

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: BZA16-038 Date Received: 15 MAR. 2016
Application Accepted by: AF Fee: \$320.00 B20
Commission/Civic: HARRISON WEST
Existing Zoning: R-2F
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:

See Exhibit "B"

LOCATION

Certified Address: 530 W. Second Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010-284028

APPLICANT (If different from Owner):

Applicant Name: Blue Chip Development Group, LLC Phone Number: 614-947-8600 Ext.: ----
c/o Donald Plank
Address: Plank Law Firm 145 E Rich St. City/State: Columbus, Ohio Zip: 43215
3rd Floor
Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Blue Chip Development Group, LLC Phone Number: 614-947-8600 Ext.: ----
Address: c/o Donald Plank, Plank Law Firm City/State: Columbus, Ohio Zip: 43215
145 E. Rich Street, Floor 3
Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: ----
Address: 145 E Rich Street, FL 3 City/State: Columbus, Ohio Zip: 43215
Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

APPLICANT SIGNATURE: Donald Plank, attorney
PROPERTY OWNER SIGNATURE: Donald Plank, attorney
ATTORNEY AGENT SIGNATURE: Donald Plank

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

530 West 2nd Avenue

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 Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 E Rich Street, Floor 3, Columbus, OH 43215
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 530 West Second Avenue
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, LLC
c/o Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, Ohio 43215

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

Blue Chip Development Group, LLC
c/o Donald Plank 614-947-8600

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

(5) Harrison West Society
C/o Jacob Sukosd
PO Box 163442 Columbus, Ohio 43216

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
<u>See Exhibit "A"</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT

Donald Plank

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

Stacey L. Danza

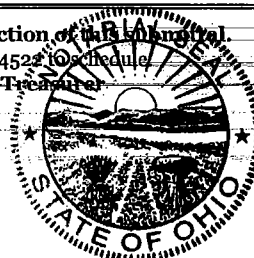
(8) SIGNATURE OF NOTARY PUBLIC

11-5-2018

My Commission Expires

Notary Seal Here

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Please make checks payable to the Columbus City Treasurer.



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

EXHIBIT A, PUBLIC NOTICE
530 W. SECOND AVENUE
BZA16-_____
February 9, 2016

APPLICANT

Blue Chip Development Group, LLC
c/o Donald Plank, Attorney
Plank Law Firm
145 E Rich Street, FL 3
Columbus, Ohio 43215

PROPERTY OWNER

Blue Chip Development Group, LLC
c/o Donald Plank, Attorney
Plank Law Firm
145 E Rich Street, FL 3
Columbus, Ohio 43215

ATTORNEY FOR APPLICANT

Donald Plank, Attorney
Plank Law Firm
145 E Rich Street, FL 3
Columbus, Ohio 43215

