

Board of Zoning Adjustment Application

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

BZA16-035

849 Summit Street

OFFICE USE ONLY

Application Number: BZA16-035 Date Received: 14 MAY 2016
Application Accepted by: [Signature] 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 Ext.:

Address: 5000 Arlington Centre Blvd Suite 2212 City/State: Columbus, Oh Zip: 43220

Email Address: Lfreeman@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 Ext.:

Address: 5000 Arlington Centre Blvd Suite 2212 City/State: Columbus, Oh Zip: 43220

Email Address: Lfreeman@livebluechip.com Fax Number: N/A

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 [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

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BZA16-035

849 Summit Street

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

(4) Blue Chip Development Group

AND MAILING ADDRESS

5000 Arlington Centre Blvd Suit 2212
Columbus, oh 43220

APPLICANT'S NAME AND PHONE #

Lonnie Freeman

(same as listed on front application)

614-571-0910

AREA COMMISSION OR CIVIC GROUP

(5) Italian Village Commission

AREA COMMISSION ZONING CHAIR

50 W. Gay St 4th floor

OR CONTACT PERSON AND ADDRESS

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

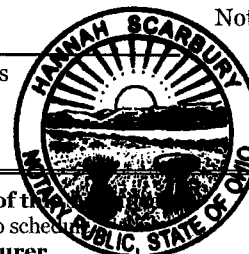
[Signature]

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

[Signature]
(8) SIGNATURE OF NOTARY PUBLIC

2-24-21
My Commission Expires

Notary Seal Here



HANNAH SCARBURY

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
February 24, 2021

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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

