

COLUMBUS

ANDREW J. GINTHER, MAYOR

Board of Zoning Adjustment ApplicationDEPARTMENT OF BUILDING
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA 16-021 Date Received: 2/16/16
 Application Accepted by: W. Reiss Fee: \$1,900.00
 Commission/Civic: 5th by Northwest
 Existing Zoning: C-4
 Comments: 4/26/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):☒ Variance ☐ Special PermitIndicate what the proposal is and list applicable code sections: Business, Residential, Restaurant
3356.05.F.2 / 3372.604.B / 3372.605A / 3312.49

4 DWELLING UNITS 4 TO ALLOW PARKING 4 BOTH FRONTAGES 4 PARKING TO
 ABOVE GARAGE NOT BEHIND PRINCIPLE REAR TO HAVE MAIN ALLOW 22 IN
 LOCATION BUILDING ENTRY DOOR NONE LIEK OF 35 SPACES
 Main ON 3RD OR NWEST

Certified Address: 1249 W. Third City: Columbus Zip: 43212Parcel Number (only one required): 010-062945**APPLICANT** (If different from Owner):Applicant Name: Juliet Bullock Architects Phone Number: 614-935-0944 Ext.: _____Address: 1182 Wyandotte Rd City/State: Columbus, OH Zip: 43212Email Address: bullock.juliet@gmail.com Fax Number: _____**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate pageName: Donald Compton Phone Number: _____ Ext.: _____Address: 5409 Schatz Lane City/State: Hilliard Ohio Zip: 43026

Email Address: _____ Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)APPLICANT SIGNATURE Juliet A. BullockPROPERTY OWNER SIGNATURE Donald Compton

ATTORNEY / AGENT SIGNATURE _____

Board of Zoning Adjustment Application

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

BZA16-021

1249 West 3rd Avenue

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock
of (1) MAILING ADDRESS 1182 Wyandotte Rd Columbus, Ohio 43212
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 1249 W. Third Ave
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) Donald Compton.
5409 Schatz Lane
Hilliard, Ohio 43026-9609

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

Juliet Bullock
614-935-0944

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

(5) 5th by Northwest. Bruce McKibben
1094 Lincoln Rd.
Columbus, Ohio 43212

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

(see attached)

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

(8) SIGNATURE OF AFFIANT

Juliet A. Bullock

Sworn to before me and signed in my presence this 13th day of February, in the year 2019

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

June 9, 2019



PLEASE NOTE: Incomplete information will result in the rejection of this submission.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

BZA16-021
1249 West 3rd Avenue

Agent for Owner

Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Owner

Jeff Sheu
PO Box 16336
Columbus Ohio 43216

5th by Northwest Zoning Chair
Bruce McKibben
1094 Lincoln Road
Columbus Ohio 43212