COMMUNITY GROUP

Harrison West Society
C/o Jacob Sukosd
PO Box 163442
Columbus, Ohio 43216

PROPERTY OWNERS WITHIN 125
FEET

Richard A. Schucker
510 W. Second Avenue
Columbus, Ohio 43201

Jeffrey M. Bergandine
506 W. Second Avenue
Columbus, Ohio 43201

Sean M Bletzacker
2740 Fishinger Blvd
Columbus, Ohio 43206

Roberta M. Pedersen
498 W. Second Avenue
Columbus, Ohio 43201

Andrew R Levitt
987 Oregon Avenue
Columbus, Ohio 43201

Scott P Joynt
4404 Cambry Lane
Dublin, Ohio 43016

Harmon K Vredevel
1089 Oregon Avenue
Columbus, Ohio 43201

Beau A Morrison
2797 Quarry Valley Road
Columbus, Ohio 43204

530 W. Second Avenue
BZA16-_____
Exhibit A, Public Notice
Page 1 of 3, 02/09/2016

BZA16-038
530 West 2nd Avenue

Ian Warmbrodt
1100 Perry Street
Columbus, Ohio 43201

Dain Cooke
1082 Perry Street
Columbus, Ohio 43201

Terrence R. Fahy
201 Greenglade Avenue
Worthington, Ohio 43085

Jeffrey J Rovda
420 W. Second Avenue
Columbus, Ohio 43201

Martin W & Karen L Wilt
2826 Folkstone Road
Columbus, Ohio 43220

Johnathan E. Beck
1089 Perry Street
Columbus, Ohio 43201

Bryan N. Babcock
537 Bradley Street
Columbus, Ohio 43201

Matthew J Kelly
545 Bradley Street
Columbus, Ohio 43201

Eloise Inglesi
549 Bradley Street
Columbus, Ohio 43201

Joseph R Armeni
556 W. Second Avenue
Columbus, Ohio 43201

Equity Trust Company FBO
Rebecca Ira
6066 Homewell Street
Hilliard, Ohio 43026

Andrew H Petersen
127 Sheffield Road
Fayetteville, WV 25840

Carson and Megan Thrush
540 W. Second Avenue
Columbus, Ohio 43201

Lija Clark-Kaleps
499 W. Second Avenue
Columbus, Ohio 43201

Chares S Wince
507 W. Second Avenue
Columbus, Ohio 43201

Michelle K Apgar
4481 Shewill Road
Columbus, Ohio 43228

Richard Dean Curry, TR
1050 Perry Street
Columbus, Ohio 43201

David S Wilcox
1054 Perry Street
Columbus, Ohio 43201

Marshall McPeck
1058 Perry Street
Columbus, Ohio 43201

Pete Vitt
1062 Perry Street
Columbus, Ohio 43201

Scott A Prenger
1051 Perry Street
Columbus, Ohio 43201

Scott Heidelberg
1055 Perry Street
Columbus, Ohio 43201

Scott A Colarossi
1059 Perry Street
Columbus, Ohio 43201

Aleix M Martinez
1063 Perry Street
Columbus, Ohio 43201

Gerrard Lamont Greene
1067 Perry Street
Columbus, Ohio 43201

ILK Real Estate Investments
2445 E Broad Street
Columbus, Ohio 43209

Deborah K Redmond
426 Glen Arden Drive
Pittsburgh, PA 15208

Angela Harper
1104 – C Perry Street
Columbus, Ohio 43201

Sarah B Curtin
1104 – D Perry Street
Columbus, Ohio 43201

530 W. Second Avenue
BZA16-_____
Exhibit A, Public Notice
Page 2 of 3, 02/09/2016

BZA16-038
530 West 2nd Avenue

Allison L Harrison
1104 – E Perry Street
Columbus, Ohio 43201

Melanie Miller
1088 – A Perry Street
Columbus, Ohio 43201

Ashley J Lester
1088 – B Perry Street
Columbus, Ohio 43201

Matthew J Good
1710 Boulder Court
Powell, Ohio 43065

Uuk Law
1088 – D Perry Street
Columbus, Ohio 43201

Christine A Turocky
4593 Bimini Drive
Columbus, Ohio 43230

Samantha L Hoffman
1096 – A Perry Street
Columbus, Ohio 43201

Edward W Shields, Jr.
1096 – B Perry Street
Columbus, Ohio 43201

Derek A Meek
1096 – C Perry Street
Columbus, Ohio 43201

Robert Mason
1096 – D Perry Street
Columbus, Ohio 43201

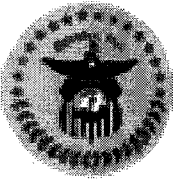
Mallory J Katz
2535 River Oaks Drive
Columbus, Ohio 43228

Kaliebe Holdings LLC
PO Box 319
Milwaukee, WI 53201

ALSO NOTIFY

Blue Chip Development Group, LLC
c/o Dustin Faeth
5000 Arlington Centre Blvd.
Suite 2212
Columbus, Ohio 43220

David B. Perry
David Perry Company, Inc.
145 E Rich Street, FL 3
Columbus, OH 43215



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: 520 W 2ND AVE COLUMBUS OH 43201

