CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 26 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 99 PRICE AVE COLUMBUS OH 43201
Mailing Address: 8225 COPPERFIELD DR
COLUMBUS OH 43235-1101

Owner: ANDERSON ADAM F TR ANDERSON NE
Parcel Number: 010049888

ZONING INFORMATION

Zoning: Z73-168, Multi-family, ARLD
effective 1/9/1974, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

Historic District: Victorian Village
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



BZA16-142

95, 97, 99 Price Avenue & 103 Price Avenue

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

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: BZA16-142 Date Received: 10/24/16

Application Accepted by: JD. Reiss Fee: $320.00

Commission/Civic: Victorian Village

Existing Zoning:

Comments: 1/24/17

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

☑ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Construction of a new duplex on the 80 x 50 lot at the below listed Parcel. Construction will provide parking and build placement that will require various variances, listed on a separate page.

LOCATION

Certified Address: 95,97,99 Price Ave and103 Price Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010-04988 (empty lot) 103 Price Ave

APPLICANT (If different from Owner):

Applicant Name: Adam Anderson Phone Number: 614-981-4855 Ext.:

Address: 8225 Copperfield Drive City/State: Columbus/Ohio Zip: 43235

Email Address: Adam-Anderson@columbus.rr.com Fax Number: 614-727-7508

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

Name: Adam and Neila Anderson Trust Phone Number: 614-981-4855 Ext.:

Address: 8225 Copperfield Drive City/State: Columbus/Ohio Zip: 43201

Email Address: Adam-Anderson@columbus.rr.com Fax Number: 614-981-4855

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

PROPERTY OWNER 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

tmt 12/15

BZA16-142

95, 97, 99 Price Avenue & 103 Price Avenue

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Adam Anderson
of **(1)** MAILING ADDRESS 8225 Copperfield Drive
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 103 Price 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)** Adam and Neila Anderson Trust
8225 Copperfield Drive
Columbus, Ohio 43235
614-981-4855

APPLICANT'S NAME AND PHONE # (same as listed on front application) Adam Anderson
614-981-4855

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)** Victorian Village Commission
James A. Goodman Assistant Historic Preservation Officer 614-645-7920 • jagoodman@columbus.gov

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

☐ **(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 24th day of October, in the year 2016

David J. Reiss
(8) SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2020

Notary Seal Here

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tmt 12/15

BZA16-142

95, 97, 99 Price Avenue & 103 Price Avenue

Architect
Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Owner/Applicant
Adam and Neila Anderson
8225 Copperfield Drive
Columbus Ohio 43235

Victorian Village Commission
James Goodman/Hist.Preservation
50 W. Gay Street 4th Floor
Columbus Ohio 43215

Karthik Mulkanoor
118 Price Ave
Columbus Ohio 43201

Linda Schuler
110 1st Ave
Columbus Ohio 43201

Arland and Christian Stein
123 W. Hubbard Ave
Columbus, Ohio 43215

Brad Howe- Bhowe Inc
82 Price Ave
Columbus Ohio 43201

Andrew Feilen
114 W First Ave
Columbus Ohio 43201

Bruce Shumard
P.O. Box 15872
Columbus Ohio 43215

C&W Investments
1020 Dennison Ave STE 102
Columbus Ohio 43201

John Youger
92 Pice Ave
Columbus, Ohio 43201

Bruce/Yumi Dandford
112 Price Ave
Columbus Ohio 43201

Kirk Hardman
88 Price Ave
Columbus Ohio 43201

Susan Sarwark/ Robert Maccallum
108 Price Ave
Columbus Ohio 43201

Vic Village LTD partnership
21 W Hubbard Ave Ste D
Columbus Ohio 43215

Robert/Kathleen Gorman
78 Price Ave
Columbus Ohio 43201

David Nubauer/Jean Krum
365 N Cassady Ave
Columbus Ohio 43209

Abigail/Adam Partee
111 Price Ave
Columbus Ohio 43201

Adam/Kristi Deutsch
116 Beverly St #A
Laguna Beach CA 92651

Adam/Kristi Deutsch
116 Price Ave
Columbus, Ohio 43201

Paul Schmucker
110 Price Ave
Columbus, Ohio 43201

Dawn Greenway
Pepin Dawn Antonia
114 Price Ave
Columbus, Ohio 43201

Chiristina Worman
109 Price Ave
Columbus, Ohio 43201

List of Variances

List of Variances

Empty Lot, New Two Family
lot of record in 1959 per 3333.055 no use variance

3333.05(B) ARLD Area district Requirement
Two family on a lot of 4155.81 sf in lieu of 6000 sf