BZA16-035
849 Summit Street

LS Development Systems LLC
860-862 Summit St
Columbus, Oh 43201

Sharon Bond
856 Summit St
Columbus, Oh 43201

Amiya & Sumita Dey
854 Summit St
Columbus, Oh 43201

C D & C Newby LTD
844 Kerr St
Columbus, Oh 43201

Christopher Hammer & Matthew Wood
832-834 Kerr St
Columbus, Oh 43201

Pops Holding LLC
829 Summit St
Columbus, Oh 43201

Matthew Glaser
831 Summit St
Columbus, Oh 43201

Glenn Smith
835 Summit St
Columbus, Oh 43201

Pentecostal Church of Christ
844 Summit St
Columbus, Oh 43201

Linsker Holdings LLC
834 Summit St
Columbus, Oh 43201

Jeremy Marks
830 Summit St
Columbus, Oh 43201

Dianne Kiener
846 Summit St
Columbus, Oh 43201

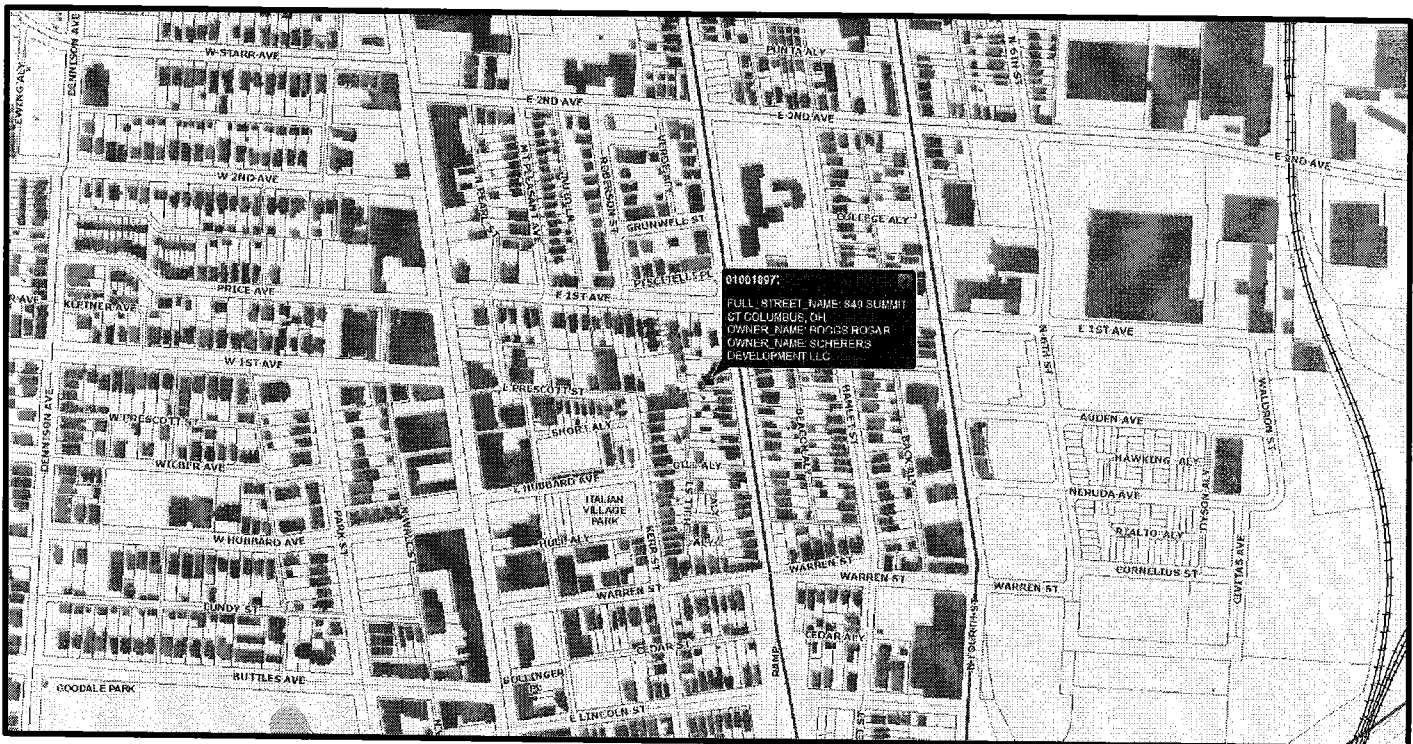
DEPARTMENT OF BUILDING AND ZONING SERVICES

General Zoning Inquiries: 614-645-8637

Parcel Number: 010018973

Airport Overlay Environs: 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.

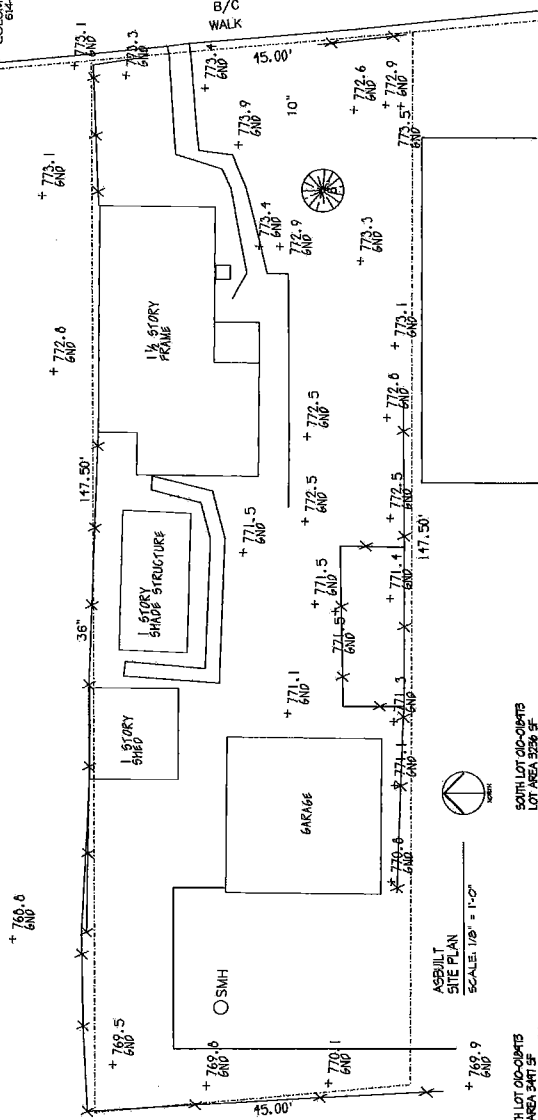
A parking variance is required on the north property due to the location of the existing garage on site. Parking in front of the home on Summit is also typically available for guest parking and the south lot has the required two parking spaces.

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.