Mailing Address: 420 W 2ND AVE

COLUMBUS OH 43201-3314

Owner: ROVDA JEFFREY J

Parcel Number: 010057150

ZONING INFORMATION

Zoning: Z01-016, Residential, R2F
effective 5/23/2001, 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: N/A

Historic District: N/A

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

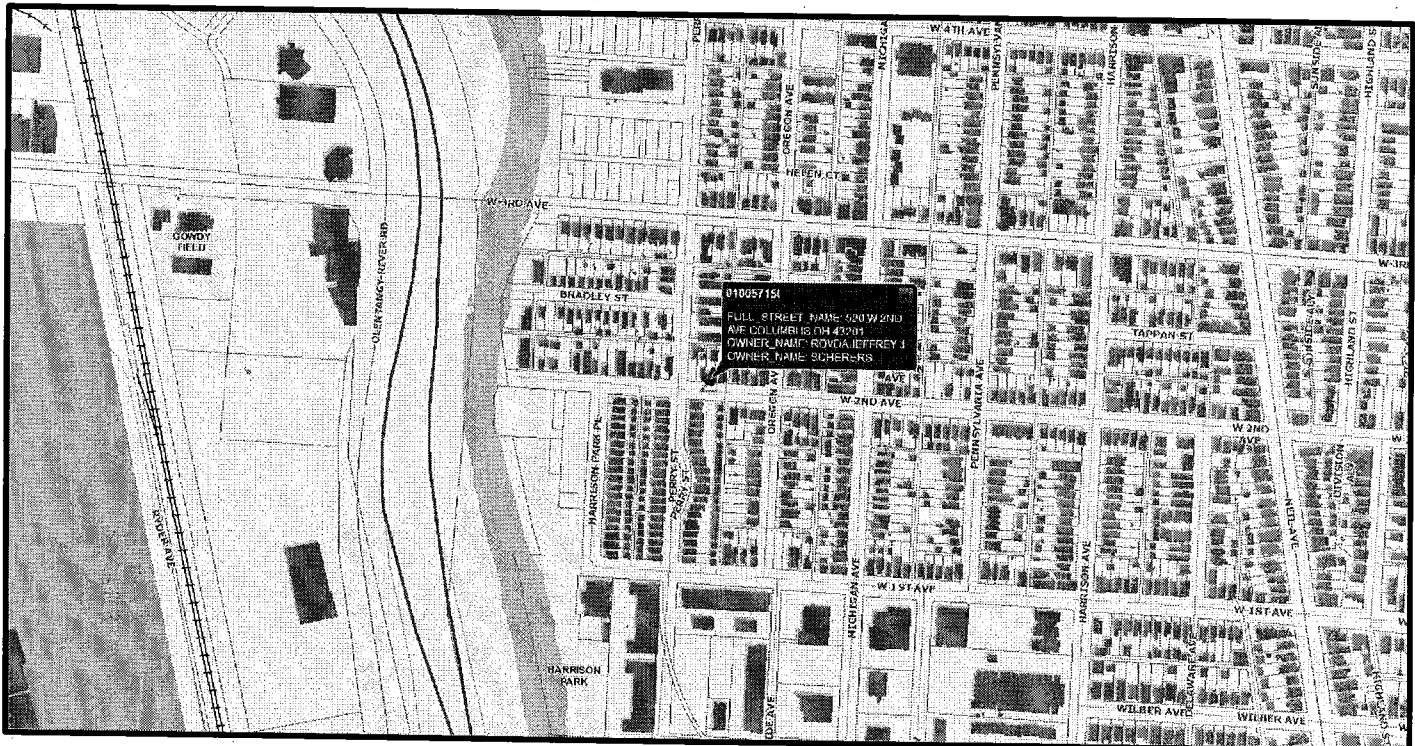


Exhibit B

Statement of Hardship

BZA16-038

530 W Second Avenue

The parcel (PID: 010-284028) is zoned R-2F, Residential District, as is a large area of the Harrison West neighborhood. The area is developed with a broad range of residential uses including two-family dwellings, as well as single family, and larger multi-family uses. The site is close to the Harrison Park development. The area was platted and developed long before current zoning standards for lot area, yards, setbacks and parking were in effect. Many parcels in the area don't meet current code standards. Applicant has a hardship and practical difficulty to comply with current standards designed and enacted in the Zoning Code after the urban development occurred and which were designed for suburban development. The Zoning Code doesn't adequately address urban development, so the only remedy is to seek variances to current code standards. Variances for urban development are routinely necessary in the City of Columbus.

Applicant proposes to build a two-family dwelling. Variances as itemized are necessary. Applicant requests the following variances:

