

## Zoning Report

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### Site Information

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Address	1386 N 6TH ST, COLUMBUS, OH
Mailing Address	455 W 3RD AVE COLUMBUS OH 43201-3363
Owner	NEW VICTORIANS INC
Parcel Number	010021897
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

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Zoning	Z79-070, Residential, R4, 10/31/1979, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	BZA15-078, Passed
Commercial Overlay	None
Planning Overlay	University
Graphics Variance	None
Area Commission	University Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

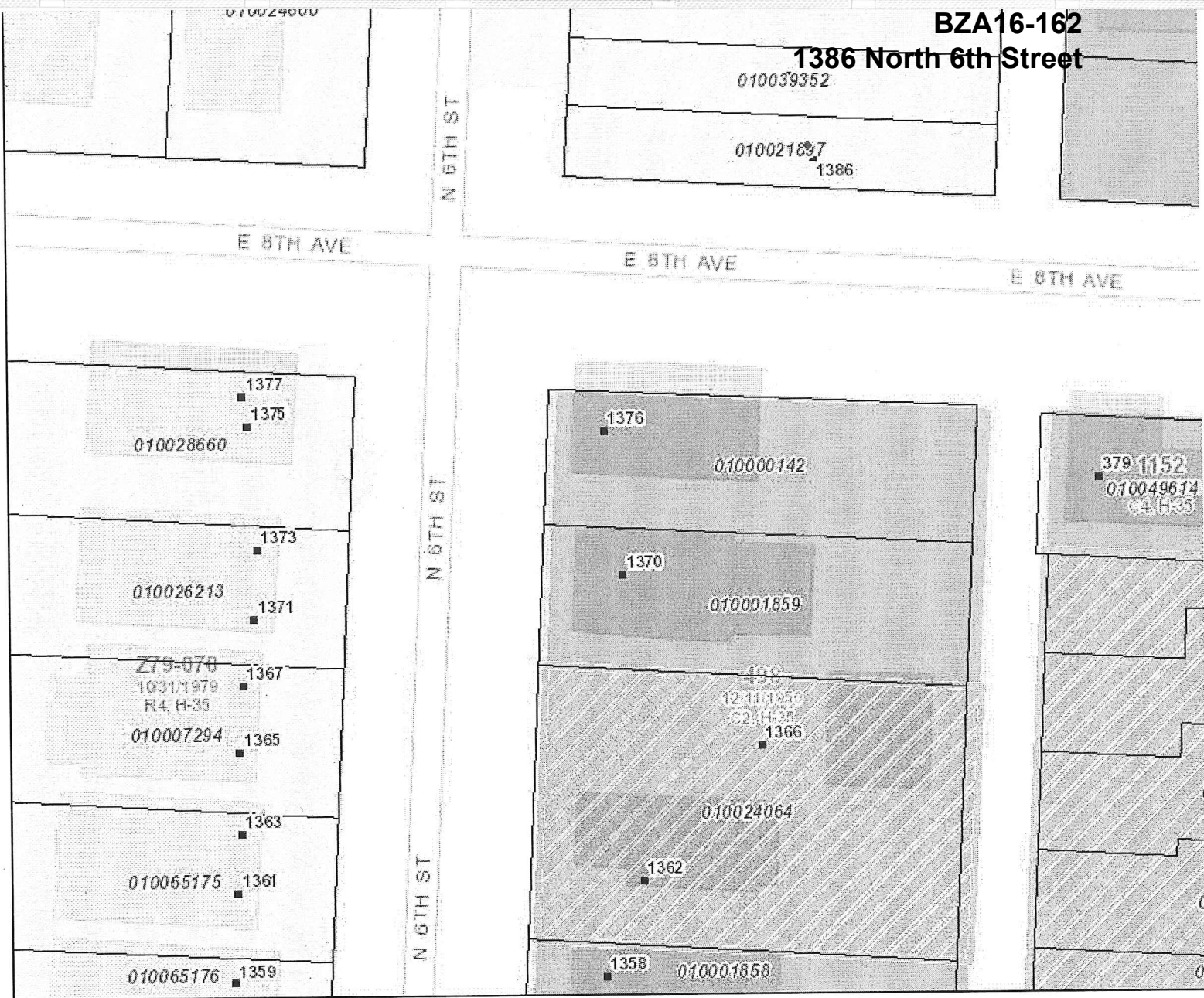
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### Pending Zoning Action

