



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Mar 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: ¹⁸⁶192 E 2ND AVE COLUMBUS, OH 43201

Mailing Address: 3232 NEWMARK DR ³⁸W. DUNCAN ST.

MIAMISBURG, OH 45342-5421

COLUMBUS, OH 43202

KIM & MICHAEL MAUER
Owner: ZWEIG DIANNA E TR

Parcel Number: 040025735

010-046162

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

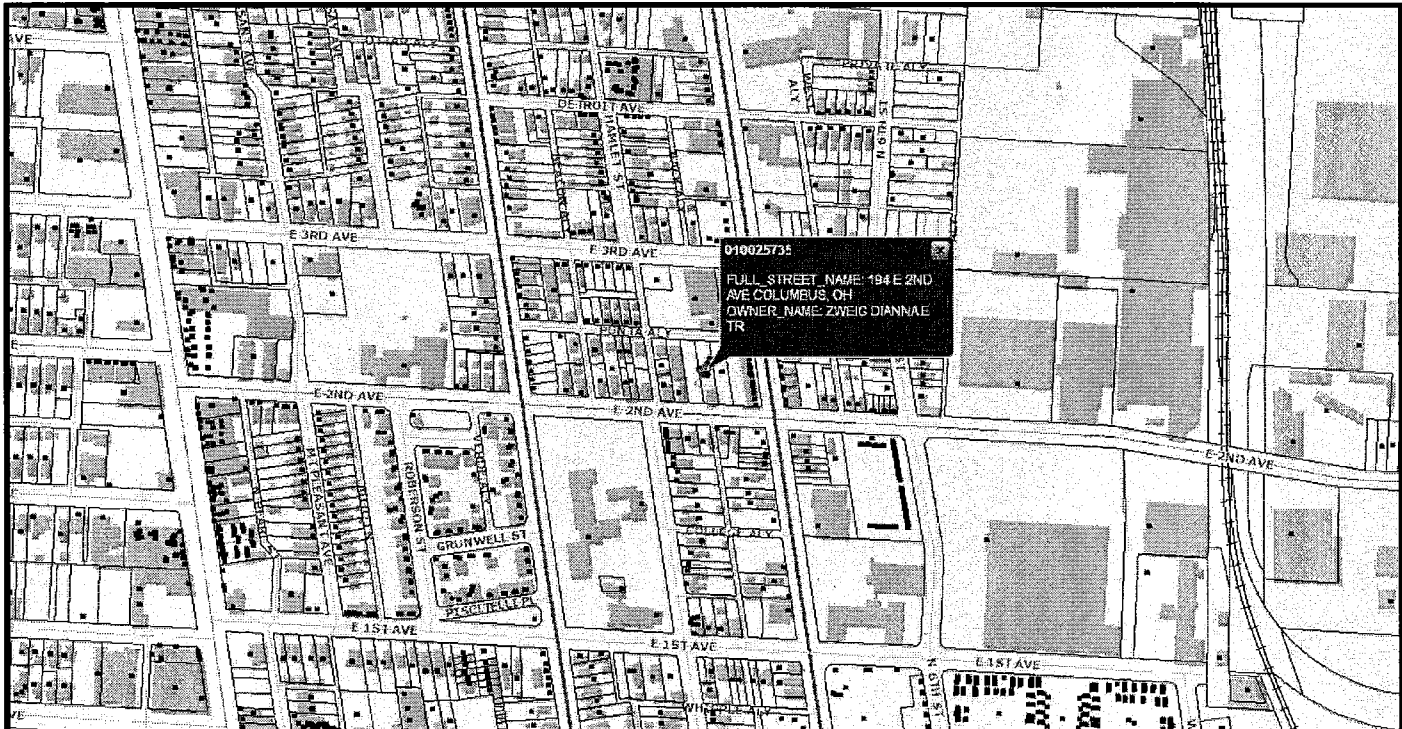
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS

ANDREW J. GINTER, 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

OFFICE USE ONLY

Application Number: BZA16-037 Date Received: 14 MAR 2016

Application Accepted by: _____ 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:

