

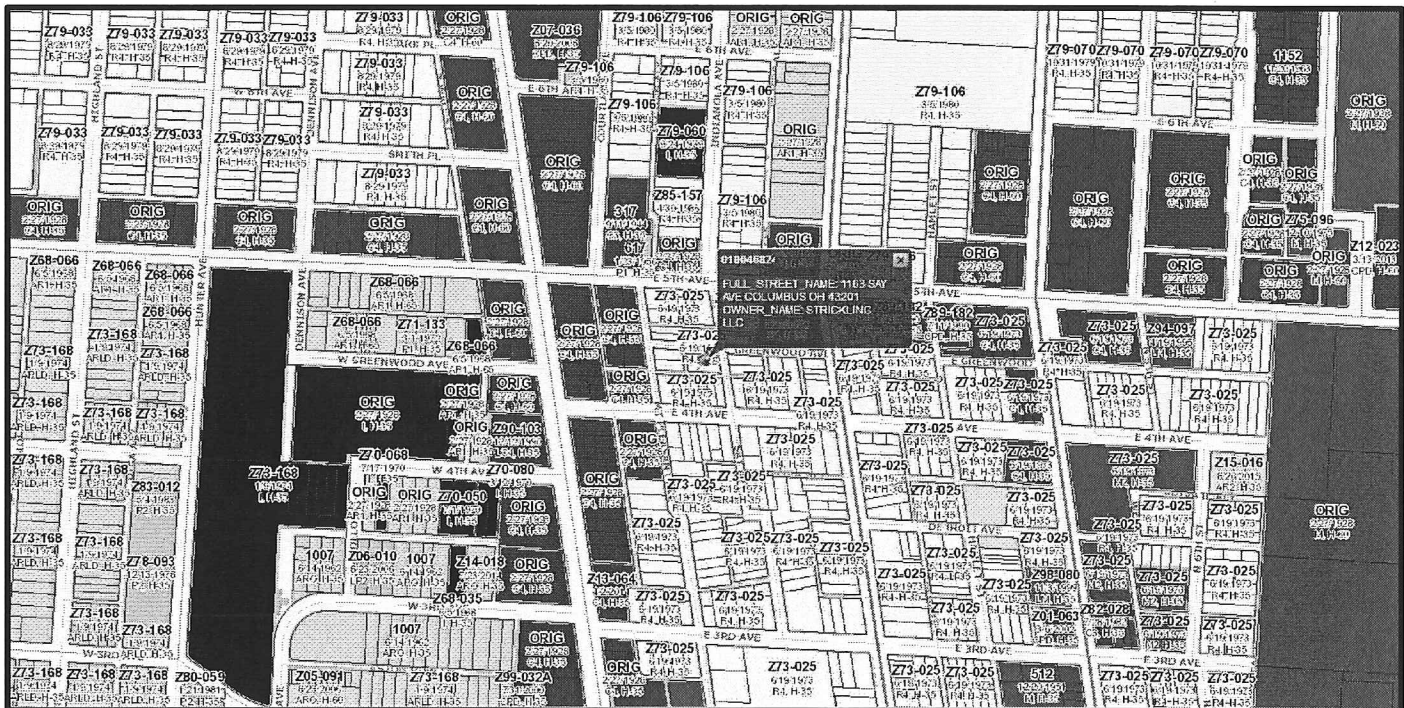
DEPARTMENT OF BUILDING AND ZONING SERVICES

General Zoning Inquiries: 614-645-8637

Parcel Number: 010046824

Airport Overlay Environs: N/A

Graphic Commission: N/A





DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-088 Date Received: 13 JUNE 2016
Application Accepted by: HELEN Fee: \$ 320
Commission/Civic: THE VILLAGE
Existing Zoning: R-4
Comments: 8/23/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Proposal is a two family building with attached garage on the existing lot. Variances are being requested for area (CC3332.15), rear yard (CC3332.27)

LOCATION

Certified Address: 1167 Say Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010053496

APPLICANT (If different from Owner):

Applicant Name: Marc Manack, AIA Phone Number: 330-354-1383 Ext.:

Address: 229 E South Street City/State: Fayetteville Arkansas Zip: 72701

Email Address: marc@siloard.com Fax Number: 888-213-4659

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

Name: Bradley Strickling Phone Number: 614-441-7311 Ext.:

Address: 1163 Say Avenue City/State: Columbus Zip: 43201

Email Address: bstrickling@gmail.com Fax Number:

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

Name: MARC MANACK AIA Phone Number: 330.354.1383 Ext.:

Address: 229 E. SOUTH ST. City/State: FAYETTEVILLE AR Zip: 72701

Email Address: marc@siloard.com Fax Number: 888.213.4659

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

APPLICANT SIGNATURE Marc Manack

PROPERTY OWNER SIGNATURE Bradley Strickling

ATTORNEY / AGENT SIGNATURE Marc Manack

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

THE CITY OF
COLUMBUS

ANDREW J. GUTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Marc Manack, AIA

of (1) MAILING ADDRESS 229 E South Street Fayetteville Arkansas 72701

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 1167 Say 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) Bradley Strickling

1163 Say Avenue

Columbus, Ohio 43201

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

Marc Manack, AIA

330-354-1383

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

(5) Italian Village Society, Larry Totze, President, 614-294-6213
Italian Village Commission, Connie Torbeck, 614-645-0664

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
NWP III LLC

(6a) PROPERTY ADDRESS
1159 Say Avenue

(6b) PROPERTY OWNER MAILING ADDRESS

Genevieve Schindehutte

1171 Sav Avenue

2362 North High Street Columbus OH 43202

Generation Rentals LTD

1173 Say Avenue

1171 Say Avenue Columbus OH 43201

Starlet Leslie

1164 Say Avenue

1020 Dennison Avenue Ste 102 Columbus OH 43201

LS Development Systems

1158 Say Avenue

1164 Say Avenue Columbus OH 43201

PO Box 10123 Columbus OH 43201

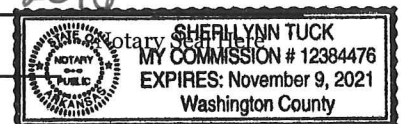
☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 3rd day of June, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 11-09-21



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BZA16-088
1167 Say Avenue

Veliko Ventures LLC
1077 MT PLEASANT AVE
Columbus, Ohio 43201

NWP III LLC
2362 N HIGH ST
Columbus, Ohio 43202

Kevin Gilson
77 E FIFTH AVE
Columbus, Ohio 43201

BURWELL INVESTMENTS LLC
1920 Beverly Road
Columbus, Ohio 43221

NJ MT PLEASANT LTD
815 N HIGH ST
Columbus, Ohio 43215

Genevieve Schindehutte
1171 SAY AVE
Columbus, Ohio 43201

GENERATION RENTALS LTD
1020 DENNISON AVE STE 102
Columbus, Ohio 43201

Lynn Scullion
1231 N UNION AVE
Salem, Ohio 44460

Leslie Starlet
1164 SAY AVE
Columbus, Ohio 43201

5TH & SAY CONDOS LLC
130 S COLUMBIA AVE
Columbus, Ohio 43209

Nicholas Cushion
1182 MOUNT PLEASANT AVE
Columbus, Ohio 43201

Bryan Wolfe
1178 MOUNT PLEASANT AVE
Columbus, Ohio 43201

Thomas Hagan
66 E FOURTH AVE
Columbus, Ohio 43201

LINSKER HOLDINGS LLC
241 COLLINS AVE
Columbus, Ohio 43215

Jennifer Bleen
84 E FOURTH AVE
Columbus, Ohio 43201

Steven Godek
85 E 5TH AVE
Columbus, Ohio 43202

LS DEVELOPMENT SYSTEMS LLC
PO BOX 10123
Columbus, Ohio 43201

Joseph Armeni
1166 MT PLEASANT AVE
Columbus, Ohio 43201

Sylvia Timonian
1100 MARY MARI #1
Columbus, Ohio 43220

CHERYL & HERBERT LTD
58 E FOURTH AVE
Columbus, Ohio 43201

Emily Howe
42 E 4TH AVE
Columbus, Ohio 43201

SILO AR+D
229 E South St
Fayetteville AR 72701

Bradley Strickling
1163 Say Avenue
Columbus, OH 43201

Board of Zoning Adjustment Application

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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 proposed project is a two family dwelling with two car attached garage located at 1167 Say Avenue. The existing lot is 30' wide by 108' deep with an irregular shape created by angled east and west boundaries aligning to Say Avenue. The size and shape of the lot is consistent with adjacent properties on the same block, some of which have two family dwellings. The nature of the existing lot creates hardships for the new construction of the permitted two family use in the R-4 district and thus we are requesting relief from the zoning code with the following variances:

1. Section 3312.15, R-4 area district requirements, requires a lot area of no less than 6,000sf for a two story, two family dwelling. We are requesting a variance to permit a two story, two family dwelling on the existing lot which has an area of 3,132sf. The size of the lot and the two family use are compatible with existing structures and uses on similar lots in the vicinity.
2. Section 3332.27, Rear Yard, requires a rear yard of no less than 25% of the total lot area. We are requesting a variance to permit a rear yard area of 15%. Due to the shape of the existing site, the variance is requested to comply with the front setback and to accommodate an attached garage with the required off street surface parking at the rear.