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

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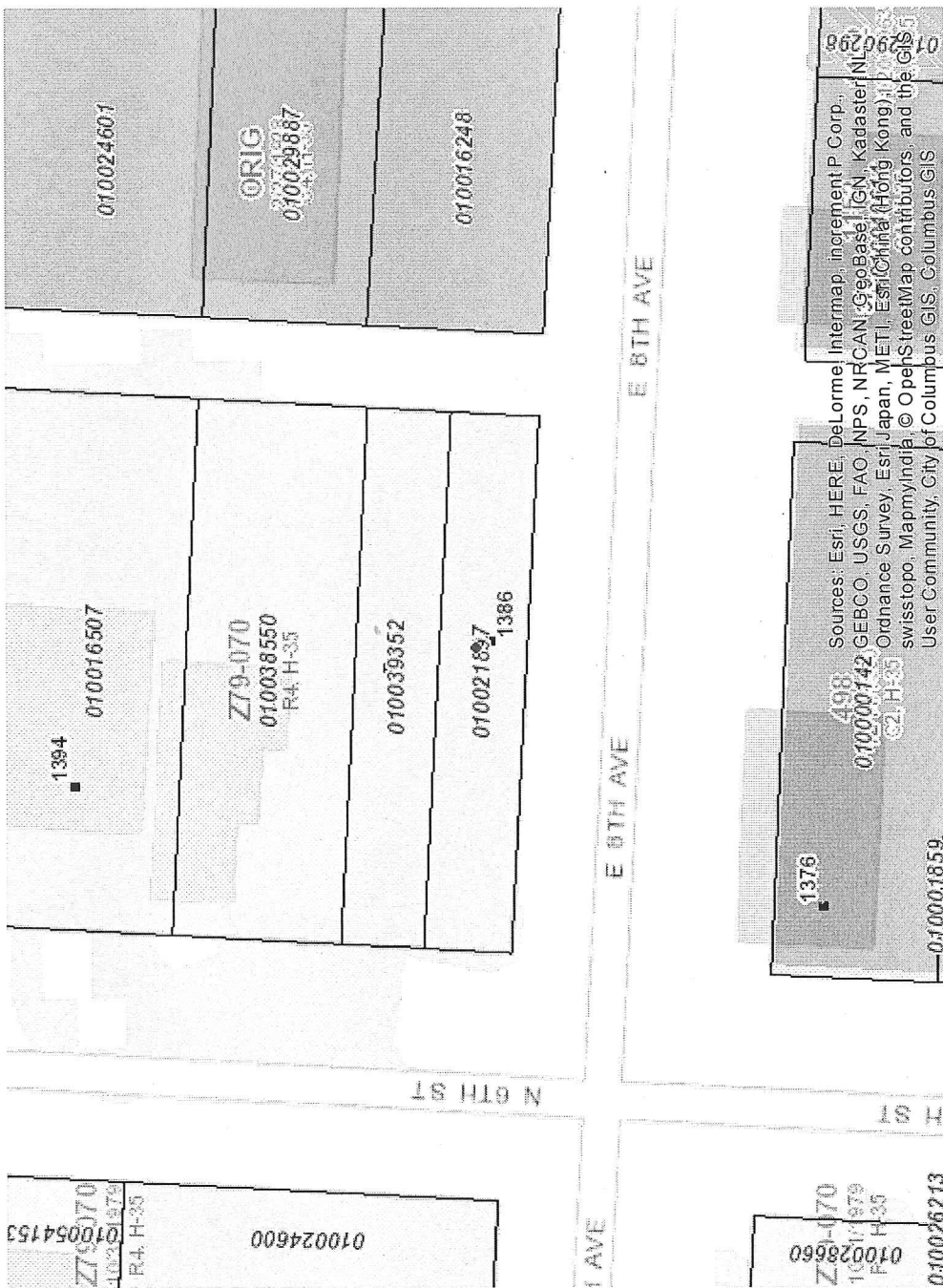


