

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jun 1 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 165 E 15TH AVE COLUMBUS OH 43201

Mailing Address: 47 E 16TH AVE

COLUMBUS OH 43201-1614

Owner: BETA THETA PI BLDG ASSN

Parcel Number: 010003159

ZONING INFORMATION

Zoning: ORIG, Multi-family, AR4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University/Impact

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





Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

OFFICE USE ONLY

Application Number: BZA16-084
 Date Received: 6/1/16
 Commission/Civic: University
 Existing Zoning: AR-4 Application Accepted by: W. Reiss Fee: \$1,900.00
 Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

BUILDING AREA - SECTION 3372.566**LOCATION**1. Certified Address Number and Street Name 165 E. 15THCity COLUMBUS State OH Zip 43201-1603Parcel Number (only one required) 010 - 003159**APPLICANT: (IF DIFFERENT FROM OWNER)**

Name REX HAGERLING
 Address 300 SPRUCE ST., STE. 300 City/State COLUMBUS/OH Zip 43215
 Phone # 461.4664 Fax # _____ Email Rhagerling@moodynolan.com

PROPERTY OWNER(S):

Name BETA THETA PI BUILDING ASSOCIATION
 Address 90 2603 CHARTWELL RD. City/State COLUMBUS/OH Zip 43220
 Phone # 345-3772 Fax # _____ Email CHRISTIANHERTL@GMAIL.COM
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)
☐ Attorney ☐ Agent

Name _____
 Address _____ City/State _____ Zip _____
 Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Rex Hagerling
 PROPERTY OWNER 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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME REX HAGERLING
 of (1) MAILING ADDRESS 300 SPRUCE ST., STE 300 COLUMBUS, OH 43215
 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 ADDRESS CARD FOR PROPERTY
 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) BETA THETA PI BLDG. ASSOC.
c/o MR. CHRISTIAN HERTL
2600 CHARTWELL RD.
COLUMBUS, OH 43220

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

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

(5) UNIVERSITY AREA COMM.
SUSAN KEENEY
937.479.0201

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE ATTACHED LIST

☒ (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 31st day of MAY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



(8) D. W. Delk

Daniel W. Delk
 Notary Public, State of Ohio
 My Commission Expires 05-27-2021

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184 E 15TH AVENUE LLC
PO BOX 20098
COLUMBUS OH 43220

