



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jan 13 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 738 BRYDEN RD COLUMBUS, OH

Mailing Address: 150 E BROAD ST STE 305
COLUMBUS OH 43215-3617

Owner: 738 BRYDEN RD LLC

Parcel Number: 010008637

ZONING INFORMATION

Zoning: Z73-197, Multi-family, ARLD
effective 4/11/1974, Height District H-35

Board of Zoning Adjustment (BZA): 07310-00000-00028

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Near East Area Commission

Planning Overlay: N/A

Historic District: Bryden Road

Historic Site: No

Council Variance: CV12-019

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



Board of Zoning Adjustment Application

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

BZA16-008

738 Bryden Road

STATEMENT OF HARDSHIP

APPLICATION #

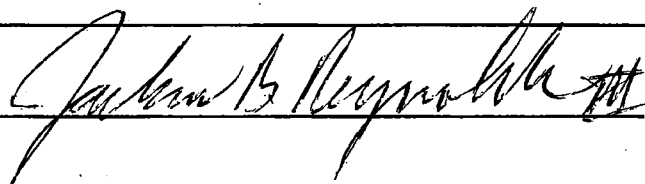
3307.09 Variances by Board.

- 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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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:

The subject building was constructed in 1900 as a dormitory and has been used for a variety of different use over the last 100 plus years, including sitting vacant for a number of years. Historically the lot size has been reduced to its current 0.19 acres size and therefore the request for the listed variances. The owner/applicant's desire is to convert the building into a 12 unit apartment building. The special conditions in this instances is the existing sized lot and the existing 3 story residential building that is located at the corner of Bryden Road and Garfield Avenue. In order to rehabilitate the existing building into a usable and profitable operation the BZA must grant the requested variances. The special condition is not the result of the owners actions as it is a historical fact and therefore it is necessary for the BZA to grant the variances to preserve a substantial property right that others in this historical area already enjoy. The granting of the variances will not be injurious to neighboring properties and will not be contrary to the public interest nor the intent of the Zoning Code.

