

Zoning Report

Site Information

Address	526 W SECOND AV
Mailing Address	201 GREENGLADE AVE WORTHINGTON OH 43085-8501
Owner	FAHY TERRENCE R
Parcel Number	010028870
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z01-016, Residential, R2F, 5/23/2001, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	06310-00003, Passed
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	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

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: BZA16-173 Date Received: 19 Dec 2016
Application Accepted by: [Signature] Fee: \$320
Commission/Civic: HARRISON WEST SOC.
Existing Zoning:
Comments:

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

[X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

See Exhibit B

LOCATION

Certified Address: 526 W. 2nd Ave. City: Columbus Zip: 43201

Parcel Number (only one required): 010-028870-00

APPLICANT (If different from Owner):

Applicant Name: Blue Chip Development Group, LLC Phone Number: 614-725-7594 Ext.:

Address: 5000 Arlington Centre Blvd. -2212 City/State: Columbus, OH Zip: 43220

Email Address: dfaeth@livebluechip.com Fax Number:

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

Name: Terrence R. Fahy Phone Number: 614-537-5577 Ext.:

Address: 5300 Sharon Ave. City/State: Columbus, OH Zip: 43214

Email Address: trfahy@aol.com Fax Number:

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 [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature] - POA

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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Please make checks payable to the Columbus City Treasurer

THE CITY OF COLUMBUS ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

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AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DUSTIN FAETH - member of Blue Chip Development Group, LLC of (1) MAILING ADDRESS

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 526 W. 2nd 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) Terrence R. Fahy 5300 Sharon Ave. Columbus, OH 43214

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

Blue Chip Development Group, LLC - Dustin Faeth 614-725-7594

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

(5) Harrison West Society c/o Jacob Sukosd PO Box 163442 Columbus, OH 43216

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 Exhibit A

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

(8) SIGNATURE OF AFFIANT

[Handwritten signature]

Sworn to before me and signed in my presence this 19th day of December, in the year 2016

Benson K. William (8) SIGNATURE OF NOTARY PUBLIC

11.18.2017 My Commission Expires



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Benson K. William Not 12/15 12.19.2016

Tierney Ford
1082 Perry St.
Columbus, OH 43201

Charles Wince
507 W. 2nd Ave.
Columbus, OH 43201

Jeffrey Bergandine
506 W. 2nd Ave.
Columbus, OH 43201

Scott Joynt
1085 Oregon Ave.
Columbus, OH 43201

David Dysinger
8071 Morris Rd.
Hilliard, OH 43026

Harmon Vredevelde
1089 Oregon Ave.
Columbus, OH 43201

Terrence Fahy
5300 Sharon Ave.
Columbus, OH 43214

Martin Wilt
2826 Folkstone Rd.
Columbus, OH 43220

GTM Ohio, LLC
4694 N. Ridge Dr.
Akron, OH 44333

Robert Thompson
544 W. 2nd Ave.
Columbus, OH 43201

Ian Warmbrodt
1100 Perry St.
Columbus, OH 43201

Megan Thrush
540 W. 2nd Ave.
Columbus, OH 43201

Andrew Levitt
1081 Oregon St.
Columbus, OH 43201

Jeffrey Rovda
420 W. 2nd Ave.
Columbus, OH 43201

Marshall McPeck
1058 Perry St.
Columbus, OH 43201

Pete Vitt
1062 Perry St.
Columbus, OH 43201

Blue Chip Development Group, LLC
Attn: Dustin Faeth
5000 Arlington Centre Blvd – 2212
Columbus, OH 43220

Melanie Miller
1088-A Perry St.
Columbus, OH 43201

Ashley Lester
1088-B Perry St.
Columbus, OH 43201

Tracy McNaghten
1088-C Perry St.
Columbus, OH 43201

Yuk Law
1088-D Perry St.
Columbus, OH 43201

Christine Turocy
4593 Bimiini Dr.
Columbus, OH 43230

Samantha Hoffman
1096-A Perry St.
Columbus, OH 43201

Edward Shields
1096-B Perry St.
Columbus, OH 43201

Vanessa Tran
1096-C Perry St.
Columbus, OH 43201

Robert Mason
1096-D Perry St.
Columbus, OH 43201

Mallory Katz
2535 River Oaks Dr.
Columbus, OH 43228

Pamela Sullivan
1067 Perry St.
Columbus, OH 43201

Golden Horse Properties, LLC
PO Box 8051
Columbus, OH 43201

Golden Horse Properties, LLC
PO Box 8051
Columbus, OH 43201

BZA16-173

526 WEST SECOND AVE

David Wilcox
1054 Perry St.
Columbus, OH 43201

Blue Chip Development Group, LLC
Attn: Dustin Faeth
5000 Arlington Centre Blvd – 2212
Columbus, OH 43220

