

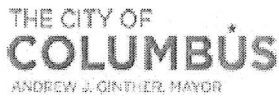
DEPARTMENT OF BUILDING AND ZONING SERVICES

General Zoning Inquiries: 614-645-8637

Parcel Number: 010009907

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

OFFICE USE ONLY

Application Number: BZA16-098 Date Received: 11 JULY 2016
Application Accepted by: [Signature] Fee: \$320
Commission/Civic: Victorian Village
Existing Zoning: R-4
Comments: 9/27/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Request variance from "3332.26 - Minimum side yard permitted" from the required 3'-0" to 1'-0" at East side of new single-car garage and from 8'-0" to 3'-0" from rear property line.

LOCATION

Certified Address: 312-314 W 2nd Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010-009907-00

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: Alan Horujko Phone Number: 513-373-9456 Ext.: _____

Address: 314 W 2nd Avenue City/State: Columbus Zip: 43201

Email Address: horujko.1@osu.edu Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

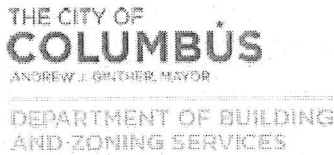
SIGNATURES (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make 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 Alan Horujko
of (1) MAILING ADDRESS 314 W 2nd Ave, Columbus, Ohio 43201

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 312-314 W 2nd Ave, Columbus, Ohio 43201

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 (4) Alan Horujko
AND MAILING ADDRESS 314 W 2nd Ave, Columbus, Ohio 43201

APPLICANT'S NAME AND PHONE # Alan Horujko
(same as listed on front application) 513-373-9456

AREA COMMISSION OR CIVIC GROUP (5) Victorian Village Commission
AREA COMMISSION ZONING CHAIR James Goodman
OR CONTACT PERSON AND ADDRESS 50 W Gay St, 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	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
See attached list.		

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 11th day of July, 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires November 14, 2018



Notary Seal Here

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Sean Hull
332 W 2nd Ave
Columbus, OH 43201

Richard Bruggeman
295 Tappan St
Columbus OH 43201

Juan Cespedes
1011 Delaware Av
Columbus OH 43201

Meghan Doyle
328 W 2nd Ave
Columbus, OH 43201

Elliot Neufeld
301-303 Tappan St
Columbus OH 43201

Craig Farber
315 W 2nd Ave
Columbus OH 43201

Jessica Allen
324 W 2nd Ave
Columbus, OH 43201

Justin Fuhrman
305 Tappan St
Columbus OH 43201

Jeremiah Runion
317 W 2nd Ave
Columbus OH 43201

C&W Investment CO 2 LLC
320 W 2nd Ave
Columbus, OH 43201

Colleen Schmall
309 Tappan St
Columbus OH 43201

Sara Brdar
319 W 2nd Ave
Columbus OH 43201

Roger Willcut JR
316 W 2nd Ave
Columbus, OH 43201

Paula Long
313 Tappan St
Columbus OH 43201

Tyler Bohm
327 W 2nd Ave
Columbus OH 43201

Tomislav Stojceovich
308 W 2nd Ave
Columbus, OH 43201

Todd Seaman
317 Tappan St
Columbus OH 43201

Aaron Fields
329 W 2nd Ave
Columbus OH 43201

Robert Moazampour
302-304 W 2nd Ave
Columbus, OH 43201

Gregory Barwell
321 Tappan St
Columbus OH 43201

Greater Columbus
Properties LLC
294 W. 2nd Ave
Columbus OH 43201

1023 Neil Ave LLC
1023 Neil Ave
Columbus OH 43201

Matthew Wade
325 Tappan St
Columbus OH 43201

Alison Leroy
1027 Neil Ave
Columbus OH 43201

Christopher King
297-299 W 2nd Ave
Columbus OH 43201

Jason Ross
1029 Neil Ave
Columbus OH 43201

Gleason Jackie Ryan
301 W 2nd Ave
Columbus OH 43201



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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:

1. The property at 312-314 W 2nd Ave contains four large & mature trees along the western property line in the rear yard. Reducing the side yard setback to 1'-0" at the east side of the new single-car garage would allow the structure to stay out of the tree drip line to the greatest extent possible assisting to preserve the health of the trees. Also, the main structure at 312-314 W 2nd Ave has a greater length than most structures on the block. This length limits the available dimension to locate the garage in the rear yard. Locating the garage 3'-0" from the rear property line allows circulation space for the egress stair from the second floor.
2. The hardships listed above are not a result of actions by the current property owner. These conditions were existing when the property was purchased.
3. Many of the houses in the immediate area contain a garage at the rear of the property. The three garages to the West of the proposed garage are all located with a zero lot line condition and have located the face of the garage on the rear property line.
4. As indicated in Item #3 above, many of the garages in the immediate area have garages that are located ranging from 0'-0" from the property line to 3'-0" from the property line. We are asking to match the conditions of the other properties with a 1'-0" side yard and a 3'-0" rear yard.

