



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Jul 22 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 834 THURBER DR W Unit B25 COLUMBUS OH 43215

Mailing Address: PO BOX 1026

COLUMBUS OH 43216-1026

Owner: THURBER SQUARE INVESTMENT LLC

Parcel Number: 010100740

ZONING INFORMATION

Zoning: 1118, Multi-family, AR1

effective 5/27/1963, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

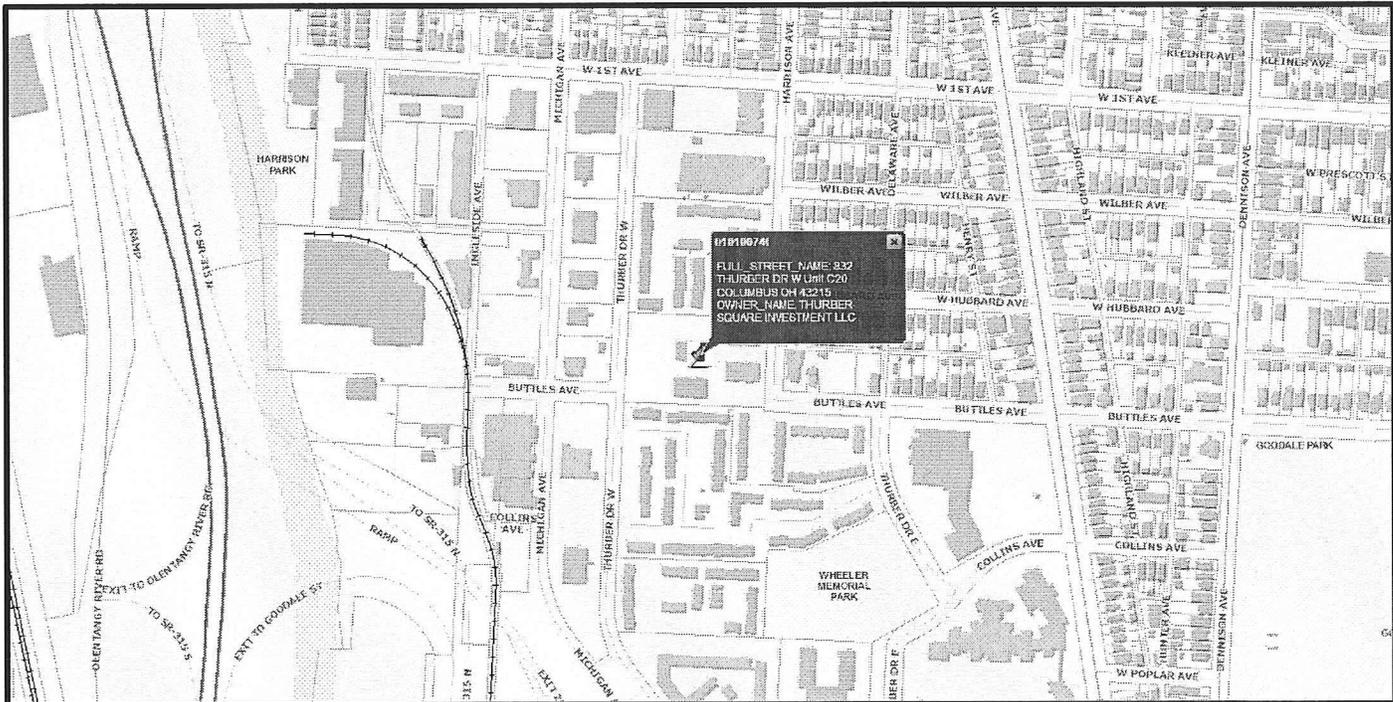
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

THE CITY OF COLUMBUS MICHAEL B. COLEMAN, MAYOR

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: BZA16-107 Date Received: 7/20/16
Application Accepted by: D. Reiss Fee: \$1,900
Commission/Civic: Harrison West
Existing Zoning: AR-1
Comments: 9/27/16

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

[x] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

To vary Section 3312.49(c) of the City of Columbus Zoning Code to reduce the number of parking spaces from 32 to 22. (reduction of 10 to 0 spaces) for the new 21 unit apartment building.

