



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jul 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: **149** W 2ND AVE COLUMBUS OH 43201

Mailing Address: 4374 KENDALE RD

COLUMBUS OH 43220-4143

Owner: REYAZI REZA HOSTETLER ELAINE

Parcel Number: 010047487

ZONING INFORMATION

Zoning: Z73-168, Multi-family, ARLD

effective 1/9/1974, Height District H-35

Historic District: Victorian Village

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

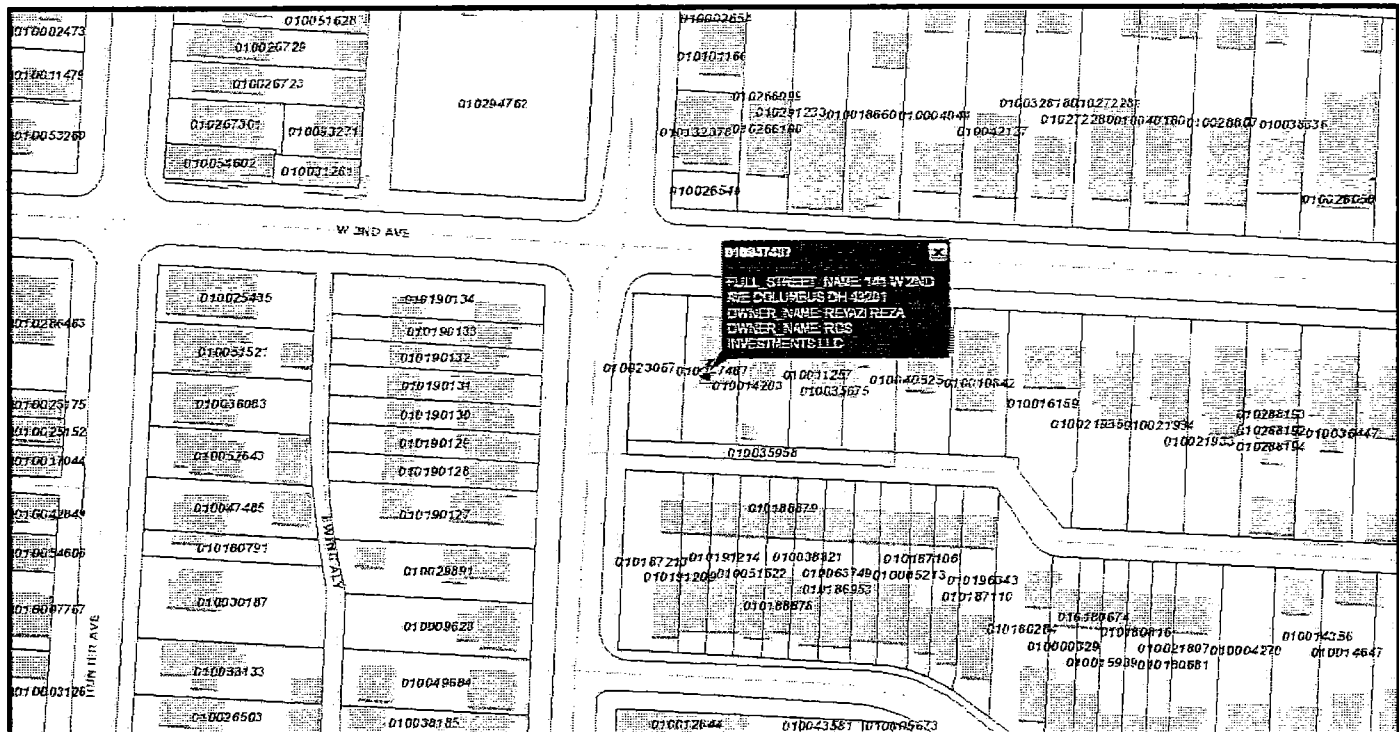
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



OFFICE USE ONLY

Application Number: BZA16-109 Date Received: 20 JULY 2016
Application Accepted by: [Signature] 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 developing a town home residential complex within the
Victorian Village Commission area. The list of variances is
attached.