Terrence Fahy
5300 Sharon Ave.
Columbus, OH 43214

Harrison West Society
Attn: Jacob Sukosd
P.O. Box 163442
Columbus, OH 43216

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

STATEMENT OF HARDSHIP

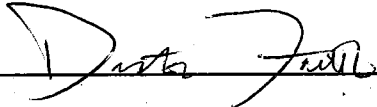
APPLICATION #

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:

See Exhibit B

Signature of Applicant  Date 12/16/16

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Exhibit B

Statement of Hardship

This variance request for 526 W. 2nd Avenue is necessary due to sewer access needs for the new development on the neighboring lot to the West at 530 W. 2nd Avenue (parcel 010-284028-00). 530 W. 2nd Avenue was approved to build a two-family dwelling on this vacant lot via approved BZA board order on June 28, 2016 (ref. BZA16-038). Initial plans sought to connect to the city sewer to the West of the property in Perry St., but upon further inspection it was found that the sewer line running through Perry St. is a main trunk line that cannot be accessed. As a result, the most viable option for connecting to the city sewer is the 12" sewer running through the alley to the North of 526 W. 2nd Avenue. The owner of 526 W. 2nd Avenue is in agreement with allowing a lot split to occur in order to accommodate sewer access from 530 W. 2nd Avenue through the designated tract of land on his lot to connect to the city sewer in the alley to the North. Variances triggered by this event that are listed below will be negated by an easement agreement granted by 530 W. 2nd Avenue for 526 W. 2nd Avenue to retain full usage and maintenance of this tract of land after the lot split, such as it is currently.

We feel our variance request is very reasonable given the fact that 530 W. 2nd Avenue has already been approved to build on the lot, and given that this point of access to connect to the city sewer is the only viable option to move forward with said project. In addition, having full support from the owner of 526 W. 2nd Avenue to split a small portion of his lot to accommodate this sewer access, along with granting him an easement to retain full usage and maintenance of this small tract of land, as it currently is today.

Variances

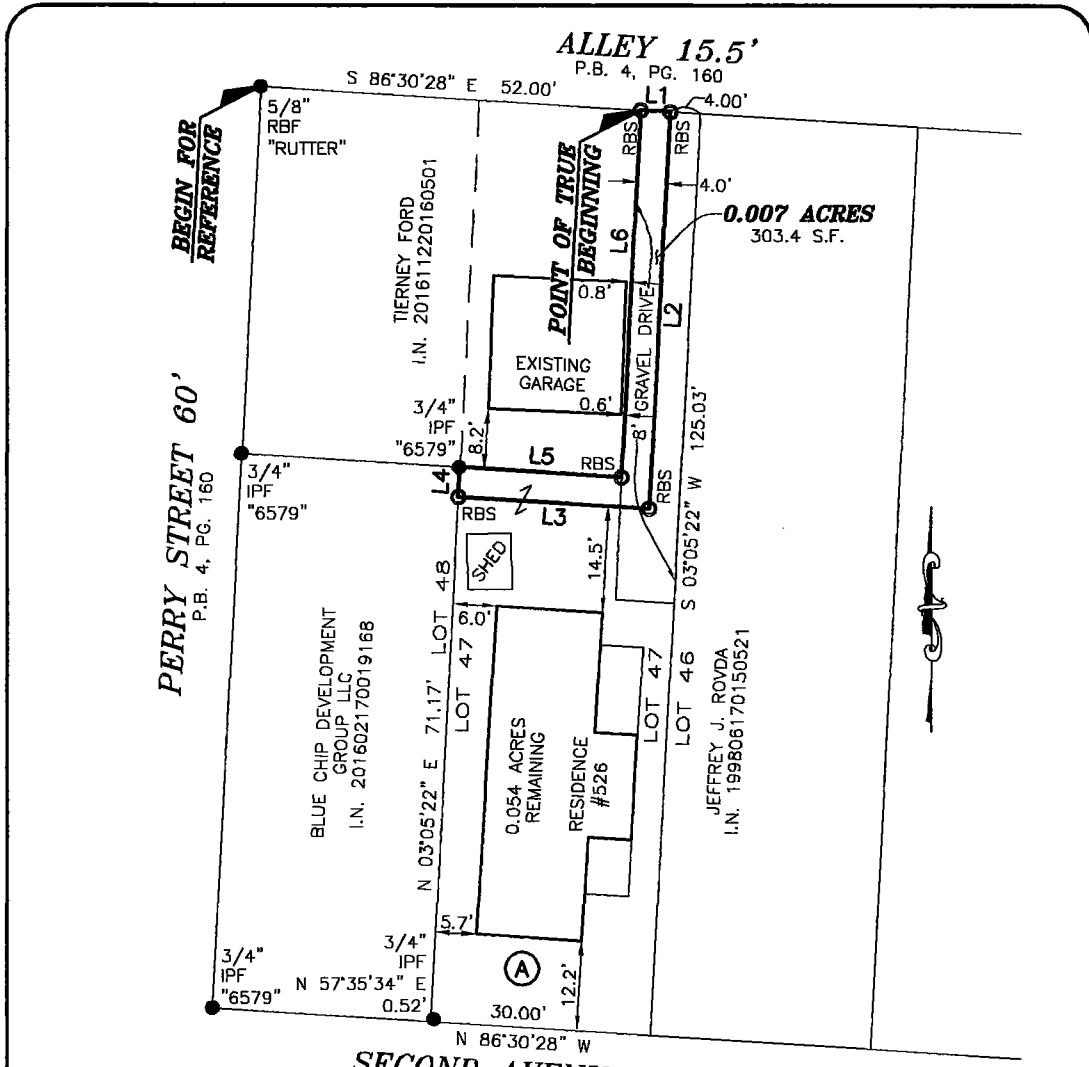
3332.05 Area District Lot Width Requirements: To reduce the lot width from the required 50 feet to 30 feet