Variances to permit the division of a lot into two lots for the construction of 2 single family homes as delineated in the attached List of Variances.**LOCATION**Certified Address: 186 E 2ND AVE City: Columbus Zip: 43201Parcel Number (only one required): 010-046162**APPLICANT** (If different from Owner):Applicant Name: Connie J. Klema, Attorney Phone Number: 614-374-8488 Ext.: _____Address: P.O. Box 991 City/State: Pataskala, Ohio Zip: 43062Email Address: cklemaattorney@gmail.com Fax Number: N/A**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate pageName: Kim & Michael Maurer Phone Number: 614-596-1676 Ext.: _____Address: 38 W. Duncan Street City/State: Columbus, Ohio Zip: 43202Email Address: mmaurer@tec-editing.com Fax Number: N/A**ATTORNEY / AGENT** (Check one if applicable): ☒ Attorney ☐ AgentName: Connie J. Klema, Attorney Phone Number: 614-374-8488 Ext.: _____Address: P.O. Box 991 City/State: Pataskala, Ohio Zip: 43062Email Address: cklemaattorney@gmail.com Fax Number: N/A**SIGNATURES** (All signatures must be provided and signed in **blue** ink)APPLICANT SIGNATURE Connie J. Klema attorneyPROPERTY OWNER SIGNATURE Connie J. Klema attorney on behalf of Kim & Michael MaurerATTORNEY / AGENT SIGNATURE Connie J. Klema attorney**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

THE CITY OF
COLUMBUS

ANDREW J. BOSTER, 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

AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Connie J. Klemm Attorney
of (1) MAILING ADDRESS P.O. Box 991 PATASKALA OH 43062

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 186 E 2ND 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) Kim & Michael Maurer
38 W. DUNCAN STREET
Columbus, OH 43202

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

Connie J. Klemm
614 374 8488

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

(5) ITALIAN VILLAGE COMMISSION
Connie Torbeck
50 W. 64th ST, 4TH FLOOR, 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: SEE ATTACHED

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

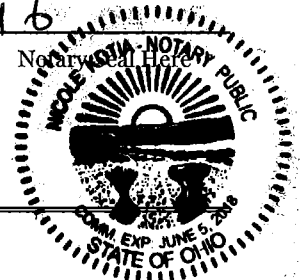
(8) SIGNATURE OF AFFIANT

Connie J. Klemm attorney

Sworn to before me and signed in my presence this 14 day of March, in the year 2016

[Signature]
(8) SIGNATURE OF NOTARY PUBLIC

6-5-2018
My Commission Expires



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ANDREW J. GENTILE, MAYOR

DEPARTMENT OF BUILDING
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Board of Zoning Adjustment Application

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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:

SEE ATTACHED

Signature of Applicant

Donni J. Klen

Date

3/8/16

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186 EAST SECOND AVENUE**STATEMENT OF HARDSHIP****186 E. 2ND AVENUE**

The subject Lot spans 177 + feet between East 2nd Avenue and Punta Alley. It was platted long before 1959 and at one time accommodated a multi-family structure. The Lot is now vacant.

The Lot is in an area of the City (Italian Village) where the use of Punta Alley as a "front" to homes has long been established. Within one block of the Lot there exist more than twelve deep lots that have been split into 2 lots thereby providing frontage to one home on Punta and frontage to another home on E. 2nd Avenue or an adjacent alley.

In the likeness of the neighboring properties, the owner wishes to split the Lot into two lots and to construct a single family home to front on Punta Alley and to construct a single family home to front on E. 2nd Avenue.

The requested variances permit the Lot to be split in the likeness of other lots in the neighborhood of Italian Village along E. 2nd Avenue and Punta Alley, which circumstances do not generally apply to other properties in the R-4 District. The design and development of homes facing on Punta Alley existed long before the owners purchased the Lot. The granting of the variances preserves a substantial property right of the owner which is possessed by owners of the other neighboring lots in the R-4 District. The granting of the variances will not be injurious to neighboring properties or contrary to the public interest.

BZA16-037
186 EAST SECOND AVENUE

LIST OF VARIANCES

186 E. SECOND AVENUE

PARCEL NO. 010-046162

**VARIANCES PERMITTING THE DIVISION OF AN EXISTING R-4 ZONED LOT INTO TWO LOTS AND TO
CONSTRUCT ONE SINGLE FAMILY DWELLING ON EACH LOT.**

