



OFFICE USE ONLY

Application Number: BZA16-108 Date Received: 20 July 2016  
Application Accepted by: JF Fee: \$ 320  
Commission/Civic: \_\_\_\_\_  
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:

We are building an additional attached unit adjacent to  
existing unit in the Victorian Village area. The list of Variances  
is attached.

**LOCATION**

Certified Address: 141 W. 2nd Ave. City: Columbus Zip: 43201

Parcel Number (only one required): 010-047487

**APPLICANT** (If different from Owner):

Applicant Name: Reza Reyazi Phone Number: 614 746 0628 Ext.: \_\_\_\_\_

Address: 4374 Kindale Rd City/State: Columbus OH Zip: 43220

Email Address: rreyazi@yahoo.com Fax Number: \_\_\_\_\_

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

Name: Reza Reyazi Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: Same City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ 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 Reza Reyazi

PROPERTY OWNER SIGNATURE Reza Reyazi

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

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Reza Reyazi  
of (1) MAILING ADDRESS 4374 Kendale Rd Columbus OH 43220  
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 149 W. 2nd Ave.  
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) Reza Reyazi Elaine Hostetter  
4374 Kendale Rd  
Columbus OH 43220

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

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

(5) Victorian Village Area Commission  
C/O James Goodman  
50 W. Gay St. 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 (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 \_\_\_\_\_

Sworn to before me and signed in my presence this 20 day of July, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

My Commission Expires \_\_\_\_\_



Notary Seal Here  
JOSEPH CORNA  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 11-18-19

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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:

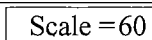
*The special circumstances of this case is that section 3333.02 through 3333.25 (Apartment Districts) was written for greenfield type developments that contemplated a large number of units rather than infill type developments. The proposed 1 unit development will reflect the housing types and styles consistent with its Victorian Village neighborhood that it is located in. The special circumstances were not the result of the actions of the applicant, rather it is a function applying the code written for a larger greenfield apartment development. The granting of the variances are necessary in order to sell the dwelling units to future purchasers. The granting of the variances will not be harmful to abutting property owners nor will it be contrary to the public interest nor the zoning code.*