December 15, 2016

- Addresses	Neighborhood Center	— Railroads
::: Parcels	Neighborhood Edge	::: County
::: Corporate Boundary	Neighborhood General	Buildings
--- Council Variance	Parking	<b>Drop Shadow</b>
<b>Base Zoning</b>	Research Park	— Rule_1
Commercial	Residential	::: Parcels
Downtown District	Town Center	— Dams
East Franklinton District	<b>Street Centerline</b>	Water
Excavation/Quarrying	<all other values>	Parks
Institutional	Primary	Corporate Boundary
Manufactured Home	Secondary	
Manufacturing	Local	
Multi-family	Roadway Edges	

0 0.005  
 0 0.005

Sources: Esri  
 GEBCO, US  
 Ordnance Survey  
 swisstopo, NGA  
 GIS User Community



## Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA 16-162 Date Received: 12/14/16  
Application Accepted by: D. Keiss Fee: \$320.00  
Commission/Civic: University  
Existing Zoning: R-4  
Comments: 2/28/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

See attached list

**LOCATION**

Certified Address: 1386 N. 6th St. City: Columbus Zip: 43201

Parcel Number (only one required): Q10-Q21897

**APPLICANT** (If different from Owner):

Applicant Name: Juliet Bullock Architects Phone Number: 614-935-0944 Ext.: \_\_\_\_\_

Address: 1182 Wyandotte Rd City/State: Columbus OH Zip: 43212

Email Address: bullock.juliet@gmail.com Fax Number: \_\_\_\_\_

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

Name: New Victorians Phone Number: 291-7555 Ext.: \_\_\_\_\_

Address: 455 W. 3RD AVE City/State: COLUMBUS OH Zip: 43201

Email Address: joe@remaxcitycenter.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 Juliet A. Bullock

PROPERTY OWNER SIGNATURE [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

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 Juliet A. Bullock  
of (1) MAILING ADDRESS 1182 Wyandotte Rd

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 1386 N. Sixth St

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) New Victorians  
455 W. 3rd Ave  
Columbus, Ohio 43201

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

Juliet Bullock Architects  
614-935-0944

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

(5) University Area Commission

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
<u>See attached</u>		

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

(8) SIGNATURE OF AFFIANT Juliet A. Bullock

Sworn to before me and signed in my presence this 12 day of December, in the year 2016

[Signature]  
(8) SIGNATURE OF NOTARY PUBLIC

June 30, 2020  
My Commission Expires



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Please make checks payable to the Columbus City Treasurer

**BZA16-162**  
**1386 North 6th Street**

Juliet Bullock Architects  
1182 Wyandotte Road  
Columbus Ohio 43212

Mr. David Reiss  
City of Columbus Zoning  
757 Carolyn Avenue  
Columbus Ohio 43224

Susan Keeny UAC Chair  
358 King Avenue  
Columbus Ohio 43201

Donna Madlener  
265 Piedmont Road  
Columbus Ohio 43214

1404 North Sixth Street LLC  
4272 Vista Walk Lane  
Powell Ohio 43065

Robert S. McDonald  
1370 Sixth Street  
Columbus Ohio 43201

City of Columbus Land Bank  
50 W. Gay Street 4<sup>th</sup> Flr.  
Columbus Ohio 43215

Wagenbrenner Realty  
575 West 1<sup>st</sup> Avenue  
Suite 100  
Columbus Ohio 43215

