

**CITY OF COLUMBUS****DEPARTMENT OF BUILDING AND ZONING SERVICES****One Stop Shop Zoning Report** Date: Tue Dec 29 2015

General Zoning Inquiries: 614-645-8637

**SITE INFORMATION**

Address: 322 W 7TH AVE COLUMBUS, OH

Mailing Address: 322 W 7TH AVE

COLUMBUS OH 43201-2674

Owner: BAILO CLARK P BAILO CARLA J

Parcel Number: 010010899

**ZONING INFORMATION**

Zoning: Z79-033, Residential, R4

effective 8/29/1979, Height District H-35

Board of Zoning Adjustment (BZA): 08310-00000-00414

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

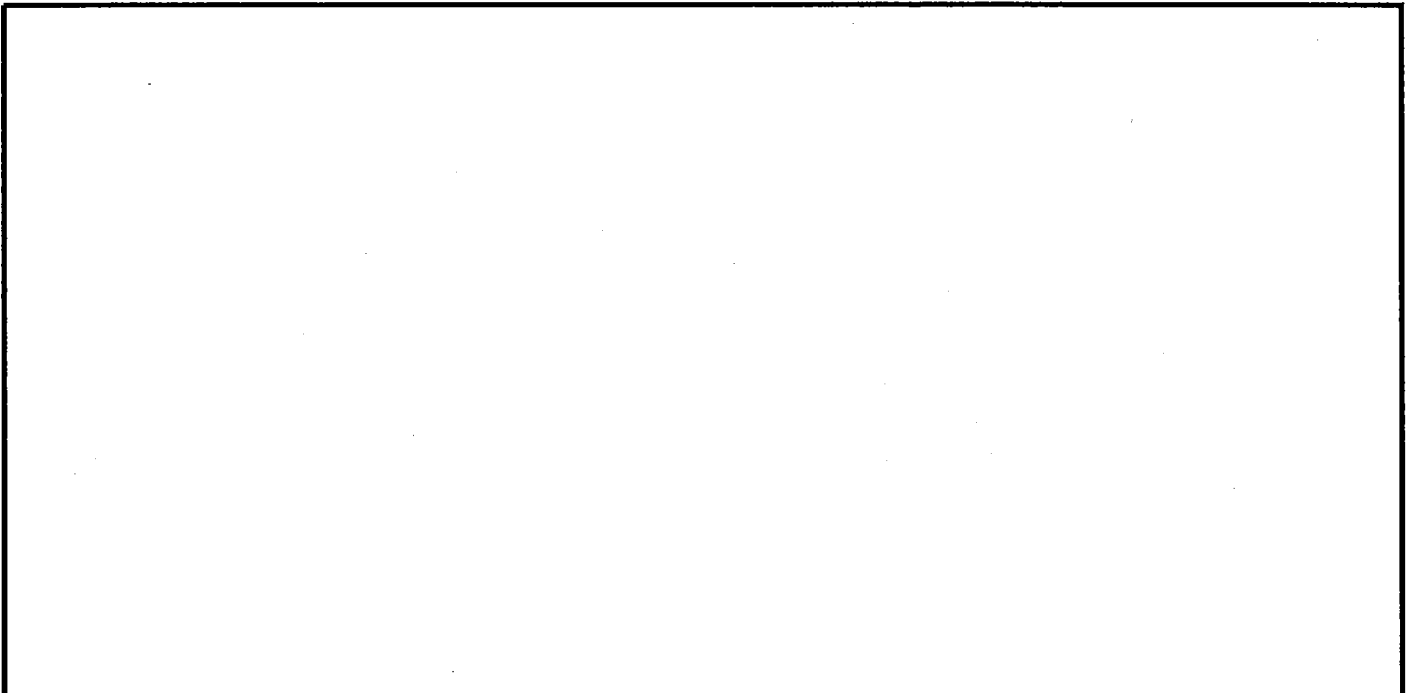
**PENDING ZONING ACTION**

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Date

Application #

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave, Columbus, Ohio 43224



Comments: \_\_\_\_\_ Application Number: BZA15-141 Commission/Group: U.A.C.  
 \_\_\_\_\_ Date Received: 21 Dec. 2015 Planning Area: \_\_\_\_\_  
 \_\_\_\_\_ Date of Hearing: \_\_\_\_\_ Acreage: \_\_\_\_\_  
 \_\_\_\_\_ Zoning Fee: \$320 Address Fee \_\_\_\_\_  
 \_\_\_\_\_ Existing Zoning \_\_\_\_\_ Accepted by: FF

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: SECT. 3372.544, MAX. LOT COVERAGE - TO PERMIT AN INCREASE IN THE MAX. ALLOWABLE F.A.R. FROM 0.4 TO 0.6.