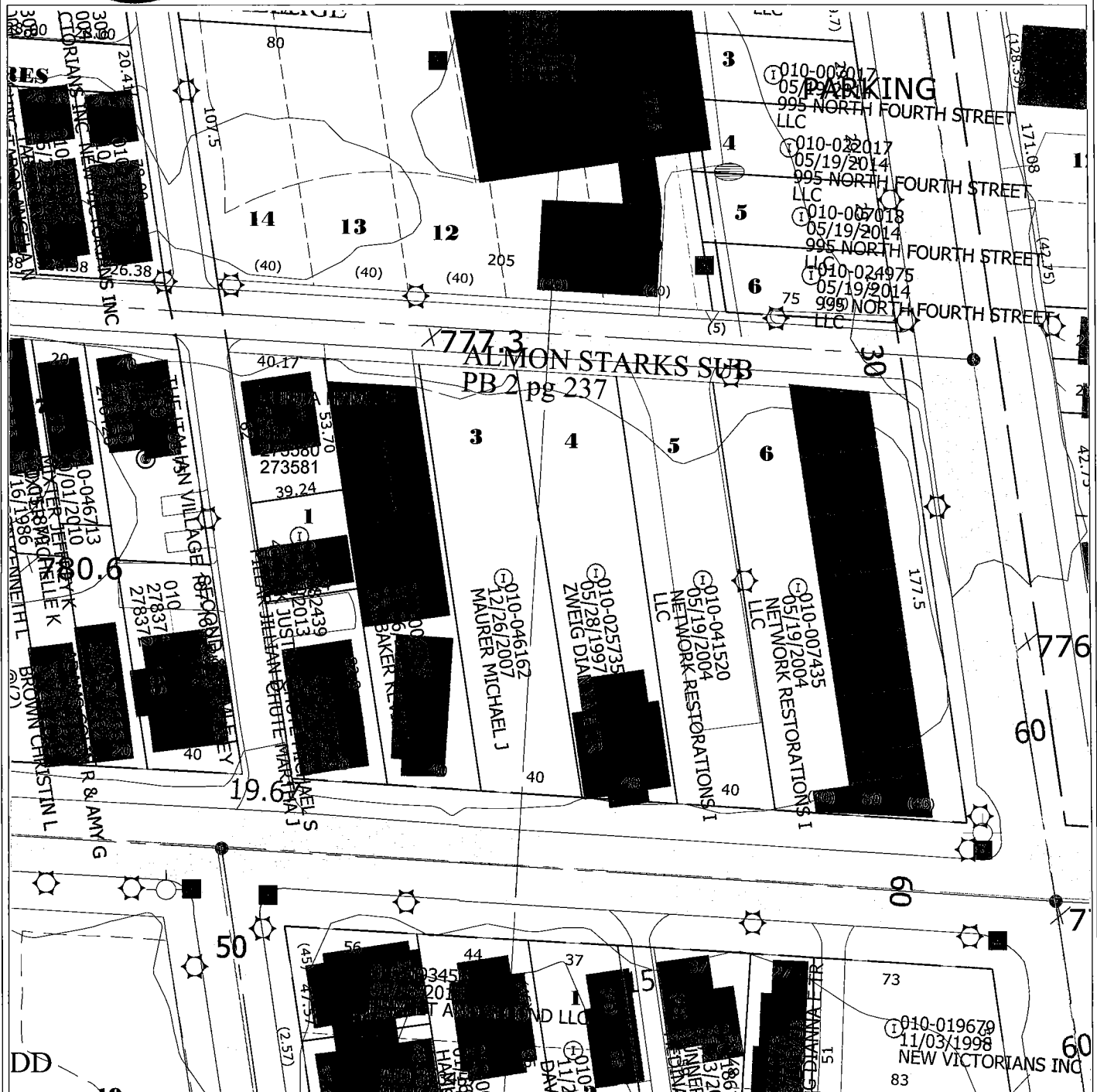
- 1. 3332.05(A)(4) Area District Lot Width Requirements: To permit the lot widths of each lot to be less than 50 feet and to be 40 feet.**
- 2. 3332.15 R-4 Area District Requirements: To permit each lot to have less area than 5000 square feet and to have 3274 square feet on the lot facing E. Second Avenue and to have 3680 square feet on the lot facing Punta Alley.**
- 3. 3332.19 Fronting: To permit a lot to front on Punta Alley.**
- 4. 3312.25 Maneuvering: To permit maneuvering on the lot facing E. Second Avenue to occur over the property line.**