Tana Rapp  
1830 N. Broadway Blvd.  
#124  
Tucson Arizona 85719

New Victorians  
455 West Third Avenue  
Columbus Ohio 43201

Robert Gebby  
1392 N. Sixth Street  
Columbus Ohio 43201

Alyssa Shaw  
379 W. 8<sup>th</sup> Avenue  
Columbus Ohio 43201

Mark Miller  
4072 Declaration Avenue  
Calabasas, CA 91302

Veliko Ventures LLC  
1375 N. Sixth Street  
Columbus Ohio 43201

Dellabay LLC  
4235 Oxford Drive  
Columbus Ohio 43220

#### STATEMENT OF HARDSHIP

These variances were previously approved, however the project went on hold. We have a new buyer for the lot that would like to proceed with the project.

The auditor notes this was a lot of record in the early 1900's and a building was built on site before the early 1920's. We are proposing a narrow single family "row house" type residence, similar to what might have been proposed when the lot was established. This lot is 15.3' wide, so to do any type of functional building would require a variance. This is the least intensive use, and this will be an owner occupied building which will be an asset to the community.

Without a lot coverage variance we would only be allowed to construct a 401 sf footprint for our home, our request is fairly minimal, 557sf which we think is the minimum footprint for a single family home.

Similarly a .4 floor area ratio only allows for a FAR of 642.6sf, which would be the total for basement/first and second floor, clearly not viable square footage for a single family freestanding home from either a size or economic standpoint.

The side yard setback along the north allows us for reasonable width home, and although the home doesn't require a setback along the street, the garage requires a side yard setback. We are requesting that the garage be allowed the same setback along the street as the residence.

The vision clearance is required because of the narrow nature of the lot.

Our hardships are dictated by the established width of the lot, we are proposing a modest two bedroom home less than 1200 sf and feel these variances are a reasonable request given the existing conditions.



**LIST OF REQUESTED VARIANCES**

3372.542 Maximum Lot Coverage – To allow the building to cover 557 SF of the lot or 34.67% in lieu of the 25% or 401.625 sf allowed by code.

3372.544 Maximum Floor Area - To allow for a floor area ratio of 400 sf Basement + 468 sf first floor +488 sf second floor = 1368 sf or .85 FAR in lieu of the .4 or 642.6 allowed by code.

3332.22(C) Garage Setback along 8<sup>th</sup> – To allow for a 6" setback along 8<sup>th</sup> for garage

3332.25(b) Maximum Sideyard Sum – To allow for 15 5/8" sideyard sum in lieu of the 3.06' required by code (20%) of lot width.

3332.26 (c)(1) Minimum Sideyard – to allow for a 9 5/8" sideyard along north property line in lieu of 3' required by code.

3332.05 (c) Vision Clearance – To allow for a 10' vision clearance triangle in lieu of the 30' required by code.

The Lot was established pre 1959 – the auditor shows it as a lot of record between 1900 – 1920 when a home was constructed.