- 1). 3332.05, Area District Lot Width Requirements, to reduce lot width at the front (W. Second Avenue) building line from 50' to the existing 30' lot width.
- 2). 3332.14, R-2F Area District Requirements, to reduce lot area for a two-family dwelling from 6,000 SF to the existing 2,256 SF of lot area.
- 3). 3332.18(D), Basis of Computing Area, to increase permitted lot coverage from 50% to 59%.
- 4). 3332.21(D), Building Lines, to reduce the required W. Second Avenue building setback line from 12' to 10'.
- 5). 3332.27, Rear Yard, to reduce the required rear yard from 25% to 10%.
- 6). 3312.27, Parking Setback Line, to reduce the required W. Second Avenue parking setback line from 10' to 5'.
- 7). 3312.49, Minimum Numbers of Parking Spaces Required, to reduce the required parking for a two (2) family dwelling from four (4) spaces to two (2) spaces.
- 8). 3321.05, (A)(2),(B)(2), Vision Clearance, to permit a 3' +/- tall stoop for access to the Perry Street dwelling unit in the setback with driveway access on Perry Street, thereby exceeding a height of 2 ½ feet, and to reduce the required vision clearance at street intersections from a 30' clear vision triangle to a 15' clear vision triangle.

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614.355.0844

SITE DATA
PARCEL NO. 010-284038
AREA 0.92, 2256 SF
ZONED R-2F, RESIDENTIAL
H-35
EXISTING USE VACANT LOT
PROPOSED USE TWO FAMILY DWELLING
SETBACKS AS NOTED
PARKING 4 REQUIRED, 2 PROVIDED
LOT COVERAGE 31%
REAR YARD 10%

