# Board of Zoning Adjustment Application

**Application Number:** BZA16-035  
**Date Received:** 14-Mar-2016  
**Fee:** $320

**Commission/Civic:** Italian Village  
**Existing Zoning:** R-4  
**Comments:** 5/24/16

## 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:** 849 Summit St  
**City:** Columbus  
**Zip:** 43201

**Parcel Number (only one required):** 010-018973-00

**APPLICANT (If different from Owner):**

- **Applicant Name:** Lonnie Freeman  
- **Phone Number:** 614-571-0910  
- **Address:** 5000 Arlington Center Blvd Sui 2112  
- **City/State:** Columbus, OH  
- **Zip:** 43220

**Email Address:** Lf Freeman@livebluechip.com  
**Fax Number:**

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

- **Name:** Blue Chip Development Group  
- **Phone Number:** 614-571-0910  
- **Address:** 5000 Arlington Center Blvd Sui 2112  
- **City/State:** Columbus, OH  
- **Zip:** 43220

**Email Address:** Lf Freeman@livebluechip.com  
**Fax Number:** N/A

**ATTORNEY / AGENT (Check one if applicable):**

- [ ] Attorney  
- [ ] Agent

**Name:**  
**Phone Number:**  
**Ext.:**

**Address:**  
**City/State:**  
**Zip:**  
**Fax Number:**

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

**APPLICANT SIGNATURE**  
**PROPERTY OWNER SIGNATURE**  
**ATTORNEY / AGENT SIGNATURE**

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**PLEASE NOTE:** Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-1522 to schedule.  
Please make checks payable to the Columbus City Treasurer
Board of Zoning Adjustment Application

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 Lonnie Freeman
of (1) MAILING ADDRESS 5000 Arlington Centre Blvd Suit 2212 Columbus, oh 43220
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 849 Summit St
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) Blue Chip Development Group
5000 Arlington Centre Blvd Suit 2212
Columbus, oh 43220

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

Lonnie Freeman
614-571-0910

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

(5) Italian Village Commission
50 W. Gay St 4th floor
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 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 11 day of March, in the year 2016

(9) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

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Please make checks payable to the Columbus City Treasurer

2-24-21
My Commission Expires

HANNAH SCARBUR
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires February 24, 2021
Applicant
Blue Chip Development Group
c/o Lonnie Freeman
5000 Arlington Centre Blvd #2212
Columbus, Oh 43220

Area Commission
Italian Village Area Commission
c/o Zoning Chair
50 W Gay St 4th Floor
Columbus, Oh 43201

Neighborhood Group
Italian Village Society
c/o Larry Totke
68 E Second Ave
Columbus, Oh 43201

Surrounding Property Owners
Benjamin Goodman & Christine Zuelke
839 Summit St
Columbus, Oh 43201

Tracy Bailey
843 Summit St
Columbus, Oh 43201

Rosa Boggs
849 Summit St
Columbus, Oh 43201

David Armeni
853 Summit St
Columbus, Oh 43201

Wood Run Partners LLC
875 Summit St
Columbus, Oh 43201

Andrew Joseph Otey
105 E First Ave
Columbus, Oh 43201

Luther Hillery
105 E First Ave
Columbus, Oh 43201

David Lim
101 E First Ave
Columbus, Oh 43201

Joshua Grossman
95 E First Ave
Columbus, Oh 43201

Robert Martin
95 E First Ave
Columbus, Oh 43201

James Murray
85 E First Ave
Columbus, Oh 43201

David & Shelly Bulman
85 E First Ave
Columbus, Oh 43201

James Dorgan
85 E First Ave
Columbus, Oh 43201

Mark Stimple
866 Summit St
Columbus, Oh 43201

Ivan Amy
864 Summit St
Columbus, Oh 43201
<table>
<thead>
<tr>
<th>Company Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
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<tr>
<td>LS Development Systems LLC</td>
<td>Sharon</td>
<td>Bond</td>
<td>856 Summit St</td>
<td>Columbus</td>
<td>Oh</td>
<td>43201</td>
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<td>C D &amp; C Newby LTD</td>
<td>Christopher</td>
<td>Matthew Wood</td>
<td>832-834 Kerr St</td>
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<td>43201</td>
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<td>Matthew Glaser</td>
<td>Glenn</td>
<td>Smith</td>
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<td>Linsker Holdings LLC</td>
<td>Jeremy</td>
<td>Marks</td>
<td>830 Summit St</td>
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<td>Amiya &amp; Sumita Dey</td>
<td></td>
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<td>43201</td>
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<td>Pops Holding LLC</td>
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<td>Dianne Kiener</td>
<td></td>
<td></td>
<td>846 Summit St</td>
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CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Tue Mar 22 2016
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 849 SUMMIT ST COLUMBUS, OH
Mailing Address: 849 SUMMIT ST
COLUMBUS OH 43215-1521

ZONING INFORMATION
Zoning: Z73-025, Residential, R4
        effective 6/19/1973, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: I-670 Graphics Control

Historic District: Italian Village
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
STATEMENT OF HARDSHIP

The Sanborn Maps indicate that at one time this property was two separate parcels, with a single family home on each parcel. By dividing the lot and building a new single family home on the south lot we are not only returning this property to this historic footprint but also continuing the streetscape on Summit with this new infill home. The new home will be in scale with the rest of the homes in the neighborhood and the two new lots that are created are similar in scale to many lots in this neighborhood.

Most of the variances required on the north property are a result of the position of the existing home on the site and its proximity to the north property line. The location of the existing garage also requires us to request side yard variances for the garages on both lots. The existing garage is built of concrete block which provides a two hour fire rating, and the new garage will be fire-rated as well. Since only these proposed lots are affected by the variances we feel the impact to the neighborhood is minimal.

A parking variance is required on the north property due to the location of the existing garage on site Parking in front of the home on Summit is also typically available for guest parking and the south lot has the required two parking spaces.

We are requesting side yard variances on the south property to allow for a functional width for the home. The scale of the home we are proposing on this lot is very similar to what was originally there. We are maintaining the required 3’ setback on the south property line of the south lot, so as not to negatively impact the neighbor to the south.

In summary we feel that this is a sensitively scaled infill that is appropriate for the neighborhood and will enhance the neighborhood streetscape.
Disclaimer

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
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: 010018973
Zoning Number: 849 Street Name: SUMMIT ST
Lot Number: N/A Subdivision: N/A

Requested By: BLUE CHIP DEVELOPMENT GROUP, LLC (LONNIE FREEMAN)
Issued By: [Signature]
Date: 2/29/2016

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 58357
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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) Lonnie Freeman of (COMPLETE ADDRESS) 5000 Arlington Centre Blvd Suite 2212 Columbus, OH 43220 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

Lonnie Freeman

Dustin Faeth

Derek Overcashier

COMPLETE MAILING ADDRESS

5000 Arlington Centre Blvd Suite 2212 Columbus, Ohio 43220

5000 Arlington Centre Blvd Suite 2212 Columbus, Ohio 43220

5000 Arlington Centre Blvd Suite 2212 Columbus, Ohio 43220

SIGNATURE OF AFFIANT

[Signature]

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

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

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