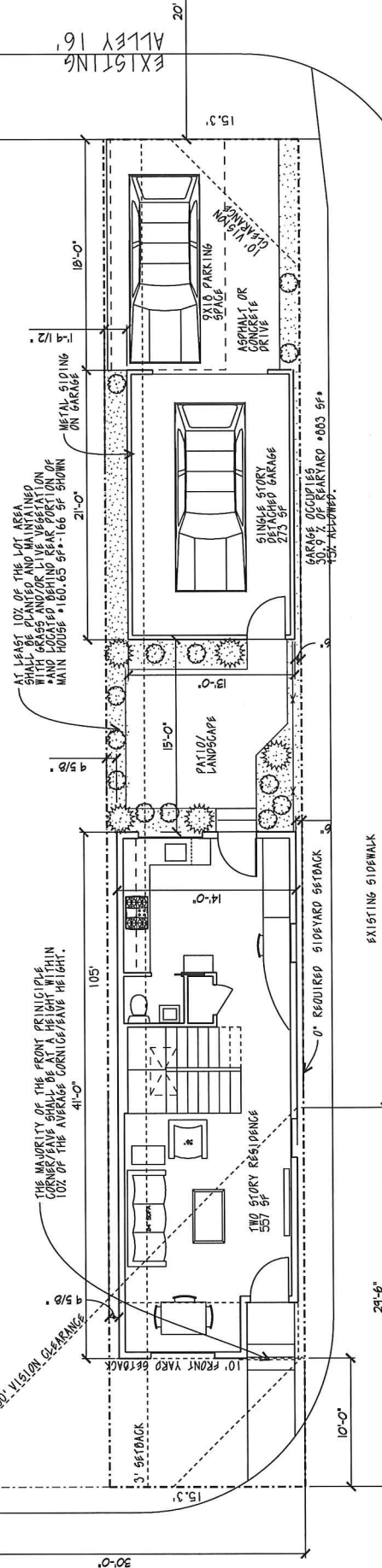
R-4 ZONING. LOT AREA 1606.5 SF LIST OF PROP

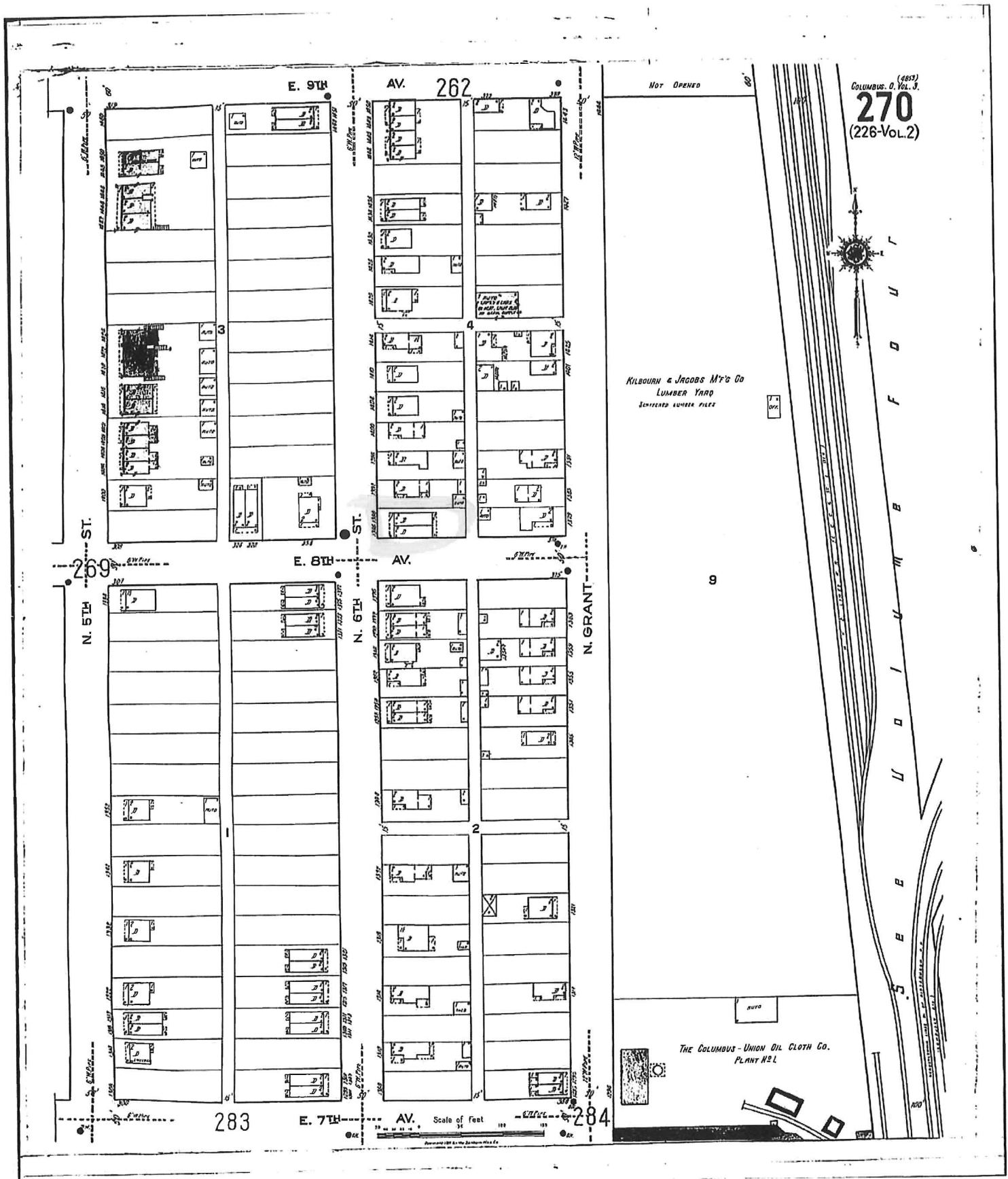