3333.25 Side or rear yard obstruction
The existing 3 unit dwelling on the parcel to the east encroaches 3'-0" into the side yard and the existing porch an additional 4'. Total side yard is 5' west and 10' east for a total of 30% of the required 20%.

Existing Three Family
3312.13 This driveway variance is required because there is no driveway on this property and the drive way is on the adjacent lot and an easement will be required to allow this property to utilize the drive.

3312.25 Maneuvering: Maneuvering is required on the adjacent parcel to the west, not on this property and for maneuvering through a parking space to access stacked parking.

3312.29 Parking space: stacked parking, the parking space cannot be accessed from a street, alley or maneuvering area, and we will need to access the parking spaces through stack parking spaces.

3312.49 Minimum number of parking spaces required.
6 required, 3 provided.

3333.11 ARLD Area district Requirement
Three family on a lot of 3454.83 sf in lieu of 7500 sf

3333.22 Maximum Side yard Requirement
To reduce the maximum side yard from 20% of the lot width (10'-1/8") to 17 ½ % (8'-10")

3333.23(a) Minimum side yard permitted
0' in lieu of 5' required.

Statement of Hardship:
Adam Anderson Owner

The project is a new construction of a 27' x 44' duplex at 103 Price Ave, parcel 010-04988, a empty parcel that is 50' x 82' and adjacent parcel 010-0344428 which is 95,97, and 99 Price Ave.

New Two Family
This parcel is located in a historic district and these lots are not sized as per typical suburban lots. There is precedent in this area for two family residences on this size lot and in Victorian Village in general. The encroachment variance is an existing condition.

