

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

BZA.
Council Variance Application

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

OFFICE USE ONLY

Application Number: BZA 15-055 Date Received: 4/20/15
Application Accepted by: D. Reiss Fee: \$1,900^{ex}
Comments: 6/23/15

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 200 E 4TH AVE COLS OH Zip: 43201

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-028877-00

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): C-4

Area Commission or Civic Association: Italian Village

Proposed Use or reason for Council Variance request:

Parking

Acreage: .079

APPLICANT:

Name: ANDREW LOSINSKE Phone Number: 614 905 0249 Ext.:

Address: 1150 MILLCREEK CT City/State: COLS Zip: 43220

Email Address: SLIMBUILDS @ YAHOO.COM Fax Number: 905-0249

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

Name: Heidi Koestner Phone Number: 614-451-6880 Ext.:

Address: 3175 TREMONT RD. City/State: COLS OH Zip: 43221

Email Address: N/A Fax Number: N/A

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

Name: Jessica Trembly Phone Number: 614-800-1012 Ext.:

Address: PO Box 218456 City/State: COLS OH Zip: 43221

Email Address: Jessica.Trembly@gmail.com Fax Number: 614-451-0963

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

APPLICANT SIGNATURE: [Signature]

PROPERTY OWNER SIGNATURE: [Signature]

ATTORNEY / AGENT SIGNATURE: [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

tmt 01/15



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See next page for instructions)

BZA15-055

200 E. 4th Ave.

APPLICATION # _____

STATE OF OHIO _____

COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME ANDREW LOSINSKE
of (1) MAILING ADDRESS 1150 MILLCREEK CT 43220

deposed 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 200 E 4TH AVE 43201

for which the 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) Heidi KOESTNER

3175 TREMONT RD COL OHIO
43221

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

ANDREW F. LOSINSKE
614 905 0249

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

(5) Italian Village Commission

50 W GAY ST COL OH 43215
614 645 7795

and that the attached document (6) 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(7)

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



HOLLY A. SECKINGER

Notary Public, State of Ohio

My Commission Expires

May 11, 2018

(8) [Signature]

13 day of April, in the year 2015

(8) [Signature]
May 11, 2018

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614 645 4522

New Victorians Inc.
455 W 3rd Ave
Care of: 194-196 E 4th Ave.
Columbus, OH, 43201

Mary Vancleef
192 E 4th Ave
Care of: 190-192 E 4th Ave.
Columbus, OH, 43201

Carl Zipf III
3129 Carisbrook Rd
Care of: 186 E 4th Ave.
Columbus, OH, 43221

Houseselect Monitoring Service
1 Corelogic Dr
Care of: 182 E 4th Ave
Westlake, TX, 76262-5310

Huntington Easy Equity
7575 Huntington Park Dr.
Care of: 174 E 4th Ave
Columbus, OH, 43235

New Victorians Inc.
455 W 3rd Ave
Care of: 193-195 E Greenwood
Columbus, OH, 43201

James Toland
4459 Snowy Meadow Dr.
Care of: 191 Greenwood Ave
Grove City, OH, 43123

Andrew Losinske
1150 Millcreek Ct.
Upper Arlington , OH, 43220

Heidi Koestner
3175 Tremont Rd
Columbus, OH, 43221

Jessica Trembly
1315 Foontaine Dr.
Columbus, OH, 43221

BZA15-055
200 E. 4th Ave.

Jessica Trembly
1315 Foontaine Dr.
Columbus, OH, 43221

James Toland
4459 Snowy Meadow Dr.
Care of: 191 Greenwood Ave
Grove City, OH, 43123

Andrew Losinske
1150 Millcreek Ct.
Upper Arlington , OH, 43220

Huntington Easy Equity
7575 Huntington Park Dr.
Care of: 174 E 4th Ave
Columbus, OH, 43235

Houseselect Monitoring Service
1 Corelogic Dr
Care of: 182 E 4th Ave
Westlake, TX, 76262-5310

Mary Vancleef
192 E 4th Ave
Care of: 190-192 E 4th Ave.
Columbus, OH, 43201

New Victorians Inc.
455 W 3rd Ave
Care of: 194-196 E 4th Ave.
Columbus, OH, 43201

New Victorians Inc.
455 W 3rd Ave
Care of: 193-195 E Greenwood
Columbus, OH, 43201

Heidi Koestner
3175 Tremont Rd
Columbus, OH, 43221

200 E 4TH AVE COL OH 43201

STATEMENT OF HARDSHIP

The applicant is requesting a variance to Columbus city code section 3312.49 which requires a minimum number of parking spaces. The applicant will use approximately 2,100 of the buildings 3000 sq ft. for a restaurant. Code requires approximately 40 parking spaces for the 3000 sq ft. There is currently 3 parking spaces behind the restaurant and 8 spaces in the buildings parking lot located due east of the proposed restaurants front door. The applicant has also secured a ten year lease to rent 25 parking spaces located at 995 N fourth St Columbus Ohio 43201. There is very little vacant or unused land remaining in this area due to increased development.



