# Zoning Report

## Site Information

<table>
<thead>
<tr>
<th>Address</th>
<th>1171 N GRANT AVE, COLUMBUS, OH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>4891 LUNAR DR</td>
</tr>
<tr>
<td></td>
<td>COLUMBUS OH 43214-1733</td>
</tr>
<tr>
<td>Owner</td>
<td>SECHLER MADELYN J</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>010066851</td>
</tr>
<tr>
<td>In Columbus?</td>
<td>Yes</td>
</tr>
<tr>
<td>County</td>
<td>FRANKLIN</td>
</tr>
</tbody>
</table>

## Zoning Information

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Z75-096, Manufacturing, M, 12/10/1975, H-35</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Board of Zoning Adjustment (BZA) Variance</td>
<td>None</td>
</tr>
<tr>
<td>Commercial Overlay</td>
<td>UNIVERSITY UCO</td>
</tr>
<tr>
<td>Planning Overlay</td>
<td>University</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
<tr>
<td>Area Commission</td>
<td>University Area Commission</td>
</tr>
<tr>
<td>Historic District</td>
<td>None</td>
</tr>
<tr>
<td>Historic Site</td>
<td>No</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Out</td>
</tr>
<tr>
<td>Airport Overlay Environ</td>
<td>None</td>
</tr>
</tbody>
</table>

## Pending Zoning Action

<table>
<thead>
<tr>
<th>Zoning</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board of Zoning Adjustment (BZA) Variance</td>
<td>None</td>
</tr>
<tr>
<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
</tbody>
</table>
THE CITY OF COLUMBUS
ANDREW J. GRANER 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: BZA16-145 Date Received: 11/1/2016
Application Accepted by: Fee: $2600
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:
Requesting parking space count to be reduced (3312.49), acceptance of shared parking (3312.03) to be considered, as well as space size to be reduced (3312.29), as described in the attached letter of hardship.

LOCATION
Certified Address: 1171 N. Grant Ave. City: Columbus Zip: 43201
Parcel Number (only one required): 010-066851

APPLICANT (If different from Owner):
Applicant Name: Charlene Walker (Wonder Dog Society) Phone Number: 614-425-4407 Ext.:
Address: ___________________________________________ City/State: Zip:
Email Address: charlene@wonderdogsociety.com Fax Number:

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page
Name: Madelyn J Sechler Phone Number: 614-204-4358 Ext.:
Address: 489 Lunar Drive City/State: Columbus Zip: 43214
Email Address: __________________________________________ Fax Number:

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☑ Agent
Name: Andrew J English, RLA (PLANIT Studios) Phone Number: 614-403-1442 Ext.:
Address: 7792 Olentangy River Rd Suite G City/State: Columbus Zip: 43235
Email Address: aenglish@planitstudios.com 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
**Board of Zoning Adjustment Application**

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

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**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME, Caren S Adams  

of (1) MAILING ADDRESS, 7792 Olentangy River Rd., Suite G, Columbus OH 43235  

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, 1171 N Grant Ave, Columbus OH 43201  

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)

<table>
<thead>
<tr>
<th>SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(4) Madelyn J Sechler</td>
<td>4893 Lunar Drive</td>
</tr>
<tr>
<td></td>
<td>Columbus OH 43214</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>APPLICANT'S NAME AND PHONE #</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(same as listed on front application)</td>
<td>Charlene Walker (Wonder Dog Society)</td>
</tr>
<tr>
<td></td>
<td>614-425-4407</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AREA COMMISSION OR CIVIC GROUP</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(5) University Area Commission</td>
<td>c/o Isom Nivins (Neighborhood Liason)</td>
</tr>
<tr>
<td></td>
<td>248 E 11th Ave., Columbus OH 43201</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>(6) PROPERTY OWNER NAME</th>
<th>(6a) PROPERTY ADDRESS</th>
<th>(6b) PROPERTY OWNER MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>see attached</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

✓ (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 14th day of November, 2016 in the year 2016  

DAVID J. REISS  

NOTARY PUBLIC, STATE OF OHIO  

My Commission Expires MAY 30, 2020

(8) SIGNATURE OF NOTARY PUBLIC

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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:

Please refer to Letter of Hardship, attached to this application.

