

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

## Board of Zoning Adjustment Application

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: BZA 16-049 Date Received: 4/15/16  
Application Accepted by: G. Keiss Fee: \$ 320.00  
Commission/Civic: German Village  
Existing Zoning: R2-F  
Comments: 6/28/16

### TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Add a stair and second story to an existing 440 SF garage. REQUESTING VARIANCE TO SECTION  
CC3332.38 PRIVATE GARAGE, SUBSECTION (G) (from 15' to 22' ±)  
LOCATION & CC3332.35 ACCESSORY BUILDING

Certified Address: 100 Thurman Avenue City: Columbus Zip: 43206

Parcel Number (only one required): 010-000181-00

### APPLICANT (If different from Owner):

Applicant Name: Brian P Collins Phone Number: 614-374-5894 Ext.: \_\_\_\_\_

Address: 62 Hoffman Avenue City/State: Columbus, OH Zip: 43205

Email Address: brian@bcfdevelopment.com Fax Number: 614-675-2555

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

Name: Pamela J & Paul F Albrecht Phone Number: 513-256-8649 (Paul) Ext.: \_\_\_\_\_

Address: 100 Thurman Avenue City/State: Columbus, OH Zip: 43206

Email Address: paul.f.albrecht@gmail.com (Paul) Fax Number: \_\_\_\_\_

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

Name: Brian P Collins, Registered Architect Phone Number: 614-374-5894 Ext.: \_\_\_\_\_

Address: 62 Hoffman Avenue City/State: Columbus, OH Zip: 43205

Email Address: brian@bcfdevelopment.com Fax Number: 614-675-2555

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

APPLICANT SIGNATURE B-P Collins

PROPERTY OWNER SIGNATURE P J Albrecht

ATTORNEY / AGENT SIGNATURE B-P Collins

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. GINTHER, MAYOR

**Board of Zoning Adjustment Application**DEPARTMENT OF BUILDING  
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-049Date Received: 4/15/16Application Accepted by: L. KeissFee: \$ 320.00Commission/Civic: German VillageExisting Zoning: R2-FComments: 6/28/16**TYPE(S) OF ACTION REQUESTED** (Check all that apply):☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Add a stair and second story to an existing 440 SF garage. REQUESTING VARIANCE TO SECTION  
CC3332.38 PRIVATE GARAGE, SUBSECTION (G) (from 15' to 22' ±)  
**LOCATION** 4 CC3332.35 ACCESSORY BUILDING

Certified Address: 100 Thurman AvenueCity: ColumbusZip: 43206Parcel Number (only one required): 010-000181-00**APPLICANT** (If different from Owner):Applicant Name: Brian P CollinsPhone Number: 614-374-5894

Ext.: \_\_\_\_\_

Address: 62 Hoffman AvenueCity/State: Columbus, OHZip: 43205Email Address: brian@bcfdevelopment.comFax Number: 614-675-2555**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate pageName: Pamela J & Paul F AlbrechtPhone Number: 513-256-8649 (Paul)

Ext.: \_\_\_\_\_

Address: 100 Thurman AvenueCity/State: Columbus, OHZip: 43206Email Address: paul.f.albrecht@gmail.com (Paul)

Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☒ AgentName: Brian P Collins, Registered ArchitectPhone Number: 614-374-5894

Ext.: \_\_\_\_\_

Address: 62 Hoffman AvenueCity/State: Columbus, OHZip: 43205Email Address: brian@bcfdevelopment.comFax Number: 614-675-2555**SIGNATURES** (All signatures must be provided and signed in blue ink)APPLICANT SIGNATURE B. P. CollinsPROPERTY OWNER SIGNATURE P. J. AlbrechtATTORNEY / AGENT SIGNATURE B. P. Collins**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. GANTHER, 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 Brian P Collins

of (1) MAILING ADDRESS 62 Hoffman Avenue, Columbus, OH 43205

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 100 Thurman Avenue, Columbus, OH 43206

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) Pamela J & Paul F Albrecht

100 Thurman Avenue, Columbus, OH 43206

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

Brian P Collins, Registered Architect

614-374-5894

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

(5) German Village Commission

Cristin Moody, Asst. Historic Preservation Officer

50 W Gay Street, 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:

(6) PROPERTY OWNER NAME

Dorothy M Hackett

Robert J Matthews

Patricia Jean Bryan Trust

Helen L & Bryan M Krebs

Kelly A Porter & Billy O Barclay

(6a) PROPERTY ADDRESS

107 Thurman Avenue, Columbus, OH 43206

113 Thurman Avenue, Columbus, OH 43206

99 E Deshler Avenue, Columbus, OH 43206

94 Thurman Avenue, Columbus, OH 43206

118 Thurman Avenue, Columbus, OH 43206

(6b) PROPERTY OWNER MAILING ADDRESS

107 Thurman Avenue, Columbus, OH 43206

113 Thurman Avenue, Columbus, OH 43206

99 E Deshler Avenue, Columbus, OH 43206

5663 Grove City Road, Grove City, OH 43123

118 Thurman Avenue, Columbus, OH 43206

☒ (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 15 day of April, in the year 2016