Signature of Applicant

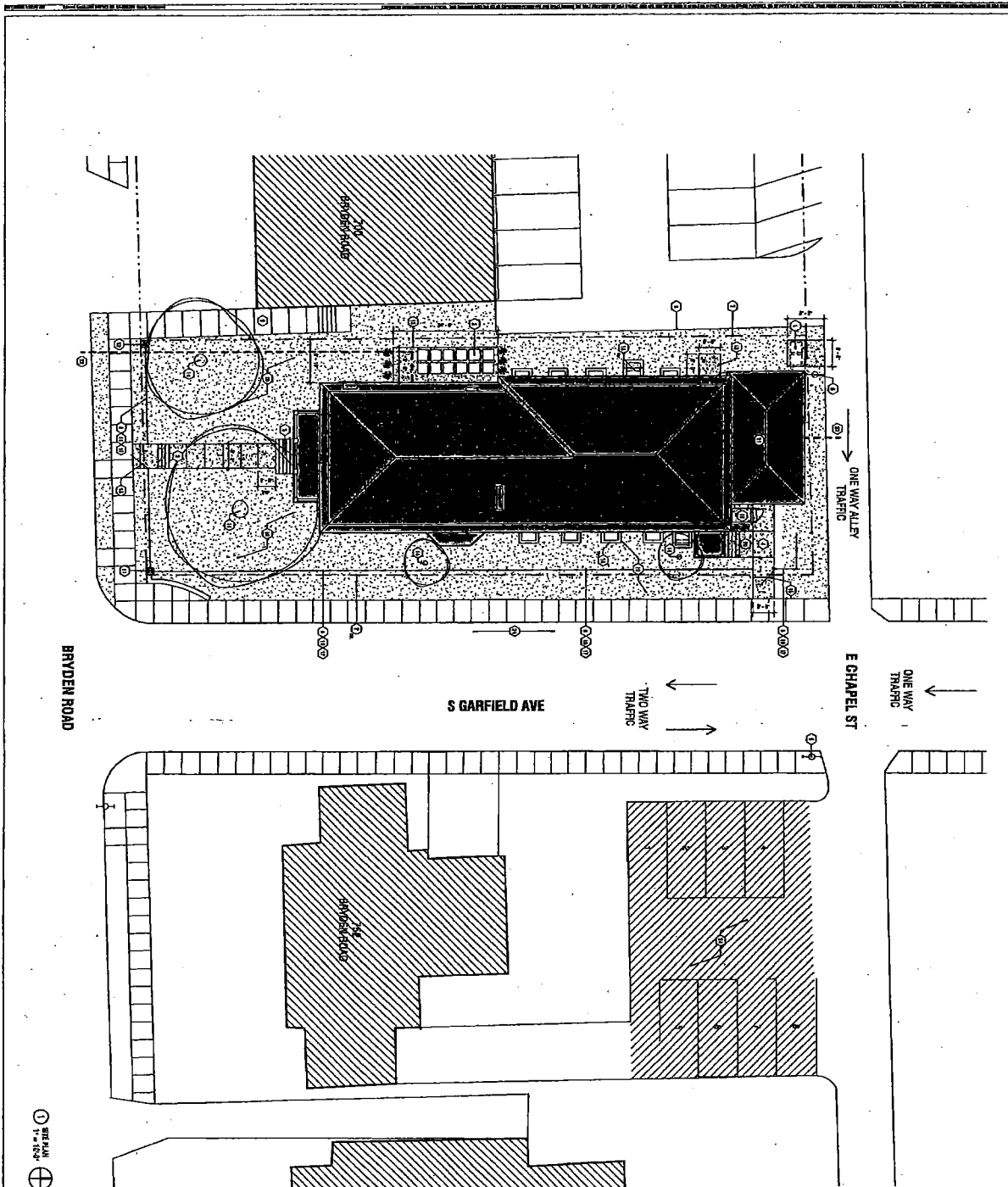
 Date 11/1/16

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

JAN 15 REC'D

List of Variances
738 Bryden Road

1. 3333.11 Area Requirement – Required 18,000 sq. ft. – proposed 8,100 sq. ft. – variance to reduce by 9,900 sq. ft.
2. 3333.24 Rear Yard Area – Required 2,075 sq. ft. – proposed 432 sq. ft. – variance to reduce by 1,593 sq. ft.
3. 3312.49(c) Parking Requirements – Required 18 spaces – provided – 0 – variance to reduce to 0
4. 3333.18(C)(1) – To reduce the minimum required building line from 10 feet to 4 feet along Garfield Street to legitimize the setback along side the existing dwelling
5. 3333.49(c) Bicycle Parking – Required 2 spaces – provided – 0 – variance to reduce to 0
6. 3333.22 Maximum Side Yard – Required 11 feet – provided 5 feet – variance of 6 feet
7. 3333.23 Minimum Side Yard – Required – West side – 5 feet – provided 1 foot – variance of 4 feet, East side – required 5 feet – provided 3 feet – variance of 2 feet



ONE WAY ALLEY
TRAFFIC

E CHAPEL ST
ONE WAY
TRAFFIC

S GARFIELD AVE
TWO WAY
TRAFFIC

BRYDEN ROAD

1"=10'-0"

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AND THE OHIO DEPARTMENT OF PUBLIC SAFETY (ODPS) STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES.
2. ALL UTILITIES SHALL BE LOCATED AND DEPT. OF PUBLIC SAFETY (ODPS) STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES.
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CODED NOTES

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LEGEND

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SITE DATA TABLE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	ASPHALT DRIVE	1,200	SQ. YD.
2	CONCRETE DRIVE	1,200	SQ. YD.
3	PAVING STONE	1,200	SQ. YD.
4	PAVING SAND	1,200	SQ. YD.
5	PAVING GRAVEL	1,200	SQ. YD.
6	PAVING CEMENT	1,200	SQ. YD.
7	PAVING FIBER	1,200	SQ. YD.
8	PAVING POLYMER	1,200	SQ. YD.
9	PAVING SEALER	1,200	SQ. YD.
10	PAVING PRIMER	1,200	SQ. YD.

PARKING CALCULATION

ITEM	DESCRIPTION	QUANTITY	UNIT
1	ASPHALT DRIVE	1,200	SQ. YD.
2	CONCRETE DRIVE	1,200	SQ. YD.
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8	PAVING POLYMER	1,200	SQ. YD.
9	PAVING SEALER	1,200	SQ. YD.
10	PAVING PRIMER	1,200	SQ. YD.