SECT. 3332.26 (C) (1) - TO PERMIT THE SIDE YARD SETBACK IN AN R-4 ZONE ON A 40 FT. WIDE LOT TO BE REDUCED FROM 3 FT. TO 1.7 FT. TO MAKE THE EXISTING SETBACK CONFORMING

1. Certified Address Number and Street Name 322 W. 7th AVE.  
City COLUMBUS State OH Zip 43201

Parcel Number (only one required.) 010-010899

APPLICANT (IF DIFFERENT FROM OWNER)

- 2. Name \_\_\_\_\_
- 3. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_
- 4. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_
- 5. Email Address \_\_\_\_\_

PROPERTY OWNER(S)

- 6. Name CLARK BAULO CARLA BAULO
- 7. Address 322 W. 7th AVE. City COLUMBUS Zip 43201
- 8. Phone# 248-613-1861 Fax # \_\_\_\_\_
- 9. Email Address CLARK BAULO @ YAHOO.COM

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

- 10. Name SUSAN KEENEY
- 11. Address 358 KING AVE. City COLUMBUS Zip 43201
- 12. Phone# 937-479-0201 Fax # \_\_\_\_\_
- 13. Email Address SLMKEENEY @ HOTMAIL.COM

SIGNATURES

- 14. Applicant Signature \_\_\_\_\_
- 15. Property Owner Signature Clark P. Baulo
- 16. Attorney/Agent Signature Susan E. M. Keeny

Date

Applicant

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave., Columbus, Ohio 43224



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SUSAN KEENEY of
(1) MAILING ADDRESS 358 KING AVE, COLUMBUS, OH 43201
deposed 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) ADDRESS OF PROPERTY 322 W. 7th AVE, COLUMBUS, OH 43201
for which the application for a rezoning, variance, special permit or graphics plan was filed with the
Department of Development, Building Services Division on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) CLARK BAILO, CARLA BAILO
322 W. 7th AVE.
COLUMBUS, OH 43201

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

CLARK BAILO, CARLA BAILO
248-613-1861

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

(5) UNIVERSITY AREA COMMISSION
SUSAN KEENEY, CHAIR
358 KING AVE, COLUMBUS, OH 43201

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE ATTACHED SHEETS

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

SIGNATURE OF AFFIANT(8) Susan Keeny
Subscribed to me in my presence and before me this 21 day of Dec., in the year 2015

SIGNATURE OF NOTARY PUBLIC(8) Diana P Sells
My Commission Expires: 9/15/2020

Notary Seal Here

DIANA P. SELLS
Notary Public, State of Ohio
My Commission Expires 09-15-2020



STATEMENT OF HARDSHIP

APPLICATION # \_\_\_\_\_

3307.09 Variances by Board.

A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:

- 1. That special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.
- 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
- 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
- 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

SEE ATTACHED SHEET

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**322 WEST SEVENTH AVENUE****STATEMENT OF HARDSHIP FOR 322 W. 7<sup>TH</sup> STREET**

The applicant/owners are planning an addition to the rear of a historic foursquare single family residence. The house is the second parcel east of the corner lot, which is also owned by the applicants. The corner lot remains unbuilt except for a perimeter wooden fence.

The new building footprint increases by just 73 square feet (95 SF to 168 SF) and approximately matches the building lines of adjacent residential properties. The total square footage increases from 3129 SF to 3517 SF (an increase of 388 SF). On the first floor, the addition will incorporate the existing rear porch and convert it into a new mudroom/entrance. It will also create an eating area in the kitchen where none currently exists. This is very appropriate for a house of this size and quality. On the second floor, the existing bathroom will be slightly enlarged into an "en suite" connected with one of the bedrooms. On the third floor the owners simply wish to incorporate more closets. Currently there exists only 2 ½ linear feet of closet space in this master suite area.