Signature of Applicant



Date 6/2/2016

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City of Columbus Zoning Plat

BZA16-088
1167 Say Avenue



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: 010053496

Zoning Number: 1167

Street Name: SAY AVE

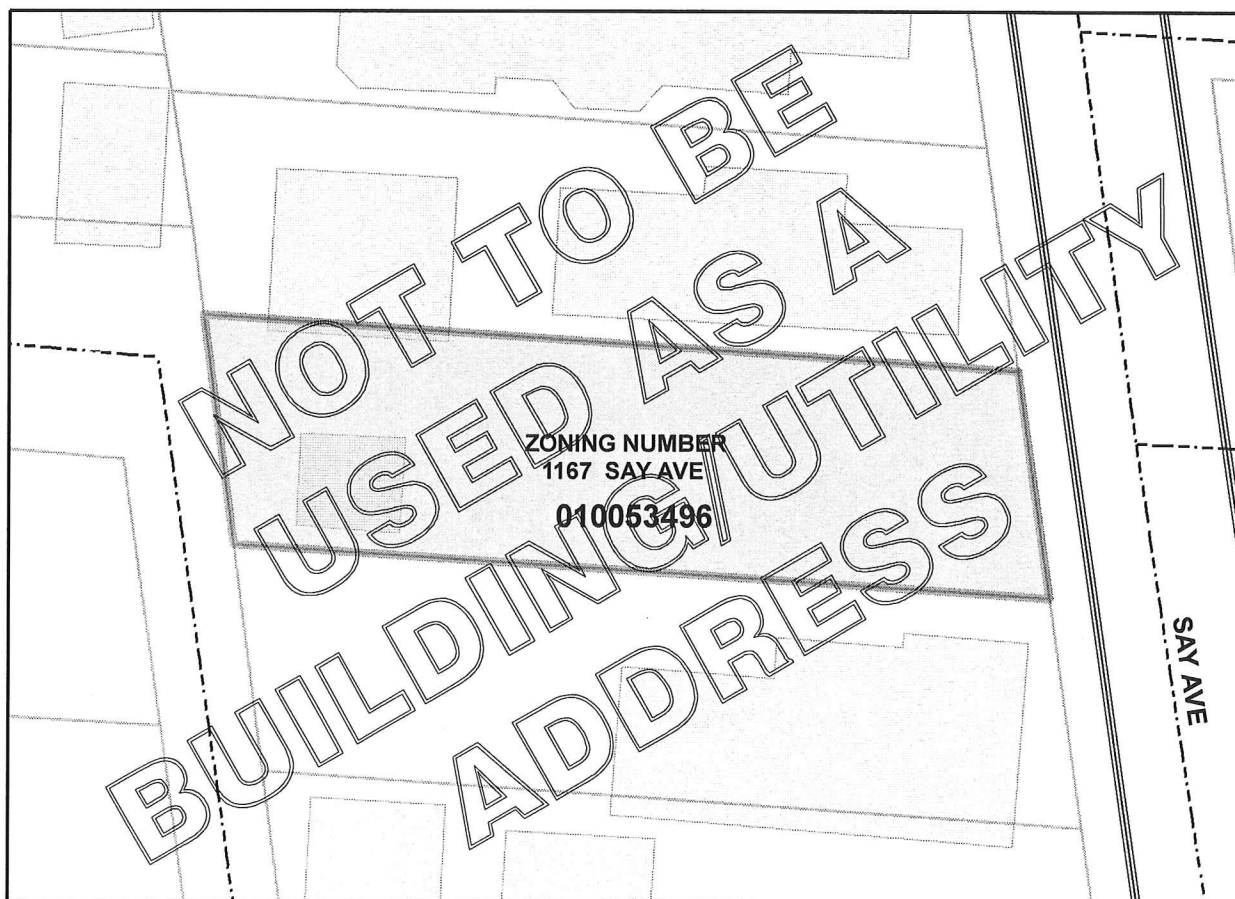
Lot Number: N/A

Subdivision: N/A

Requested By: SILO AR+D LLC, (MARC MANACK)