BZA16-008
738 Bryden Road

City of Columbus Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010008637

Zoning Number: 738

Lot Number: 1

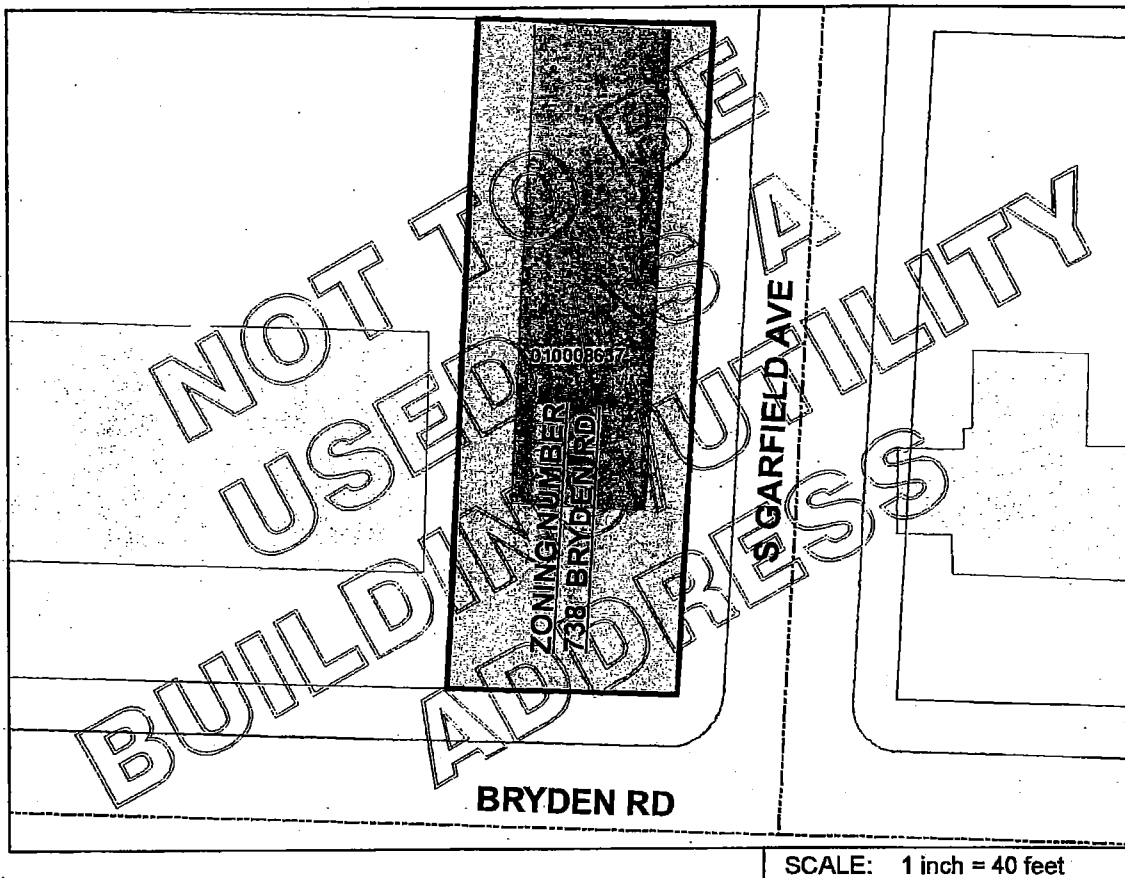
Street Name: BRYDEN RD

Subdivision: MONETTS BRYDEN RD

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia A. Austin*

Date: 4/26/2012



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 8090



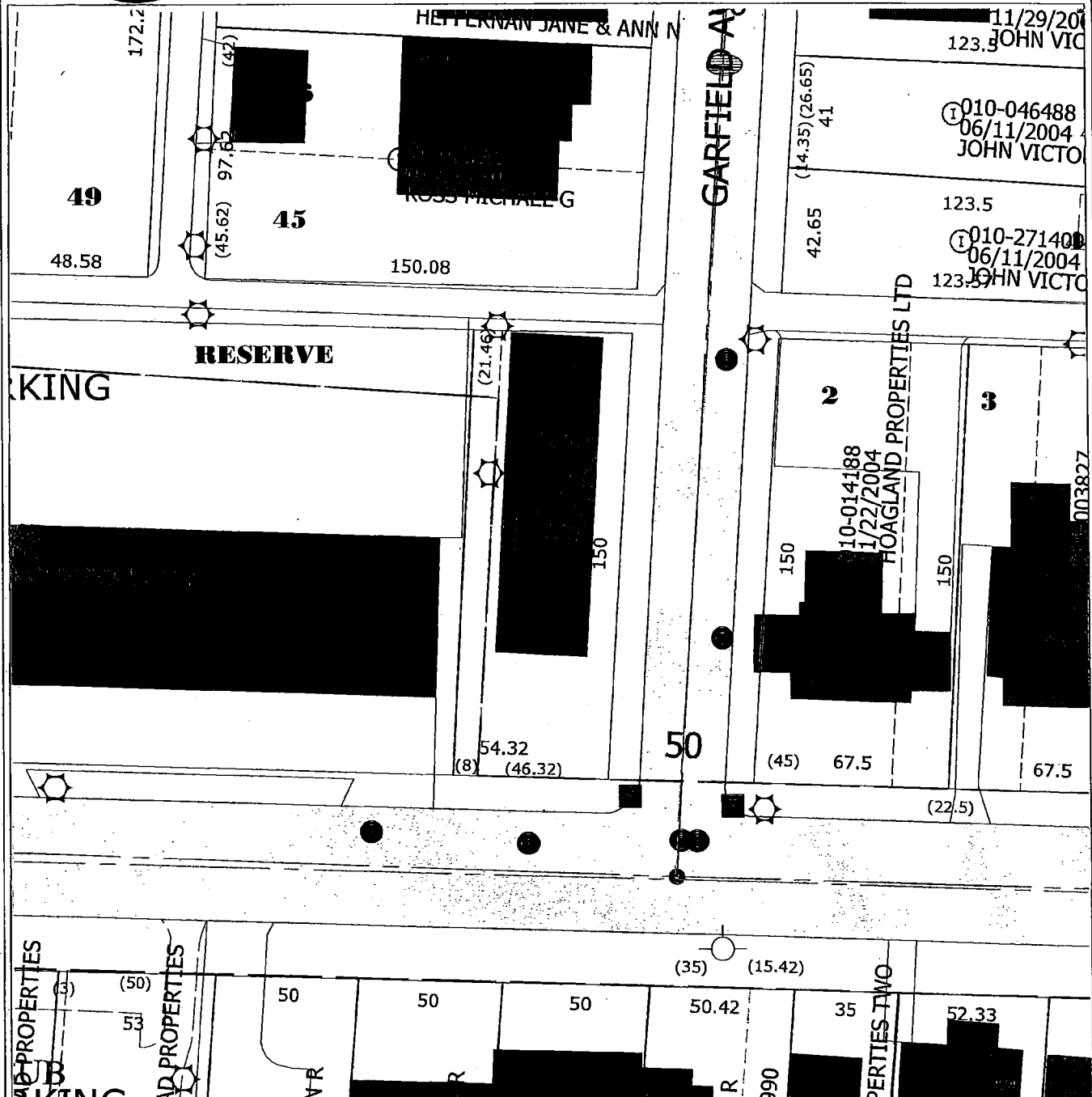
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/8/16



Disclaimer

Scale = 50

Grid North

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.

Real Estate / GIS Department



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/8/16



ORTHOPHOTOGRAPHY DATE 2014

Disclaimer

Scale = 40



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Real Estate / GIS Department

MAP ID: jbr

DATE: 1/8/16



Scale = 345

Grid North

Real Estate / GIS Department

BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 26, 2007

6. **Application No.:** 07310-00028
 Location: 738 BRYDEN ROAD (43205), located at the northwest corner of Bryden Road and
 Garfield Street.
 Area Comm./Civic: Near East Area Commission and Historic Resources Commission
 Existing Zoning: ARLD, Apartment Residential Low Density District
 Request: Variance(s) to Section(s):
 1. 3333.11, ARLD area district requirements
 To reduce the minimum required lot area from 10,500 sq. ft. to 8,100 sq. ft.
 2. 3333.18, Building lines
 To reduce the minimum required building line from 25 feet to 6 feet along the
 Garfield Street street side to legitimize the setback alongside the existing
 dwelling.
 3. 3342.28, Minimum number of off-street parking spaces required
 To reduce the minimum required parking from 14 spaces to zero.