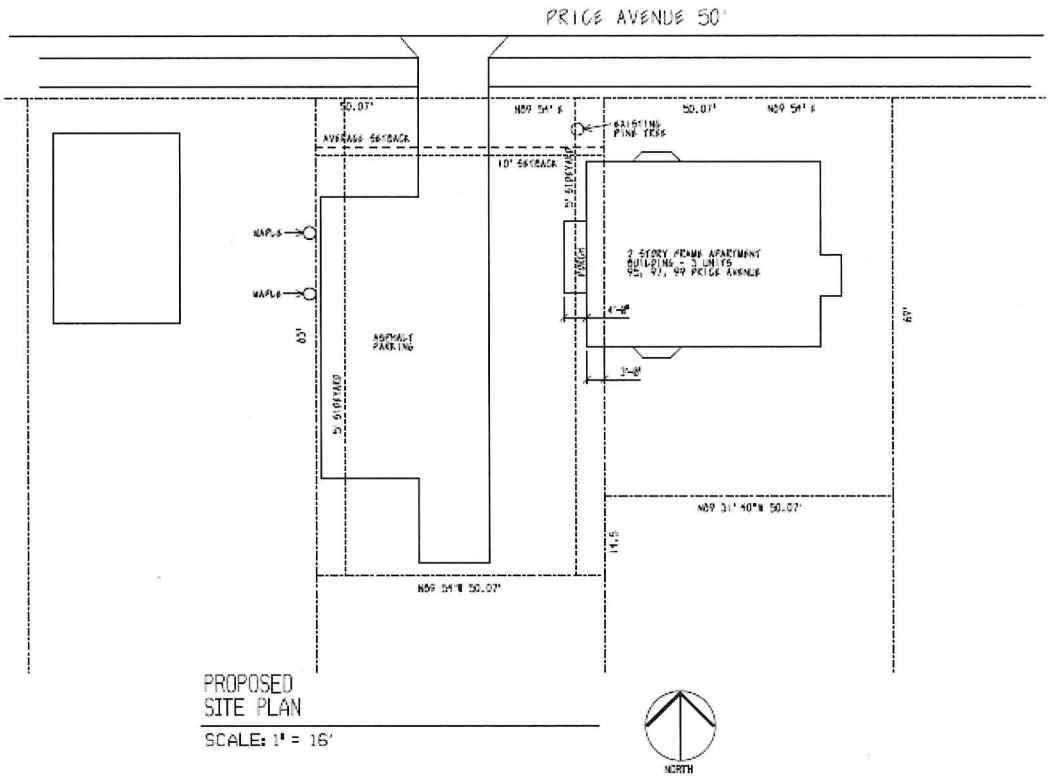
Existing Three Family

The majority of the variances for the Three Family are to variance the conditions that are already existing -- the area, the existing encroachment and side yard variances . This existing three family currently has no parking on site and by allowing the maneuvering and drive variances we would be able to provide on site parking for this property. In this particular area of Victorian Village parking spaces on site are required as street parking is not always readily available.

All variances support a very reasonable development of the lot and support the offering of rear parking with typical maneuverability. Rear parking and associated variances are key to the applicant right to engage in a reasonable development of this lot while not pushing a substantial number of cars on the street. (impact to local neighbors). Not grating these variances would create hardship that is not just ordinary inconvenience or difficulty but an inability to make reasonable use of the lot that is typical in the area.