LOCATION

Certified Address: 149 W. 2nd Ave. City: Columbus Zip: 43201

Parcel Number (only one required): 010-023067

APPLICANT (If different from Owner):

Applicant Name: Reza Reyazi Phone Number: 614 746 0628 Ext.: _____
Address: 4374 Kendate 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: 614 746 0628 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 [Signature]
PROPERTY OWNER SIGNATURE [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

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 Hostetler
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

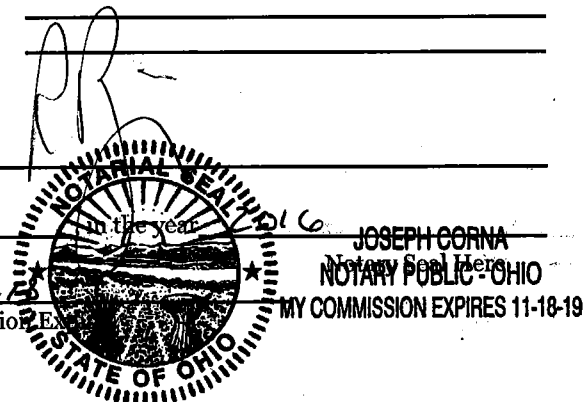
☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 20 day of July

[Signature]
(8) SIGNATURE OF NOTARY PUBLIC

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 4 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