BZA15-055
200 E. 4th Ave.



SC: $1^H = 30' + 1/2$

PARCEL ID 010-028077-90
ADDRESS : 200 E. FOURTH AVE

2/27/15



BZA15-055
200 E. 4th Ave.



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: 010028877

Zoning Number: 200

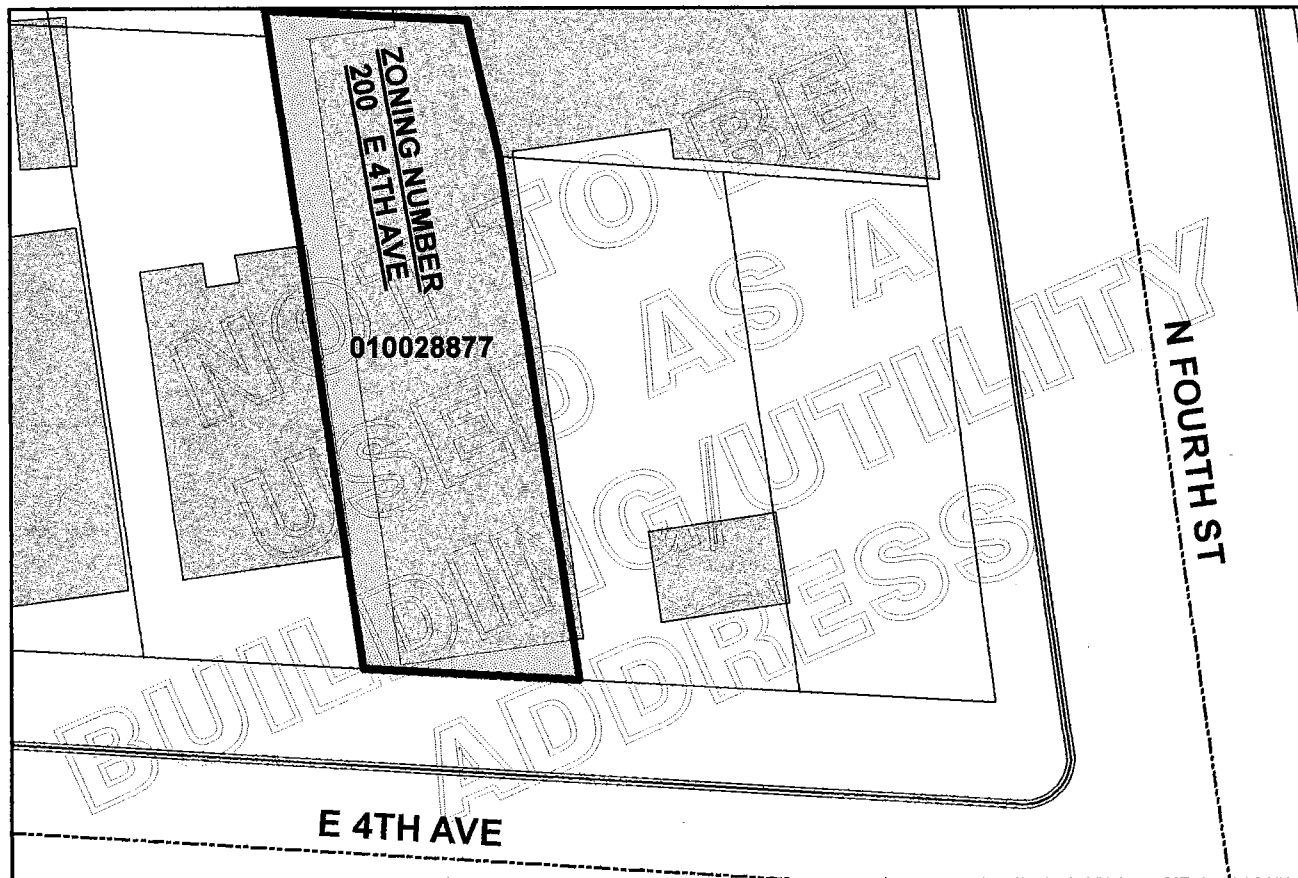
Street Name: E 4TH AVE

Lot Number : 1

Subdivision: DOMENY ADD

Requested By: SLIM BUILDS LLC. (ANDREW LOSINKE)

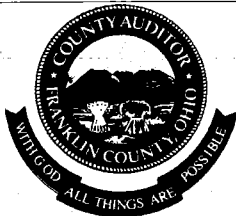
Issued By: Adriana Amador Date: 4/15/2015