JUST BULLOCK ARCHITECTS
182 VYANDOTTE RD
COLUMBUS OH 43212
614-933-0544

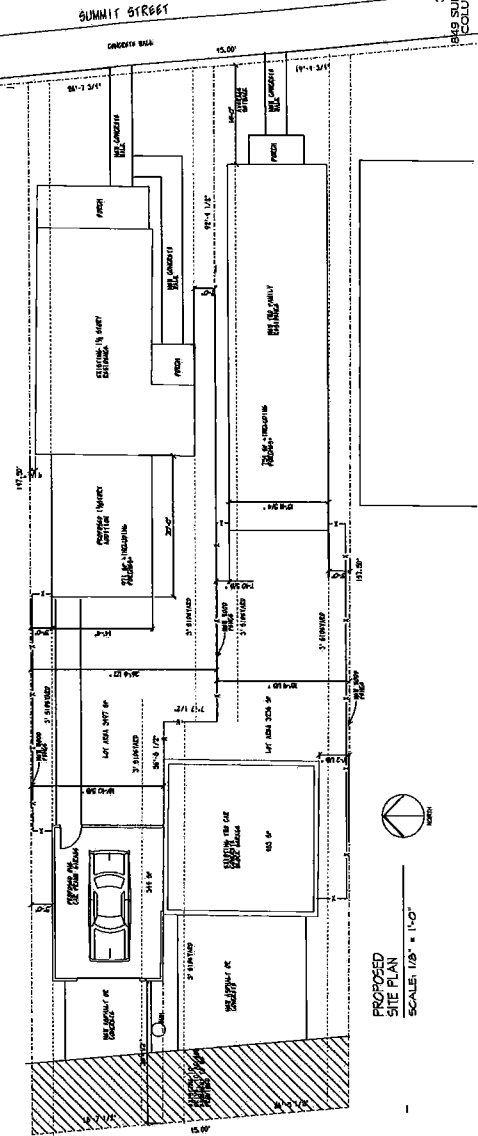
SUMMIT STREET



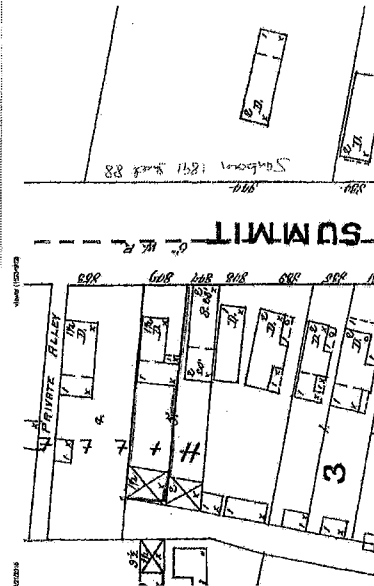
NORTH LOT 020-04075
LOT AREA 5206 SF
HOUSE FOOTPRINT 784 SF
GARAGE FOOTPRINT 403 SF
REAR YARD PROVIDED 146.7 SF (154.25 REQUIRED)

PROPOSED VARIANCES
3522.05 (4) AREA DISTRICT LOT WIDTH
TO ALLOW THE WIDTH TO BE LESS THAN 30' AND BE 18'-4"
3522.05 (4) AREA DISTRICT LOT DEPTH
TO ALLOW THE DEPTH TO BE LESS THAN 50' AND BE 34'-4"
3522.05 (4) AREA DISTRICT LOT AREA
TO ALLOW THE AREA TO BE LESS THAN 5000 SF AND BE 3206 SF
3522.05 (4) AREA DISTRICT LOT SIDEYARD
TO ALLOW THE MINIMUM SIDEYARD TO BE LESS THAN 5' AND BE 4'-0"
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VICINITY MAP
NTS





