



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Thu Dec 3 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 131 E 15TH AVE COLUMBUS, OH  
**Mailing Address:** 3220 RIVERSIDE DR STE C2A  
UPPERARLINGTON OH 43221-

**Owner:** DELTA GAMMA BUILDING CO  
**Parcel Number:** 010013417

### ZONING INFORMATION

**Zoning:** ORIG, Multi-family, AR4  
effective 2/27/1928, Height District H-35

**Historic District:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Historic Site:** No

**Commercial Overlay:** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A

**Flood Zone:** OUT

**Area Commission:** University Area Commission

**Airport Overlay Environs:** N/A

**Planning Overlay:** University/Impact

### PENDING ZONING ACTION

**Zoning:** N/A

**Council Variance:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Graphic Commission:** N/A



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA15-130 Date Received: 17 Nov. 2015  
Application Accepted by: [Signature] Fee: \$ 1900  
Commission/Civic: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Comments: \_\_\_\_\_

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- Variance  Special Permit

Indicate what the proposal is and list applicable code sections:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOCATION

Certified Address: 131 E. 15th Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010-013417

APPLICANT (If different from Owner):

Applicant Name: Epsilon House Corp. of Delta Gamma Phone Number: 614-487-5599 Ext.: \_\_\_\_\_

Address: 3220 Riverside Drive, Suite A-2 City/State: Columbus/OH Zip: 43221

Email Address: tpoulton@att.net Fax Number: 614-487-5595

PROPERTY OWNER(S)  Check here if listing additional property owners on a separate page

Name: Epsilon House Corp. of Delta Gamma Phone Number: 614-487-5599 Ext.: \_\_\_\_\_

Address: 3220 Riverside Drive, Suite A-2 City/State: Columbus/OH Zip: 43221

Email Address: tpoulton@att.net Fax Number: 614-487-5595

ATTORNEY / AGENT (Check one if applicable):  Attorney  Agent

Name: Nicholas C. Cavalaris Phone Number: 614-462-5443 Ext.: \_\_\_\_\_

Address: 65 E. State Street, #1800 City/State: Columbus/OH Zip: 43215

Email Address: ncavalaris@keglerbrown.com Fax Number: 614-464-2634

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Michelle Ewler, Esq. on behalf of applicant

PROPERTY OWNER SIGNATURE Michelle Ewler on behalf of owner

ATTORNEY / AGENT SIGNATURE Michelle Ewler, Esq.

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

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nicholas C. Cavalaris

of (1) MAILING ADDRESS 65 E. State Street, #1800, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 131 E. 15th Avenue, Columbus, OH 43201

for which application for a rezoning, (variance) special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Epsilon House Corp. of Delta Gamma

3220 Riverside Drive, Suite A-2

Columbus, OH 43221

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

Epsilon House Corp. of Delta Gamma

614-487-5599

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) University Area Commission

Susan Keeny, Zoning Chair

937-479-0201

and that the following 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:

| (6) PROPERTY OWNER NAME | (6a) PROPERTY ADDRESS | (6b) PROPERTY OWNER MAILING ADDRESS |
|-------------------------|-----------------------|-------------------------------------|
| _____                   | _____                 | _____                               |
| _____                   | _____                 | _____                               |
| _____                   | _____                 | _____                               |
| _____                   | _____                 | _____                               |

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

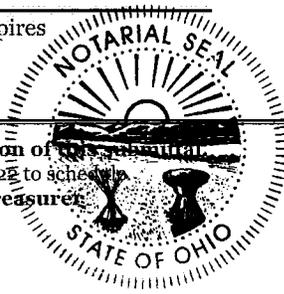
(8) SIGNATURE OF AFFIANT *Nicholas Cavalaris*

Sworn to before me and signed in my presence this 17th day of November, in the year 2015

*Diane M. Lazor*  
(8) SIGNATURE OF NOTARY PUBLIC

1-31-20  
My Commission Expires

Notary Seal Here



DIANE M. LAZOR  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
January 31, 2020

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**Statement of Hardship  
131 E. 15<sup>th</sup> Avenue, Columbus, Ohio**

The applicant is proposing a rear addition to the existing house and increasing green space as suggested by the City Zoning and Planning Departments. The addition is necessary and will provide required renovations to meet the University's new sophomore year "on campus" housing standards known as Second-Year Transformational Experience Program (STEP). The house is located in a "higher density residential" land use district under the University District Plan (UDP) and is within 300 ft. of the extensive Campus Partners' re-development project centered at 15<sup>th</sup> Avenue that increases density and reduces parking requirements in the approved rezoning.

The applicant has reconfigured the floor plans by adding study spaces to sleeping rooms in the existing building. Given this conversion, the applicant is adding a net increase of 9 new rooms after the renovation. The variances requested are reasonable in light of City Code Section 3372.564 which mandates a maximum of 35% of the lot to be devoted to parking and maneuvering of vehicles. The existing parking conditions on site including pavement drives and parking equaling 9,362 sq. ft. The lot is (175' x 100') equal to 17,500 sq. ft. Therefore, 53.5% of the lot is currently devoted to parking and maneuvering, which exceeds the maximum area by 3,237 sq. ft. or 18.5 percent. The applicant is using a creative structure to house the parking so that the rear parking and maneuvering areas are not enlarged in accordance with City Code Section 3372.564.