MC307.09 MORAL
7/11/16
7:11 PM
7/11/16



Signature of Applicant

Date

7-11-16

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Please make checks payable to the Columbus City Treasurer

312-314 W 2nd Ave.
Horujko Residence

Columbus, Ohio 43201

Authors:
Giovanna Pizzetti
Domenico Pizzetti and Roberto
Pizzetti
Pizzetti, Roberto and Pizzetti,
Domenico

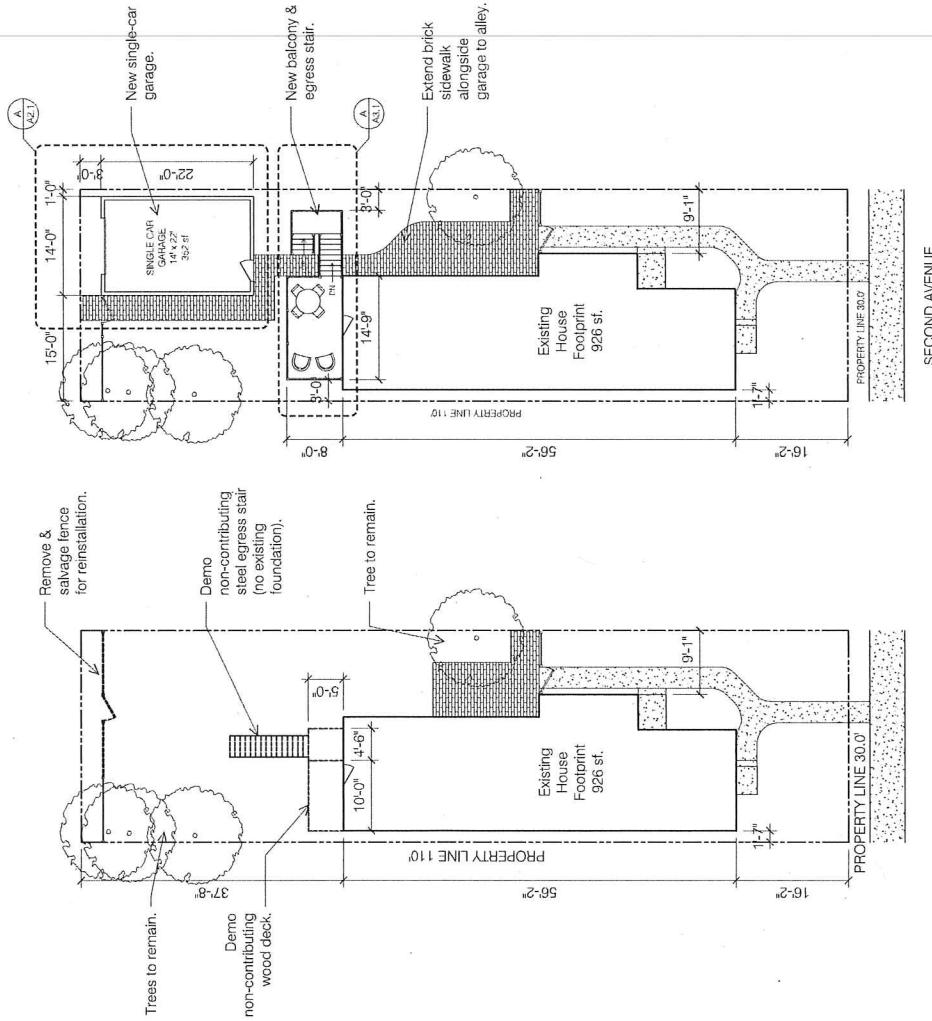
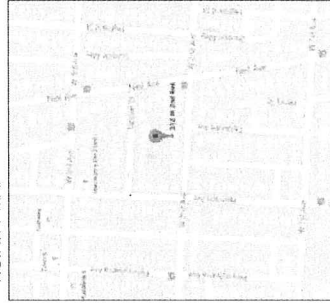
GENERAL INFORMATION

Address:	312-314 W. 2nd Ave. Columbus, Ohio 43201
Parent:	015-2799347-42
Scope of Project:	Demonition of non-contributing S. second square site, at a new detached garage, of a new bakery with new
Footprint House Existing:	926 sf
Footprint Garage Proposed:	362 sf
Total SF. Site Existing:	3,300 sf

ZONING: R-4, H-35 Residential

Minimum of Size of the Set	Actual Size of Set	Grouping Method
Size of Set	Proposed	Does not meet
Size of Set	1547	Does not meet
Size of Set	147	Does not meet
Size of Set	Proposed	Does not meet
Size of Set	295	Does not meet
Size of Set	Proposed	Does not meet
Size of Set	1147	Does not meet

VICINITY MAP



1 EXISTING SITE PLAN SCALE: 1" = 10'

2 PROPOSED SITE PLAN

WEST SECOND AVENUE (607)



Scale = 40



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.



