OH 43147	Entire

903053

TRANSFERRED  
 MAR 13 2002  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

CONVEYANCE TAX  
EXEMPT

JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

[Complete if applicable] The real estate described in this certificate is subject to a charge of \$ \_\_\_\_\_ in favor of decedent's surviving spouse, \_\_\_\_\_ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

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

Being Lot No. 31 of Charles Kautz's Addition to the City of Columbus, As the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 234, Recorder's Office, Franklin County, Ohio.

Address: 390 E. Welch Avenue, Columbus, Ohio 43207

Parcel No.: 010-016000

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

ENTIRE INTEREST IN THE REAL ESTATE  
LOCATED AT 390 E. WELCH AVENUE, COLUMBUS,  
OH 43207. MORE FULLY DESCRIBED AS FOLLOWS

SITUATED IN THE CITY OF COLUMBUS, COUNTY  
OF FRANKLIN AND STATE OF OHIO;

BEING LOT NO. 31 OF CHARLES KAUTZ'S  
ADDITION TO THE CITY OF COLUMBUS, AS THE  
SAME IS NUMBERED AND DELINEATED UPON THE  
RECORDED PLAT THEREOF, OF RECORD IN PLAT  
BOOK 5, PAGE 234, RECORDER'S OFFICE,  
FRANKLIN COUNTY, OHIO.

Prior Instrument Reference: Vol. 16982 Page B12

Parcel No: 010-016000

**ISSUANCE**

This Certificate of Transfer is issued this 31ST day of JANUARY, 2002.