[Signature]  
(8) SIGNATURE OF NOTARY PUBLIC

May 13, 2017  
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**



**BZA16-049**  
**100 Thurman Avenue**

Brian Collins  
bcf Design & Development, Ltd  
62 Hoffman Avenue  
Columbus, OH 43205

Pam & Paul Albrecht  
100 Thurman Avenue  
Columbus, OH 43206

German Village Commission  
c/o Cristin Moody  
Columbus Historic Preservation Office  
50 W Gay Street, 4th Floor  
Columbus, OH 43215

Dorothy M Hackett  
107 Thurman Avenue  
Columbus, OH 43206

Robert J Matthews  
113 Thurman Avenue  
Columbus, OH 43206

Patricia Jean Bryan  
99 E Deshler Avenue  
Columbus, OH 43206

Helen L & Bryan M Krebs  
5663 Grove City Road  
Grove City, OH 43123

Kelly A Porter & Billy O Barclay  
118 Thurman Avenue  
Columbus, OH 43206

Alyce J Salomon  
82 Thurman Avenue  
Columbus, OH 43206

Rita J Wolfe  
123 Deshler Avenue  
Columbus, OH 43206

Janet N & Ted J Tobler  
181 E Deshler Avenue  
Columbus, OH 43206

William B Nicewanger  
107 E Deshler Avenue  
Columbus, OH 43206

Stephen H Zawada & James R Ressa  
111 E Deshler Avenue  
Columbus, OH 43206

Margaret H Teaford  
91 E Deshler Avenue  
Columbus, OH 43206

Kristen A & Matthew C Bowersox  
115 Redbud Alley  
Columbus, OH 43206

Weiler-Bowen LTD  
10 N High Street, Suite 401  
Columbus, OH 43215

Vaughn & Victor Volpi  
4848 W Gandy Boulevard  
Tampa, FL 33611

Amanda J Smoliniec & John A Noble  
117 E Deshler Avenue  
Columbus, OH 43206

Caroline A & Raymond K Craig  
110 Thurman Avenue  
Columbus, OH 43206

Westinghouse Apartments LLC  
7599 N Goodrich Square  
New Albany, OH 43054

Robyn Deyoung  
13 E Oak Street, Unit A  
Alexandria, VA 22301

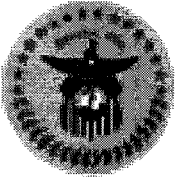
Andrew Kaminetz  
121 Redbud Alley  
Columbus, OH 43206

Pamela K & David J Gray  
104 Thurman Avenue  
Columbus, OH 43206

Robert Curtis McElhinney et al  
106 Thurman Avenue  
Columbus, OH 43206

Joshua D Gazzetta  
107 Redbud Alley  
Columbus, OH 43206

Alena D Marand & Matthew E Clarke  
109 Redbud Alley  
Columbus, OH 43206



# **CITY OF COLUMBUS**

## **DEPARTMENT OF BUILDING AND ZONING SERVICES**

### **One Stop Shop Zoning Report** Date: Fri Apr 15 2016

General Zoning Inquiries: 614-645-8637

#### **SITE INFORMATION**

**Address:** 100 THURMAN AVE COLUMBUS OH 43206

**Mailing Address:** 100 THURMAN AVE

COLUMBUS OH 43206-2657

**Owner:** ALBRECHT PAUL F ALBRECHT PAMEL

**Parcel Number:** 010000181

#### **ZONING INFORMATION**

**Zoning:** Z72-055, Residential, R2F  
effective 6/21/1972, 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:** German Village