A NEW RESIDENCE  
1386 NORTH SIXTH STREET  
COLUMBUS OHIO

**SCALE: 1/8" = 1'-0"**

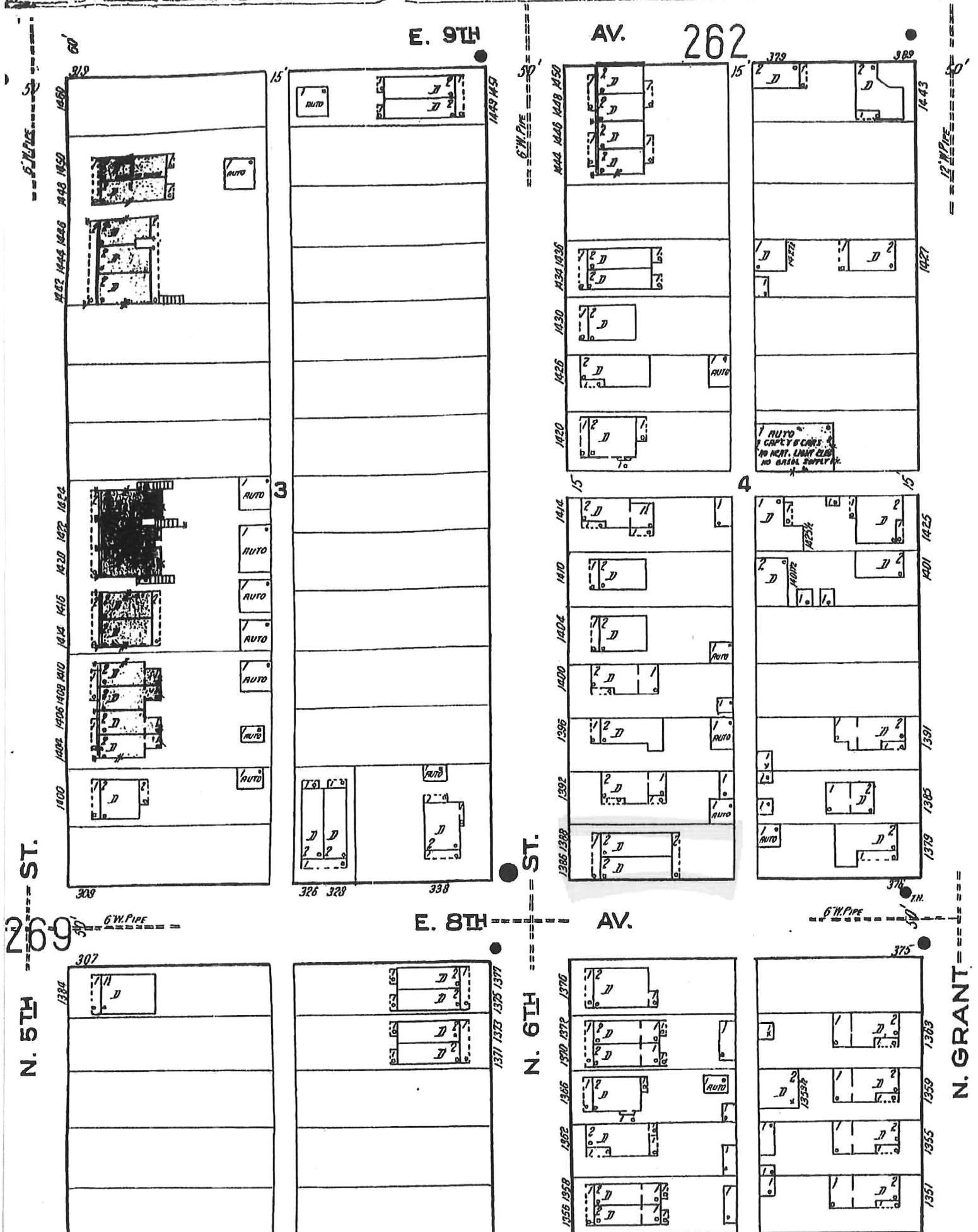
8TH STREET 50'