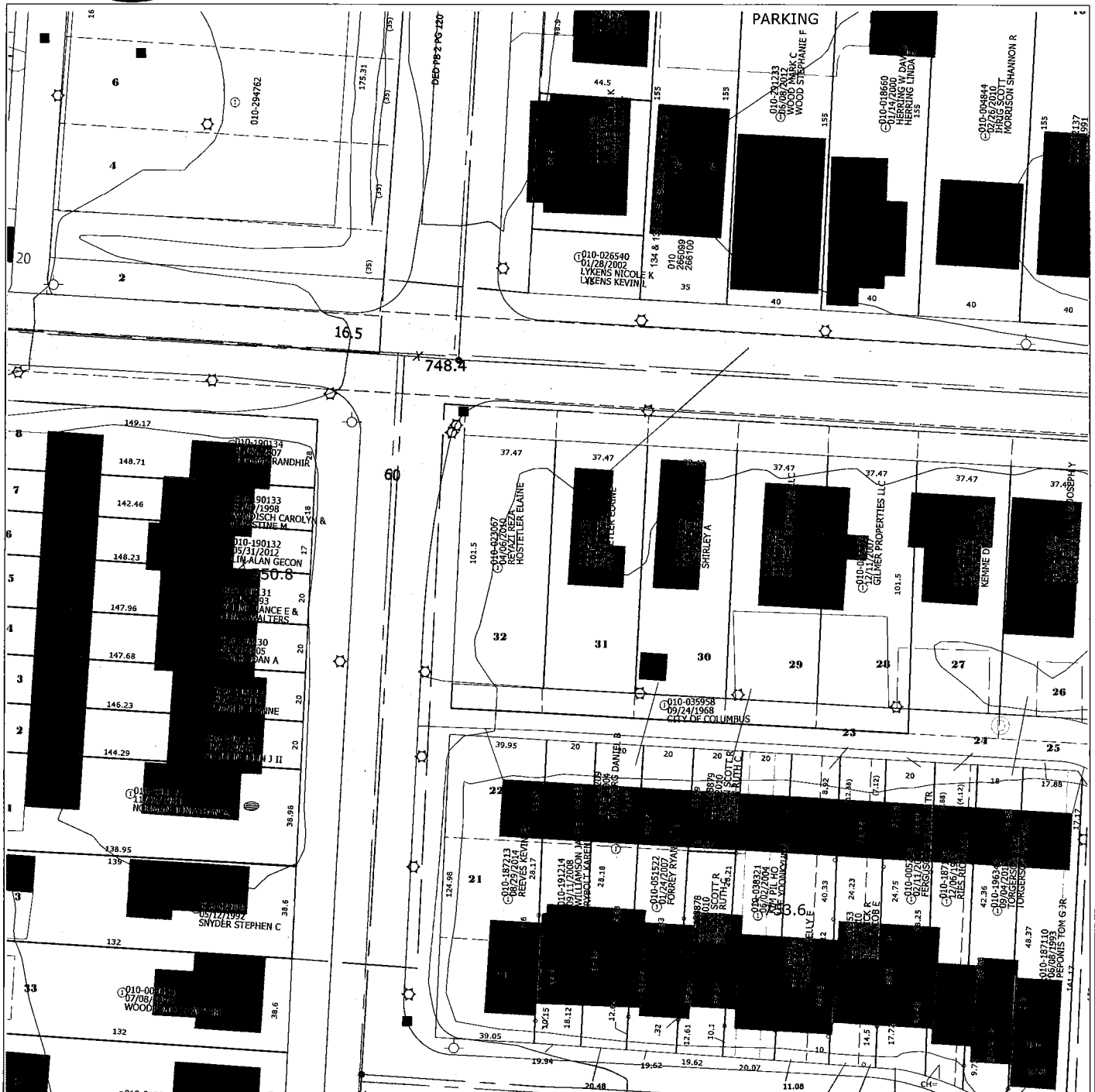
RJi

Date

7/18/16



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: S **DATE: 7/19/16**