LOCATION

Certified Address: 832 West Thurber Drive City: Columbus, OH Zip: 43215

Parcel Number (only one required): 010-100740

APPLICANT (If different from Owner):

Applicant Name: TB Group LLC c/o Brett Martin Phone Number: 614-221-8335 Ext.:

Address: P.O. Box 1026 City/State: Columbus, OH Zip: 43216

Email Address: Fax Number:

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

Name: Thurber Square Investments LLC Phone Number: 614-221-8335 Ext.:

Address: P.O. Box 1026 City/State: Columbus, OH Zip: 43216

Email Address: Fax Number:

ATTORNEY / AGENT (Check one if applicable): [x] Attorney [] Agent

Name: Jeffrey L. Brown c/o Smith & Hale LLC Phone Number: 614-221-4255 Ext.:

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 614-221-4409

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

APPLICANT SIGNATURE By: [Signature]

PROPERTY OWNER SIGNATURE By: [Signature]

ATTORNEY / AGENT SIGNATURE [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

832 Thurber Drive, West
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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 832 West Thurber Drive

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) Thurber Square Investments LLC
AND MAILING ADDRESS P.O. Box 1026
Columbus, OH 43216

APPLICANT'S NAME AND PHONE # (same as listed on front application) TB Group LLC c/o Brett Martin
614-221-8335

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Harrison West Society
c/o Jacob Sukosd
P.O. Box 163442
Columbus, OH 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 attached sheet</u>		

(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 29th day of June, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 9/4/2020 Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio

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APPLICANT

TB Group LLC
P.O. Box 1026
Columbus, OH 43216

PROPERTY OWNER

Thurber Square Investment LLC
P.O. Box 1026
Columbus, OH 43216

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Harrison West Society
c/o Jacob Sukosd
P.O. Box 163442
Columbus, OH 43216

SURROUNDING PROPERTY OWNERS

Robert E & Jeanne B Owens
2355 Andover Road
Columbus, OH 43221

Bishop Edward J Herrmann
c/o St Francis of Assisi Church
386 Buttles Avenue
Columbus, OH 43215

Solar Investments Inc.
381 West 3rd Avenue
Columbus, OH 43201

Everest Thurber Manor LP
P.O. Box 4900
Dept 118
Scottsdale, AZ 85261

Gerrard Thurber LLC
c/o H Burkley Showe Tr
45 North 4th Street, Suite 200
Columbus, OH 43215

Fame-Midamco Co LLC
c/o Bellwether Re Capital LLC
IMG Center
1360 East 9th Street, Suite 300
Cleveland, OH 44114

Columbus Engineering Consultants Inc
870 Michigan Avenue
Columbus, OH 43215

Elytra Properties LLC
850 Michigan Avenue
Columbus, OH 43215

Jack Jang Properties LLC
870 Michigan Avenue
Columbus, OH 43215

800 HW LLC
29 West 3rd Avenue
Columbus, OH 43201

Columbia Gas of Ohio Inc
200 Civic Center Drive
P.O. Box 117
Columbus, OH 43216

Ann Sanner
James King
381 West Hubbard Avenue
Columbus, OH 43215

Rebecca L Morley
Jennifer Sophia Weissman
383 West Hubbard Avenue
Columbus, OH 43215

STATEMENT OF HARDSHIP

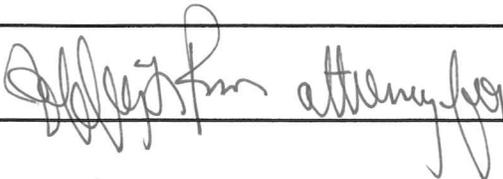
APPLICATION #

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:

The applicant is seeking to reduce the required number of parking spaces from 32 to 22 (a reduction of 10 spaces) for the construction of a new 21 unit apartment building on the site. The existing and proposed apartment complex will be one bedroom units and during recent studies of the use of complex's parking lot there has been more than adequate parking spaces available to the tenants. Given the past and present use of the parking lot by the tenant the applicant feels that one space apartment unit is adequate for the site. The proposal is to build 21 new units and to provide 22 new spaces so an adequate number of spaces will be provided for the new tenants. The facility is currently parked at approximately 1.2 spaces to the units so the request is not out of line with the existing parking space ratio. The resulting impact to the neighborhood should be minimal as historical the parking lot has been under utilized and the addition of 21 units and 22 spaces will not be contrary to the intent and purpose of the code and will treat the applicant like others in the area.