Existing: Triplex 95,97,99 Price with a empty Lot for parking

JULIET BULLOCK ARCHITECT
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



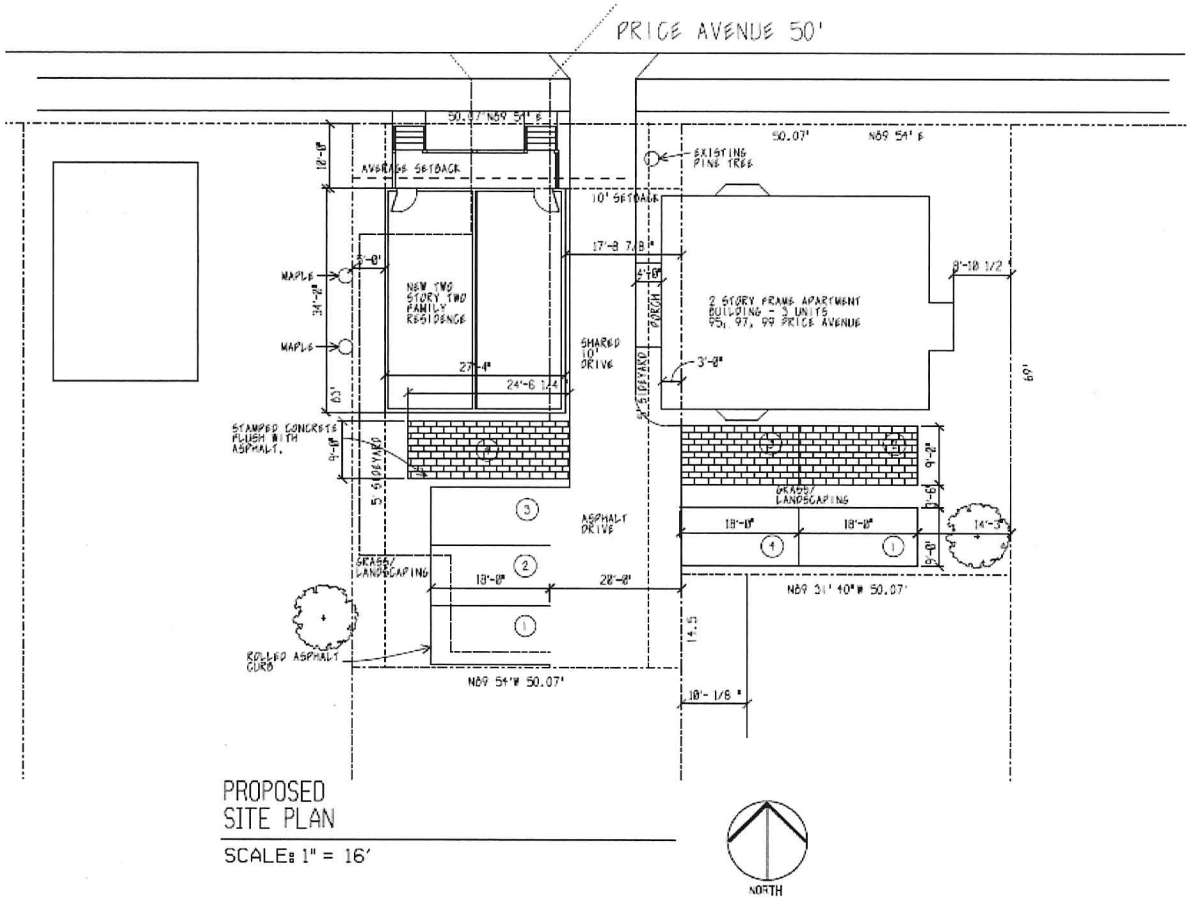
9/14/16

NEW TWO FAMILY RESIDENCE
PRICE AVENUE

BZA16-142
95, 97, 99 Price Avenue & 103 Price Avenue

Proposed: Duplex on the empty lot with behind both buildings