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: 010009907

Zoning Number: 312

Street Name: W 2ND AVE

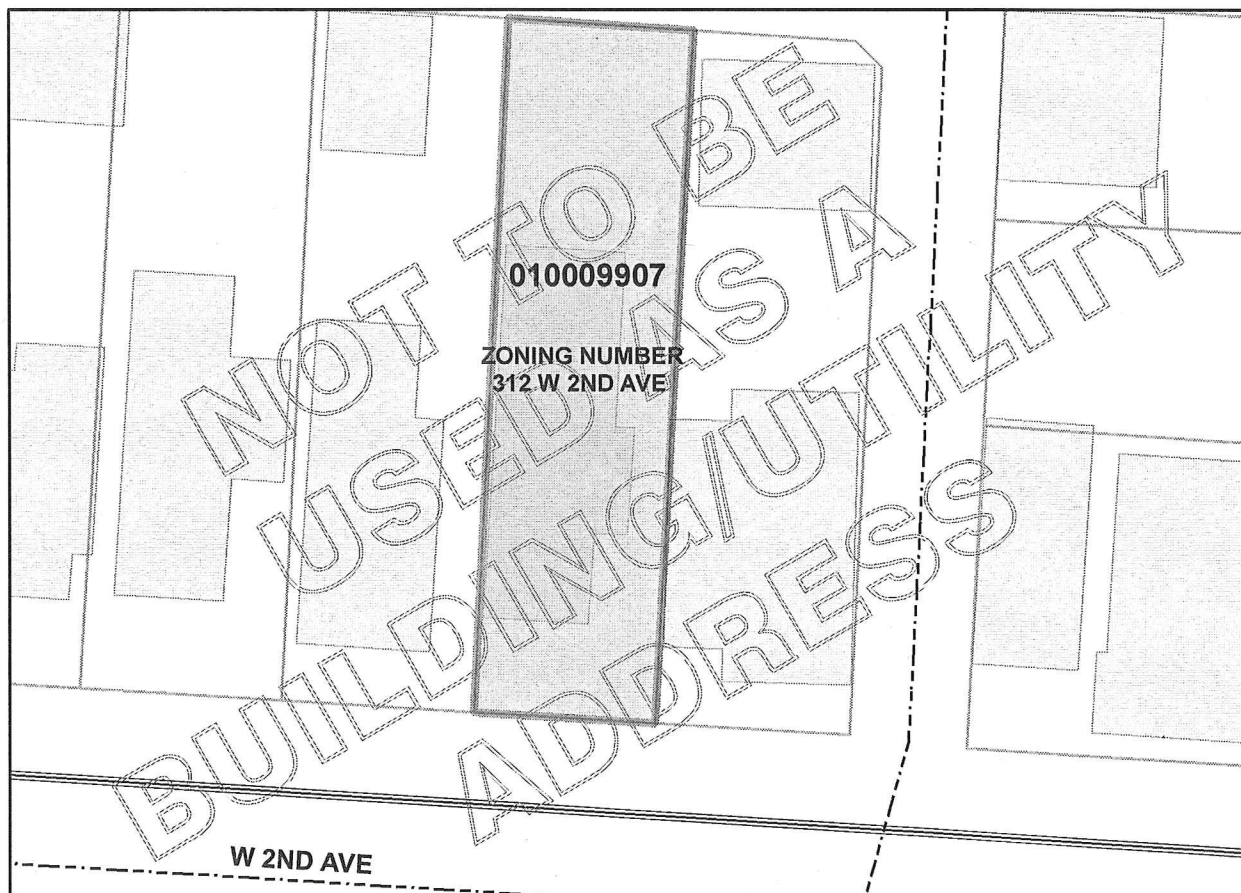
Lot Number: N/A

Subdivision: N/A

Requested By: ALAN HORUJKO(OWNER)

Issued By: *Edyana Amarian*

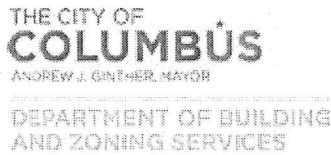
Date: 7/7/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 68280



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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) Alan Horujko
of (COMPLETE ADDRESS) 314 W 2nd Ave, Columbus, Ohio 43201

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

Alan Horujko

314 W 2nd Ave, Columbus, Ohio 43201

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 1st day of July, in the year 2016


SIGNATURE OF NOTARY PUBLIC

11-14-2018
My Commission Expires

Notary Seal Here



JASON PETERSON
Notary Public, State of Ohio
My Commission Expires
November 14, 2018

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