 Proposal: To alter and change the use of a single-family dwelling to a 7-unit dwelling.
 Applicant(s): Brynwood Homes, Inc.; Bryan Meade, Pres.
 5716 Whispering Trl.
 Galena, OH 43021
 Property Owner(s): Applicant

Upon the evidence presented at the hearing, each witness testifying under oath, the Board makes the following findings of fact and order:

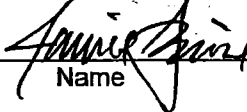
RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

VOTE: 4-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	absent

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

 26 June 2007

Name Date

This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes.

NOTICE

When the use proposed herein involves the change of use of an existing building, the building is subject to review under current building code requirements for the proposed new use. Changing the use of a building requires a building permit and Certificate of Occupancy for the new use. An approved Board of Zoning Adjustment application does not waive or nullify your responsibility to obtain all proper permits. Contact Building and Development Services Section building plans examination staff at 645-7816 or 645-6079 for preliminary review of applicable requirements.

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W Broad Street, Suite 460, 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

738 Bryden Rd LLC, 150 E Broad Street, Suite 305, Columbus, OH 43215

Northstar Realty, 150 E Broad Street, Suite 305, Columbus, OH 43215

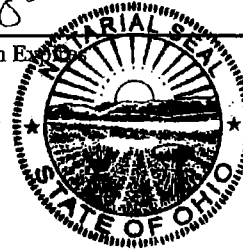
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 11th day of January, in the year 2016

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2020

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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