Donald and Anna Compton

c/o Cindy Hackney
5409 Schatz Lane
Hilliard Ohio 43026-9609

Marschot LLC

2392 East Main Street
Columbus Ohio 43209-2490

Paul and Linda Wright

1271 West Third Avenue
Columbus Ohio 43212-3046

Ronald F. Mlicki

Kohr Rohr Griffith
1480 Dublin Road
Columbus Ohio 43215-1010

Julie Bauer

1236 W Third Avenue #A
Columbus Ohio 43212

James Wilson

1236 W Third Avenue #B
Columbus Ohio 43212

Gregory Meyers

1236 W Third Avenue #C
Columbus Ohio 43212

Marianne Sodik

1236 W Third Avenue
Columbus Ohio 43212

Linda Trombetti

1236 W Third Avenue
Columbus Ohio 43212

Richard Meek

1297 Doten Avenue
Columbus Ohio 43212

Nicholas Domenick

1299 Doten Avenue
Columbus Ohio 43212

Terry and Rosemary Morris

6917 Harvey Avenue NW
N Canton Ohio 44720

Charles and Karen McKnight

1257 Northwest Blvd
Columbus Ohio 43212-3562

Dominic Sanzo

1261 Northwest Blvd
Columbus Ohio 43212-3562

Andrew and Molly Farmer

1267 Northwest Blvd
Columbus Ohio 43212-3562

Troy Woodall

1273 Northwest Blvd
Columbus Ohio 43212-3562

Kevin McGrath

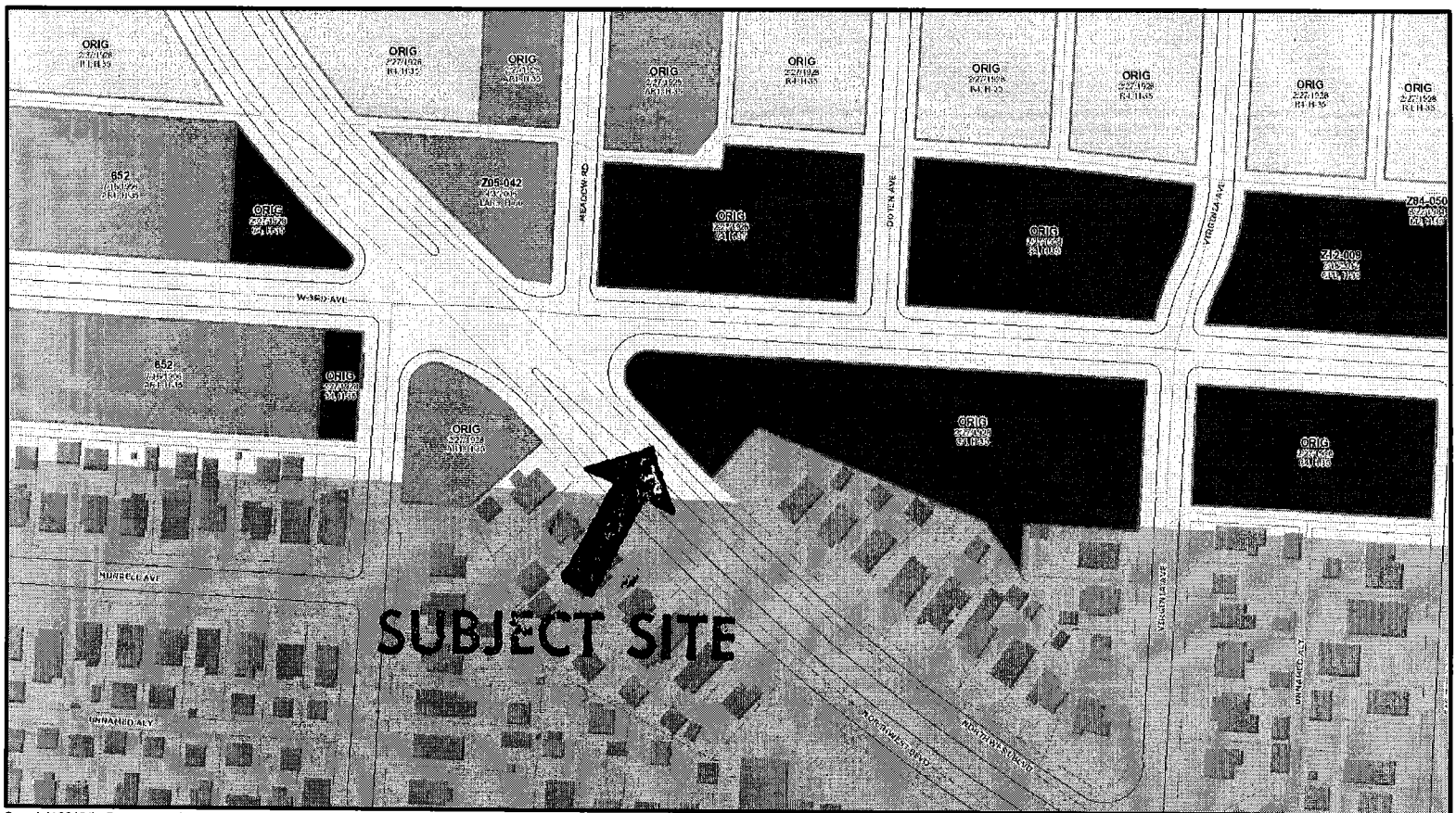
1279 Northwest Blvd
Columbus Ohio 43212-3562