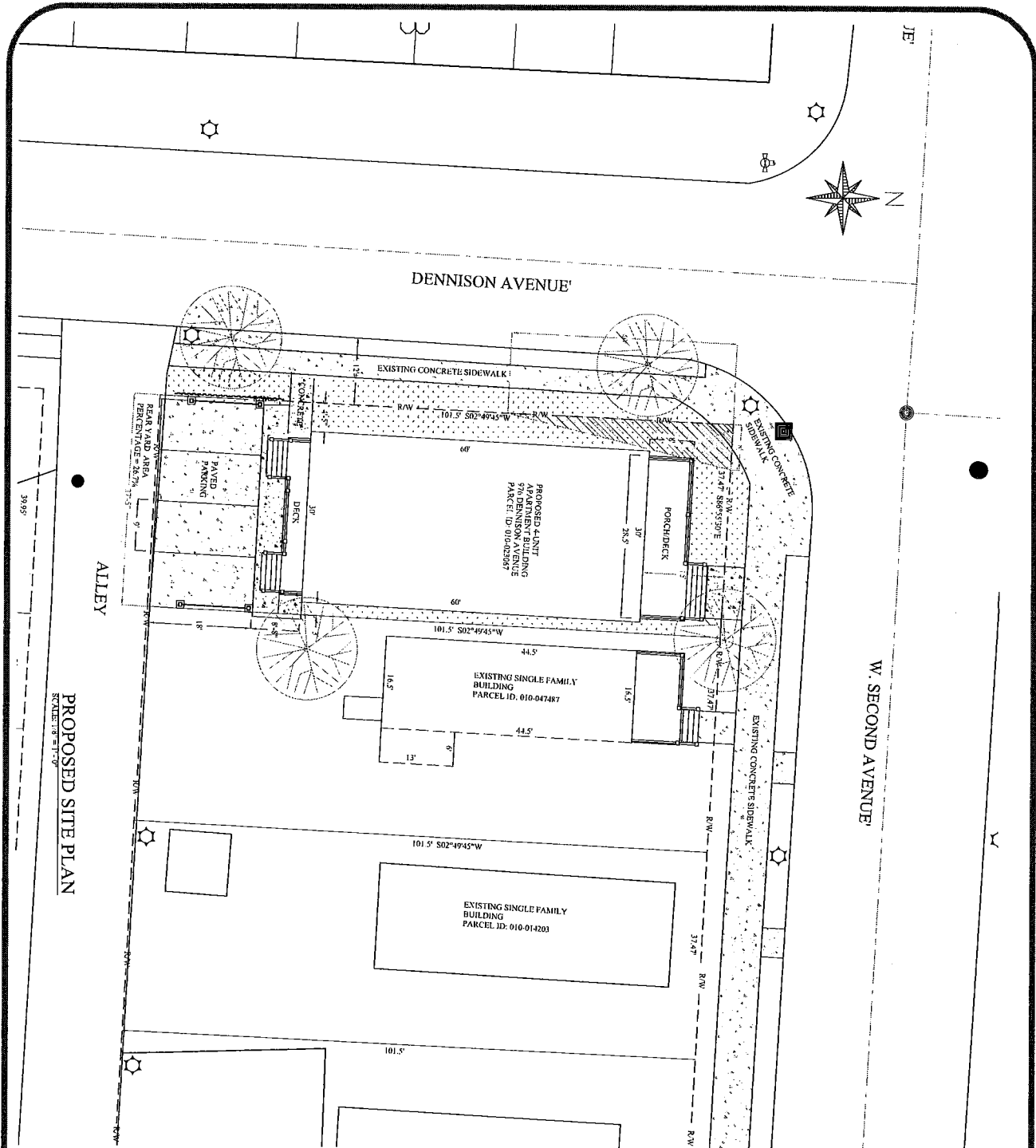


Disclaimer

Scale = 60



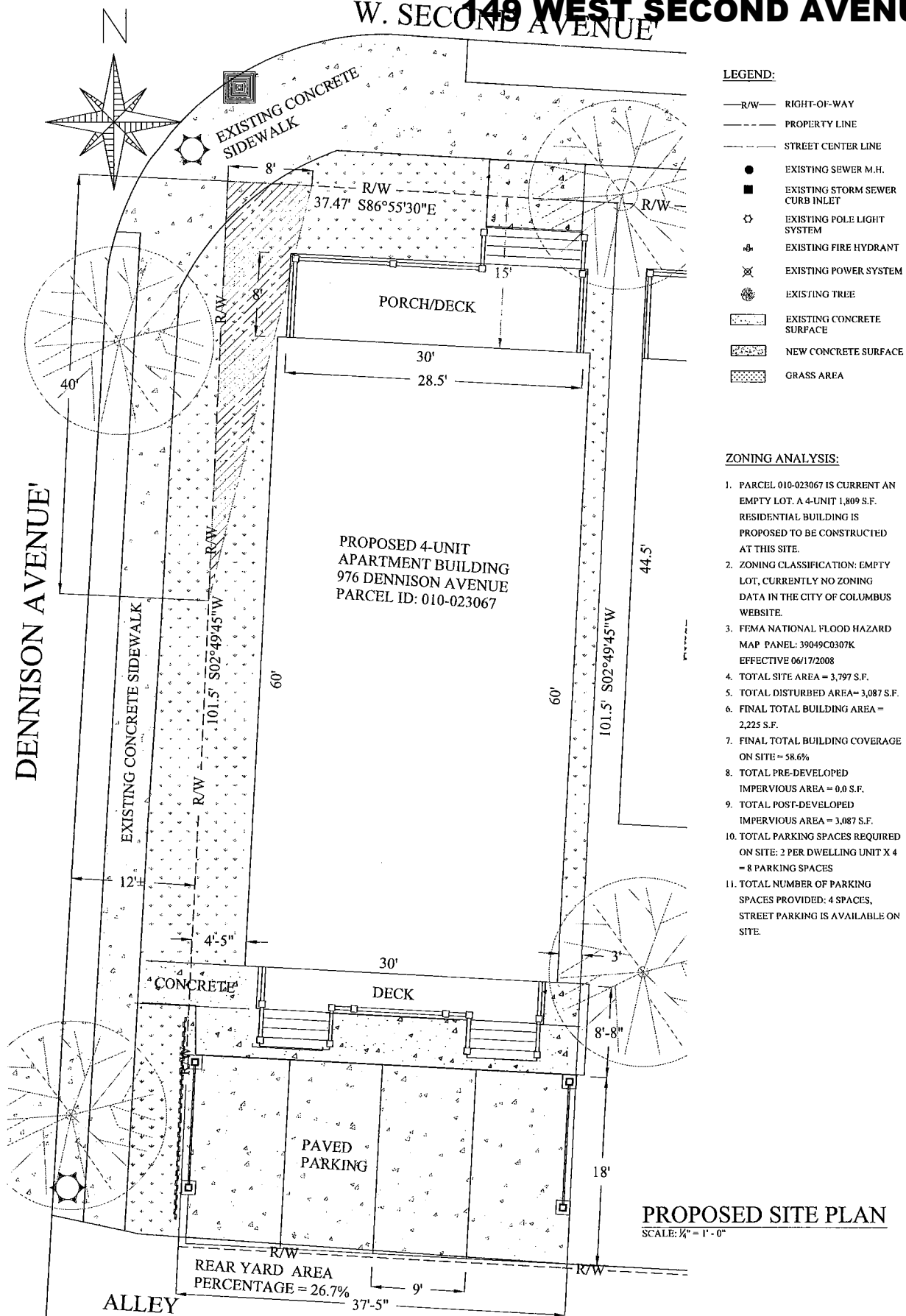
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