The variances which are identified on a separate submittal are not the result of the applicant. In fact, given the Code definitions, it can be argued one of the four identified is not applicable. These renovations will provide the sorority with elements needed to qualify as an on-campus residence such as: increased study spaces, space for University staff to counsel sophomores and older students, defined individual and collaborative study space, and allow for significantly more University oversight into activities at the sorority. The house was constructed by the sorority in 1937 and has been at this location for nearly 80 years. Delta Gamma has been affiliated with Ohio State for 104 years. Thus, conditions exist at this site that don't generally apply to other properties in this AR4 zoning district.

Granting this variance is necessary to preserve a substantial right of the applicant as a fraternal organization with its long-standing chapter affiliation with the University, a property right it shares in common with many Greek letter organizations affiliated with the University in this zoning district. Given the long-standing presence of Delta Gamma at 131 E. 15<sup>th</sup> Avenue, the significant re-development by Campus Partners occurring on three sides of the applicant and a half block from the site, including the Campus Partners' multi-acre rezoning and installation of a one hundred and ten (110) foot height district, and the identification of this area as predominantly fraternity and sorority houses, granting the variances is consistent with the "higher density residential" land use under the UDP and the evolving character of 15<sup>th</sup> Avenue and will not injure neighboring properties. A separate page is submitted with this Statement listing the specific variances requested.



Nicholas C. Cavalaris, Attorney for Applicant

Variances for  
131 E. 15<sup>th</sup> Avenue, Columbus, Ohio

The purpose of the university planning overlay acknowledges this site is within a unique part of the city which promotes the use of original contributing buildings, encourages a variety of housing opportunities, preserves the university areas, such as the area along 15<sup>th</sup> Avenue, and promotes the unique cultural and architectural character of the University area (See City Code Section 3372.501). The applicant's proposal meets all these aspirations of the zoning overlay.

**3372.564, Parking**

City Code Section 3372.564 governs parking in the university overlay and it states for a substantial rehabilitation of an original contributing building involving an increase in floor area, required parking spaces shall be provided by using the following formula: total calculated floor area (17,239) minus (number of dwelling units (28) times 360) equals 7,159 divided by 240 and multiplied by .66 equals 19 spaces. Applicant is providing 15 spaces. The reduction in parking under this section is 4 spaces and this parking ratio of .53 spaces per unit provides greater parking than required under the nearest Campus Partners' sub-area.

**3372.566, Building Size and Separation**

The applicant believes this section can be fairly interpreted to govern the relationship between buildings on a lot and is not applicable to a lot with one building such as this. Notwithstanding the foregoing, the City Code says no building shall exceed 10,200 sq. ft. of calculated floor area the existing house is 10,177 sq. ft. of calculated floor area. The applicant seeks an addition of 7,062 sq. ft. of calculated floor area. Applicant will exceed this code limit by 7,039 sq. ft. with the addition.

**3372.567, Maximum Floor Area**

City Code says allowable floor area ratio is the lesser of A) .80 of the size of the lot, or B) the square footage of the average plotted lot within 200 ft. of the site for a substantial renovation of an original contributing building. The lot is 17,500 sq. ft. and the average-sized lot within 200 ft. is 20,468.9 sq. ft. multiplied by a FAR twice that permitted in the subject lot (2 x .80) equals 32,748.8 sq. ft. Since Columbus City Code 3372.567 requires the lesser number, the size of the Delta Gamma lot (17,500 sq. ft.) multiplied by .8 equals 14,000 sq. ft., which is the maximum calculated floor area. The applicant's plan has floor area totaling 17,239 sq. ft., the applicant is seeking a FAR that exceeds the limit by 3,239 sq. ft.

The applicant is proposing an addition that will occupy 1.2% (2,127 sq. ft./17,500 sq. ft.) of the lot. Given the increase in green spaces in the rear lot, the impervious area on the lot will decrease under this plan. This proposal increases permeable area and green space on the lot.

**3372.568, Building Height**

City Code says allowable highest element other than a chimney is 40 ft. The highest existing roof ridge is 42 ft. The height to mid slope of the ridge on the addition is 43'6" and the height to ridge of near addition is 47'6".