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



9/14/16

NEW TWO FAMILY
RESIDENCE
PRICE AVENUE

BZA16-142
95, 97, 99 Price Avenue & 103 Price Avenue

SITE INSPECTION REPORT 95-97-99 Price Avenue & 103 Price Avenue

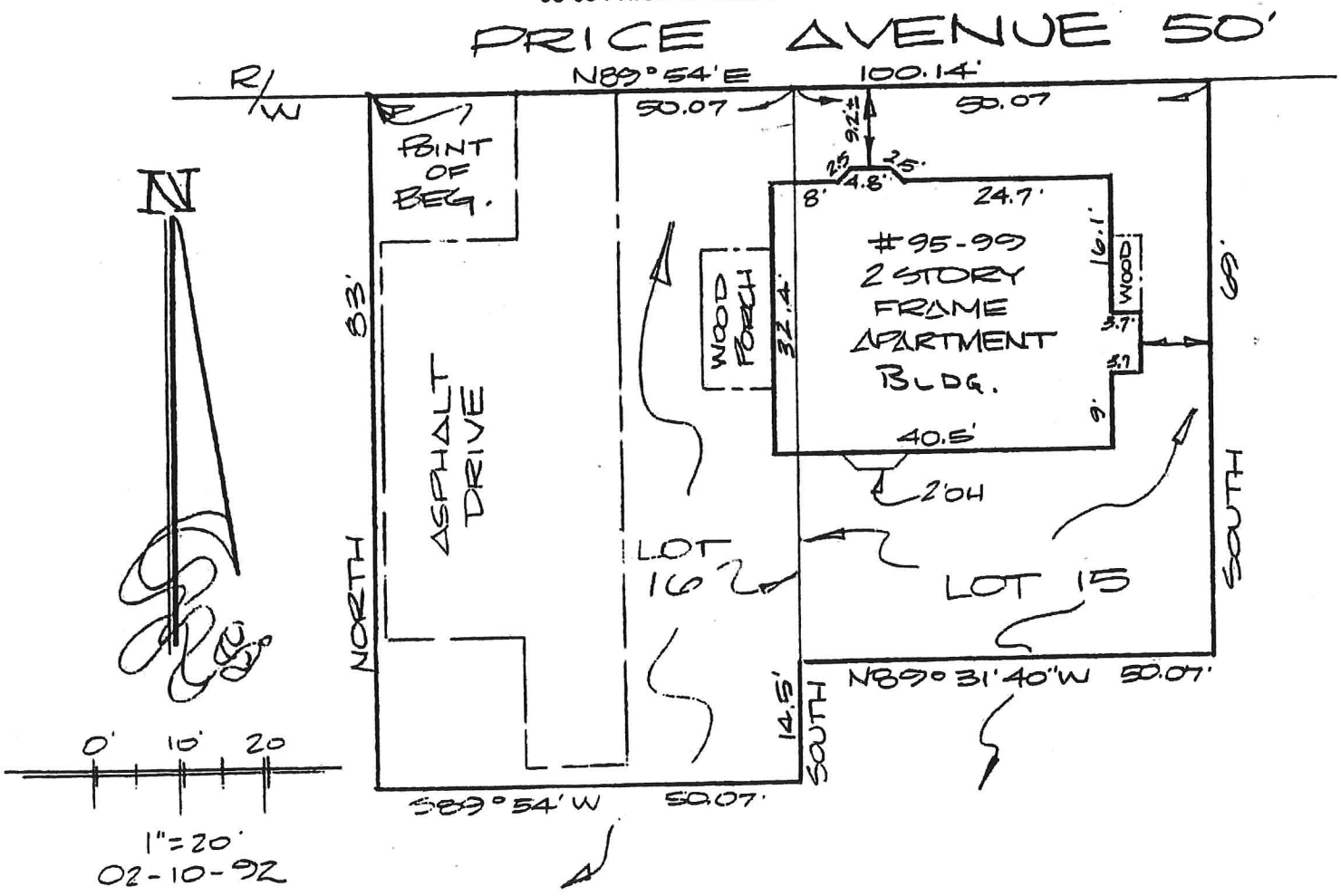
On 02-05-92 we inspected subject premises and received answers to the following questions:

Person Interviewed: NO ONE HOME

1. What is the property owners name? Answer: N/A
2. Who is in possession? Answer: N/A
3. In possession as owner, tenant under lease, or land contractee? Answer: N/A
4. Have any materials been furnished or work performed in improving this property within the last ninety days? Answer: NONE APPARENT
5. Have any improvements to the street such as grading, surfacing, curbing, sidewalks or sewers been made within the last six months? Answer: NONE APPARENT

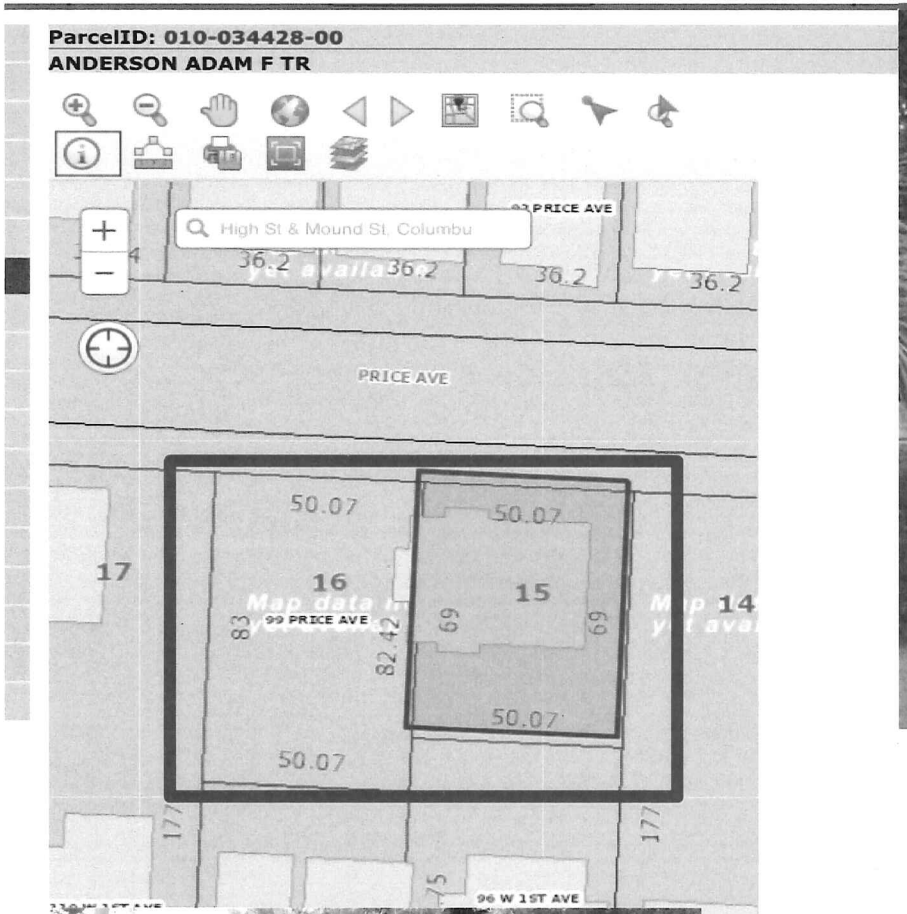
MAP OF MORTGAGE LOCATION SURVEY

95-99 PRICE AVENUE

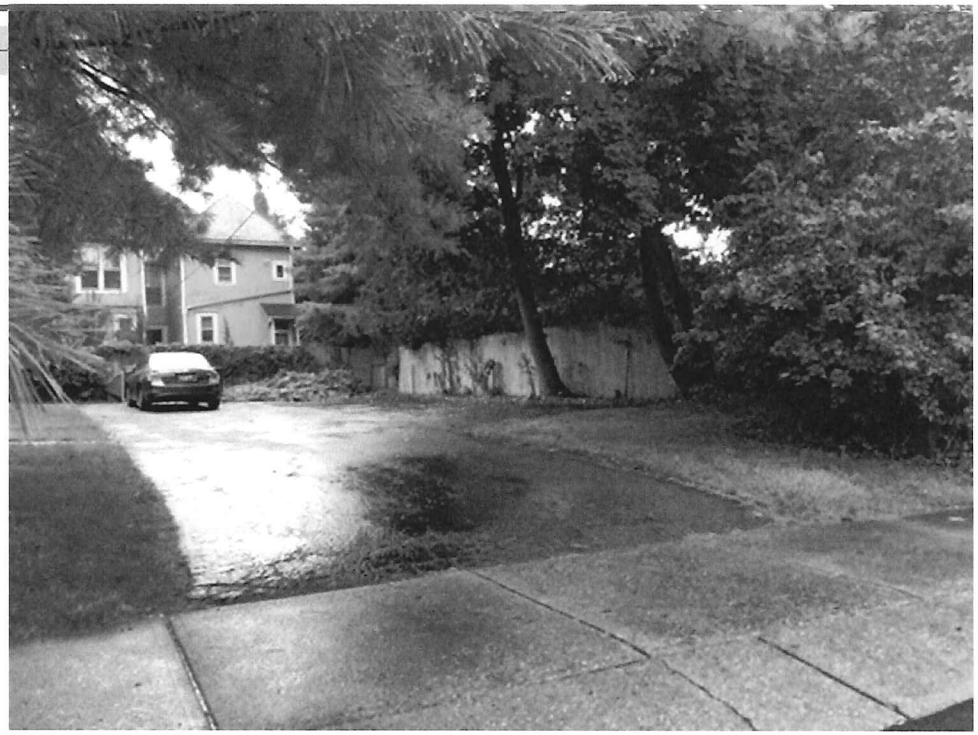


DESCRIPTION OF ENCROACHMENTS AND VIOLATIONS:
NONE APPARENT.