Robert and Susan Schopis

1264 Northwest Blvd
Columbus Ohio 43212-3562

Craig and Sharon Voros

1260 Northwest Blvd
Columbus Ohio 43212-3562



Statement of Hardship

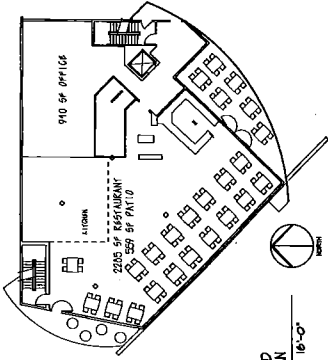
- This is a very unique pie shaped lot, bounded on two sides by Third and Northwest. The unique nature of the lot requires a creative and unique solution to develop the property.
- The mixed use development of business, restaurant, and residential will allow for the parking to be shared among uses. The site plan as shown maximizes the amount of on-site parking, by elevating the uses to the second and third floor, and developing the whole first floor as parking. This however requires us to orient the main entry doors to the east.
- The City of Columbus encouraged us to maximize the parking on the site, and this proposal does this.
- This is a walkable neighborhood and this development will provide a welcome destination for neighboring residents.
- The scale of the three story building is compatible with the neighborhood and existing three story building to the north.
- This is a mixed use property in a neighborhood of mixed use, including residential, restaurant and business use, so the submitted proposal is compatible with the neighborhood.



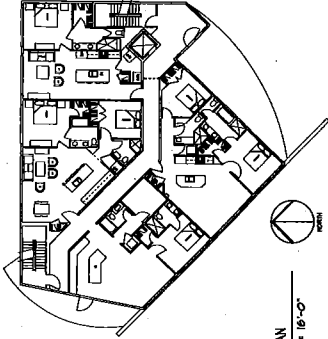
6/29/15
1249 WEST THIRD AVENUE
COLUMBUS OHIO

JULIET BULLOCK ARCHITECTS
182 WYANDOTT RD
COLUMBUS OHIO 43222
614-535-0844

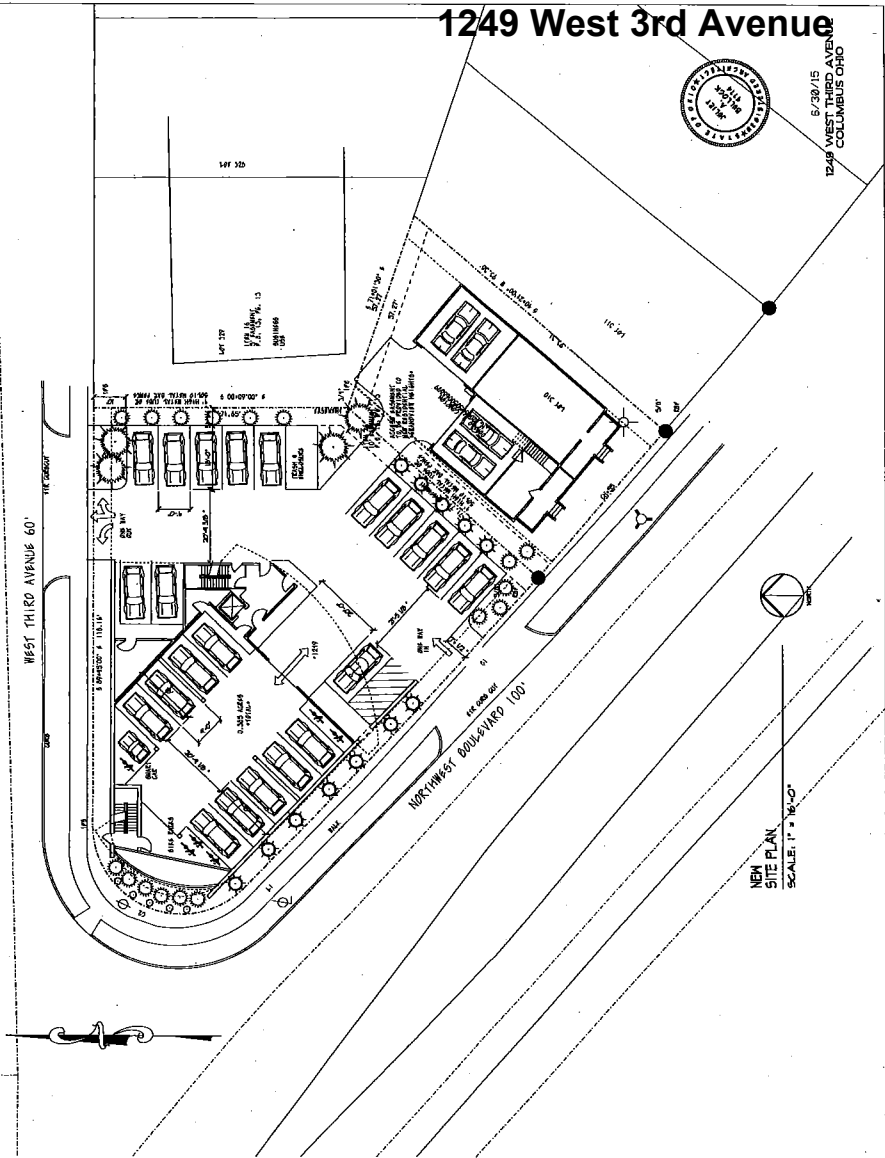
PROJECT NO. 10000000
DATE: 6/29/15
DRAWN BY: J. BULLOCK
CHECKED BY: J. BULLOCK
APPROVED BY: J. BULLOCK
PROJECT NO. 10000000
DATE: 6/29/15
DRAWN BY: J. BULLOCK
CHECKED BY: J. BULLOCK
APPROVED BY: J. BULLOCK