Signature of Applicant

*RFJ RFJ*

Date

*7/18/16 7/18/16*

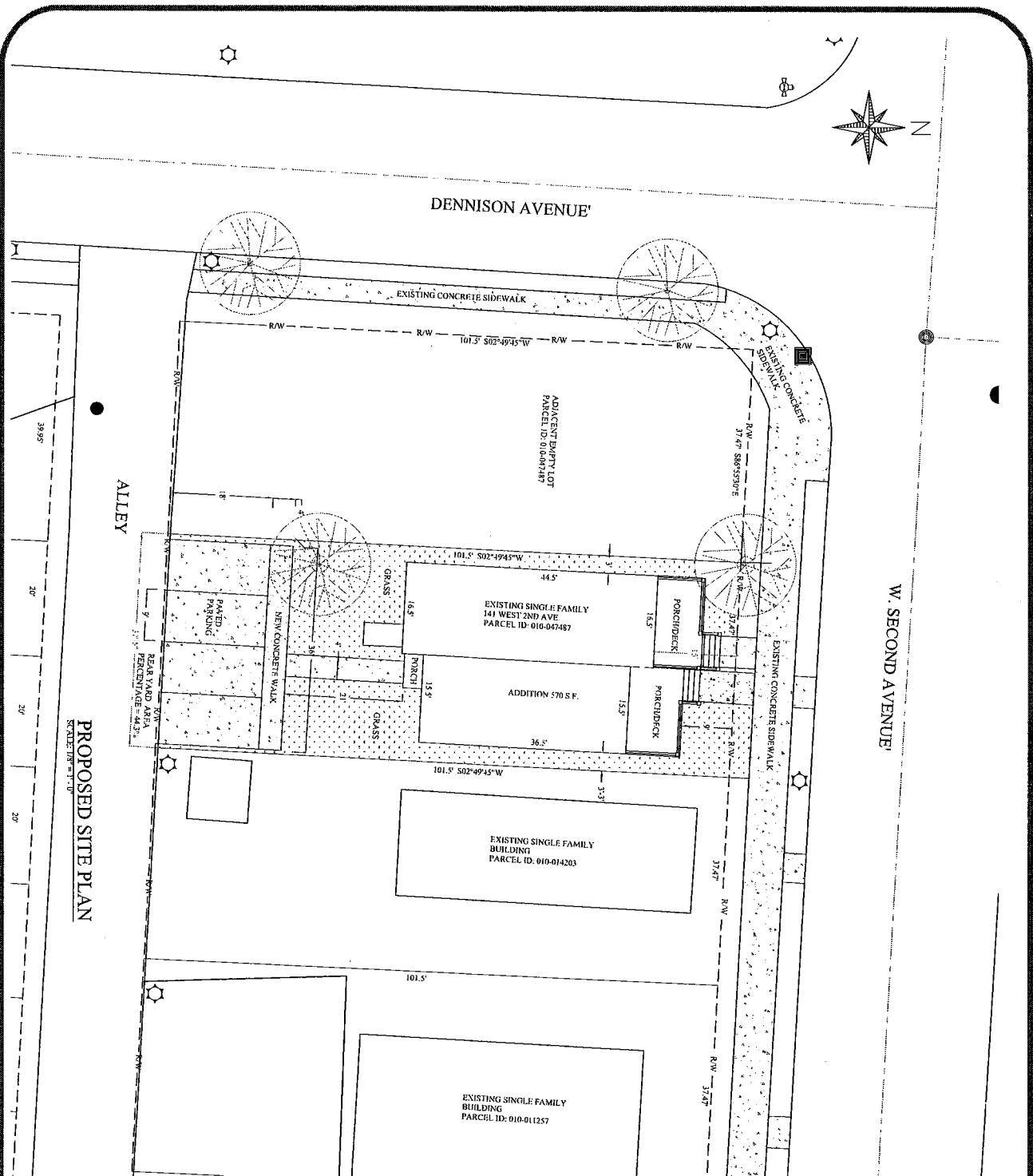


Grid North

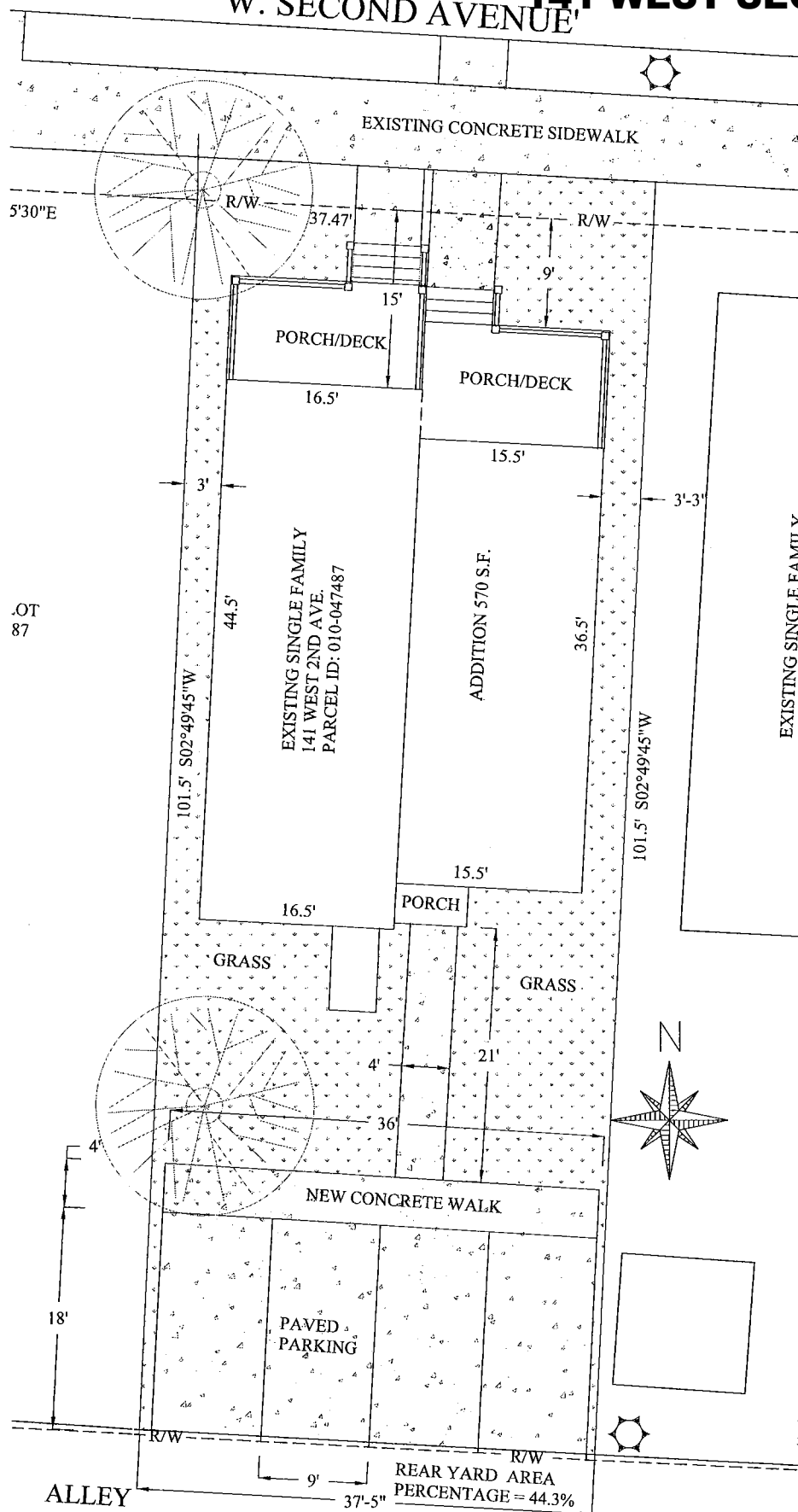
Real Estate / GIS Department

# BZA16-108

## 141 WEST SECOND AVENUE



<b>DATE:</b> 07/2016 <b>SHEET NO.:</b> 2		<b>BID DOC. NO.:</b>		<b>PROJECT NAME:</b> BUILDING ADDITION		<b>LOCATION:</b> 141 West Second Avenue Columbus, Ohio 43201		<b>SHEET TITLE:</b> PROPOSED SITE PLAN FOR ZONING		<b>FIRM NAME AND ADDRESS:</b> <b>IEG INC.</b> ARCHITECTURAL, ENGINEERING, & PLANNING 1901 E. GURLEY GRAMMILE RD., SUITE 304 COLUMBUS, OH 43229 TEL: (614) 888-2535 FAX: (614) 888-2588 WWW.IEG.COM		<b>OWNER'S NAME:</b>	
<b>NOTES:</b>		<b>REVISIONS:</b>		<b>NO.</b>		<b>DATE</b>		<b>BY</b>		<b>DATE</b>			



## LEGEND:

- R/W — RIGHT-OF-WAY
- — — PROPERTY LINE
- — — STREET CENTER LINE
- EXISTING SEWER M.H.
- EXISTING STORM SEWER CURB INLET
- ⊙ EXISTING POLE LIGHT SYSTEM
- ⊕ EXISTING FIRE HYDRANT
- ⊗ EXISTING POWER SYSTEM
- ⊙ EXISTING TREE
- ▨ EXISTING CONCRETE SURFACE
- ▨ NEW CONCRETE SURFACE
- ▨ GRASS AREA

## ZONING ANALYSIS:

1. PARCEL 010-047487 HAS A 724 S.F. EXISTING 2-STORY SINGLE FAMILY HOME. A 570 S.F. ADDITION IS PROPOSED TO BE ADDED TO THE EXISTING BUILDING.
2. ZONING CLASSIFICATION: Z73-168, R - RESIDENTIAL, MULTIFAMILY.
3. FEMA NATIONAL FLOOD HAZARD MAP PANEL: 39049C0307K EFFECTIVE 06/17/2008
4. TOTAL SITE AREA = 3,797 S.F.
