



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jan 14 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 51 E 4TH AVE COLUMBUS, OH
Mailing Address: 1499 PERRY ST
 COLUMBUS OH 43201-2640

Owner: MAHANEY MICHAEL R
Parcel Number: 010053028

ZONING INFORMATION

Zoning: Z73-025, Residential, R4.
 effective 6/19/1973, Height District H-35

Historic District: Italian Village

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: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



THE CITY OF COLUMBUS
MICHAEL S. COLEMAN, MAYOR

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: BZA16-001 Date Received: 7 Jan. 2015
Application Accepted by: [Signature] Fee: \$320
Commission/Civic: Italian Village
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:

3332.21 - Building Lines - Setback is to be average of buildings on contiguous lots/parcels.
[Requesting the setback to be as per the submitted site plan] 25 to 19
3312.13 - Driveway - Driveway serving a residential parking area containing 1-8 spaces shall have a minimum width of 10' (ten) feet from the right-of-way [Requesting 6ft]

LOCATION

Certified Address: 51 E. 4th Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010 - 053028

APPLICANT (If different from Owner):

Applicant Name: Michael Mahaney Phone Number: 614-937-1884 Ext.:
Address: 1499 Perry Street City/State: Columbus, OH Zip: 43201
Email Address: MMDevelopingLLC@gmail.com Fax Number: N/A

PROPERTY OWNER(S)

Check here if listing additional property owners on a separate page

Name: SAME [Signature] Phone Number: Ext.:
Address: City/State: Zip:
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 [Signature]
PROPERTY OWNER SIGNATURE
ATTORNEY / AGENT SIGNATURE

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

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael Robert Mahaney
of (1) MAILING ADDRESS 1499 Perry Street Columbus, OH 43201

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 51 E. 4th Avenue Columbus, OH 43215

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) Michael Robert Mahaney
1499 Perry Street
Columbus, OH 43201

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

Michael Robert Mahaney
614-937-1884

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

(5) Connie Torbek 614-645-0664
Italian Village Commission
50 West Gay Street
Columbus, OH 43215

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 _____

Sworn to before me and signed in my presence this 4th day of January, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC _____

JAN 19 2016 Notary Seal Here
My Commission Expires _____



JOSEPH F. STASK
Notary Public, State of Ohio
My Comm. Expires 01/19/2016

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

Statement of Hardship:

Owner and applicant requests relief from Title 33 Zoning rules and requests permission to establish the building line setback from the street to the front of the house be in line with the existing house to the East, instead of the average distance of the contiguous houses. The corner house setback is uncharacteristically far from the street, which would adversely affect the setback distance of neighboring properties.

Additionally, the owner and applicant request a variance to 3312.49 "Minimum number of parking spaces required". The owner requests a variance to allow zero parking spaces from the required two parking spaces for a single family residence. The owner purchased an easement from the neighbor to the East to establish a private drive to connect to the existing public alley since the subject property is landlocked. The City of Columbus Zoning review rejected the proposed private drive because the opening of the 10' wide driveway only touches the public alley at a width of 6'. The owner tried to purchase additional small easements from two different property owners to increase the width of the driveway opening that touches the public alley. Neither neighbor is interested selling a small easement (2'x4').