- LEGEND:**
- R/W — RIGHT-OF-WAY
 - — — PROPERTY LINE
 - — — STREET CENTER LINE
 - — — EXISTING SEWER M.H.
 - — — EXISTING STORM SEWER
 - — — EXISTING FIRE HYDRANT
 - — — EXISTING POWER SYSTEM
 - — — EXISTING TREE
 - — — EXISTING CONCRETE SURFACE
 - — — NEW CONCRETE SURFACE
 - — — GRASS AREA
- ZONING ANALYSIS:**
1. PARCEL 010-02397 IS CURRENT AN EMPTY LOT. A 4-UNIT 1,800 S.F. RESIDENTIAL BUILDING IS PROPOSED TO BE CONSTRUCTED AT THIS SITE.
 2. ZONING CLASSIFICATION: EMPTY LOT, CURRENTLY NO ZONING DATA IN THE CITY OF COLUMBUS WEBSITE.
 3. FEMA NATIONAL FLOOD HAZARD MAP PANEL 3000C0307K EFFECTIVE 06/17/2008
 4. TOTAL SITE AREA = 3,797 S.F.
 5. TOTAL DISTURBED AREA = 3,087 S.F.
 6. FINAL TOTAL BUILDING AREA = 2,235 S.F.
 7. FINAL TOTAL BUILDING COVERAGE ON SITE = 58.6%
 8. TOTAL PRE-DEVELOPED IMPERVIOUS AREA = 0.0 S.F.
 9. TOTAL POST-DEVELOPED IMPERVIOUS AREA = 1,087 S.F.
 10. TOTAL PARKING SPACES REQUIRED ON SITE: 2 PER DWELLING UNIT X 4 = 8 PARKING SPACES
 11. TOTAL NUMBER OF PARKING SPACES PROVIDED: 4 SPACES. STREET PARKING IS AVAILABLE ON SITE.

DATE: 07/2016		SHEET NO. 3							
SCALE: AS NOTED		BID DOC. NO.							
<p>PROJECT NAME: NEW RESIDENTIAL BUILDING</p> <p>LOCATION: 976 Dennison Avenue Columbus, Ohio 43201</p> <p>SHEET TITLE: PROPOSED SITE PLAN</p>									
<p>FIRM NAME AND ADDRESS: IEG INC. ARCHITECTURAL, ENGINEERING, & PLANNING INNOVATIVE ENGINEERING GROUP INC. 1901 E. DUBLIN GRAWVILLE RD., SUITE 304 COLUMBUS, OH 43229 TEL: (614) 858-2536 FAX: (614) 858-2588 E-MAIL: IEG@IEG.COM WWW.IEG.COM</p> <p>OWNER'S NAME:</p>									
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Revised/Issued</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Revised</td> <td>4/27/16</td> </tr> </tbody> </table>		No.	Revised/Issued	Date	1	Revised	4/27/16	<p>NOTES:</p>	
No.	Revised/Issued	Date							
1	Revised	4/27/16							



DATE: 07/2016 SCALE: AS NOTED SHEET NO. 3	BID DOC. NO.	PROJECT NAME: NEW RESIDENTIAL BUILDING	FIRM NAME AND ADDRESS: IEG INC. INNOVATIVE ENGINEERING GROUP INC. 1801 E. DUBLIN GRANVILLE RD., SUITE 304 COLUMBUS, OH 43228 TEL: (614) 888-2535 FAX: (614) 888-2568 E-MAIL: I.E.G@IEG.COM	REVISIONS: <table border="1"> <tr> <th>No.</th> <th>Revised/Name</th> <th>Date</th> </tr> <tr> <td>1</td> <td>Revised</td> <td>8/22/16</td> </tr> </table>	No.	Revised/Name	Date	1	Revised	8/22/16
		No.			Revised/Name	Date				
1	Revised	8/22/16								
LOCATION: 976 Dennison Avenue Columbus, Ohio 43201	OWNER'S NAME:									

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]
SIGNATURE OF NOTARY PUBLIC

11-18-19
My Commission Expires

Notary Seal Here



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

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