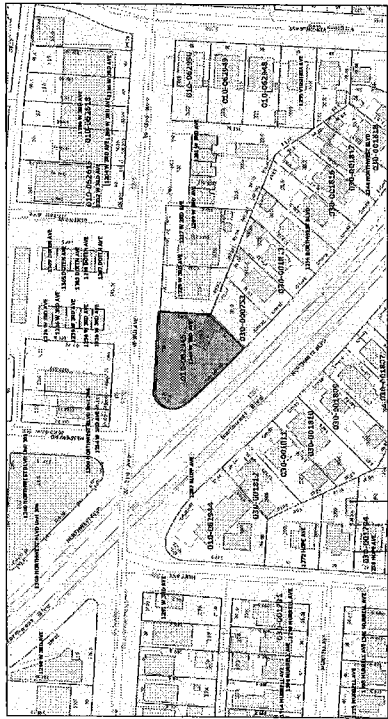
NEW SECOND
FLOOR PLAN
SCALE: 1" = 16'-0"



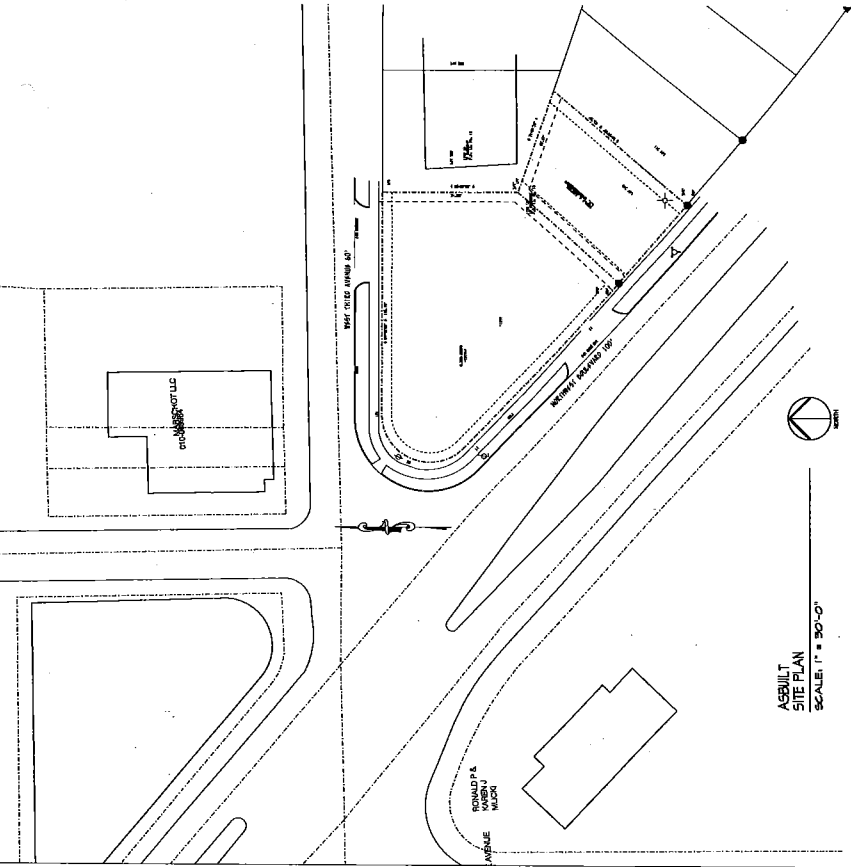
NEW THIRD
FLOOR PLAN
SCALE: 1" = 16'-0"



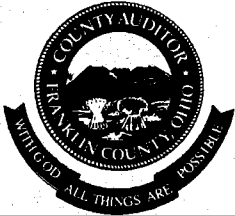
NEW
SITE PLAN
SCALE: 1" = 16'-0"