3332.14 R-2F Area District Requirements: To reduce the total lot area from 6,000sq' to 2350.7sq'.

3312.13 Driveway: To Reduce the driveway in the back of the lot from a required 10 feet to 4 feet. (existing drive is currently 8ft and through an access easement the drive will remain 8ft wide, such as it is currently)

3312.25 Maneuvering: To maneuver through 530 to access the parking area on 526. (access easement will maintain existing space to maneuver such as it is currently)

3312.29 Parking space: To vary the size of the two off-street parking spaces from 9 feet x 18 feet, to 4 feet x 18 feet because the parking spots are located on two parcels (through an access easement the parking spots will be 8 feet x 18 feet, such as they are currently)



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 86°30'28" E	4.00'
L2	S 03°05'22" W	53.84'
L3	N 86°30'28" W	26.00'
L4	N 03°05'22" E	4.00'
L5	S 86°30'28" E	22.00'
L6	N 03°05'22" E	49.84'

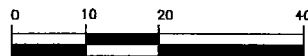
REMAINDER TRACT:
 REAR YARD - 27.6%
 LOT AREA - 2350.7 S.F.
 LOT COVERAGE - 35.5%

DEED REFERENCE:
 (A) TERRENCE ROBERT FAHY
 I.N. 200703220049822

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 86°30'28" W, FOR THE NORTHERLY LINE OF SECOND AVENUE, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C 0307K, WITH AN EFFECTIVE DATE OF 06/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2016 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

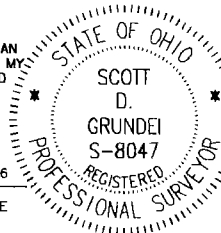
DRAWN BY: DJH

Scott D. Grundeis

12/13/16

SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047

DATE



SURVEY OF
0.007 ACRES
 LYING IN
 PART OF LOT 47
 HENRY M. NEIL SUBDIVISION
 PLAT BOOK 4, PAGE 160
 CITY OF COLUMBUS,
 COUNTY OF FRANKLIN,
 STATE OF OHIO

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 12/13/16 FILE NO. 192247

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, 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

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.

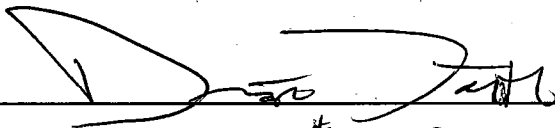
APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DUSTIN FAETH, member of Blue Chip Development Group, LLC
of (COMPLETE ADDRESS) 5000 Arlington Centre Blvd. - Ste 2212 Columbus, OH 43220

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:

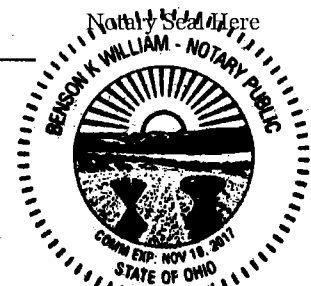
NAME	COMPLETE MAILING ADDRESS
Blue Chip Development Group, LLC (Lonnie Freeman, Dustin Faeth)	5000 Arlington Centre Blvd. Suite 2212 Columbus, OH 43220

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 19th day of December, in the year 2016

Benson K. Williams
SIGNATURE OF NOTARY PUBLIC

11.16.2017
My Commission Expires



Benson K. Williams
12.19.2016

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