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 11/12/15



Disclaimer

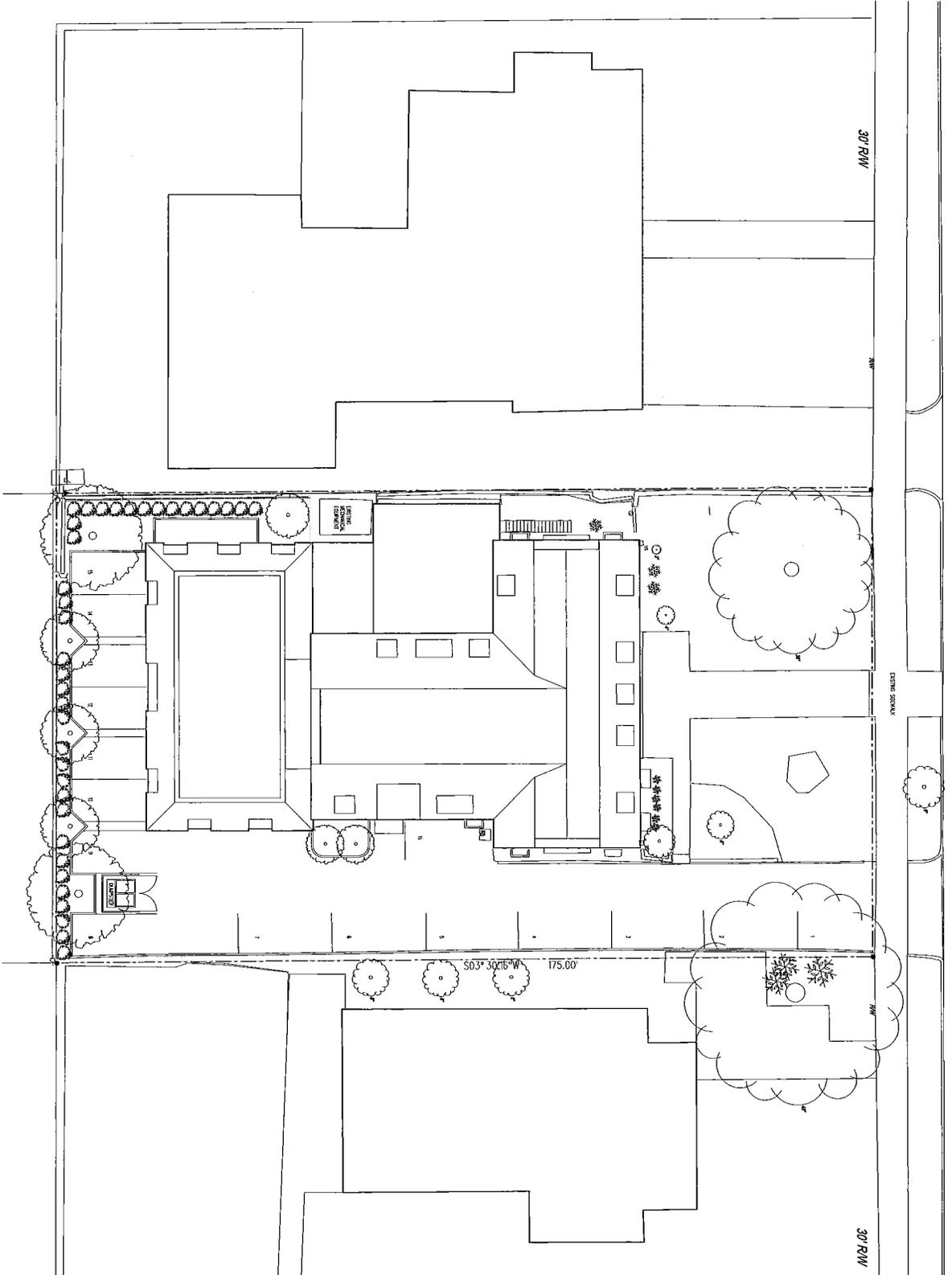
Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



**BZA15-130**  
**131 EAST FIFTEENTH AVE.**



DELTA GAMMA

131 E. 15TH AVE.  
 COLUMBUS, OHIO  
 43201

PROJECT NUMBER: DELTA GAMMA

**ACOCK ASSOCIATES ARCHITECTS**  
 103 North Park Street  
 Columbus, Ohio 43201  
 Ph: (614) 228-5588 Fax: (614) 224-7790

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

SCALE: AS NOTED  
 ISSUE DATE: 18 MAR 15  
 REVISIONS  
 NUMBER DATE NUMBER DATE

AS1.0

SITE PLAN  
 1" = 10'-0"  
 SCALE (FEET)  
 0 10 20 30 40

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nicholas C. Cavalaris  
of (COMPLETE ADDRESS) 65 E. State Street, #1800, 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 and their mailing addresses:

| NAME                               | COMPLETE MAILING ADDRESS                           |
|------------------------------------|----------------------------------------------------|
| Epsilon House Corp. of Delta Gamma | 3220 Riverside Drive, Ste. A-2, Columbus, OH 43221 |
|                                    |                                                    |
|                                    |                                                    |
|                                    |                                                    |
|                                    |                                                    |
|                                    |                                                    |
|                                    |                                                    |
|                                    |                                                    |
|                                    |                                                    |
|                                    |                                                    |

SIGNATURE OF AFFIANT *Nicholas Cavalaris*

Sworn to before me and signed in my presence this 17th day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC *Diane M. Lazor*

1-31-20  
My Commission Expires

Notary Seal Here



DIANE M. LAZOR  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
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