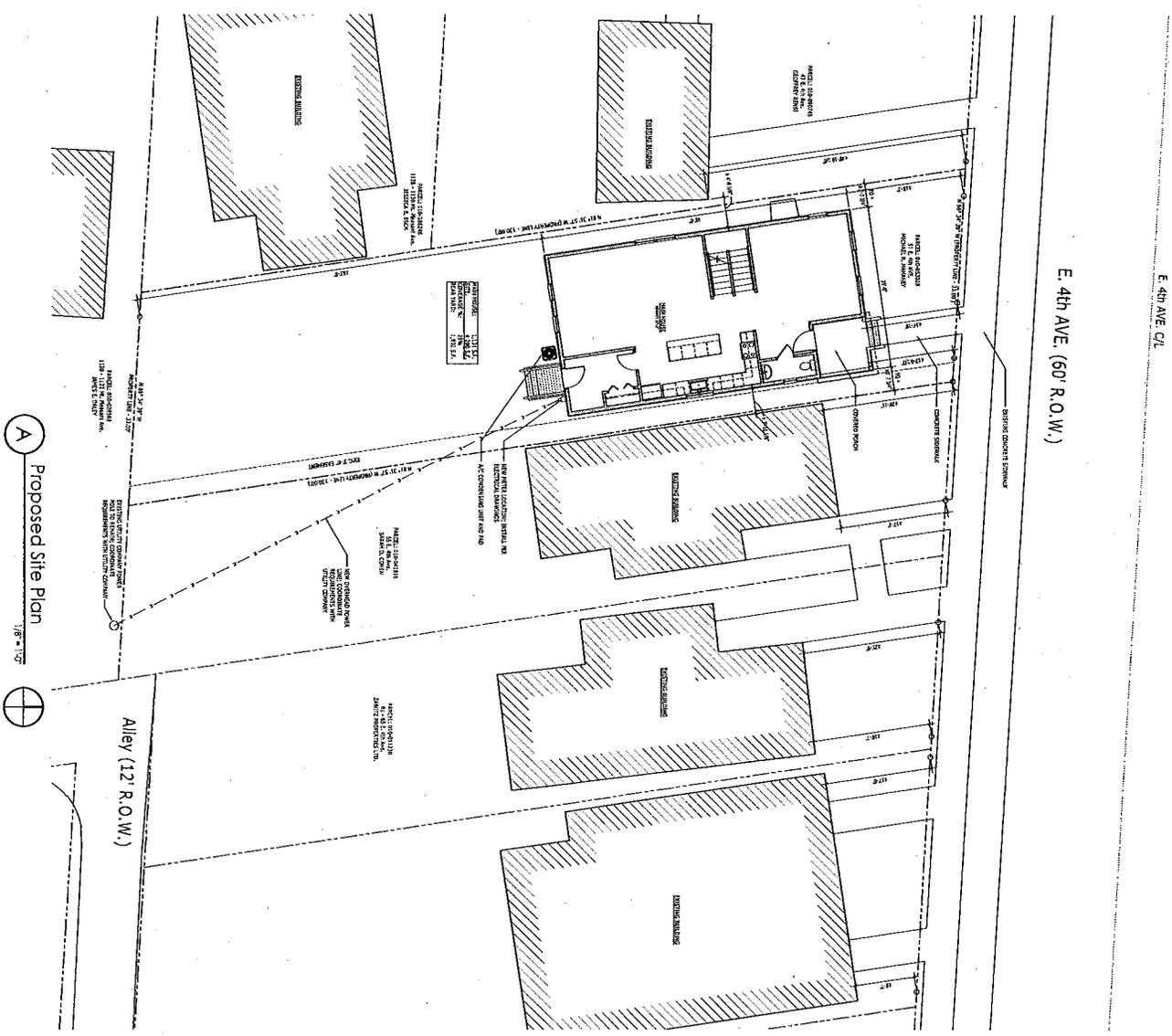
At this junction, the owner is stuck with an infill lot that is not buildable unless a variance to the parking requirements is achieved. Building/installing a curb cut and driveway in this historic neighborhood is not favorable to the Italian Village Commission.

Allowing these variances is beneficial for the property owner, the Italian Village Commission, the City of Columbus, and neighboring property owners to allow variances to certain zoning restrictions to allow for a high quality, architecturally sensitive new construction home. Granting this variance request will not be injurious to neighboring properties or the community's inhabitants. The granting of this variance will not be contrary to the public's interest. The granting of this variance will increase the architectural appeal of the historical district and allow the owner full enjoyment of the property.

BZA16-001 51 EAST FOURTH AVE.

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



SP.02
Proposed Site Plan
1/8" = 1'-0"

SEAL OF THE STATE OF OHIO
RHYTHM ARCHITECTURE
REGISTERED ARCHITECT
STATE OF OHIO
No. 10101

New Residence at
51 E. 4th Ave.
Columbus, OH 43201
Project Number: 2014-027

MMDDeveloping, LLC
1499 Perry Street
Columbus, OH 43201
MMDDeveloping, LLC@earthlink.net
614-837-1884

RHYTHM
architecture
Rhythm Architecture and Design | 53 E. Tenth St. Suite 302 Columbus, OH 43215
Creative Architecture | 740.360.0245 | www.rhythmarch.com

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) Michael Robert Mahaney
of (COMPLETE ADDRESS) 1499 Perry Street Columbus, OH 43201

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
<u>Michael Robert Mahaney</u>	<u>1499 Perry Street Columbus, OH 43201</u>
<u>Stephanie Lynn Mahaney</u>	<u>1499 Perry Street Columbus, OH 43201</u>

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 4th day of January, in the year 2016

[Signature]
SIGNATURE OF NOTARY PUBLIC

JAN 19th 2016
My Commission Expires



Notary Seal Here
JOSEPH F. STASK
Notary Public, State of Ohio
My Comm. Expires 01/19/2016

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