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

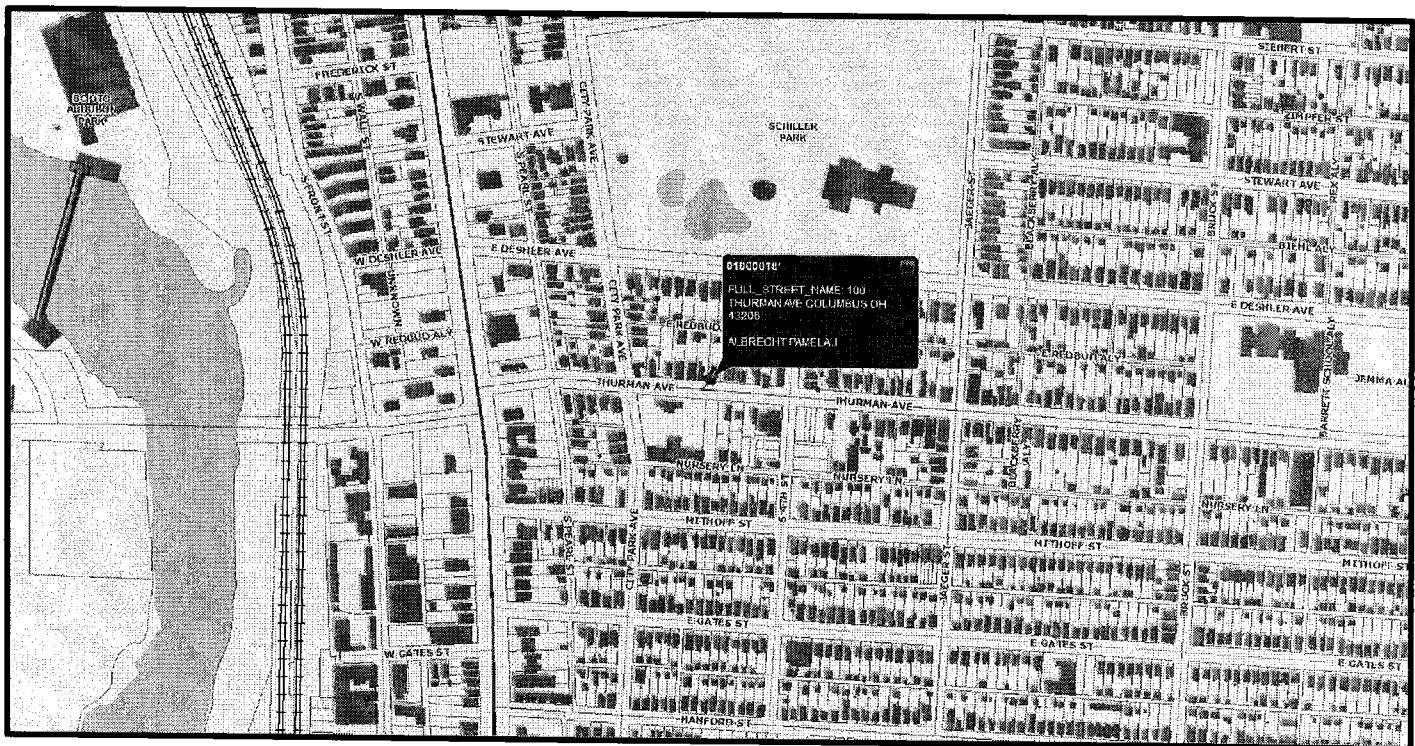
#### **PENDING ZONING ACTION**

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A



## Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

### STATEMENT OF HARDSHIP

APPLICATION #

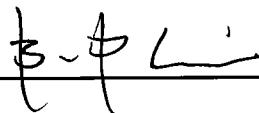
#### **3307.09 Variances by Board.**

- 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:

This property sits in a historic district that predates the current  
zoning code. As such, the alley that this existing garage is located  
on has many 1-1/2 story carriage houses that sit behind the primary  
residence. The intent of this project is to provide some recreation  
space away from the primary residence while also providing a  
structure which is more in keeping with the neighboring properties.

