



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jun 29 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 194 E 2ND AVE COLUMBUS OH 43201

Mailing Address: 3232 NEWMARK DR

MIAMISBURG OH 45342-5421

Owner: ZWEIG DIANNA E TR

Parcel Number: 010025735

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

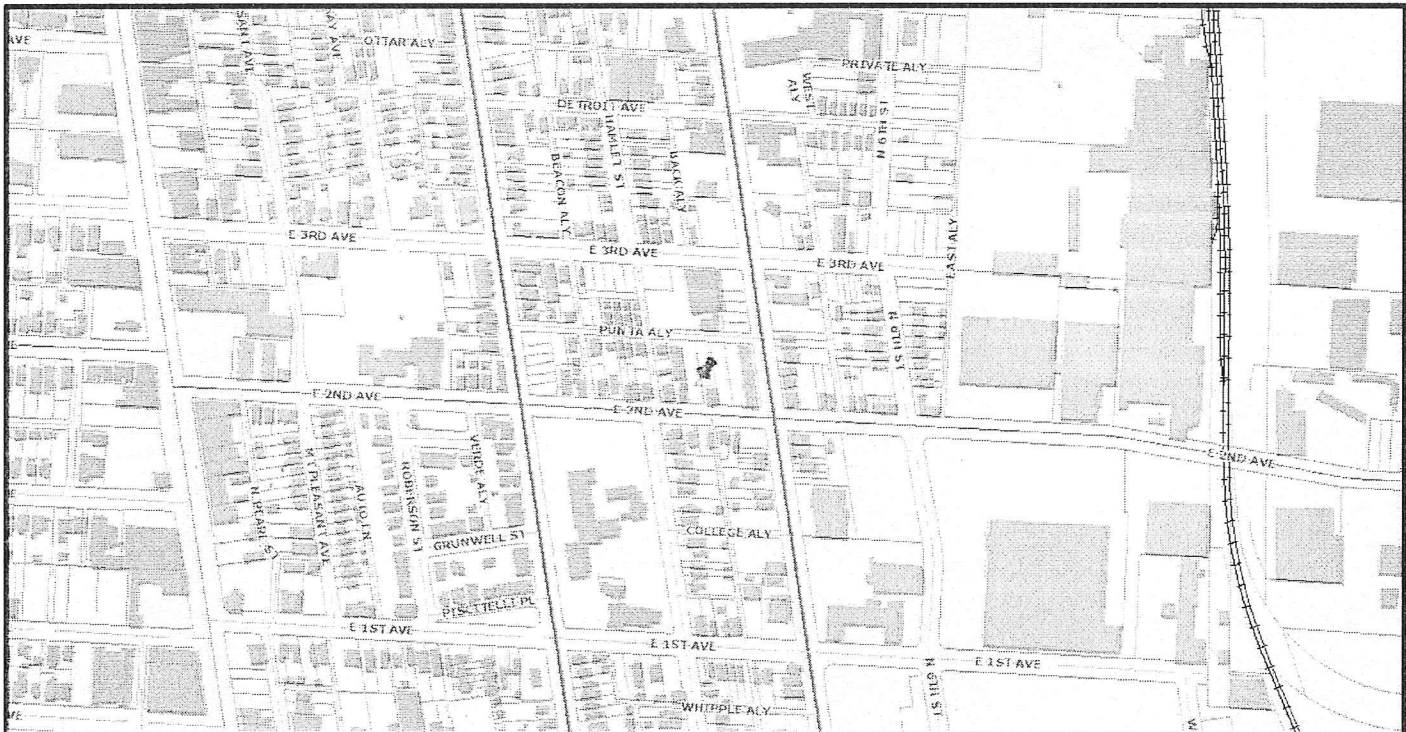
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



192-194 EAST SECOND AVE
Board of Zoning Adjustment Application

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

BZA16-087

OFFICE USE ONLY

Application Number: BZA16-087 Date Received: 10 JUNE 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:

Lot split for construction of a new single family home fronting Punta Alley with driveway access for existing duplex fronting East Second Avenue (see list of adjustments attached hereto.)