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

SCALE: 1 inch = 30 feet

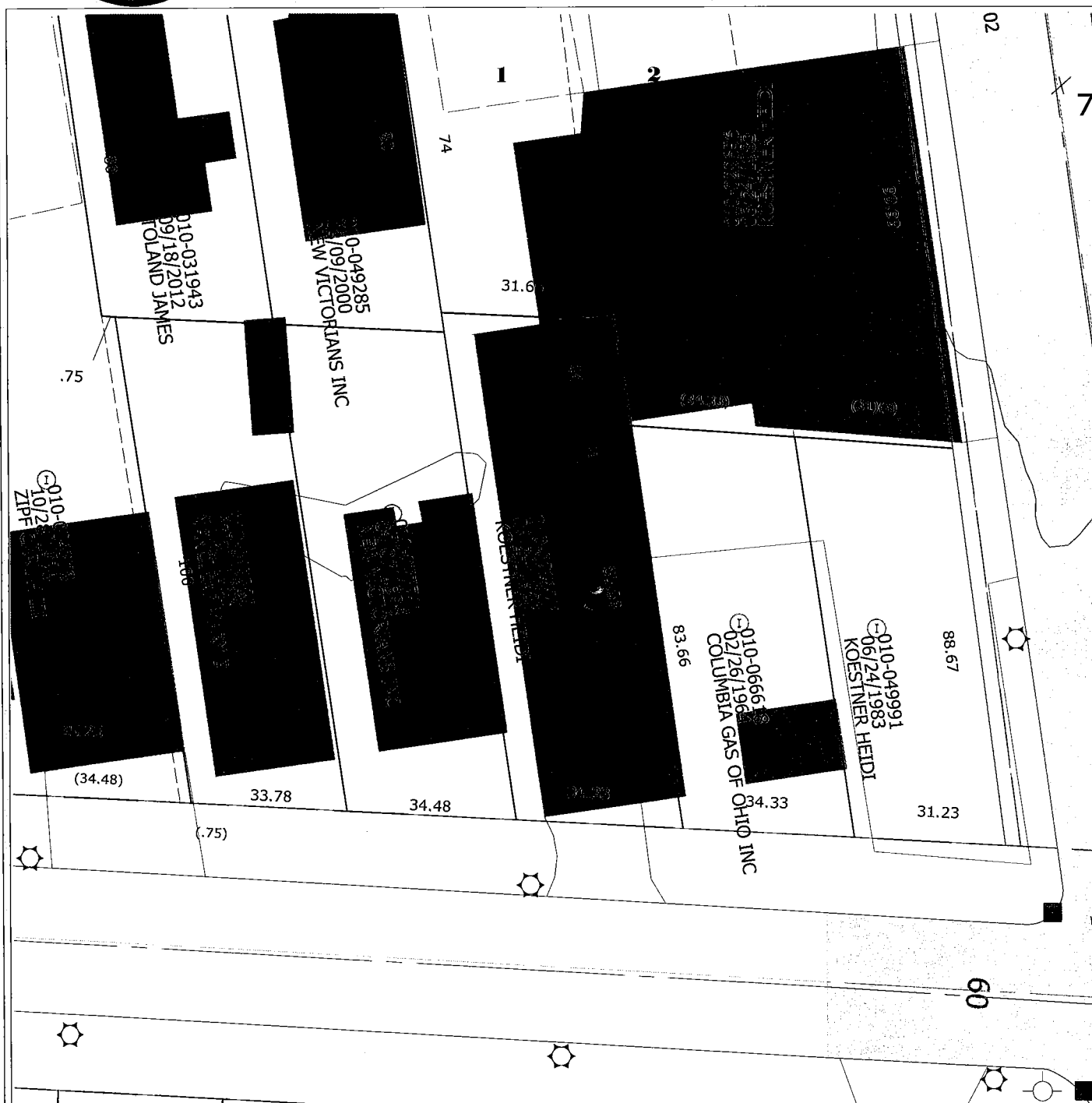
GIS FILE NUMBER: 31780



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 4/15/15



Disclaimer

Scale = 30

Grid
North

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be used as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

BZA15-055
200 E. 4th Ave.



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject
FILLED OUT COMPLETELY AND NOTARIZED. Do not indic

BZA15-055

200 E. 4th Ave.

APPLICATION #

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] ANDREW F. LOSINSKE

Of [COMPLETE ADDRESS] 1150 MILLCREEK CT COL 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 in the following formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. TED LAWSON 3030 DERBY RD COL OH 43221	2. ANDREW LOSINSKE 1150 MILLCREEK CT COLS OH 43220
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13 day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Commission Expires:

HOLLY A. SECKINGER

Notary Public, State of Ohio

My Commission Expires

May 11, 2018



This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614.645.4533