

Zoning Report

Site Information

Address	1171 N GRANT AVE, COLUMBUS, OH
Mailing Address	4891 LUNAR DR COLUMBUS OH 43214-1733
Owner	SECHLER MADELYN J
Parcel Number	010066851
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z75-096, Manufacturing, M, 12/10/1975, H-35
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	UNIVERSITY UCO
Planning Overlay	University
Graphics Variance	None
Area Commission	University Area Commission
Historic District	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

BZA16-145
Jame Freisse

1171 N GRANT AV

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA16-145 Date Received: 14 Nov. 2016
 Application Accepted by: JF Fee: \$1900-
 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 1/2 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 Charlene Walker

PROPERTY OWNER SIGNATURE Madelyn Sechler

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

THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

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)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Madelyn J Sechler 4893 Lunar Drive Columbus OH 43214

APPLICANT'S NAME AND PHONE # (same as listed on front application) Charlene Walker (Wonder Dog Society) 614-425-4407

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) University Area Commission c/o Isom Nivins (Neighborhood Liason) 248 E 11th Ave., Columbus OH 43201

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 with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Row 1: see attached

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

(8) SIGNATURE OF AFFIANT [Signature]

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

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

DAVID J. REISS NOTARY PUBLIC - STATE OF OHIO My Commission Expires MAY 30, 2020 Notary Seal Here

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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.

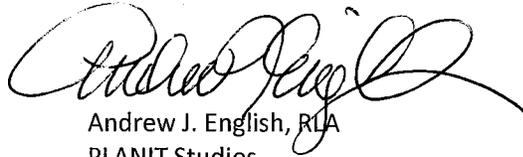
Zoning Code Section 3312.29 – Parking Space.

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



1182 N. Sixth Street
Columbus, OH 43201
614-291-9714 Office
614-291-9952 Facsimile
www.mygmbc.org

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,

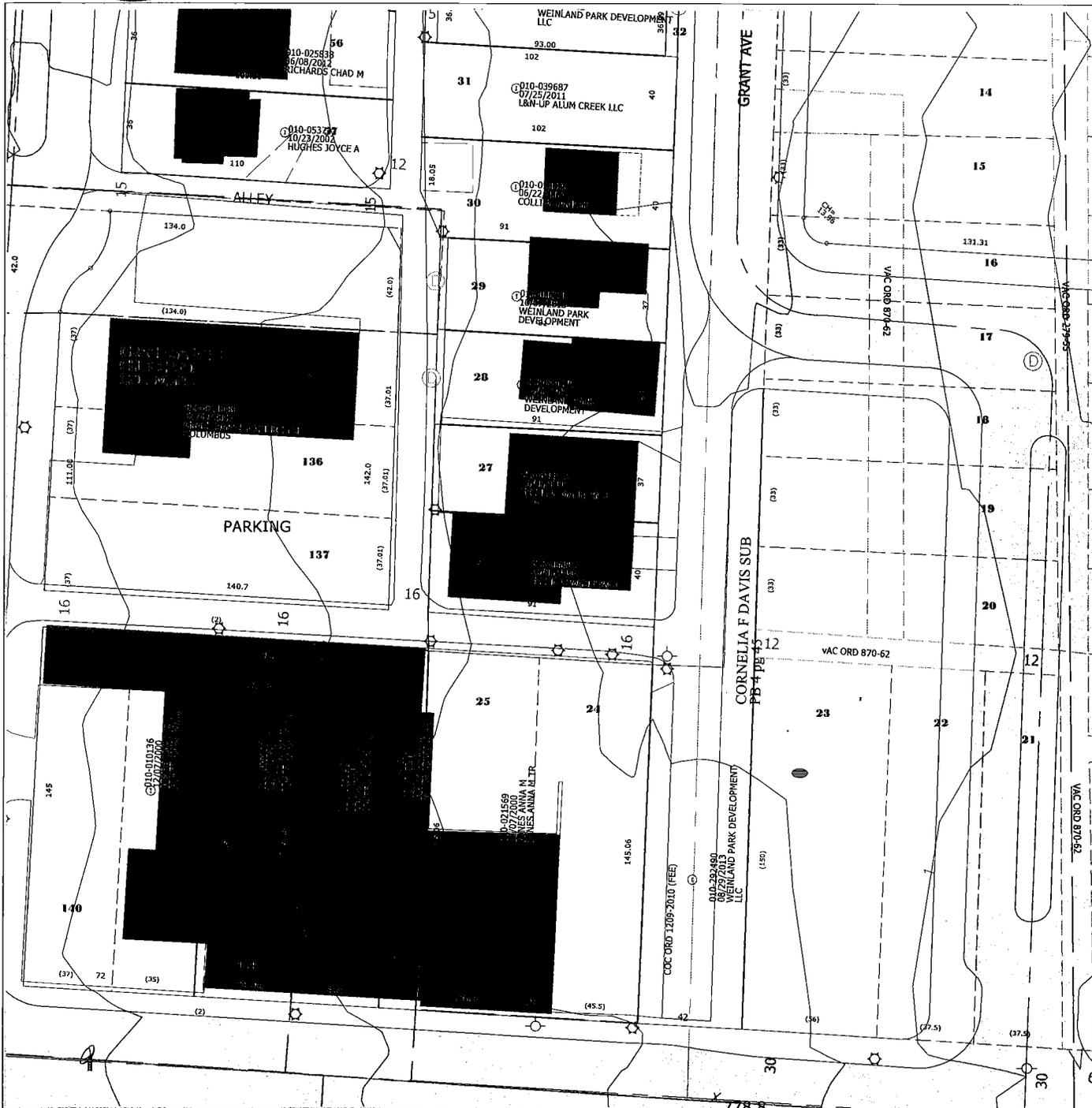
Kevin J. Miller, Pastor/Chief Executive Officer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/14/16