LOCATION

Certified Address: 192-194 East Second Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010-025735

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Joseph Huber Phone Number: 614-738-9345 Ext.: _____

Address: 2875 E. Mound Street City/State: Columbus, OH Zip: 43209

Email Address: Joseph.Huber@outlook.com Fax Number: _____

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

Name: John Angelo Burke Phone Number: 614-898-7333 Ext.: _____

Address: 7034 Africa Road City/State: Galena, OH Zip: 43021

Email Address: JiAngelo@JiAngelo.com Fax Number: 614-898-7333

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

APPLICANT SIGNATURE _____

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 checks payable to the Columbus City Treasurer

192-194 EAST SECOND AVE**Power of Attorney for Board of Zoning Adjustment Application Process
(Limited Power)**

I, **Joseph Huber**, of 2875 East Mound Street, Columbus, Ohio 43209, do hereby appoint **John Angelo Burke** to act in my place for the purpose of: **Applying for a Variance through the City of Columbus Ohio BZA for 192-194 E. 2nd Avenue, Columbus, Ohio 43201.**

This power of attorney takes effect on 6/10/16 and shall continue until terminated in writing or until **The variance application process is completed**, whichever comes first. In the event of my incapacity or death, this power of attorney shall terminate immediately.

I grant my attorney-in-fact full authority to act in any manner both proper and necessary to the exercise of the foregoing powers, and I ratify every act that my attorney-in-fact may lawfully perform in exercising those powers.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed:

This 10th day of June, 2016.

State of: Ohio. County of: Franklin.

Signature: [Signature], Principal.

Social Security Number: 286-92-1817

Certificate of Acknowledgement of Notary Public

State of OHIO

County of Franklin

On June 10th 2016 before me, Saniosa M. Twitty, an notary public, personally appeared Joseph E. Y. Huber SMT, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument to person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of OHIO that the foregoing is true and correct.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires December 7th 2016



(Notary Seal)

By accepting or acting under the appointment, the attorney-in-fact assumes the fiduciary and other legal responsibilities and liabilities of an agent.

Name of Attorney-in-Fact: **John Angelo Burke**

Signature of Attorney-in-Fact: _____

192-194 EAST SECOND AVE
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BZA16-087

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Joseph Huber

of **(1) MAILING ADDRESS** 2875 East Mound Street, Columbus, Ohio 43209

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 192 East 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) Joseph Huber

2875 East Mound Street

Columbus, Ohio 43209

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

Joseph Huber

614-738-9345

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

(5) Italian Village Commission

Connie Torbeck

50 West Gay Street, Columbus, Ohio 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
See Attached

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

☒ **(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 10th day of June, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires Dec 7th 2016

Notary Seal Here



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STATEMENT OF HARDSHIP

Sorins Sub. Lot 4 - 192-194 East 2nd Avenue, (43201)

The applicant/owner of Lot 4 is seeking to split said lot into two lots maintaining an existing duplex home fronting on East 2nd Ave. (Lot 4A) and creating a second lot fronting on Punta Alley (Lot 4B) to construct a new single family home with a detached garage thereon. The City forbids driveway access from East 2nd Avenue and therefore Lot 4A requires maneuvering access from Punta Alley.

In May, 2016 this Board approved BZA16-037 for Sorins Sub. Lot 3 – 186 East 2nd Avenue, (43021), and permitted the owners of Lot 3 to split their property into two lots with Lot 3A fronting on East 2nd Ave. and Lot 3B fronting on Punta Alley, for the purposes of constructing two new single family homes. This Board granted Lot 3A maneuvering rights across Lot 3B due to no driveway access being allowed from East 2nd Avenue.

As stated previously in BZA16-037, the Sorins Subdivision lots were platted long before 1959 and are in an area of the City (Italian Village) where the use of Punta Alley as a “front” to homes has been long established. Granting these variances preserves a substantial property right of the owners 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 the neighboring properties and is not contrary to the public interest nor the intent and purpose of the Columbus Zoning Code.

