



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Nov 17 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 251 E 3RD AVE COLUMBUS OH 43201

Mailing Address: 455 W 3RD AVE

COLUMBUS OH 43201-3363

Owner: NEW VICTORIANS

Parcel Number: 010035710

ZONING INFORMATION

Zoning: Z73-025, Residential, R4

effective 6/19/1973, 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: I-670 Graphics Control

Historic District: Italian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

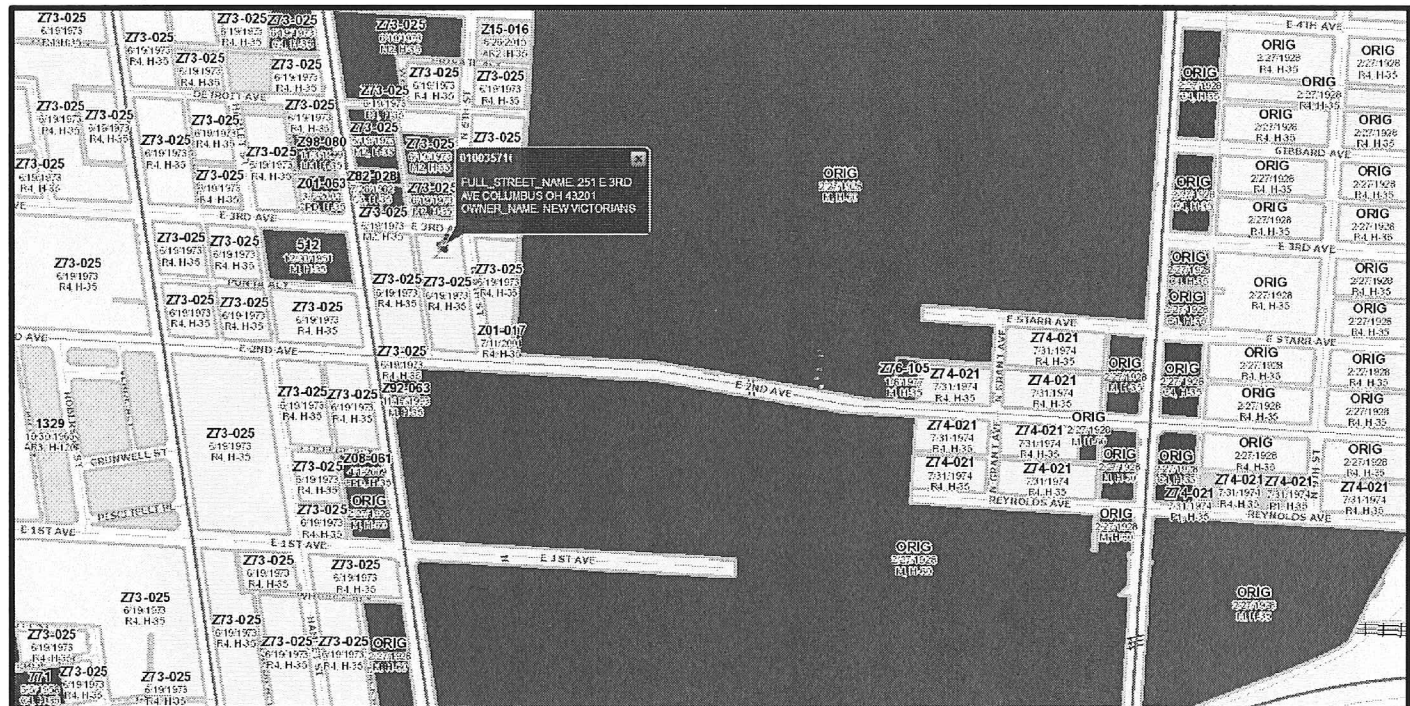
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



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: BZA16-149 Date Received: 11/16/16
 Application Accepted by: D. Reiss Fee: \$320.00
 Commission/Civic: Italian Village
 Existing Zoning: R-4
 Comments: 11/24/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:
see attached sheet

LOCATION

Certified Address: 245 East Third Avenue City: Columbus, OH Zip: 43215

Parcel Number (only one required): 010-051376

APPLICANT (If different from Owner):

Applicant Name: Gunzelman Architecture & Interiors Phone Number: (614) 321-5252 Ext.:

Address: 88 North 5th Street City/State: Columbus, OH Zip: 43215

Email Address: lgunzelman@gunzelmanai.com Fax Number:

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

Name: The New Victorians Inc. Phone Number: (614) 294-0550 Ext.:

Address: 455 West 3rd Avenue City/State: Columbus, OH Zip: 43201

Email Address: Fax Number: (614) 297-1814

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

Name: Jackson B. Reynolds, III Phone Number: 221-4255 Ext.:

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number: 221-4409

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

APPLICANT SIGNATURE By: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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** Jackson B. Reynolds, III

of **(1) MAILING ADDRESS** 37 West Broad Street, Suite 460, Columbus, OH 43215

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 245 East Third 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) The New Victorians Inc.

455 West 3rd Avenue

Columbus, OH 43201

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

Gunzelman Architecture & Interiors

(614) 321-5252

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

(5) Italian Village Commission

c/o Connie Torbeck

50 West Gay Street, 2nd Floor

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 sheet

☐ **(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 7th day of November, in the year 2010

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio

My Commission Expires 09-04-2020

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Applications must be submitted by appointment. Call 614-645-4521 for scheduling.
Please make checks payable to the Columbus City Treasurer.

APPLICANT

Gunzelman Architecture & Interiors
c/o Laurie Gunzelman
88 North 5th Street
Columbus, OH 43215

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

Matthew J Wood
Christopher Hammer
236 East Third Avenue
Columbus, OH 43201

Jody W Dierksheide
Craig C Richardson
819 Hamlet Street
Columbus, OH 43215

Matt & Danielle Digruttolo
986 North Sixth Street
Columbus, OH 43201

James R Taylor
P.O. Box 213
Reynoldsburg, OH 43068

Andrew M Boyd
967 North Sixth Street
Columbus, OH 43201

Michael A Lee
971 North Sixth Street
Columbus, OH 43201

PROPERTY OWNER

The New Victorians Inc.
455 West 3rd Avenue
Columbus, OH 43201

SURROUNDING PROPERTY OWNERS

G Scott Guiler
c/o Quinn Fallon
1017 North 6th Street
Columbus, OH 43201

Mark R Hosterman
P.O. Box 237
Circleville, OH 43113

Colin Vent
Lisa Sullivan
979 North Sixth Street
Columbus, OH 43201

Citimortgage Inc
95 Methodist Hill Drive
Rochester, NY 14623

Dennis R Hubach
978 North Fourth Street
Columbus, OH 43201

Kenneth R Kline
973 North Sixth Street
Columbus, OH 43201

AREA COMMISSION

Italian Village Commission
c/o Connie Torbeck
City of Columbus Historic Resources
50 West Gay Street, 4th Floor
Columbus, OH 43215

mulberry-thirdave.lbl (nct)
9/30/16 S:Docs/s&hlabels/2016

David Hays
Cintia L Ulloa
5736 Chatterfield Drive
Dublin, OH 43017

Michael J Holbrook
Janie D Roberts
982 North Sixth Street
Columbus, OH 43201

James M Lacher III
983 North Sixth Street
Columbus, OH 43201

Dustin J & Johanna L McKee
257 East Third Avenue
Columbus, OH 43201

Michael J Hughes
984 Peru Al.
Columbus, OH 43201

Robert M & Cindy S Knapp
972 North Sixth Street
Columbus, OH 43201

Alexander K Bogle
975 North Sixth Street
Columbus, OH 43201

STATEMENT OF HARDSHIP

APPLICATION #

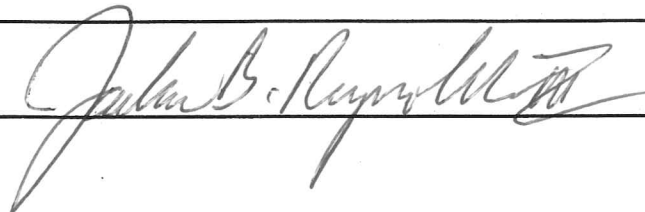
3307.09 Variances by Board.