**F.A.R.**

It should be noted that the previous home owners renovated the third floor into a master bedroom suite, increasing the total F.A.R. from 0.4 to 0.54. No apparent variances were approved for this previous work. The proposed plans increase the existing F.A.R. from 0.54 to 0.6.

**SETBACK**

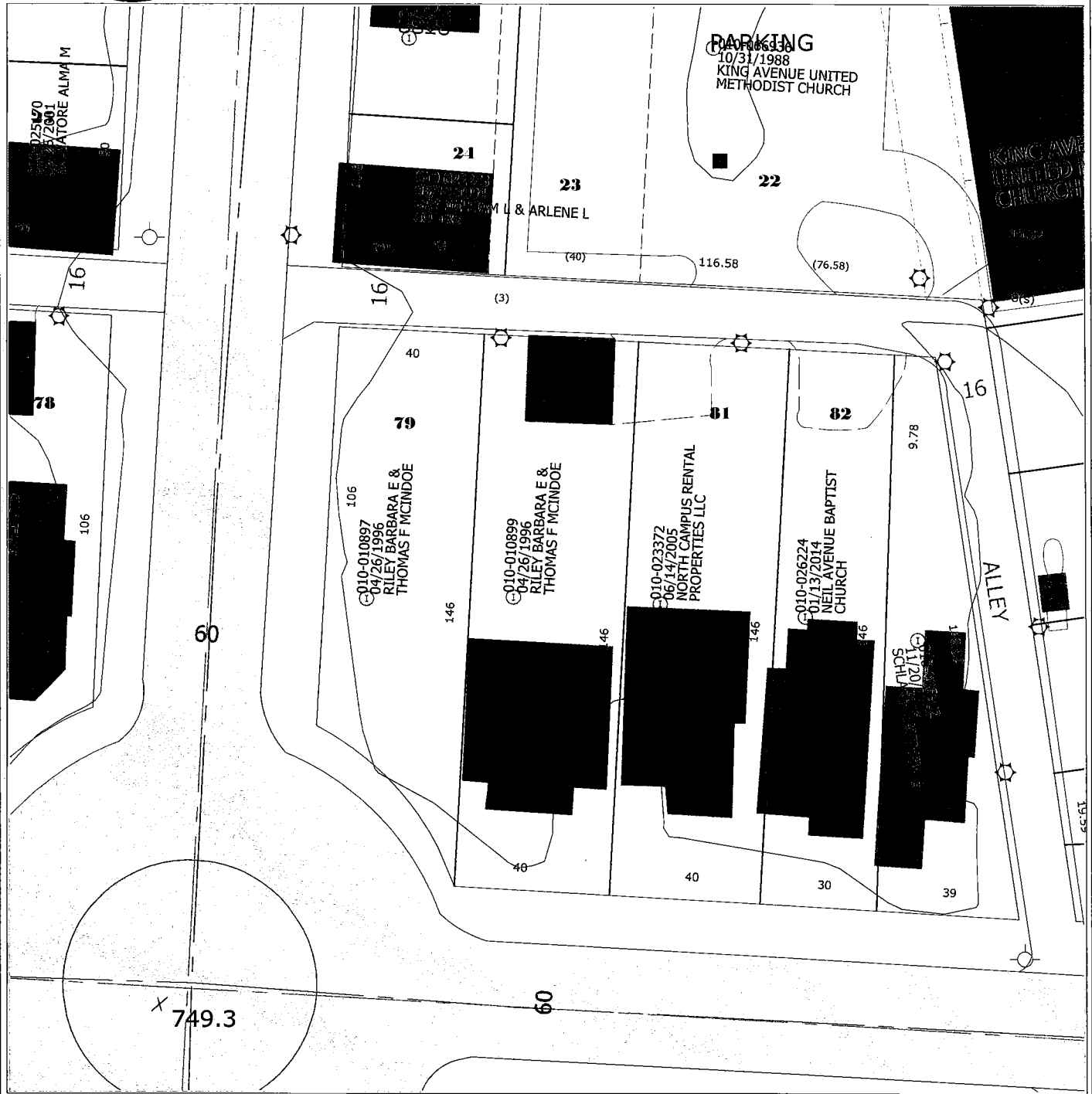
The addition will follow the required 3'-0" side yard setback. This does not require any variance. However, the existing house has only a 1.7 ft. side yard setback. The request, then, is to make the existing house setbacks conforming by permitting a decrease in side yard setback from 3'-0" to 1.7'.