ZONING VARIANCES REQUESTED

LOT 4A

3332.21 (D) (2) FRONT SETBACK - To reduce the front setback line for lot 4A from 10 feet to 4 foot 5 inches to accommodate location of existing dwelling.

3332.14 R-2F AREA DISTRICT REQUIREMENTS – To reduce minimum lot area for an existing two-story, two-family dwelling from 6,000 square feet to 3,420 square feet on lot 4A.

3332.35 ACCESSORY BUILDING - To allow on lot 4A an accessory building (a detached garage) to contain habitable space which is not ordinarily appurtenant to the allowable principal use.

3332.38 PRIVATE GARAGE - To allow habitable space over a detached garage on lot 4A.

LOT 4B

3332.19 FRONTING - To permit lot 4B to front on Punta Alley, which is not a public street.

3332.15 R-4 AREA DISTRICT REQUIREMENTS - To reduce the minimum lot area from 5,000 square feet to 3,533 square feet for lot 4B.

LOTS 4A & 4B

3332.05 (A) (4) AREA DISTRICT LOT WIDTH REQUIREMENTS - To reduce the minimum lot widths for Lots 4A & 4B from 50 feet to 40 feet, each. (39.16 feet each, if measured perpendicular between the East & West property lines.)

3312.25 MANEUVERING - To allow maneuvering for lots 4A & 4B across property lines of lots 4A, 4B, 3A, & 3B pursuant to a recorded cross-access maintenance easement agreement.

3312.13 (A) DRIVEWAY - To reduce the minimum driveway widths for lots 4A & 4B from 10 feet to 5 feet, each and create a combined 10 foot wide shared driveway with lots 3A & 3B serving 6 parking spaces pursuant to a recorded cross-access maintenance easement agreement.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 6/3/16



Disclaimer

Scale = 60

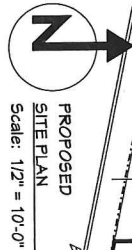


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



ASBUILT
SITE PLAN
Scale: 1/2" = 10'-0"

BASIS OF BEARINGS
THE BASIS OF BEARINGS
FOR THIS SURVEY IS AN
ASSUMED BEARING OF
N10°13'48"W AS THE
NORTHERLY RIGHT-OF-
WAY OF E. 2ND AVENUE.



PROPOSED
SITE PLAN
Scale: 1/2" = 10'-0"

EAST E. 2ND AVENUE 60'

Existing #142-194
House Area:
1146 sf
Back Yard Area:
1377 sf
Garage Area:
320 sf
Lot 4B Area: 3593 sf
Required Minimum
Back Yard > 883 sf
Structures < 1766 sf

LOTS 4A & 4B

3332.05 (A) (4) AREA DISTRICT LOT WIDTH REQUIREMENTS - To reduce the minimum lot widths for Lots 4A & 4B from 50 feet to 40 feet, each. (34.16 feet each, if measured perpendicular between the East & West property lines.)

3312.25 MANEUVERING - To allow maneuvering for lots 4A & 4B across property lines of lots 4A, 4B, 3A, & 3B pursuant to a recorded cross-access maintenance easement agreement.

3312.13 (A) DRIVEWAY - To reduce the minimum driveway widths for lots 4A & 4B from 10 feet to 5 feet, each and create a combined 10 foot wide shared driveway with lots 3A & 3B serving 6 parking spaces pursuant to a recorded cross-access maintenance easement agreement.

LOT 4B

3660 SF LOT Area
1264 SF BLDG. Area
1305 SF REAR YARD (855 SF REQUIRED)

3332.14 FRONTING - To permit lot 4B to front on Punta Alley, which is not a public street.

3332.15 R-4 AREA DISTRICT REQUIREMENTS - To reduce the minimum lot area from 5,000 square feet to 3,533 square feet for lot 4B.