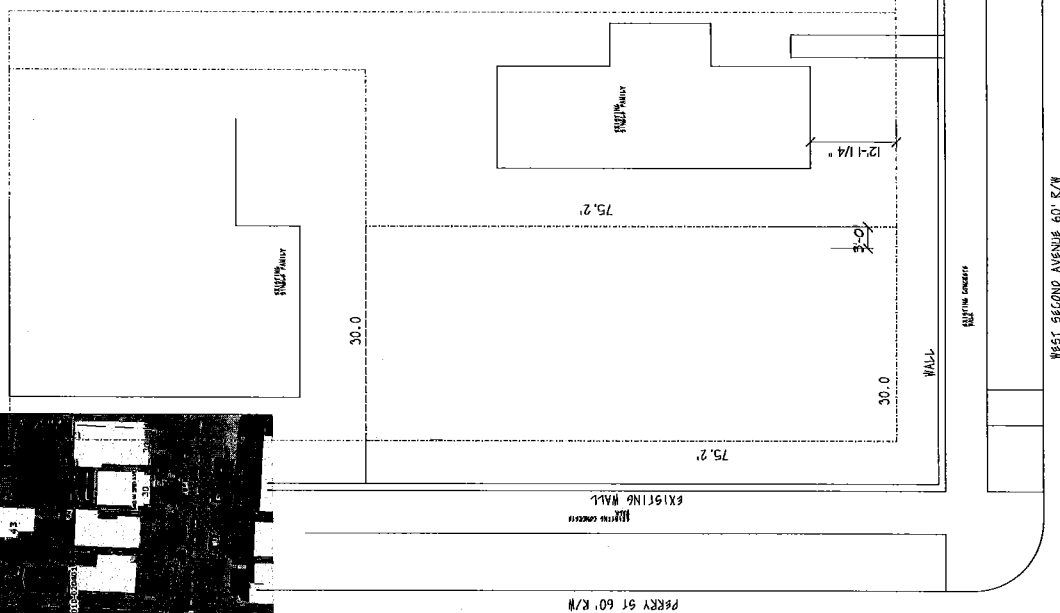
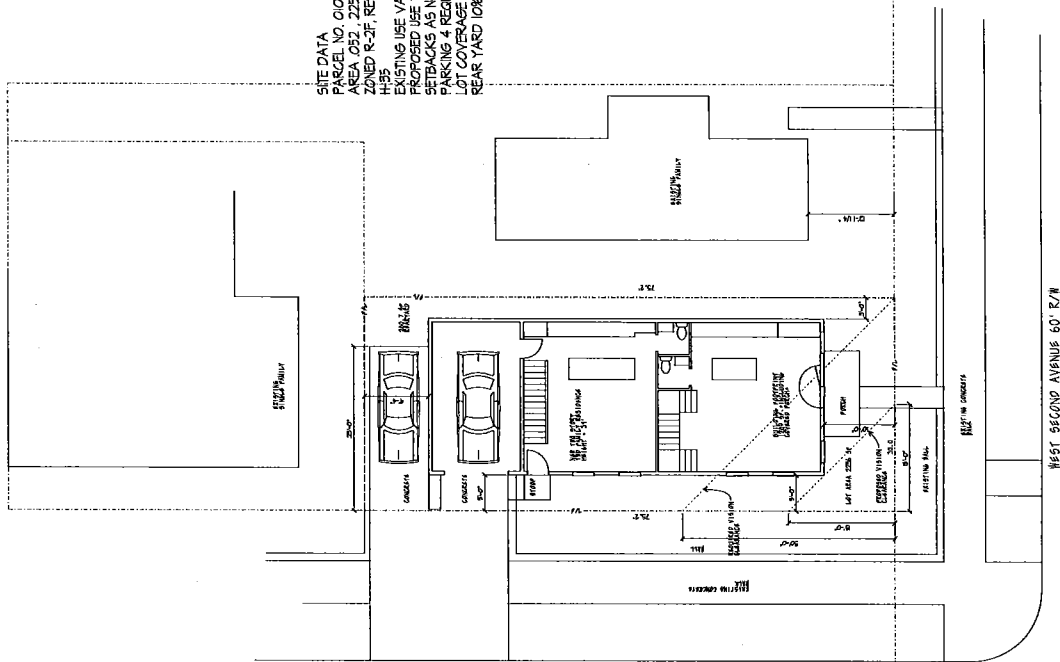
BZA16-038

530 West 2nd Avenue

3/11/16
530 W SECOND AVENUE
COLUMBUS OHIO 43201



PROPOSED
SITE PLAN
SCALE: 1/8" = 1'-0"



VICINITY MAP
NTS

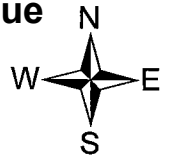


EXISTING
SITE PLAN
SCALE: 1/8" = 1'-0"