The addition will maintain the character of the surrounding neighborhood. It will complement the existing structure and not be injurious to neighboring properties.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

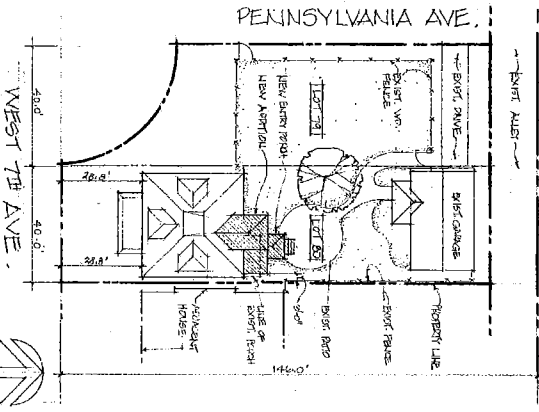
MAP ID: DB      DATE: 9/30/15



Disclaimer

Scale = 39

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.



**SITE PLAN**  
SCALE: 1/8\"/>

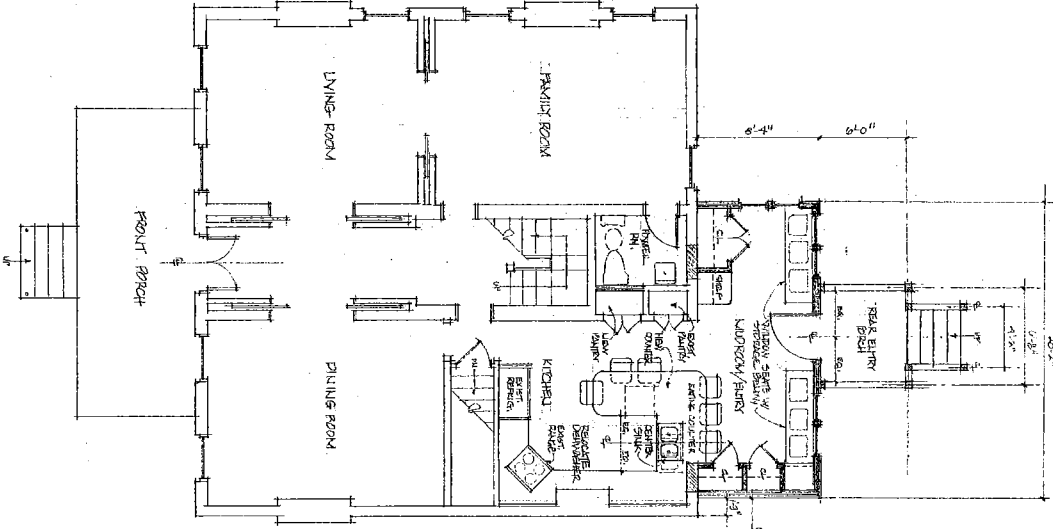
**ZONING:**  
 PARCEL # 010-010891  
 ZONING DISTRICT - R4 RESIDENTIAL  
 UNIVERSITY AREA COMMISSION  
 UNIVERSITY TOWN CENTER OVERLAY  
 MIN. FRONT YARD SETBACK - 25' 0\"/>

**EXISTING RESIDENCE FLOOR AREA (6000 sq ft):**  
 1st FLOOR - 1065 sq ft  
 2nd FLOOR - 1135 sq ft  
 3rd FLOOR - 830 sq ft