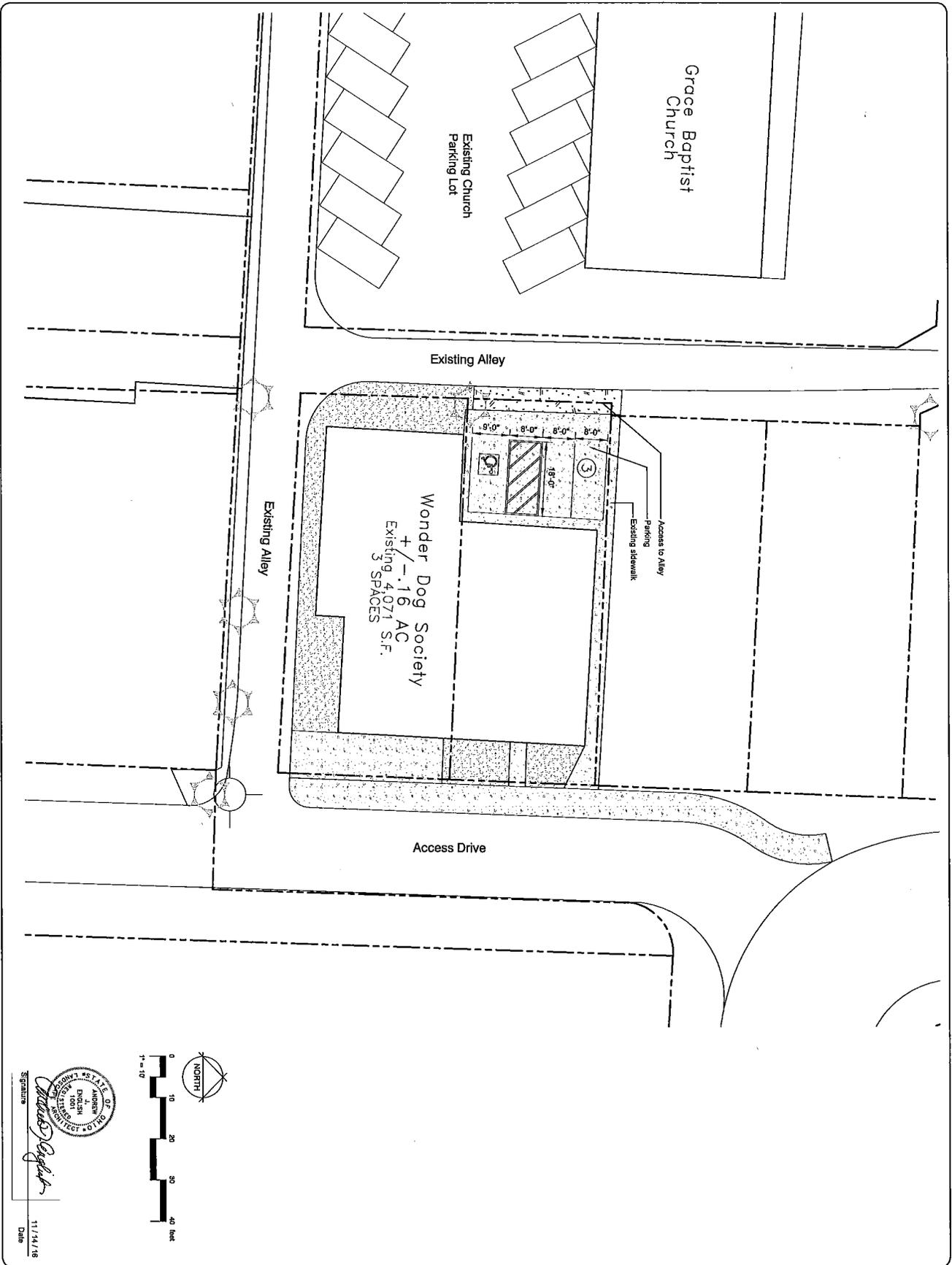


Disclaimer

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.



Scale: 1" = 10'

0 10 20 30 40 Feet

NORTH

Signature: *Charles J. English*

Date: 11/14/18

Professional Engineer Seal: ANDREW J. ENGLISH, No. 1001, State of Ohio, License No. 10221

SHEET INFORMATION
CURRENT DATE: November 14, 2018
REVISIONS:
SHEET TITLE
LAYOUT PLAN
SCALE: AS NOTED
SHEET NO. L-1

Wonder Dog Society

1171-1175 North Grant Avenue
 Columbus, OH 43201

PROJECT NO. 1616-125
 DATE: November 14, 2018

PLANIT

7732 Glenbury River Road
 Columbus, OH 43229
 614.291.1100
 planitinc.com

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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) 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 with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: Charlene Walker, 1499 Tenagra Way, Columbus OH 43228 (100%)

SIGNATURE OF AFFIANT [Handwritten Signature]

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

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

DAVID J. REISS NOTARY PUBLIC - STATE OF OHIO My Commission Expires MAY 30, 2020 Notary Seal Here

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