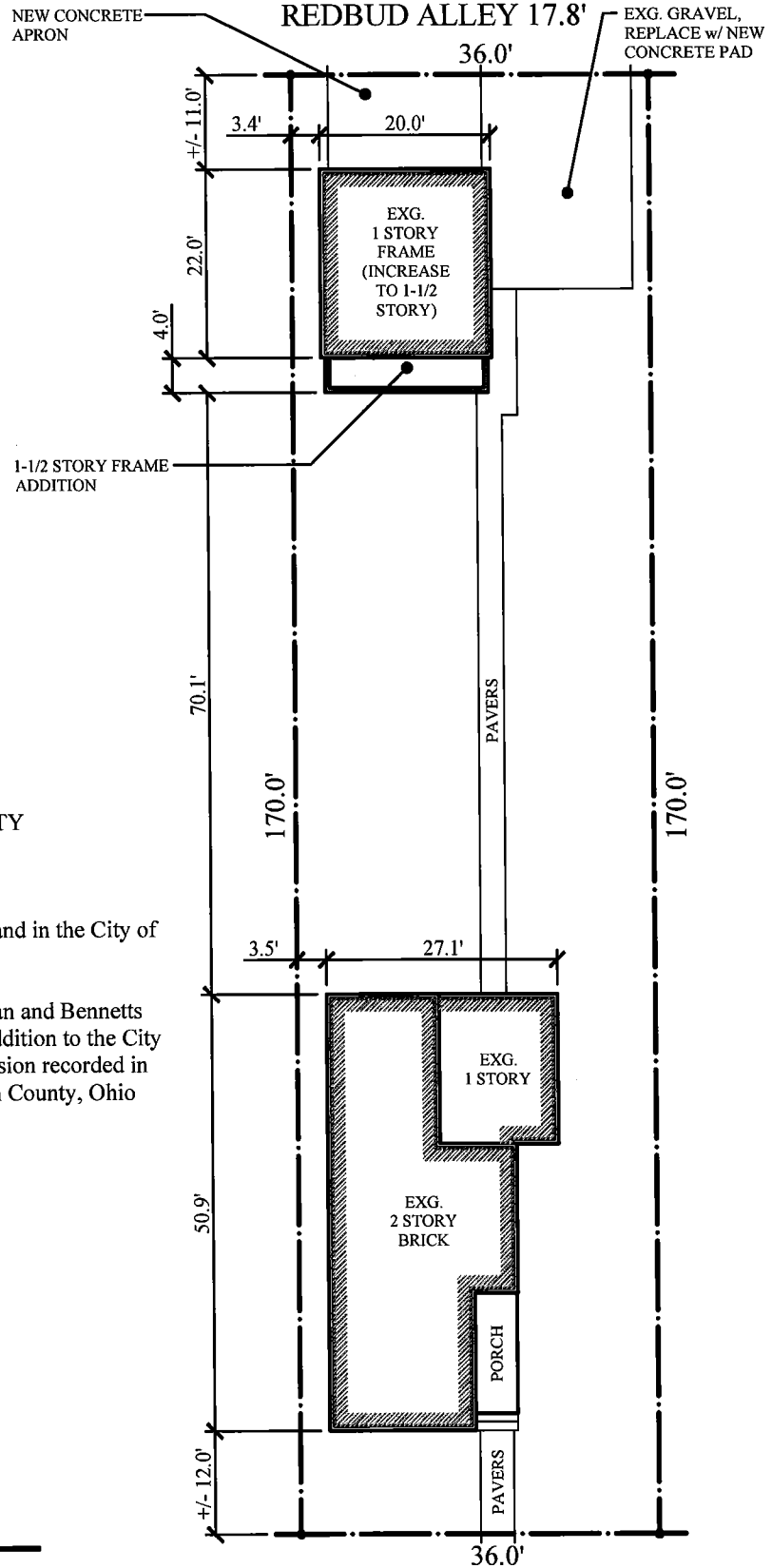
Signature of Applicant



Date

4.14.16

**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



**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Property for Parcel(s): 010-000181

Situated in the State of Ohio, County of Franklin, and in the City of Columbus

Being Lot Number Seven (7), of Deshlers, Thurman and Bennetts Subdivision of part of Deshler;s and Thurman's Addition to the City of Columbus, as shown on the plat of said Subdivision recorded in Plat Book 3, Page 158, Recorder's Office, Franklin County, Ohio

**SITE PLAN**

SCALE: 1" = 20'-0"

PROJECT: Albrecht Residence: 15-0358 100 Thurman Avenue Columbus, OH 43206	SHEET TITLE: Site Plan	ISSUED FOR: BZA Application	DESIGNED BY: <i>bef Design &amp; Development, Ltd.</i> 62 Hoffman Avenue. Columbus, OH 43205
	PAGE NUMBER: 1 of 1	DATE: 04-14-2016	