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 3/11/16



Disclaimer

Scale = 60

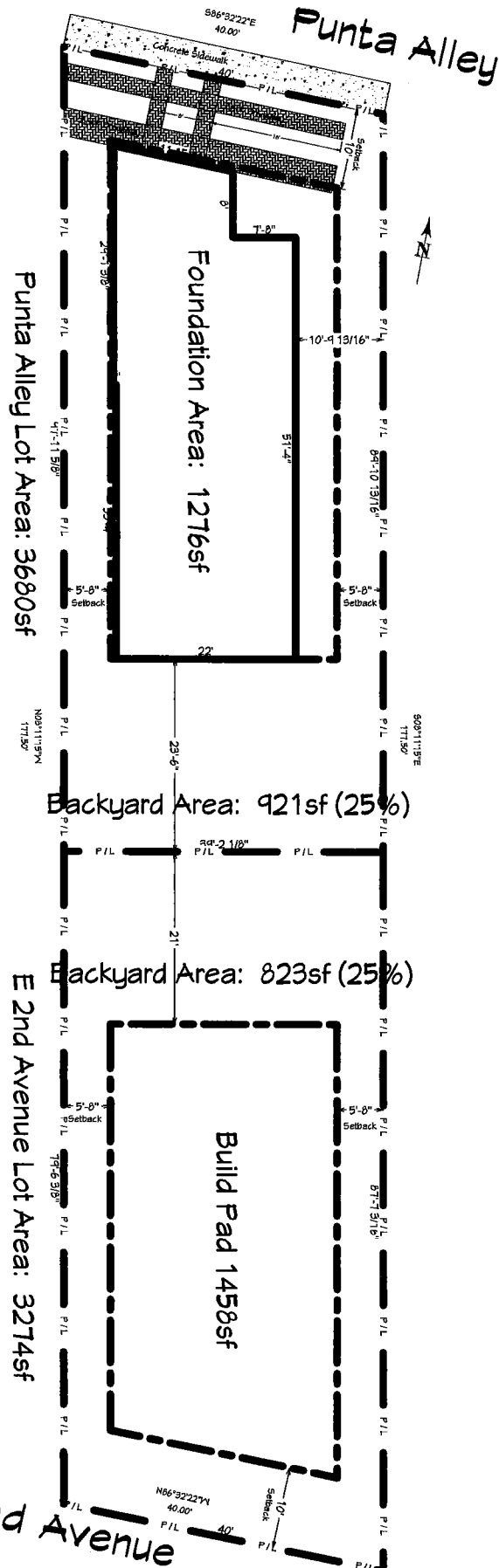
Grid North

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

Maurer Residence KM4.3

185 Punta Alley, Columbus OH 43201

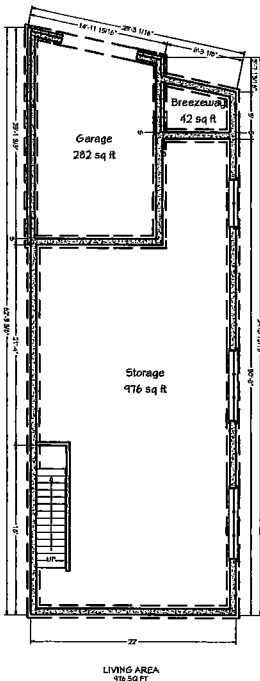


Building Height: 34'8"

Location: IVC Historic District

Description:

Being Lot Number Three (3) in E. SORIN'S SUBDIVISION of Lots Nos. Forty-Seven (47) and Forty-Eight (48) in William Phelan's Mt. Pleasant Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 286, Recorder's Office, Franklin County, Ohio.



AR-3

SHEET:

SCALE:

DATE:

DRAWINGS PROVIDED BY:
JiAngelo Builders LLC
 7034 Africa Road | Galena, OH 43021
 614-498-7233 | jiangelo@jiangelo.com
 http://www.jiangelo.com

PROJECT DESCRIPTION:
Maurer Residence
 185 Punta Alley
 Columbus, Ohio 43201

PROJECT ID:
KM-4

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ANDREW J. GUTHER, 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 FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Klema ATTORNEY
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALI OH 43062

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

Kim & Michael MAURER

38 W. DUNCAN STREET

COLUMBUS OH 43202

SIGNATURE OF AFFIANT

Connie J. Klema atty

Sworn to before me and signed in my presence this 14 day of MARCH, in the year 2016

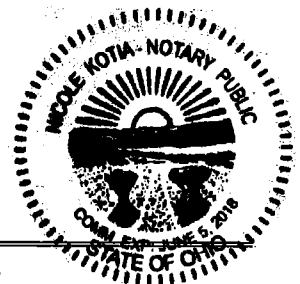
[Signature]

SIGNATURE OF NOTARY PUBLIC

6-5-2018

My Commission Expires

Notary Seal Here



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