August 14, 2015

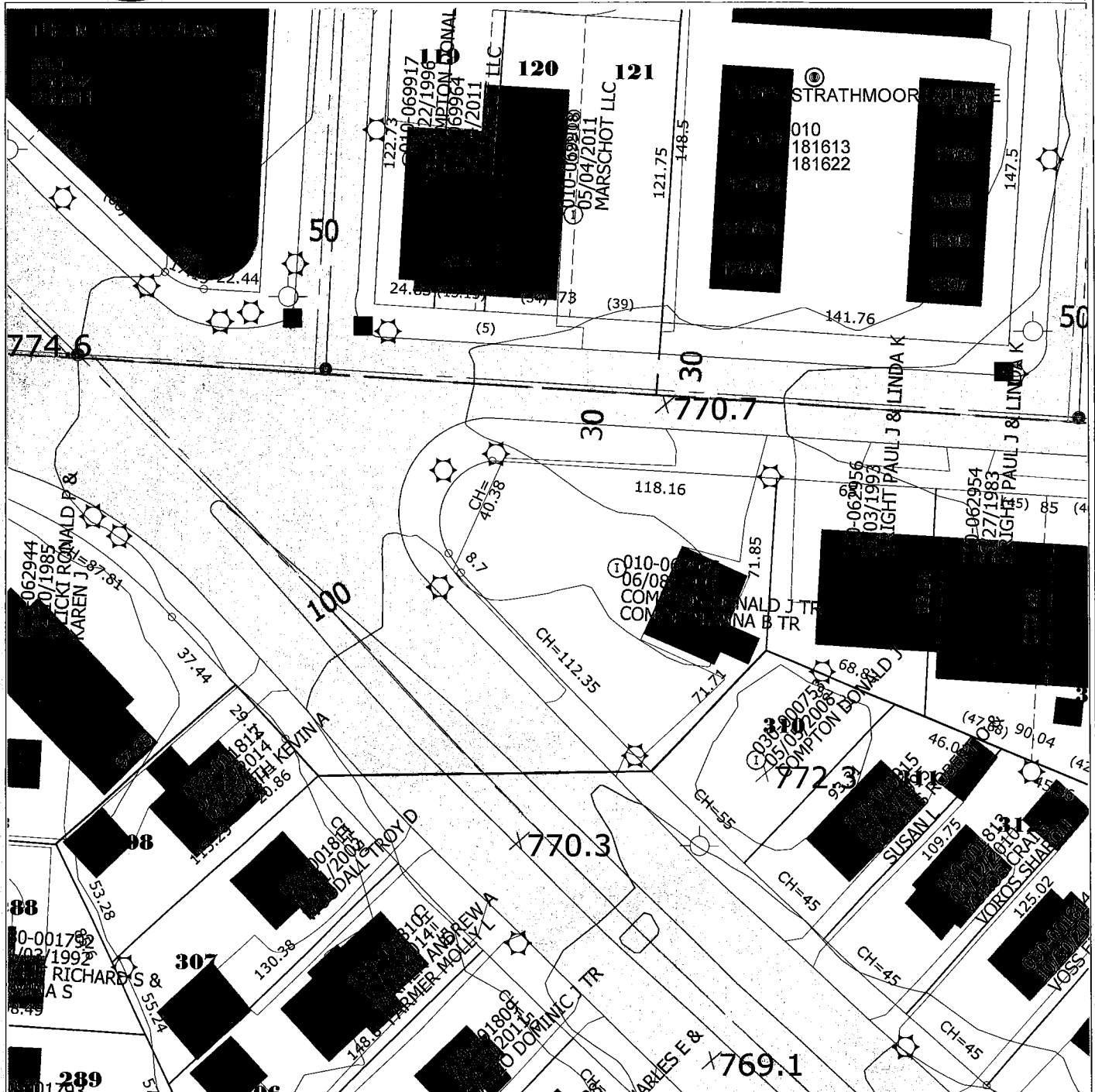


AS-BUILT
SITE PLAN
SCALE: 1" = 30'-0"



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 2/11/16



Disclaimer

Scale = 60



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.