# 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: 010000181

Zoning Number: 100

Street Name: THURMAN AVE

Lot Number: N/A

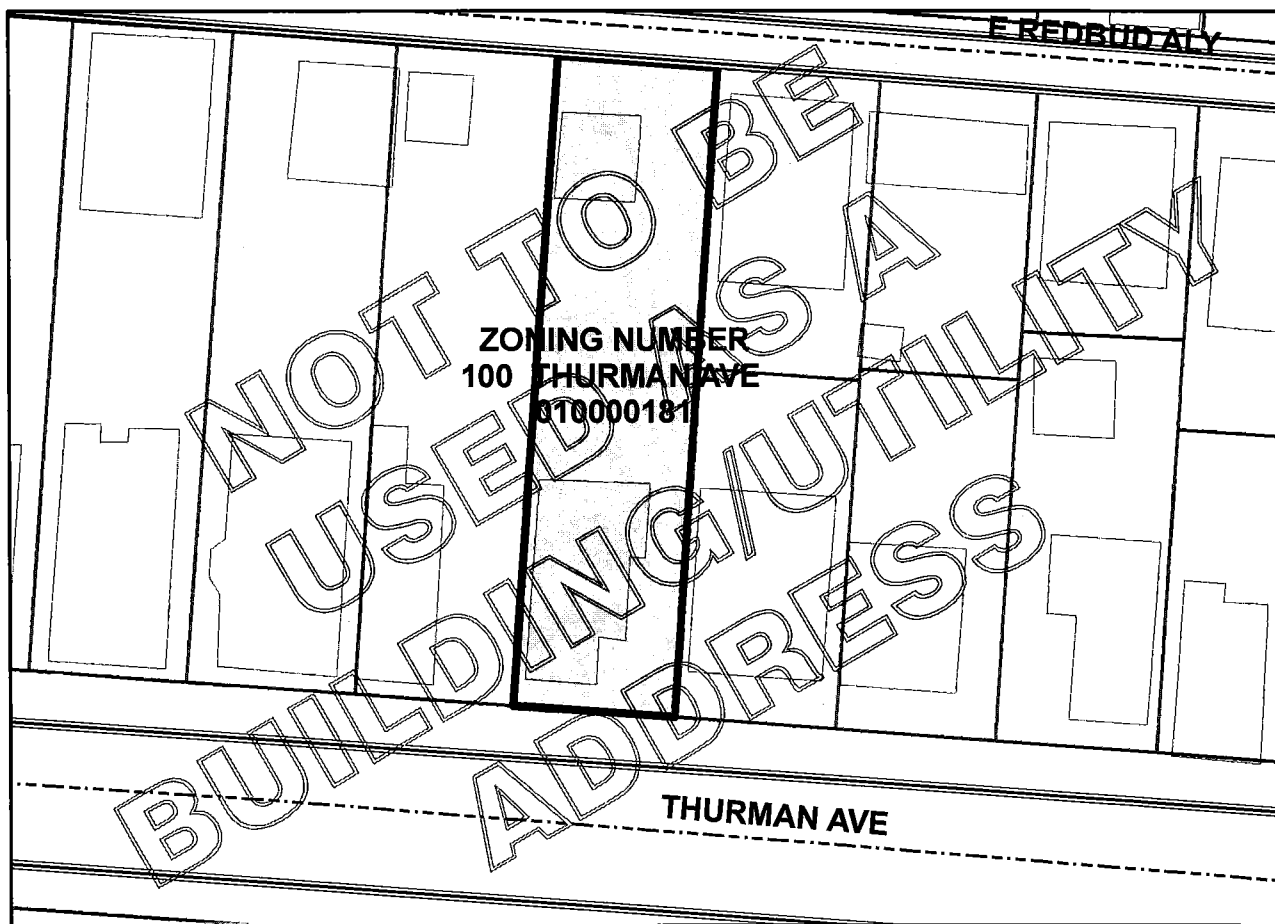
Subdivision: N/A

Requested By: BCF DESIGN & DEVELOPMENT, LTD (BRIAN COLLINS)

Issued By:

*Edyana Amarian*

Date: 4/14/2016



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

SCALE: 1 inch = 50 feet

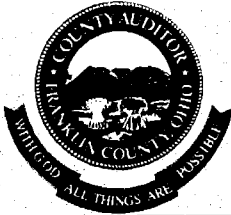
GIS FILE NUMBER: 62195

**EXHIBIT A**

**Property for Parcel(s): 010-000181**

**Situated in the State of Ohio, County of Franklin, and in the City of Columbus:**

**Being Lot Number Seven (7), of Deshlers, Thurman and Bennetts Subdivision of part of Deshler's and Thurman's Addition to the City of Columbus, as shown on the plat of said Subdivision recorded in Plat Book 3, Page 158, Recorder's Office, Franklin County, Ohio.**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/14/16



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

THE CITY OF  
**COLUMBUS**  
ANDREW J. GANTHER, 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) Brian P Collins, Registered Architect

of (COMPLETE ADDRESS) 62 Hoffman Avenue, Columbus, OH 43205

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
Paul F Albrecht	100 Thurman Avenue, Columbus, OH 43206
Pamela J Albrecht	100 Thurman Avenue, Columbus, OH 43206

SIGNATURE OF AFFIANT \_\_\_\_\_

Sworn to before me and signed in my presence this 15 day of April, in the year 2016

*Ruth Ann O'Leary*  
SIGNATURE OF NOTARY PUBLIC

May 13, 2017  
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