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: d

DATE: 2/29/16



Disclaimer

Scale = 40



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



City of Columbus Zoning Plat

BZA16-035
849 Summit Street



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

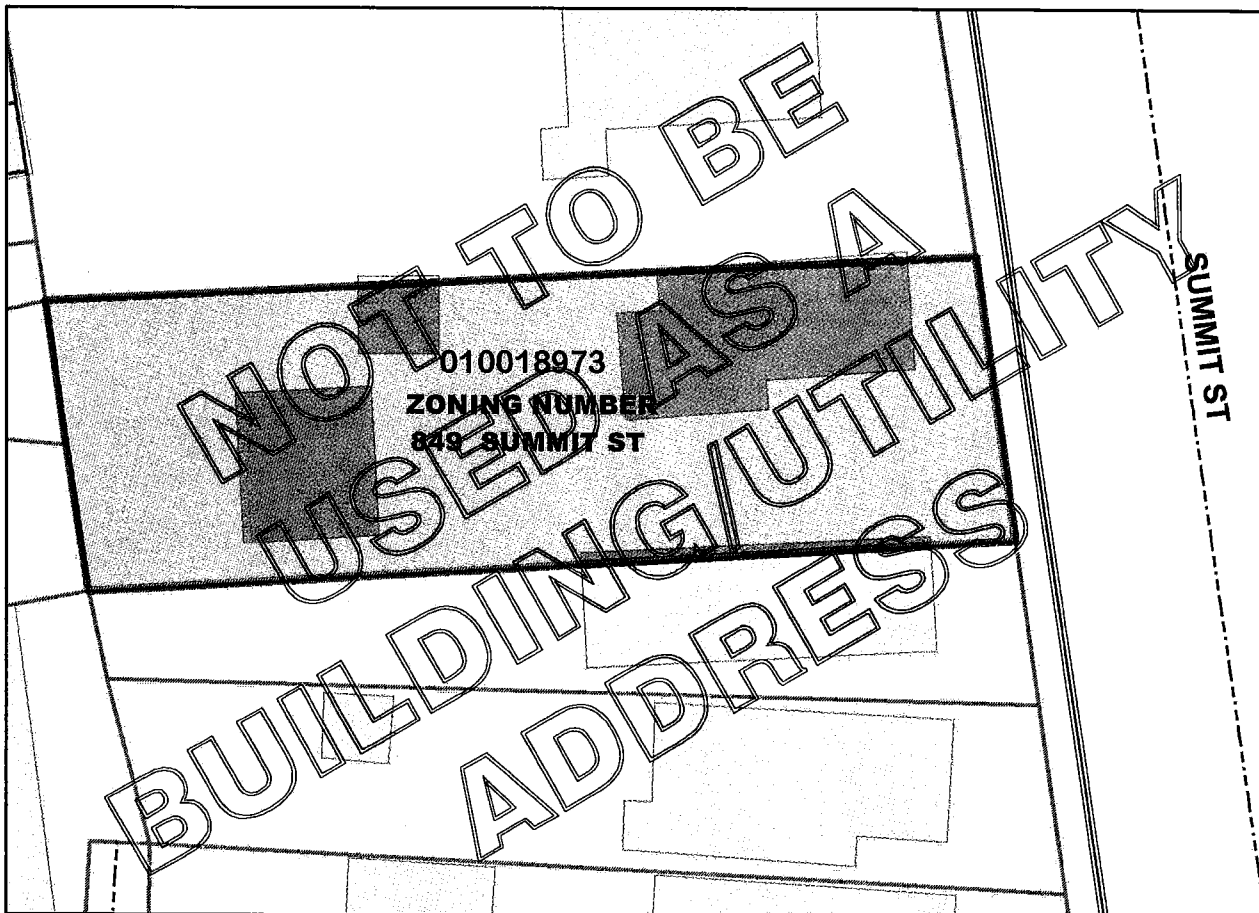
Lot Number: N/A

Subdivision: N/A

Requested By: BLUE CHIP DEVELOPMENT GROUP, LLC (LONNIE FREEMAN)