City of Columbus Zoning Plat

BZA16-038
530 West 2nd Avenue



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: 010284028

Zoning Number: 530

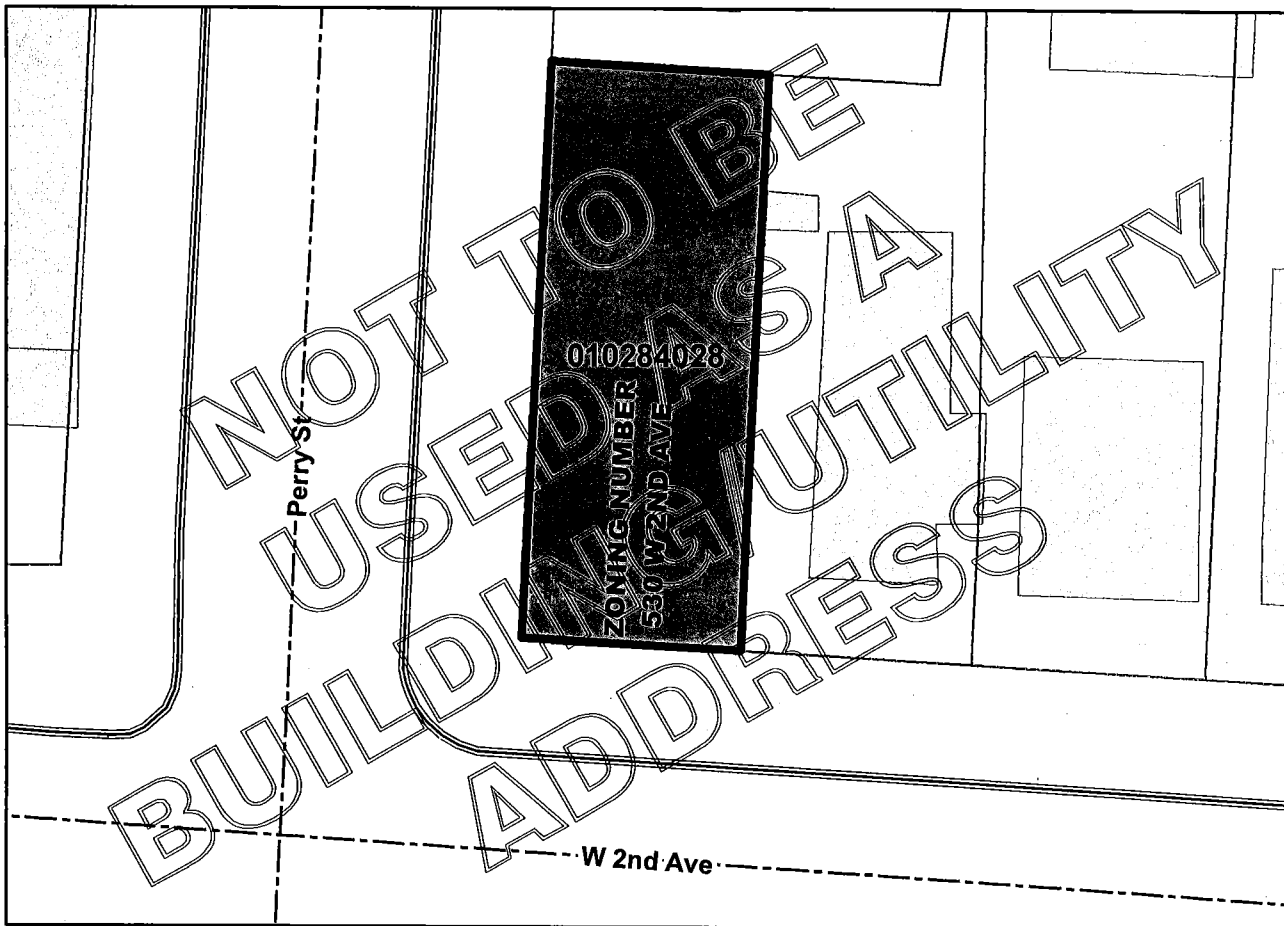
Street Name: W 2ND AVE

Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., INC. (DAVE PERRY)

Issued By: *Edyana Amarian* Date: 2/8/2016



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

SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 56115

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm 145 E Rich St., FL 3, Columbus, OH 43215
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

Blue Chip Development Group, LLC
(Lonnie Freeman, Dustin Feath)

5000 Arlington Centre Blvd.
Suite 2212
Columbus, Ohio 43220

SIGNATURE OF AFFIANT

Donald Plank

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

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

11-5-2018
My Commission Expires

Notary Seal Here

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 12/15

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018