I C DIVISION OF PI BETA PHI
CHAPTER HOUSE CORP
PI BETA PHI
1845 INDIANOLA AVE
COLUMBUS OH 43201

MOODY-NOLAN, INC.
300 SPRUCE ST., STE 300
COLUMBUS, OH 43215

UNIVERSITY AREA COMMISSION
SUSAN KEENY - ZONING CHAIR
NORTHWOOD & HIGH BUILDING
2231 N. HIGH ST.
COLUMBUS, OH 43201

TALBOTT C ROBERT
190 E FOURTEENTH AV
COLUMBUS, OH 43201

BETA THETA PI BLDG ASSN
165 E FIFTEENTH AV
COLUMBUS, OH 43201

190 E 15TH AVENUE LLC
190 E FIFTEENTH AV
COLUMBUS, OH 43201

ZACO INC
1770 INDIANOLA AVE
COLUMBUS OH 43201

176 E 15TH AVENUE LLC
176 E FIFTEENTH AV
COLUMBUS OH 43201

JACK BEATLEY
70 W NORTHWOOD AVE APT IE
COLUMBUS, OH 43201

OHIO STATE DELTA
CHI HOUSE CO
6055 TEASEL DR
WESTERVILLE OH 43082

AGD FRATERNITY HOUSING ET AL
1832 INDIANOLA AV
COLUMBUS, OH 43201

BETA THETA PI BLDG ASSOC
181 E FIFTEENTH AV
COLUMBUS, OH 43201

OHIO DELTA CO
124 E FOURTEENTH AV
COLUMBUS, OH 43201

ZACK THOMAS R
200 E FIFTEENTH AV
COLUMBUS, OH 43201

GAMMA EDUCATIONAL
FOUNDATION INC
141 FIFTEENTH AV
COLUMBUS, OH 43201

GAMMA EDUCATIONAL
FOUNDATION INC
258 WINTHROP RD
COLUMBUS OH 43214

PETTIT DAVID W
174 E FOURTEENTH AV
COLUMBUS, OH 43201

DAVID W PETTIT
6811 PAUL RD
WESTERVILLE OH 43082

OSU PROPERTIES LLC
182 E FOURTEENTH AV
COLUMBUS, OH 43201

OSU PROPERTIES LLC
GEORGE KANELLOPOULOS
LAURA KANELLOPOULOS
455 RIDGE DR
NAPLES FL 34108

THOMAS R ZACK
833 CURLEYS CT
COLUMBUS OH 43235

OHIO DELTA CO
47 E 16TH AVE
COLUMBUS OH 43201

ALPHA GAMMA DELTA FHC
8710 N MERIDIAN ST
INDIANAPOLIS IN 46260

Beta Theta Phi Chapter House
165 E. 15th Avenue
Columbus, OH 43201

Revised Statement of Hardship – 5-25-2016

Zoning Variance 1 – Building Area

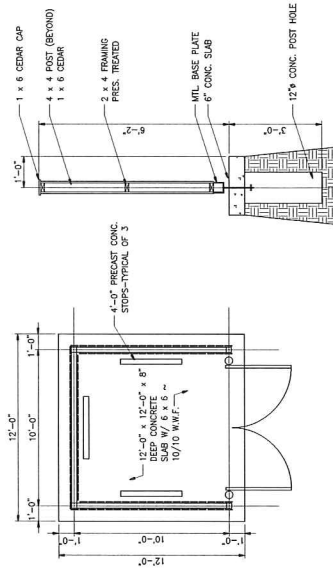
Zoning Code Section: 3372.556

We understand a variance is required for any building over 10,200sf. The existing Chapter House is approx. 14,000sf and will be demolished. The proposed replacement facility will provide a modern Chapter House to serve the needs of the organization for the next 50 years. This includes 50 student beds and a resident manager's suite in addition to a full dining facility, living room and educational space to conform to The Ohio State University's STEP program. Under the previous BZA application number 14310-00897, the maximum square footage of building area requested and approved was set at 22,640sf. The new building program requires approximately 24,565sf. The actual building footprint size did not increase, as the increase in square footage was the result of a larger basement level.

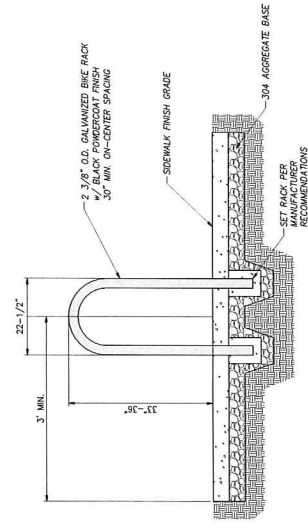
We are seeking the maximum allowable building area previously established at 22,640sf for the construction of a new fraternity house to be adjusted to 24,565sf.