ZOOMED OUT

BZA16-162  
1386 North 6th Street





Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 11/30/16



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: 010021897

Zoning Number: 1386

Street Name: N 6TH ST

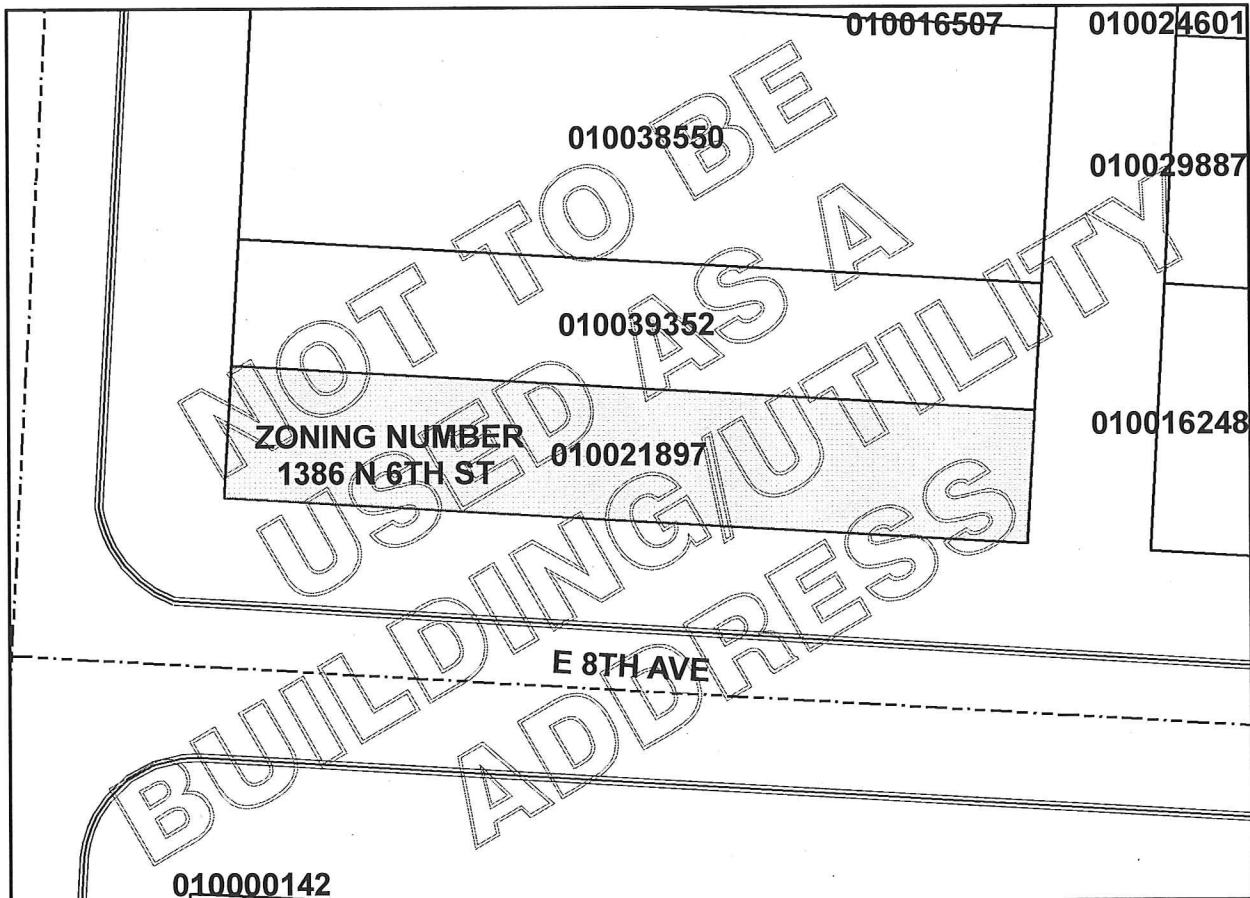
Lot Number: N/A

Subdivision: N/A

Requested By: JOHN GIFFORD

Issued By: *Adyana Amariam*

Date 7/1/2015



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

SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 38212

**BOARD ORDER  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 22, 2015**

- 1. Application No.: BZA15-078**  
**Location:** **1386 NORTH 6TH STREET (43201)**, located at the northeast corner of East 8th Avenue and North 6th Street.  
**Area Comm./Civic:** University Area Commission  
**Existing Zoning:** R-4, Residential District  
**Request:** Variances(s) to Section(s):  
 3372.542, Maximum lot coverage.  
     To increase the allowable lot coverage from 25% of the lot area (401.625 square feet) to 34.67% of the lot (557 square feet).  
 3372.544, Maximum floor area.  
     To increase the allowable floor area ratio from .4 (642.6 square feet) to .85 (1,368 square feet). (400 square feet includes the basement in the calculation.)  
 3332.22, Building lines on corner lots -- Exceptions.  
     To reduce the required building setback for a garage from 3 feet to 6 inches along East 8th Avenue.  
 3332.25, Maximum side yards required.  