Issued By: *Adyana Amararam*

Date: 5/27/2016



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

SCALE: 1 inch = 25 feet

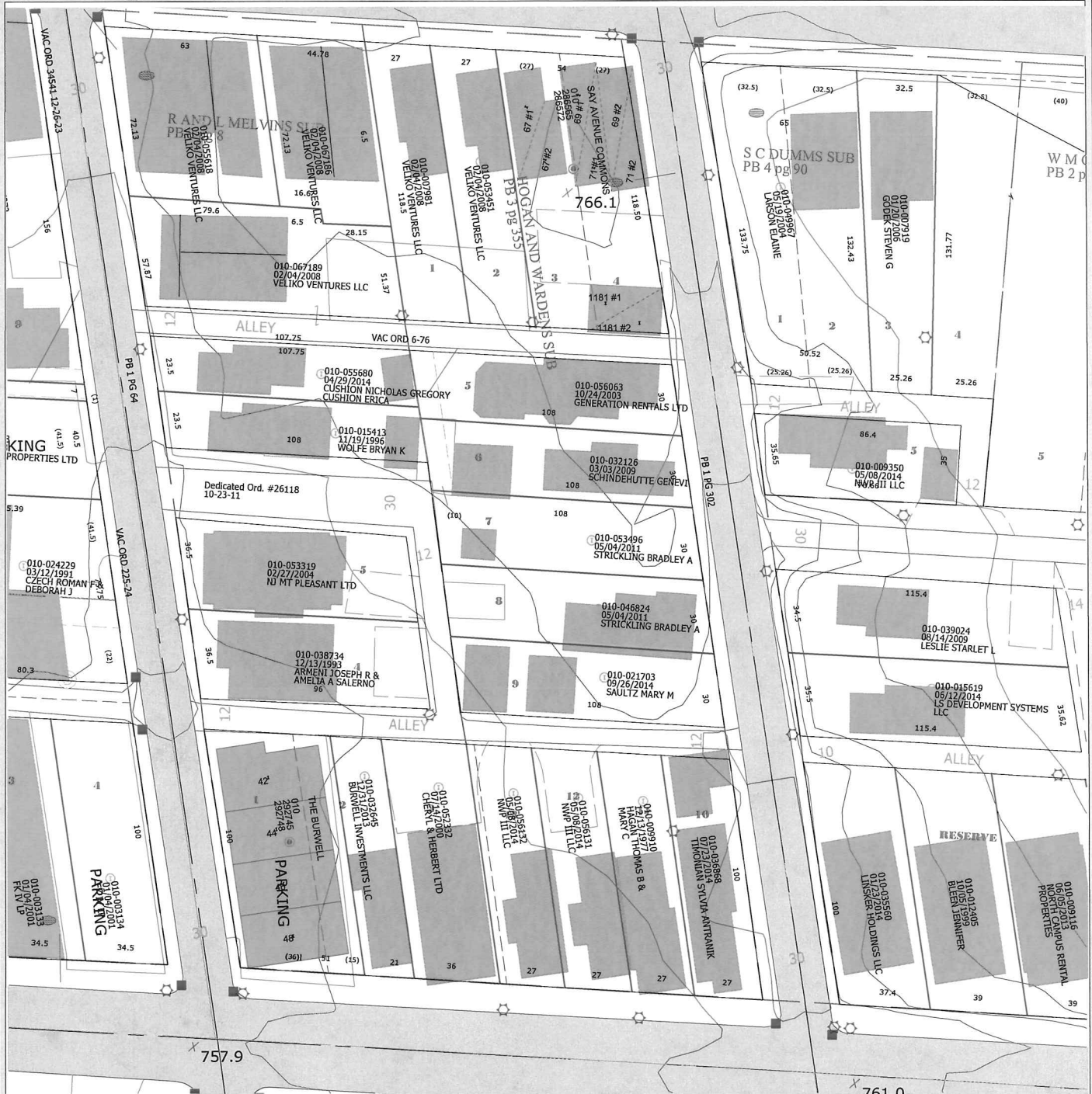
GIS FILE NUMBER: 65406



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/13/16



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.

Real Estate / GIS Department

Board of Zoning Adjustment Application

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

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) Marc Manack
of (COMPLETE ADDRESS) 229 E South Street Fayetteville Arkansas 72701

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

Bradley Strickling

1163 Say Avenue Columbus, Ohio 43201

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 3rd day of June, in the year 2016

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires 11-09-21



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