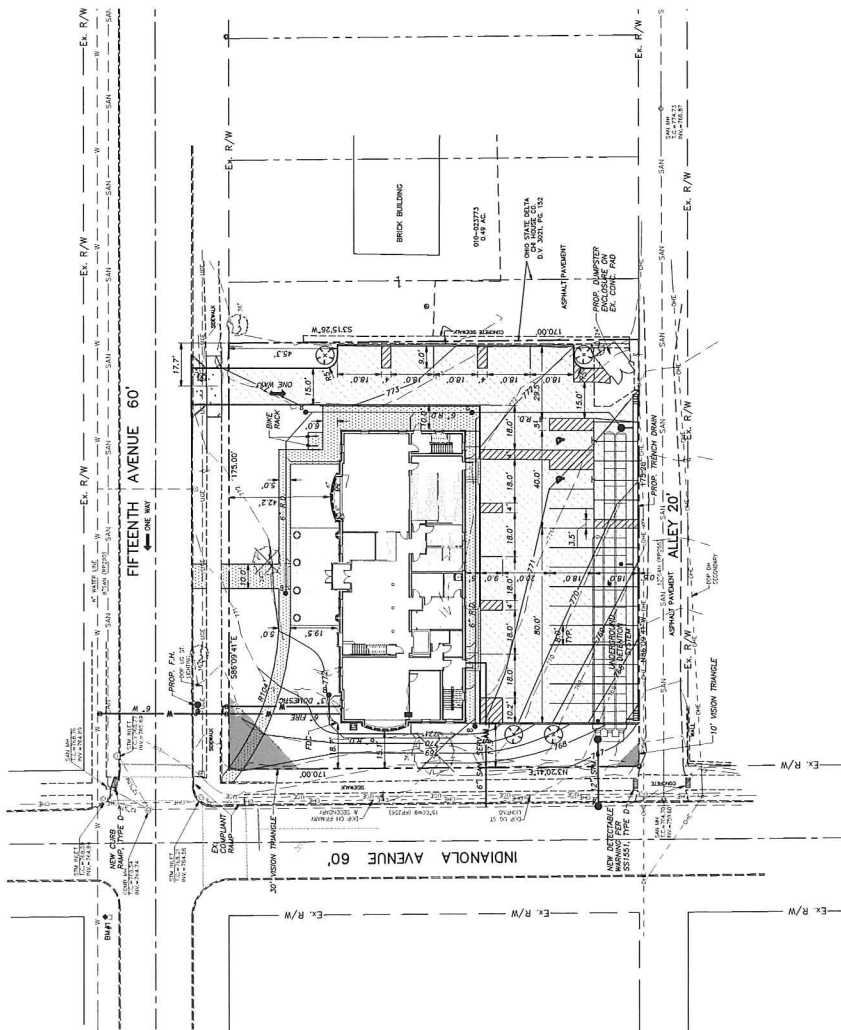
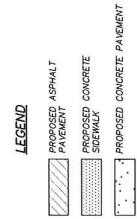
SITE LOCATION MAP



DUMPSTER ENCLOSURE



BICYCLE RACK



PROJECT ZONING INFORMATION

[illegible]

PROPERTY PARCEL

PROPERTY PARCEL
010-003159

PARKING DATA

PARKING REQUIREMENTS PER CITY COLUMBUS CODE SECTION 3312.

WITE DATA TABLE

TOTAL SITE AREA: .683 ACRES
TOTAL DISTURBED AREA: .683 ACRES
E-DEVELOPED IMPERVIOUS: 0.55 ACRES
ST-DEVELOPED IMPERVIOUS: 0.51 ACRES

DIVISION OF POWER NOTES

DISORDER OF POWER NOISES

SANITARY SEWER NOTE

CONNECTIONS TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM THE SEWER PERMIT OFFICE 910 DUBLIN ROAD, 3RD FLOOR, 645-7490

PRIOR TO DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 910 DUBLIN ROAD, 3RD FLOOR.

[illegible]