5. TOTAL DISTURBED AREA = 1,663 S.F.
6. FINAL TOTAL BUILDING AREA = 1,629 S.F.
7. FINAL TOTAL BUILDING COVERAGE ON SITE = 42.9%
8. TOTAL PRE-DEVELOPED IMPERVIOUS AREA = 989 S.F.
9. TOTAL POST-DEVELOPED IMPERVIOUS AREA = 2,652 S.F.
10. TOTAL PARKING SPACES REQUIRED ON SITE: 2 PER DWELLING UNIT
11. TOTAL NUMBER OF PARKING SPACES PROVIDED: 4 SPACES

## PROPOSED SITE PLAN

SCALE: 1/4" = 1' - 0"

DATE: 07/2016 SHEET NO.: 2	BID DOC. NO.	PROJECT NAME: BUILDING ADDITION	FIRM NAME AND ADDRESS: <b>IEG INC.</b> INNOVATIVE ENGINEERING GROUP INC. 1901 E. DUBLIN GRANVILLE RD, SUITE 304 COLUMBUS, OH 43229 TEL: (614) 886-2535 FAX: (614) 886-2598 E-MAIL: HAN@IEG.COM	REVISIONS: No. Description/Date	NOTES:
		LOCATION: 141 West Second Avenue Columbus, Ohio 43201	OWNER'S NAME:		
SHEET TITLE: PROPOSED SITE PLAN FOR ZONING					

**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) Reza Reyazi

of (COMPLETE ADDRESS) 4374 Kendale Rd Columbus OH 43220

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

Elaine Hostetter 4374 Kendale Rd Columbus OH 43220

Reza Reyazi 4374 Kendale Rd Columbus OH 43220

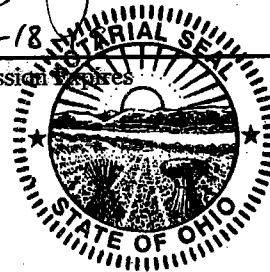
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20 day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



JOSEPH CORNA  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 11-18-19

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