Signature of Applicant  Date 7/7/16

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Please make checks payable to the Columbus City Treasurer

Thurber Square Parking Counts

Existing #: Harrison lot 24 spaces
Thurber lot 92 spaces
116 spaces

- 1) 4/4/16 Monday
6:10 p.m. Harrison lot 18 cars
6:11 p.m. Thurber lot 34 cars
52 cars

- 2) 4/9/16 Saturday
3:41 p.m. Harrison lot 17 cars
3:42 p.m. Thurber lot 33 cars
50 cars

- 3) 4/19/16 Thursday
7:20 p.m. Harrison lot 18 cars
7:21 p.m. Thurber lot 34 cars
52 cars

- 4) 4/26/16 Tuesday
8:00 p.m. Harrison lot 20 cars
8:01 p.m. Thurber lot 38 cars
58 cars

- 5) 5/1/16 Sunday
5:30 p.m. Harrison lot 16 cars
5:31 p.m. Thurber lot 45 cars
61 cars

- 6) 5/3/16 Tuesday
6:12 p.m. Harrison lot 14 cars
6:13 p.m. Thurber lot 34 cars
48 cars

- 7) 5/6/16 Friday
7:34 p.m. Harrison lot 22 cars
7:35 p.m. Thurber lot 35 cars
57 cars

- 8) 5/8/16 Sunday
12:20 p.m. Harrison lot 13 cars
12:21 p.m. Thurber lot 33 cars
46 cars

9)	5/11/16 Wednesday	
	7:40 p.m. Harrison lot	21 cars
	7:41 p.m. Thurber lot	<u>34 cars</u>
		55 cars
10)	5/14/16 Saturday	
	5:55 p.m. Harrison lot	18 cars
	5:56 p.m. Thurber lot	<u>34 cars</u>
		52 cars
11)	5/15/16 Sunday	
	4:25 p.m. Harrison lot	16 cars
	4:26 p.m. Thurber lot	<u>38 cars</u>
		54 cars
12)	5/27/16 Friday	
	7:00 p.m. Harrison lot	13 cars
	7:01 p.m. Thurber lot	<u>34 cars</u>
		47 cars
13)	5/30/16 Monday	
	5:45 p.m. Harrison lot	20 cars
	5:46 p.m. Thurber lot	<u>32 cars</u>
		52 cars
14)	6/3/16 Friday	
	11:55 a.m. Harrison lot	10 cars
	11:56 a.m. Thurber lot	<u>27 cars</u>
		37 cars
15)	6/21/16 Tuesday	
	8:40 p.m. Harrison lot	20 cars
	8:41 p.m. Thurber lot	<u>40 cars</u>
		60 cars
16)	7/6/16 Wednesday	
	8:30 p.m. Harrison lot	22 cars
	8:31 p.m. Thurber lot	<u>47 cars</u>
		69 cars
17)	7/13/16 Wednesday	
	7:10 p.m. Harrison lot	21 cars
	7:11 p.m. Thurber lot	<u>37 cars</u>
		58 cars

18)	7/17/16 Sunday	
	9:05 p.m. Harrison lot	22 cars
	9:06 p.m. Thurber lot	<u>57 cars</u>
		79 cars
19)	8/1/16 Monday	
	9:01 p.m. Harrison lot	23 cars
	9:02 p.m. Thurber lot	<u>52 cars</u>
		75 cars
20)	8/2/16 Tuesday	
	9:01 p.m. Harrison lot	24 cars
	9:02 p.m. Thurber lot	<u>55 cars</u>
		79 cars