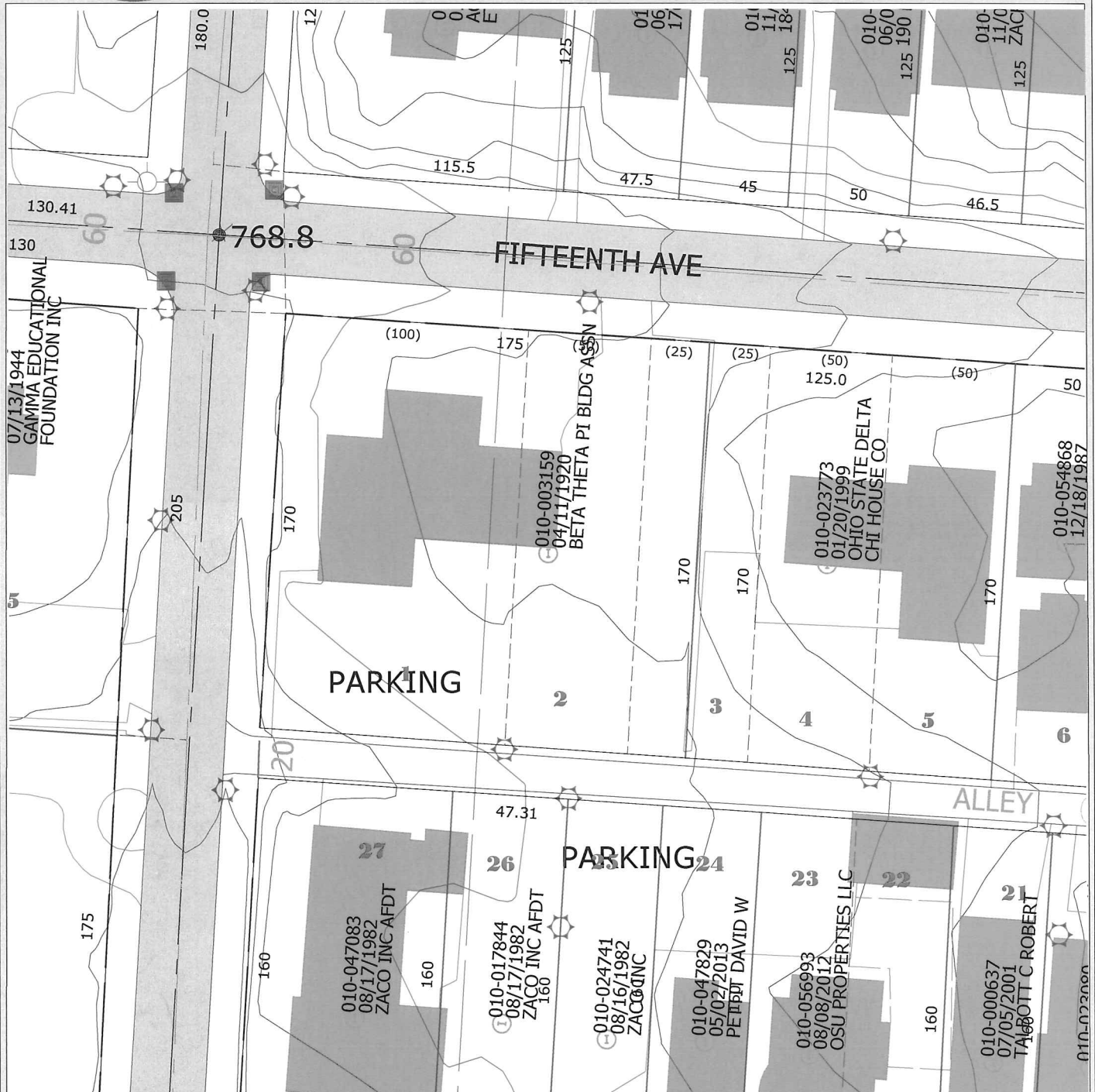


CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 5/27/16



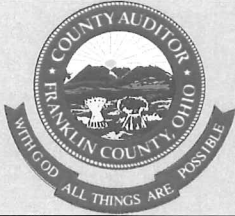
Disclaimer

Scale = 60



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.