- 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 subject property is located in an older historic area made up of housing on small lots that has become a common characteristic of the Italian Village Community. The applicant is seeking to create two (2) new lots out of four (4) small lots and construct single family homes on the lots. The special circumstance is that the area is historical with small lots and therefore most new construction requires variances for the development of new housing. The Code is not set up to address redevelopment of housing in an older urban area of town. The granting of the variances will preserve a substantial property right that others have in the area as most new construction requires variance to permit new housing. The granting of the requested variances will not be injurious to surrounding properties and will not be contrary to the public interest nor the intent of the Zoning Code.

Signature of Applicant



Date

11/10/16

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Variance Request
245 East Third Avenue
2 lots

Lot #1 – 2,589 sq. ft.

Lot #2 – 2,785 sq. ft.

- 1) 3332.05(4) – 50' lot width
Lot 1 – 33' – a reduction of 17'
Lot 2 – 33' – a reduction of 17'
- 2) 3332.15 – 5,000 sq. ft. minimum lot size
Lot 1 – 2,589 sq. ft. – a reduction of 2,411 sq. ft.
Lot 2 – 2,785 sq. ft. – a reduction of 2,215 sq. ft.
- 3) 3332.21(E) – Building line setback – 25'
Lot 1 – 15' – a reduction of 10'
Lot 2 – 15' – a reduction of 10'
- 4) 3312.25 – Maneuvering across each lot line – shared driveway
Lot 1 – Yes variance required
Lot 2 – Yes variance required
- 5) 3312.09(2)(c) – 20' of maneuvering space on each lot *to 10'*
Lot 1 – Yes variance required
Lot 2 – Yes variance required
- 6) 3332.27 – Rear yard – 25% of lot
Lot 1 – 647.25 sq. ft. required - (proposed – 334 sq. ft.) a decrease of 313.25 sq. ft. to 13%
Lot 2 – 696.25 sq. ft. required (proposed – 382.5 sq. ft.) a decrease of 313.75 sq. ft. to 12%

The site plan shows two lots, Lot 1 and Lot 2, situated between Third Ave and an existing residence. Lot 1 is a New 2 Story Residence (636.5 SF) with a First Floor, a Porch, and a New 2 Car Garage (427 SF). Lot 2 is a New 2 Story Residence (745 SF) with a First Floor, a Porch, and a New 2 Car Garage (427 SF). The plan includes setbacks of 10'-0" and 3'-0", lot lines, and a concrete drive. A north arrow is located in the upper right corner.

SITE ADDRESS: 251 E 3RD AVE
COLUMBUS, OH 43201
TOTAL LOT AREA: .123 ACRES, 5,375 SF
ZONING: Z73-025
EFFECTIVE: 6/19/1973
LAND USE: R-4
PARCEL # 010-035862
010-051376
010-106514
010-035710

THE LOCATIONS OF EXISTING UTILITIES, BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.

ELECTRIC FENCE
STORM SEWER WATER SYSTEM
ELECTRIC

OWNER:
NEW VICTORIANS INC
455 W 3RD AVE
COLS OH 43201

ARCHITECT:
GUNZELMAN architecture + interiors
Laurie Gunzelman, AIA
88 N FIFTH ST #202
COLUMBUS, OH 43215
614-674-6696
lgunzelman@gunzelmanai.com

LEGAL DESCRIPTION:
245-251 E THIRD AVE

PROJECT DESCRIPTION
TWO NEW 2 STORY RESIDENCES, AND 2 NEW 2-CAR GARAGES IN REAR

LAND USE GROUP
R- RESIDENTIAL

SET BACK
FRONT = 10', SIDE = 3', REAR = 3'

PROPOSED RESIDENCES	WEST: 784 sf 1st Floor 712 sf 2nd Floor 658 sf Basement 34 sf Patio	EAST: 674 sf 1st Floor 685.75 sf 2nd Floor 636.5 sf Basement 34 sf Patio
GARAGES	New Attached 2-Car Garage WEST: 427sf EAST: 427sf	
REAR YARD SF	(Shown Hatched on Plan) WEST: 382.5 sf 13.7 % Total Lot Area EAST: 334 sf 13% Total Lot Area	

REVISIONS	
ARCHITECTURAL SITE PROPOSED (A)	
DATE: 11.01.2016	

251 E THIRD AVE
COLUMBUS OH 43201

PJT #: 16-125

architecture + interiors
GUNZELMAN
88 N 5th St Suite
COLUMBUS, OH 43215 P 614.321.5232