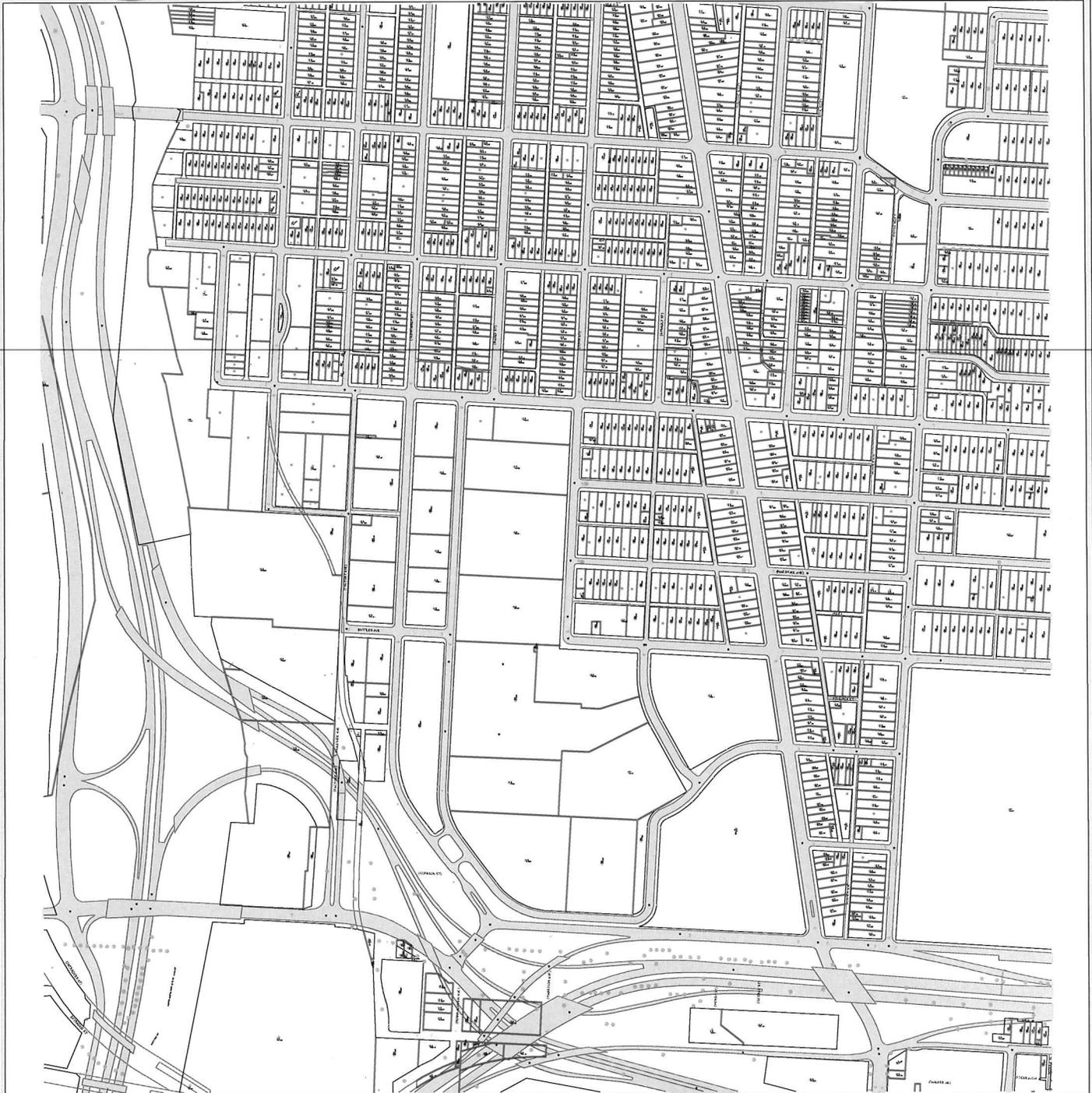
evergreen-thurber-parkingcount (nct)
8/4/16 S:Docs



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 4/8/16



Disclaimer

Scale = 669



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.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 3/30/16



Disclaimer

Scale = 100



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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: 010100740

Zoning Number: 832

Street Name: W THURBER DR.