103 Price Ave: Adam Anderson Owner, Juliet Bullock Architects



The Lot 82ft x 50ft



010-049888-00 04/14/2010

Existing Building



010-034428 04/27/2014



010-034428-00 04/14/2010

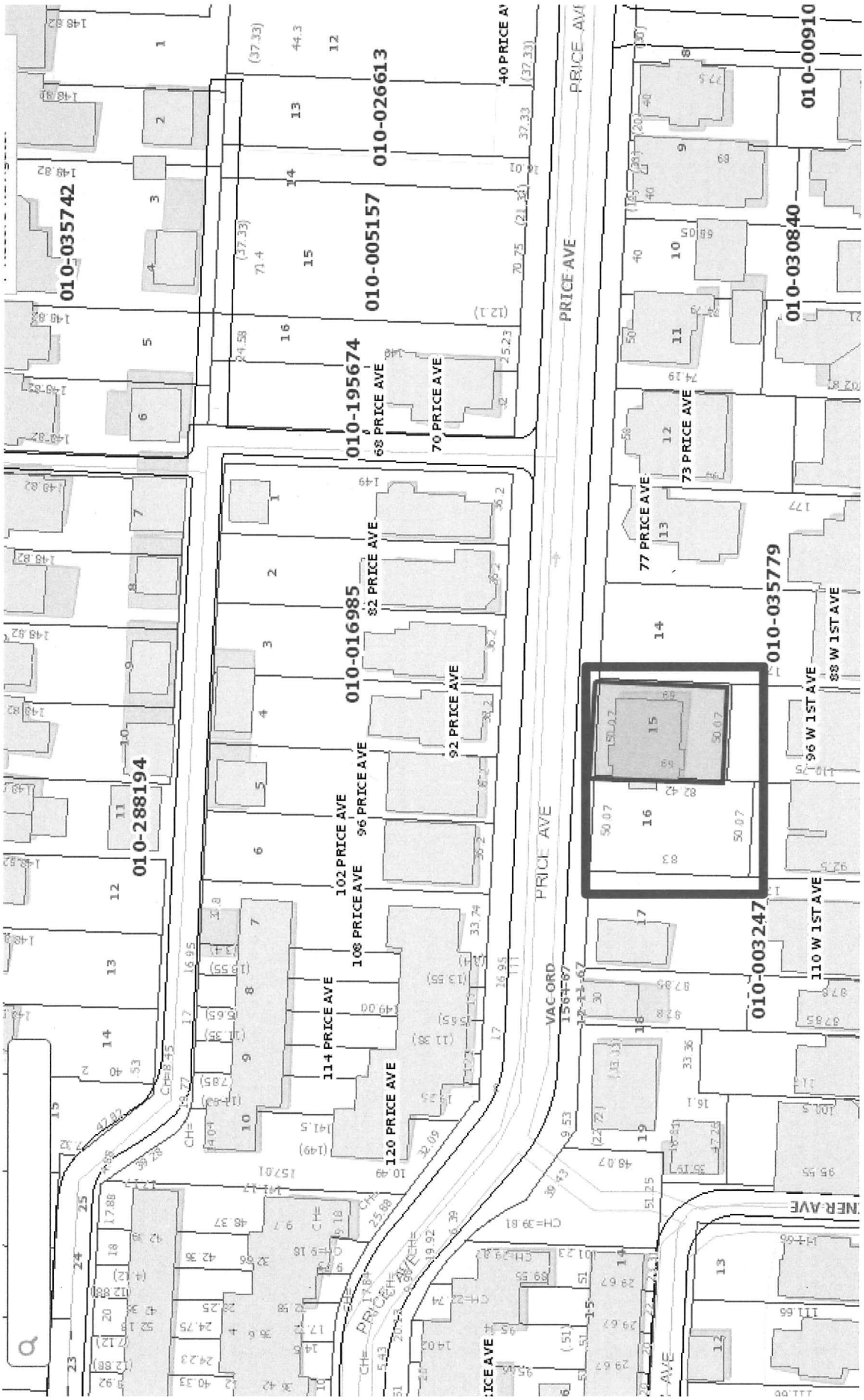


010-049888-00 11/16/2003

BZA16-142
95, 97, 99 Price Avenue & 103 Price Avenue

BZA16-142
95, 97, 99 Price Avenue & 103 Price Avenue

103 Price Ave: Adam Anderson Owner, Juliet Bullock Architects



BZA16-142
95, 97, 99 Price Avenue & 103 Price Avenue

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: s **DATE: 10/5/16**



Scale =40

Grid North

Disclaimer

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Real Estate / GIS Department