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: 010062945

Zoning Number: 1249

Street Name: W 3RD AVE

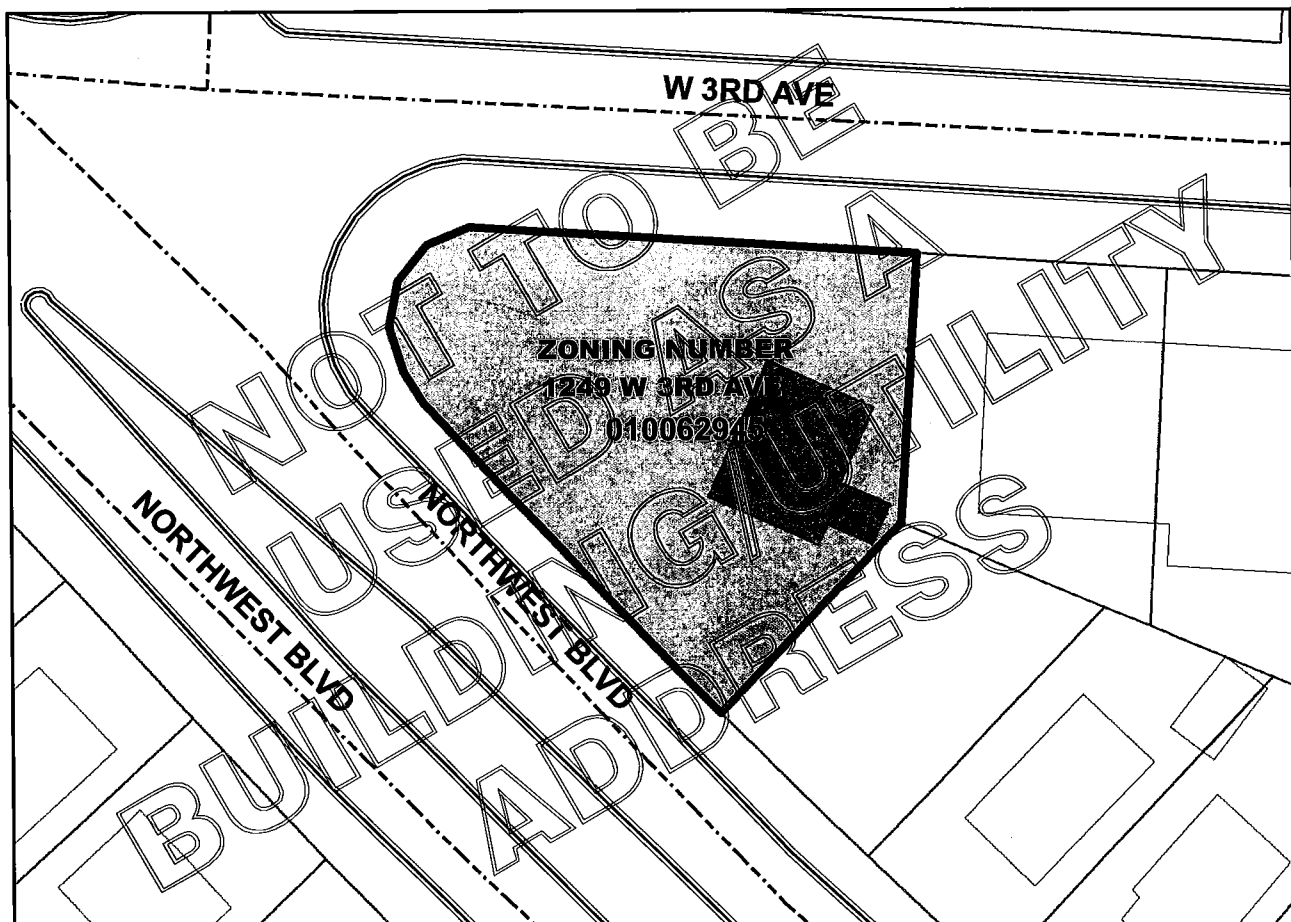
Lot Number: N/A

Subdivision: N/A

Requested By: JULIET BULLOCK ARCHITECTS (JULIET BULLOCK)

Issued By: *Adyana Amarian*

Date: 2/16/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 56817

COLUMBUS

ANDREW J. GENTNER, Mayor

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Board of Zoning Adjustment Application**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 FRANKLINBeing first duly cautioned and sworn (NAME) Donald Compton
of (COMPLETE ADDRESS) _____

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

Donald Compton5409 Schatzhane Hilliard Ohio
43026

SIGNATURE OF AFFIANT

Donald ComptonSworn to before me and signed in my presence this 15th day of February, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Keirstan Urick

My Commission Expires

Notary Seal Here

KEIRSTAN URICK
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
October 15, 2017