LOT 4A

3420 SF LOT Area
1261 SF BLDG. Area
1346 SF REAR YARD (855 SF REQUIRED)

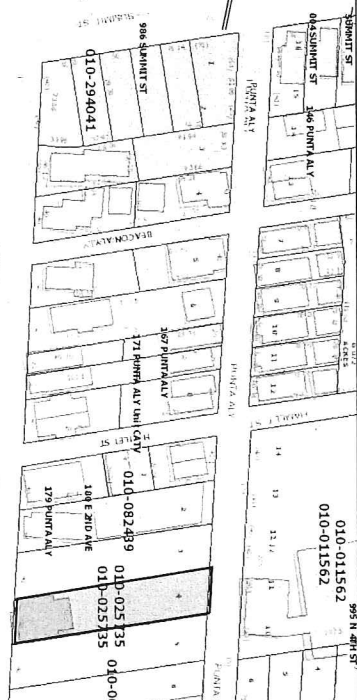
3332.21 (D) (2) FRONT SETBACK - To reduce the front setback line for lot 4A from 10 feet to 4 foot 5 inches to accommodate location of existing dwelling.

3332.14 R-2F AREA DISTRICT REQUIREMENTS - To reduce the minimum lot area from 6,000 square feet to 3,420 square feet for lot 4A.

3332.35 ACCESSORY BUILDING - To allow on lot 4A an accessory building (a detached garage) to contain habitable space which is not ordinarily appurtenant to the allowable principal use.

3332.38 PRIVATE GARAGE - To allow habitable space over a detached garage on lot 4A.

ZONING VARIANCES REQUESTED



DRAWINGS PROVIDED BY:
JIANGELO HOMES
7034 AFRICA ROAD
GALENA, OH 43021

PROJECT DESCRIPTION:
VALOR RESIDENCE
195 PUNTA ALLEY
COLUMBUS OHIO

SHEET TITLE:
REQUESTED
VARIANCES

NO.	DESCRIPTION	BY	DATE

© JIANGELO
ET ALIA,
ATIMA,
ISAORA

SCALE:
2016-06-23

DATE:

PLOT PLAN
SCALE: 3/4 in = 10 ft

ENLARGED LANDSCAPE VIEW OF SITE PLAN

192-194 E. 2ND AVE., COLUMBUS, OHIO

PUNTA ALLEY
30' R/W

40'
578° 13' 48"E

Lot 4B

Build Area: 1202 SF

Lot 4B Area: 3533 sf
Required Minimum
Back Yard > 883 sf
Structures < 1766 sf

House Area:
1137 sf

Garage Area:
400 sf

Back Yard Area:
1305 sf

Garage Area:
320 sf

Back Yard Area:
1377 sf

Existing #192-194
House Area:
1146 sf

Lot 4A Area: 3420 sf
Required Minimum
Back Yard > 855 sf
Structures < 1710 sf

Lot 3B

Lot 3A

Lot 4A

LANDSCAPE PLAN TO BE
SUBMITTED TO ITALIAN
VILLAGE FOR APPROVAL

BASIS OF BEARINGS
THE BASIS OF BEARINGS
FOR THIS SURVEY IS AN
ASSUMED BEARING OF
N78°13'48"W AS THE
NORTHERLY RIGHT-OF-
WAY OF E. 2ND AVENUE.



EAST
E. 2ND AVENUE 60'
60' R/W

A-3

SHEET:

SCALE:

2016-06-23

DATE:

DRAWINGS PROVIDED BY:
JIANGELO HOMES
7034 AFRICA ROAD
GALENA, OH 43021

PROJECT DESCRIPTION:
VALOR RESIDENCE
195 PUNTA ALLEY
COLUMBUS OHIO

SHEET TITLE:
ENLARGED SITE
PLAN

NO.	DESCRIPTION	BY	DATE

© JIANGELO
ET ALIA,
ATIMA,
ISAORA

192-194 EAST SECOND AVE
Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
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BZA16-087

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) Joseph Huber
of (COMPLETE ADDRESS) 2875 East Mound Street, Columbus, OH 43209
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

Joseph Huber

2875 E. Mound Street, Columbus, Ohio 43209

Carson Thrush

540 W. Second Avenue, Columbus, Ohio 43201

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 10th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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