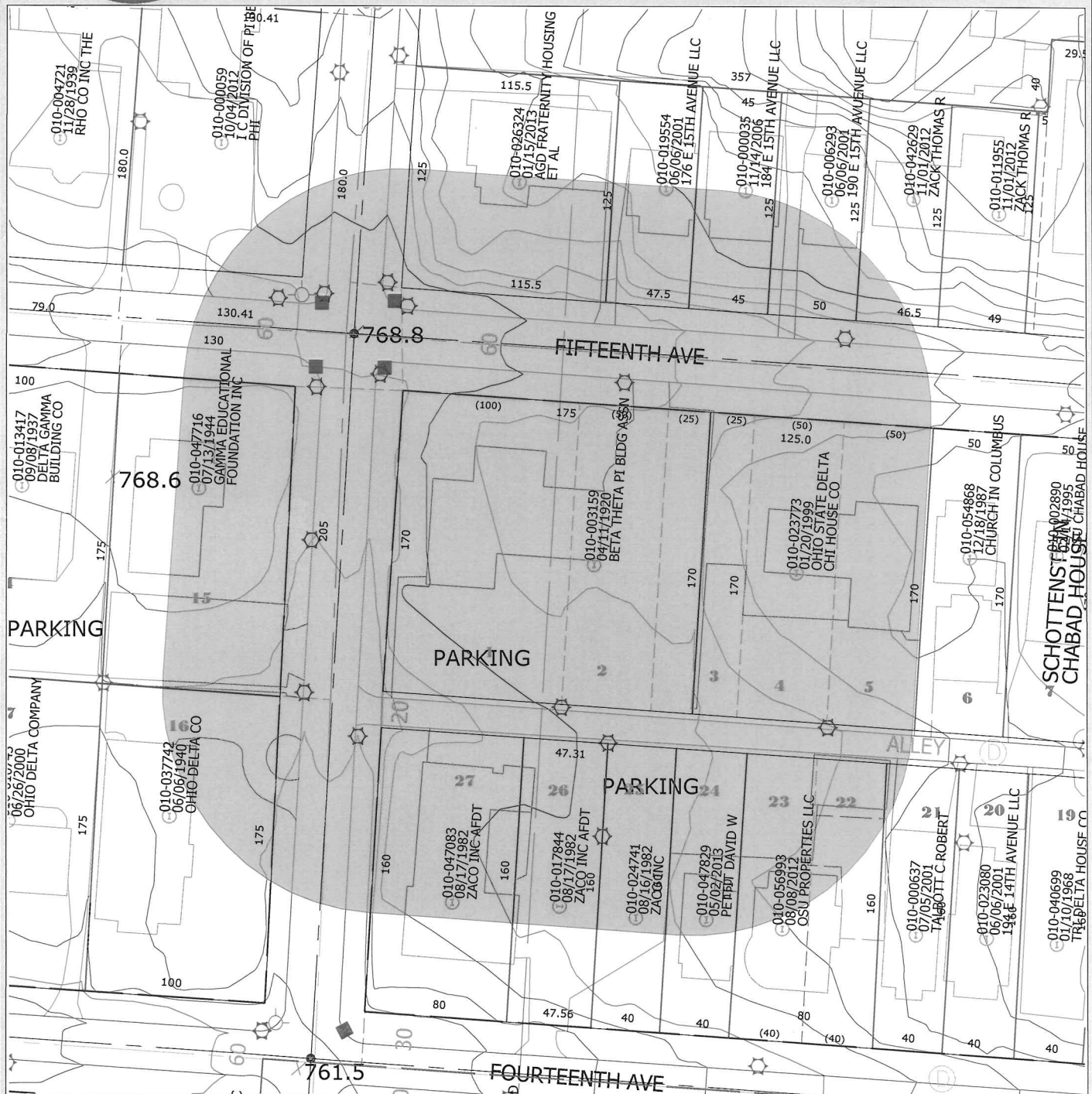
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 5/27/16



Disclaimer

Scale = 83'



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Real Estate / GIS Department



City of Columbus

Address Plat

BZA16-084
165 E. 15th Avenue



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-003159

House Number: 165

Lot Number: 1-3

Work Done: NEW

Project Name: BETA THETA PI HOUSE

Street Name: E 15TH AVE

Subdivision: D S PROTTERS AMENDED SUB

Complex: N/A

Owner: BETA THETA PI BLDG ASSN

Requested By: MOODY ENGINEERING INC

Printed By: Phil Y Shih

Date: 4/7/2016



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

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 194182



BOARD OF ZONING ADJUSTMENT 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 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) REX HAGERLING
of (COMPLETE ADDRESS) 300 SPRUCE ST., SUITE 300 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

BETA THETA PI BUILDING ASSOCIATION
% MR. CHRISTIAN HERTL, PRESIDENT
2603 CHARTWELL RD.
COLUMBUS, OH 43220

SIGNATURE OF AFFIANT

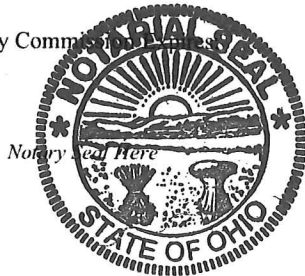
Rex Hagerling

Subscribed to me in my presence and before me this 31st day of MAY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Daniel W. Delk

My Commission Expires



Daniel W. Delk
Notary Public, State of Ohio
My Commission Expires 05-27-2021

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