BZA16-142

95, 97, 99 Price Avenue & 103 Price Avenue

City of Columbus
Zoning Plat

N W E S

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

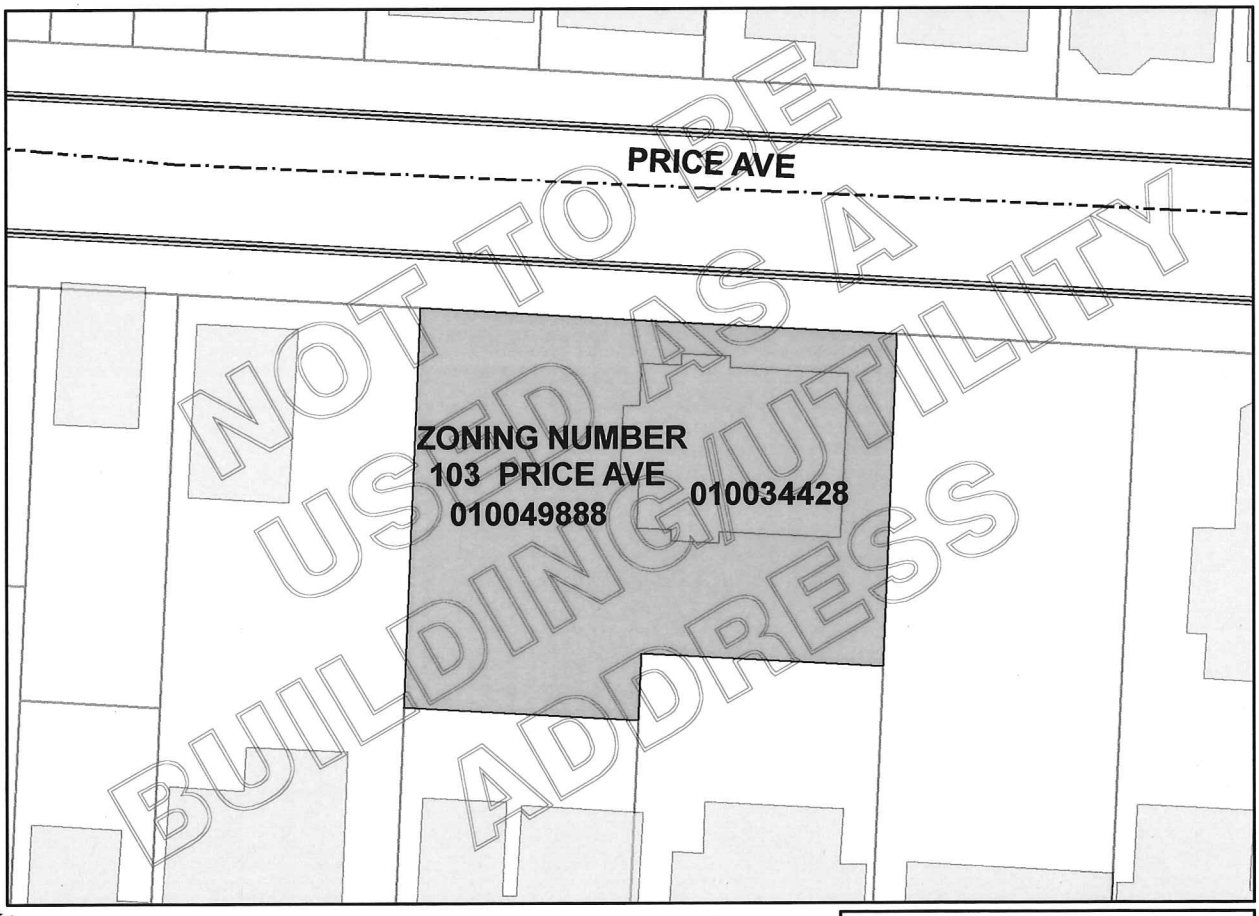
Parcel ID: 010049888, 0100344428

Zoning Number: 103 **Street Name: PRICE AVE**

Lot Number: N/A **Subdivision: N/A**

Requested By: ADAM ANDERSON & NEILA ANDERSON (OWNER)

Issued By: Adyana Amariam **Date: 10/5/2016**



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 75639

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

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BZA16-142

95, 97, 99 Price Avenue & 103 Price Avenue

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: s **DATE: 10/5/16**



Scale = 67'

Grid North

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Real Estate / GIS Department

BZA16-142

95, 97, 99 Price Avenue & 103 Price Avenue

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AND ZONING SERVICES

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) _____
of (COMPLETE ADDRESS) _____
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
Adam and Neila Anderson Trust	8225 Copperfield Drive Columbus, Ohio 43235- 100%

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 24th day of October in the year 2016

David J. Reiss
SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2020
My Commission Expires

Notary Seal Here

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tmt 12/15