     To reduce the maximum side yards required from 20% of the lot width (3.06 feet) to 8.5% of the lot width (15-5/8 inches or 1.302 feet).  
 3332.26, Minimum side yard permitted.  
     To reduce the minimum side yard from 3 feet to 9-5/8 inches along the north property line.  
 3321.05, Vision clearance.  
     To reduce the required vision clearance triangle from 30 feet to 10 feet at the northeast corner of East 8th Avenue and North 6th Street.  
**Proposal:** To construct a single-family dwelling.  
**Applicant(s):** Juliet Bullock Architects  
 1182 Wyandotte Road  
 Columbus, Ohio 43212  
**Attorney/Agent:** Same as applicant.  
**Property Owner(s):** Joe Armeni; c/o New Victorians  
 453 West 3rd Avenue  
 Columbus, Ohio 43201  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** [DJReiss@Columbus.gov](mailto:DJReiss@Columbus.gov)

**RESULTS: APPROVED**

**VOTE: 3-1**

**CONDITIONS: NONE**







## 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) The New Victorians Inc.  
of (COMPLETE ADDRESS) 455 W 3RD AVE COLUMBUS, OH 43201  
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

<u>The New Victorians</u>	<u>455 W. 3RD AVE</u>
<u>Joseph Armeni President</u>	<u>COLUMBUS, OH 43201</u>

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 18 day of NOVEMBER, in the year 2016

SIGNATURE OF NOTARY PUBLIC



NOTARY PUBLIC  
STATE OF OHIO

My Commission Expires  
October 21, 2021

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