Issued By: *Adyana Amarion*

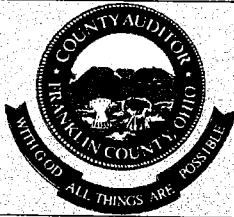
Date: 2/29/2016



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

SCALE: 1 inch = 30 feet

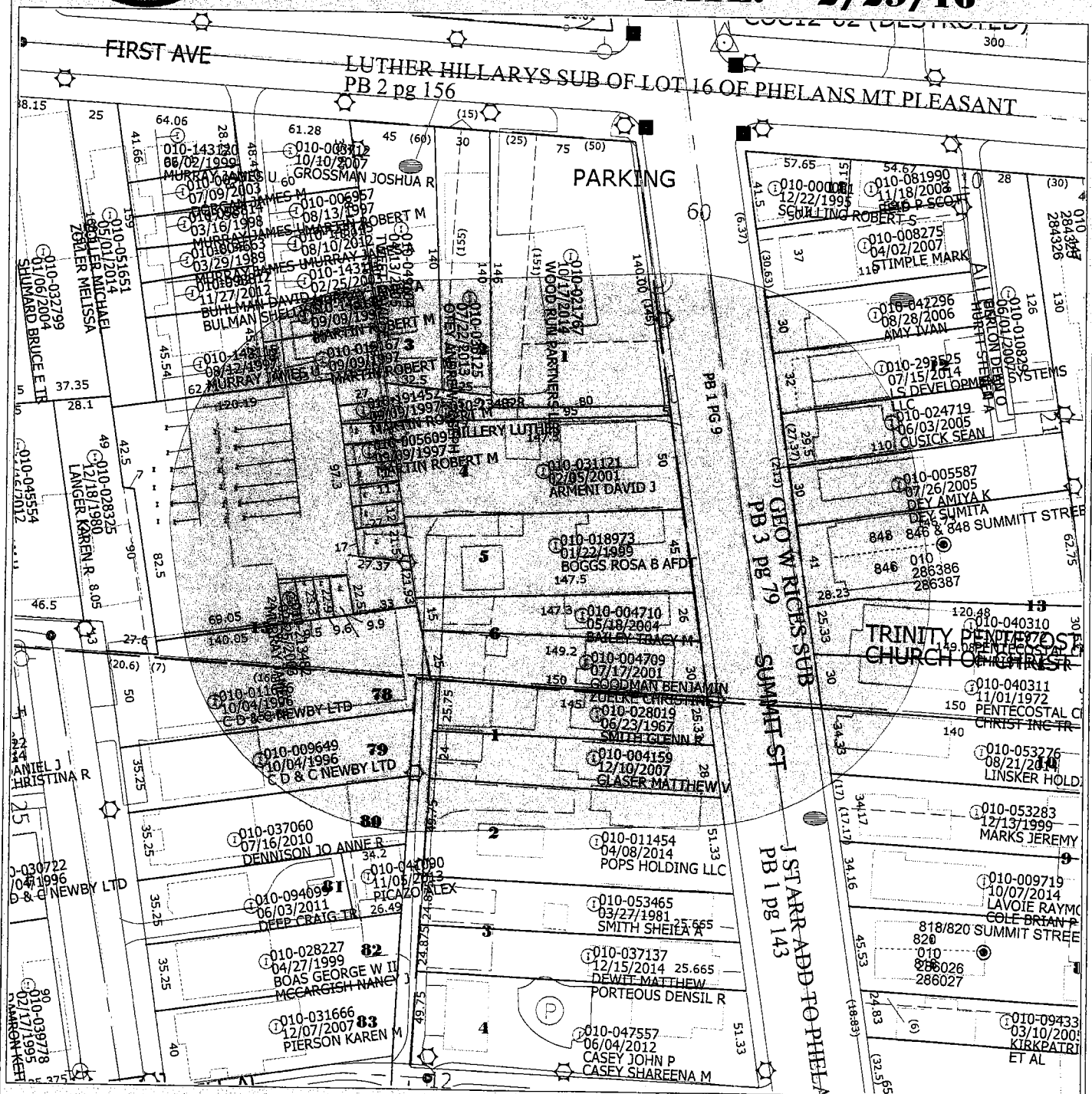
GIS FILE NUMBER: 58357



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: N DATE: 2/29/16



Disclaimer

Scale = 77'

Grid North

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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

COMPLETE MAILING ADDRESS

<u>Lonnie Freeman</u>	<u>5000 Arlington Centre Blvd Suite 2212 Columbus, Ohio 43220</u>
<u>Dustin Faeth</u>	<u>5000 Arlington Centre Blvd Suite 2212 Columbus, Ohio 43220</u>
<u>Derek Overcashier</u>	<u>5000 Arlington Centre Blvd Suite 2212 Columbus, Ohio 43220</u>

SIGNATURE OF AFFIANT

[Signature]

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

SIGNATURE OF NOTARY PUBLIC

[Signature: Hannah Scarbury]

My Commission Expires

2-24-21

Notary Seal Here



HANNAH SCARBURY

**NOTARY PUBLIC
STATE OF OHIO**

My Commission Expires
February 24, 2021

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