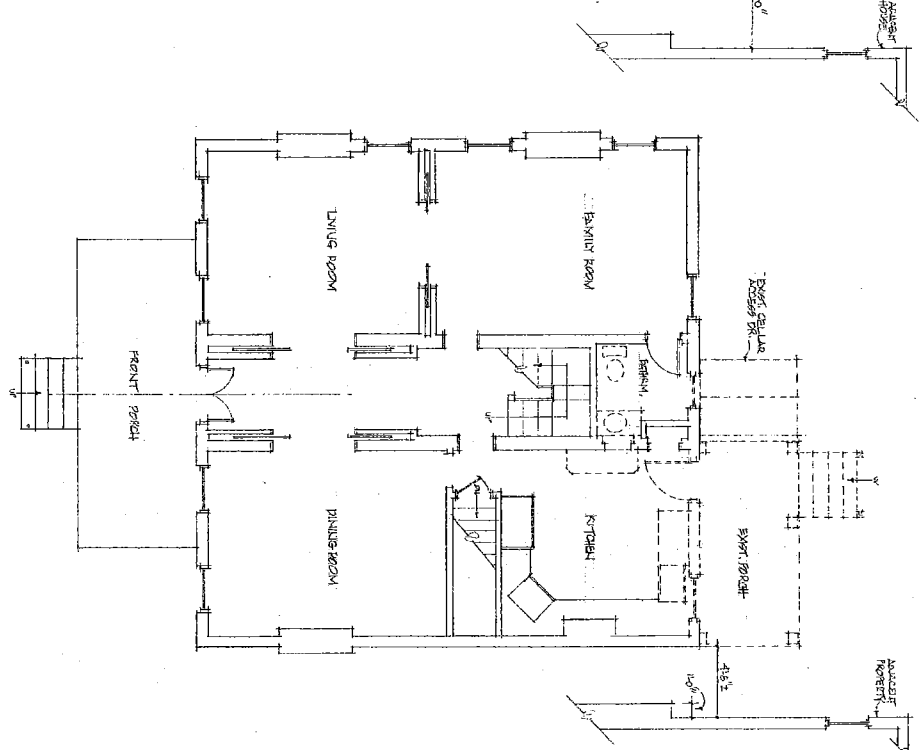
**PROPOSED ADDITION: FLOOR AREA (4000 sq ft):**  
 1st FLOOR - 1065 sq ft  
 2nd FLOOR - 1000 sq ft  
 3rd FLOOR - 1200 sq ft

**EXISTING SITE:**  
 EXIST. RESIDENCE FOOTPRINT - 1190 sq ft  
 EXIST. DRIVEWAY - 250 sq ft TOTAL  
 EXIST. DRIVEWAY - 100 sq ft  
 EXIST. DRIVEWAY - 150 sq ft  
 EXIST. DRIVEWAY - 100 sq ft  
 EXIST. DRIVEWAY - 100 sq ft  
 EXIST. DRIVEWAY - 100 sq ft

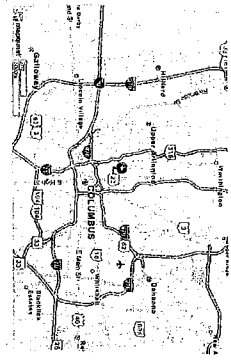
**PROPOSED ADDITION: 835 sq ft**  
 PROPOSED 1/2 LOT DEVELOPMENT - 1170, 1065, 1000 sq ft  
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 PROPOSED 1/2 LOT DEVELOPMENT - 1170, 1065, 1000 sq ft



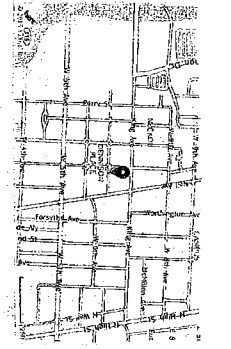
**NEW FIRST FLOOR PLAN**



**EXIST. FIRST FLOOR/DEMO PLAN**



**VICINITY MAP**



**AREA MAP**

**A-1**

**ADDITION FOR BAILO RESIDENCE**  
**322 W. 7<sup>TH</sup> ST. Columbus, OH 43201**

**SUSAN LM KEENEY, ARCHITECT**  
**358 KING AVENUE**  
**COLUMBUS OH 43201**  
 CELL: (607) 470-0201 EMAIL: SLMKEENEY@HOTMAIL.COM