__________________________________________
Signature of Applicant

Date 11/14/16

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.
November 11, 2016

City of Columbus
Board of Zoning Appeals
757 Carolyn Avenue
Columbus OH 43224

RE: Board of Zoning Adjustment Application – Letter of Hardship
Wonder Dog Society, 1171 N. Grant Ave., Columbus OH 43201

Dear Board Members:

Attached is our application and documentation for the proposed Wonder Dog Society facility. The site has an existing warehouse and a small gravel parking area. We are proposing to keep the existing building as is (no structural changes) and improve the parking lot with paving and striping per City Code. The proposed use for the facility is a daytime doggie daycare and is not intended as a boarding facility; however, in future some on-site grooming may be provided (a limited number of dog kennels would then be used to hold the groomed dogs short-term for pickup). Applicable zoning code requirements for which we are seeking variances are discussed in this letter of hardship.

1. The current site has a small gravel parking area in disrepair. The parking area is proposed to be resurfaced and striped to bring it up to Code. Shared parking has been arranged with Grace Missionary Baptist Church (1182 N 6th St, Columbus, OH 43201). The church parking lot is just west of the alley, directly across from the parking area of the site. This shared parking, in addition to the parking shown on the proposed site plan will more than fulfill the parking space count for the proposed use.

2. This area is unique in that this site is zoned M (Manufacturing), and is surrounded by a mix of uses. N. Grant Ave. has been realigned with E. 5th Ave. and the site sits in the old portion of N. Grant Ave., which limits the amount of through-traffic. Brandan Hayes (Columbus, Div. of Traffic Mgmt.) reviewed the preliminary site layout and indicated that no traffic study would be required for the proposed use. We are planning to use the existing building as-is, and improve the parking lot only.

3. Zoning code requirement for off-street parking is 9 spaces for the intended use. The existing parking lot is not large enough to accommodate 9 spaces. Due to the fact that shared parking has been arranged, and on-site parking is intended to be mainly short-term (for drop-off/pick-up), it is not anticipated that any additional parking will be needed to support this proposed use; therefore, we are requesting that the required off-street parking for the site be reduced.

The specific sections of the zoning code in which we are requesting variances are described below:

Zoning Code Section 3312.03. Parking Spaces to be on Same Lot; and
Zoning Code Section 3312.49. Minimum Parking Required.
Section 3312.03(D) requires all parking to be provided on the same lot as the use they are intended to serve. Section 3312.49 requires the parking count for this proposed use be 9 spaces. The site plan shows
Wonder Dog Society  
Letter of Hardship  
November 11, 2016  
Page 2 of 2

that we are proposing to have 1 van (ADA) and 2 standard off-street parking spaces on the site. We have come into an arrangement with the adjacent church to share 10 parking spaces to more than make up the remainder of the off-street parking requirement. We are requesting a variance to these sections of the code; that the off-site shared parking would be deemed sufficient for the use.

Zoning Code Section 3312.29 – Parking Space.
Section 3312.29 specifies that parking spaces should be a minimum of 9’x 18’. We are requesting a reduction in the parking space size to 8’x18’ in order to provide the required ADA-compliant handicap accessible van parking space plus two standard parking spaces.

Respectfully,

Charlene Walker  
Wonder Dog Society  
Owner/Applicant

Andrew J. English, RLA  
PLANIT Studios  
Agent of Owner
Brent Garland
1480 Dublin Road
Columbus, OH 43215

Tuesday, November 08, 2016

Mr. Brent Garland,

This letter serves as an official notice from our congregation that Ms. Charlene Walker, proprietor of 1171-1175 N. Grant Avenue, has our exclusive permission to use 10 spaces from our South parking lot to provide overflow parking for her business customers. Parking is restricted on all lots during our worship times listed below and during special events, before which she will be given at least 24 hours notice. Customers from his establishment who are parked in any of our spaces during restricted hours may be towed at the expense of the owner. Please call me if you have any further questions or concerns. Our parcel number is 010-013040.

Wednesday – 10:30 AM – 2:30 PM
Sunday – 9:30 AM – 1:30 PM

Sincerely,

Rev. C.J. Miller
Kevin J. Miller, Pastor/Chief Executive Officer
Disclaimer

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
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) Charlene Walker

of (COMPLETE ADDRESS) 1499 Tenagra Way, Columbus OH 43228

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:

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlene Walker</td>
<td>1499 Tenagra Way, Columbus OH 43228</td>
<td>100%</td>
</tr>
</tbody>
</table>

SIGNATURE OF AFFIANT: ____________________________

Sworn to before me and signed in my presence this 14th day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC: ____________________________

MAY 30, 2020

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