1 SITE PLAN - PROPOSED

0"=1' 5' 10' 20'

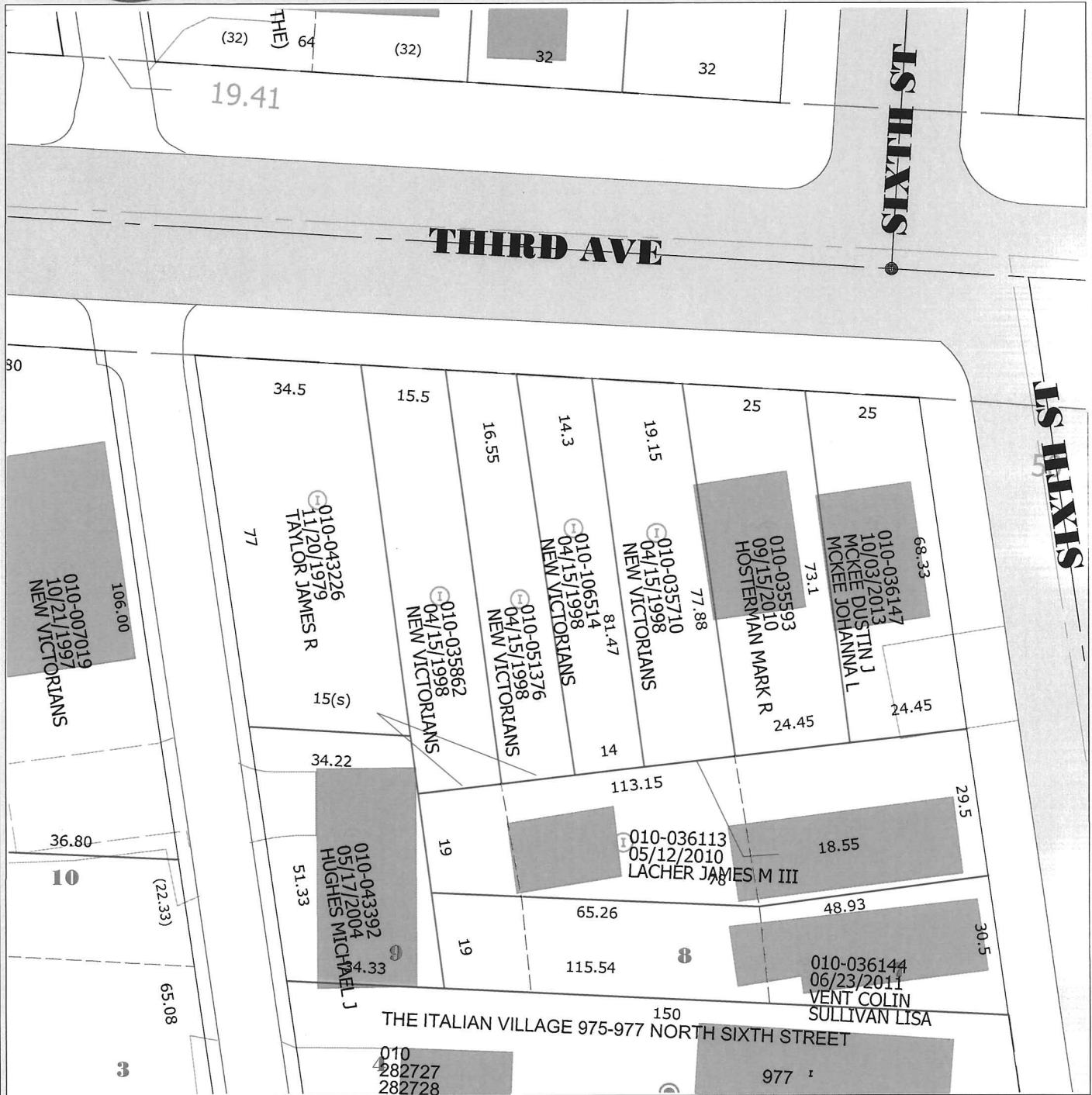
EXISTING RESIDENCE



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/8/16



Disclaimer

Scale = 30



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



City of Columbus Zoning Plat



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: 010051376

Zoning Number: 245

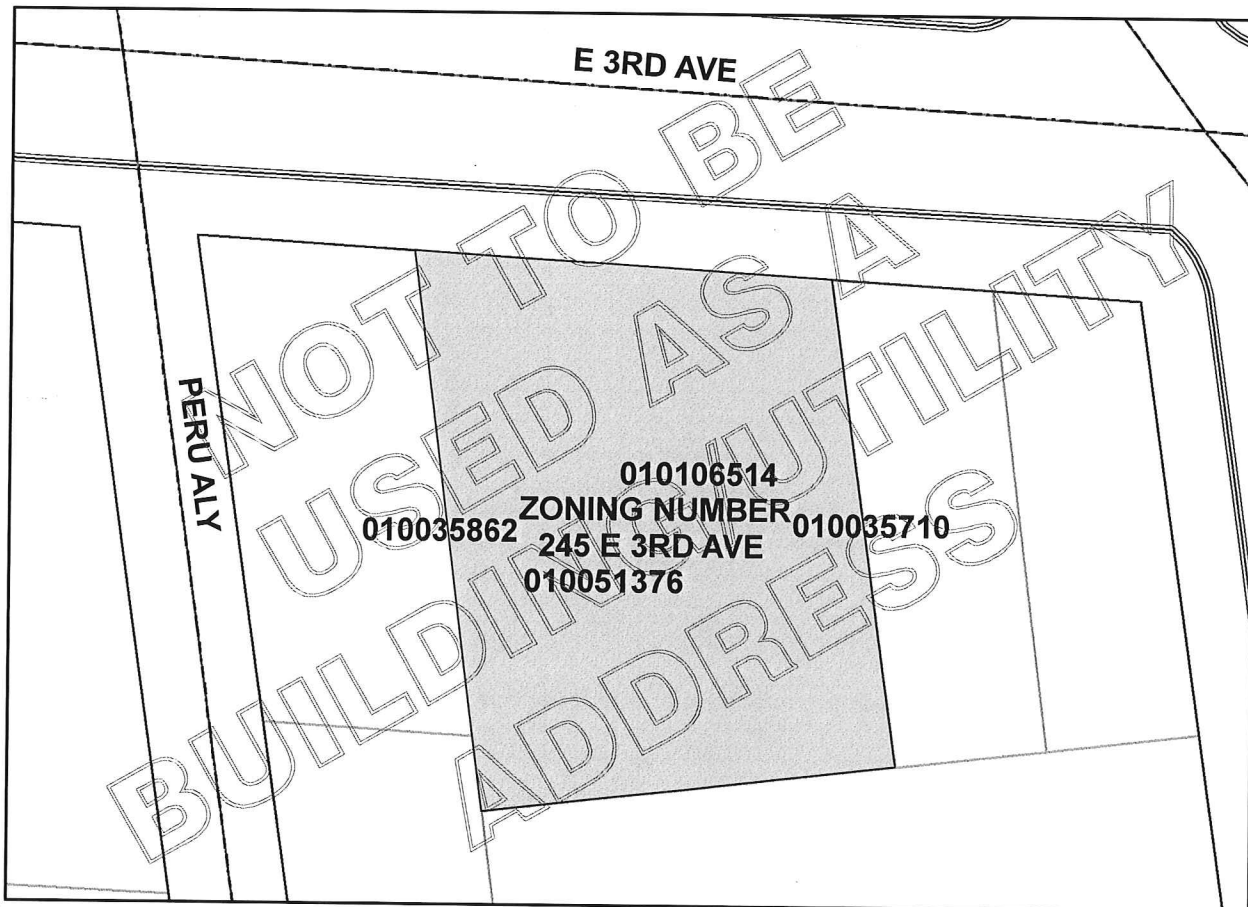
Street Name: E 3RD AVE

Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK RENOLDS)

Issued By: Adyana Amarian Date: 9/9/2016



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 73084

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
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

The New Victorians Inc.

455 West 3rd Avenue, Columbus, OH 43201

Gunzelman Architecture & Interiors

88 North 5th Street, Columbus, OH 43215

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 7th day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires 9/4/2020



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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