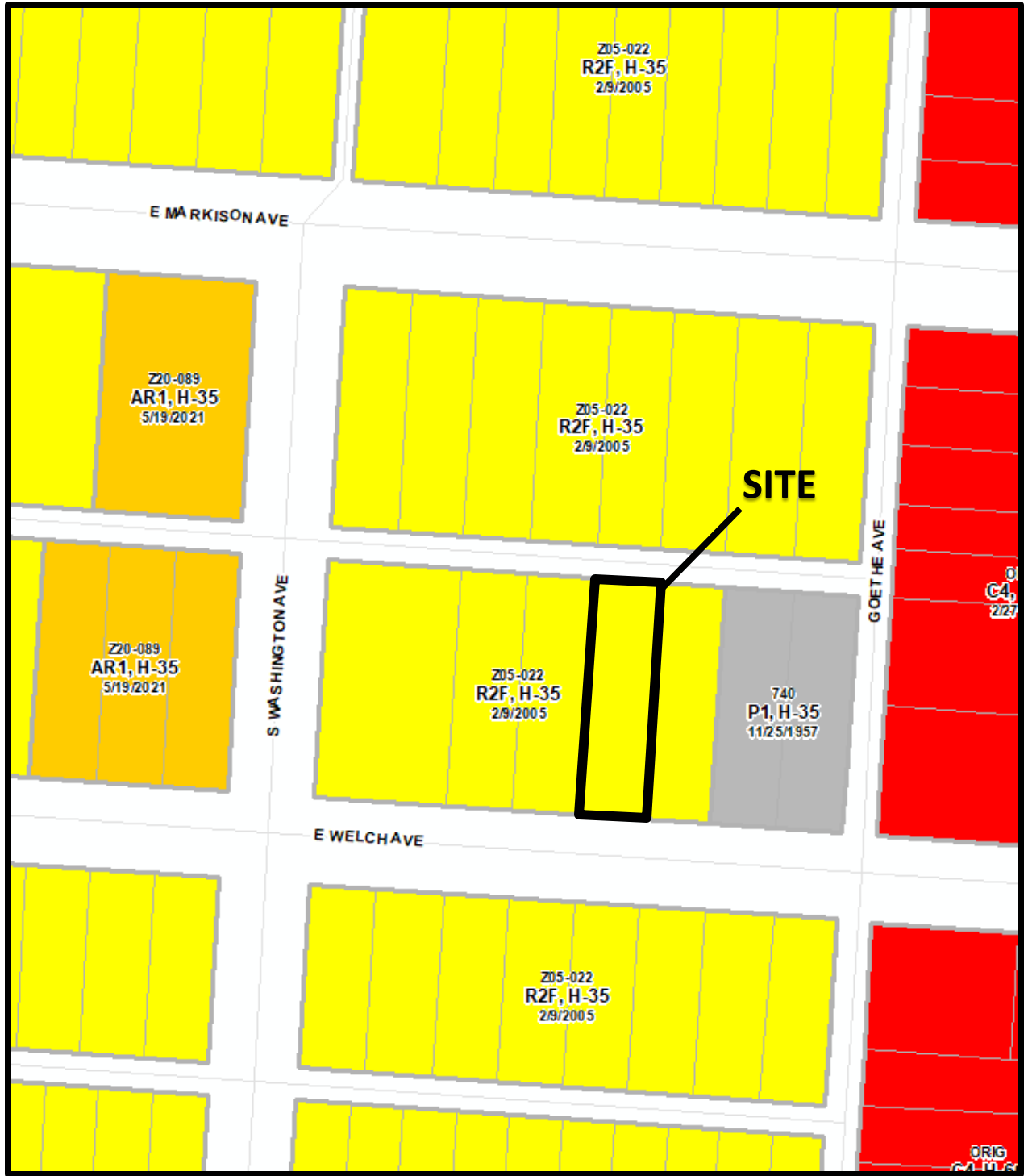
/s/ STEVEN O. WILLIAMS  
Probate Judge

**CERTIFICATION**

I certify that this document is a true copy of the original Certificate of Transfer No. 10 issued on JANUARY 31, 2002 and kept by me as custodian of the official records of this Court.

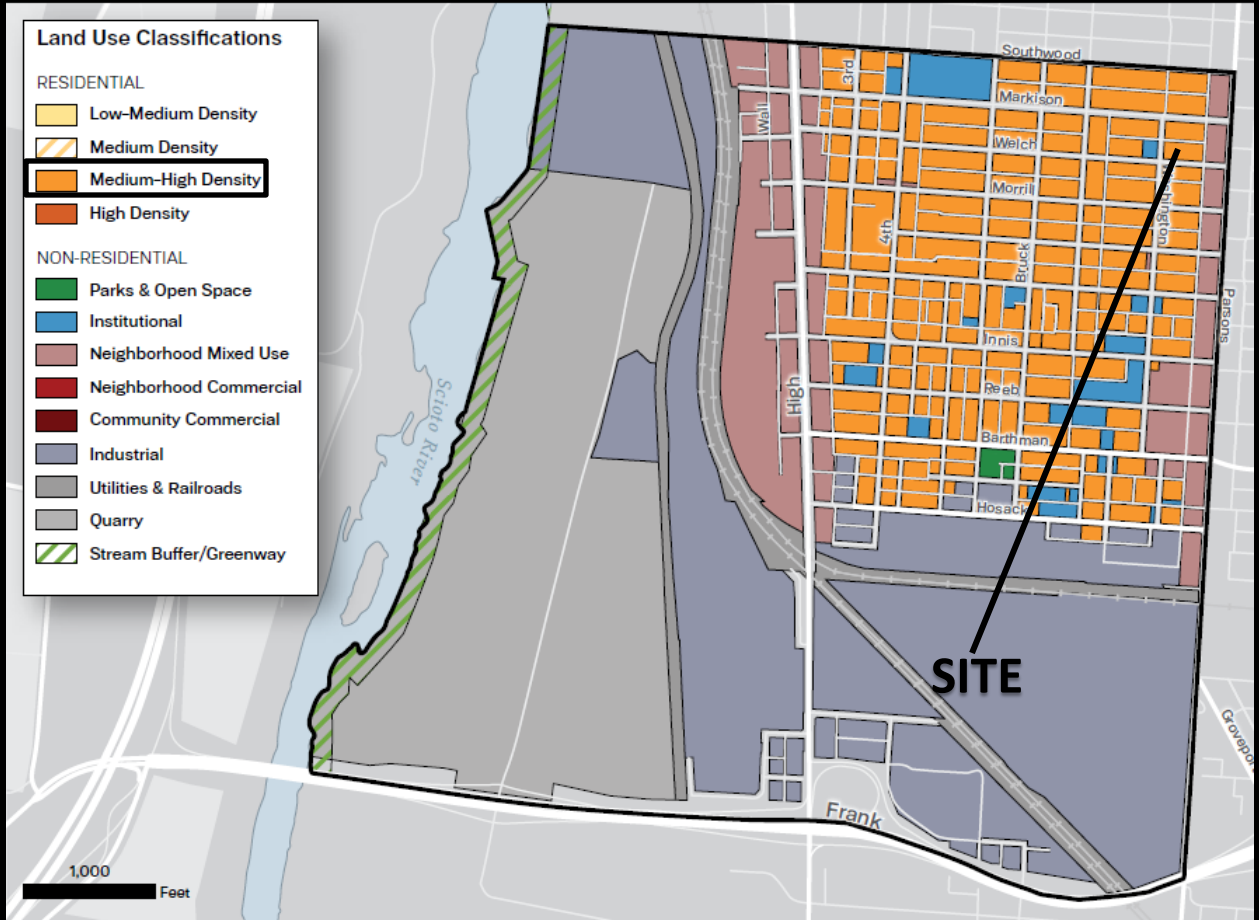
JANUARY 31, 2002  
Date  
(SEAL)

STEVEN O. WILLIAMS  
Probate Judge  
By Carol Ann Lack  
Deputy Clerk



CV24-065  
390 E. Welch Ave.  
Approximately 0.12 acres

**FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2**



CV24-065  
 390 E. Welch Ave.  
 Approximately 0.12 acres



CV24-065  
390 E. Welch Ave.  
Approximately 0.12 acres