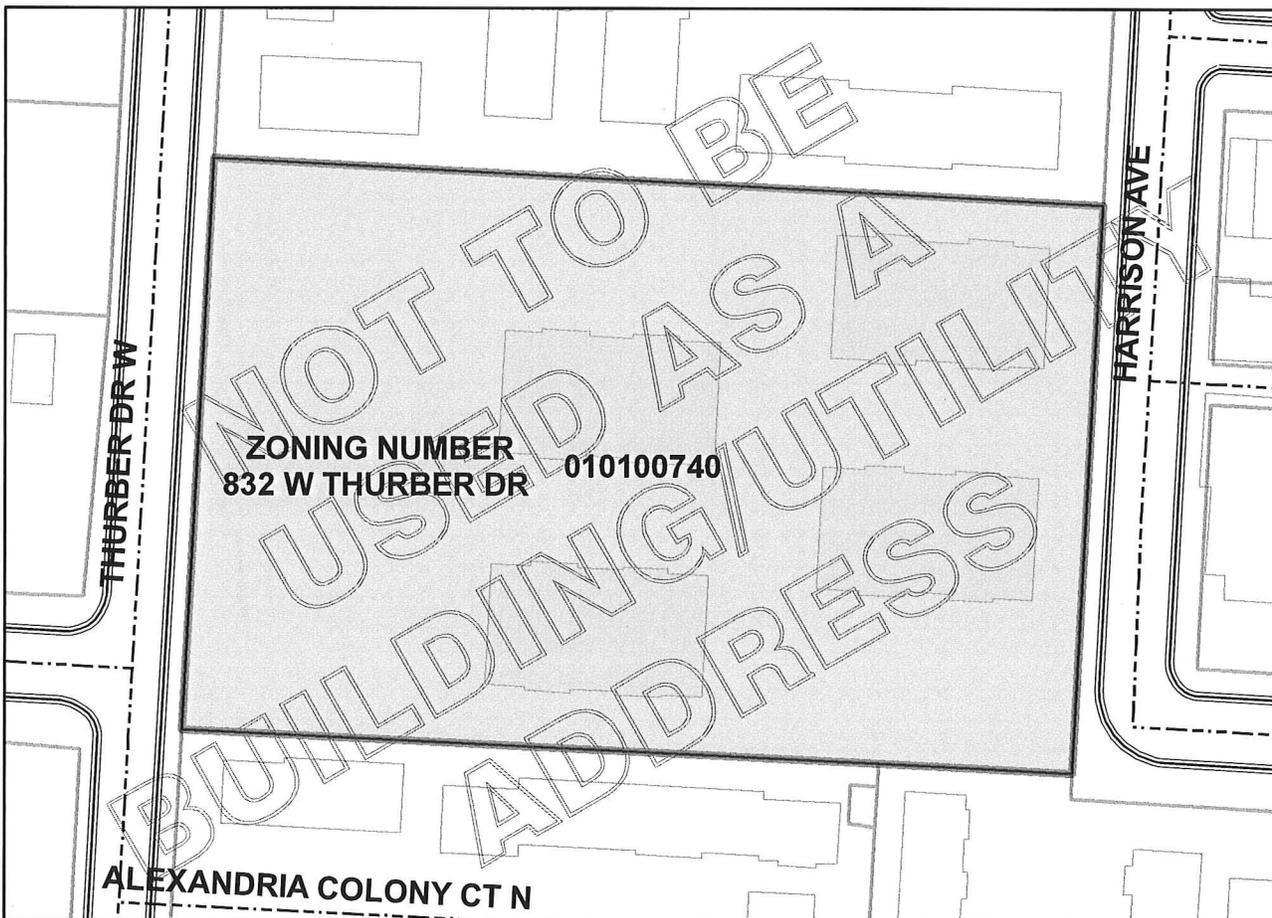
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE (JACK REYNOLDS)

Issued By: *Adyana Umariani*

Date: 4/7/2016



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 61235

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 # _____

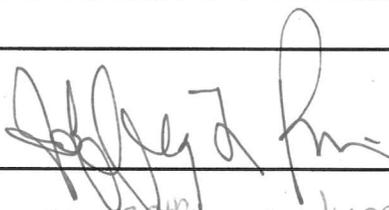
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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:

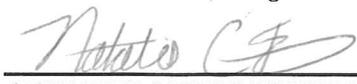
NAME	COMPLETE MAILING ADDRESS
Thurber Square Investments LLC (Brett Martin)	P.O. Box 1026, Columbus, OH 43216

TB Group LLC (Brett Martin)	P.O. Box 1026, Columbus, OH 43216
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SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 29th day of June, in the year 2016


SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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