

## Zoning Report

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### Site Information

Address	891 W BROAD ST, COLUMBUS, OH
Mailing Address	7626 RED MAPLE PL WESTERVILLE OH 43082-7042
Owner	HRABCAK AUDREY TR
Parcel Number	010046819
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	Z97-091, Commercial, LC4, 3/4/1998, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	WEST BROAD STREET/ FRANKLINTON UCO
Planning Overlay	None
Graphics Variance	None
Area Commission	Franklinton Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

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

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THE CITY OF COLUMBUS

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-175 Date Received: 20 Dec 2016
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: FRANKLINTON
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:

3312.605(D) From 60% to 26%

LOCATION

Certified Address: 891 West Broad Street City: Columbus Zip: 43222

Parcel Number (only one required): 010-046-819

APPLICANT (If different from Owner):

Applicant Name: Blastin/Overly Architects Phone Number: 614 602 8009 Ext.:

Address: 922 West Broad Street City/State: Columbus OH Zip: 43222

Email Address: overly@blastin-overly.com Fax Number:

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

Name: Scott Hrabcek Phone Number: 614 545 1432 Ext.:

Address: 583 S. THIRD ST, COLUM City/State: COLUMBUS OH Zip: 43215

Email Address: scott.hrabcek@herrealtors.com Fax Number:

ATTORNEY / AGENT (Check one if applicable): [ ] Attorney [ ] Agent

Name: SAME AS APPLICANT 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

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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BART OVBELY, BLOSTEIN/OVBELY ARCHITECTS
of (1) MAILING ADDRESS 922 West Broad Street

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 891 W BROAD COLUMBUS 43222

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) SCOTT HRADCIK
583 S. THIRD ST
COLUMBUS OH 43215

APPLICANT'S NAME AND PHONE # (same as listed on front application) BART OVBELY
614 602 2568

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) FRANKLIN AREA COMMISSION
JUDY BOY
192 GUILFORD AVE 43222

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. Includes empty rows for listing owners.

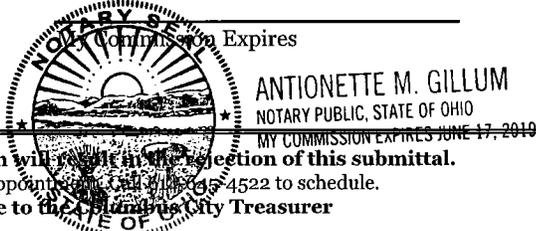
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 20 day of December, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment to the City Engineer's Office, 757 Carolyn Avenue, Columbus, Ohio 43224 to schedule. Please make checks payable to the City of Columbus City Treasurer

## Board of Zoning Adjustment Application

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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:

At issue is 3372.605, Building Design Standards, part D. The code calls for "60% of the area between the height of two feet and ten feet... shall be clear, non-tinted window glass..."

The existing conditions of this building are such that only 11% of the primary facade is glazed. Our design solution animates the streetscape by recessing two large areas away from the street edge (to create a covered entry) and provide a 237% increase in glazing over existing. The percentage created is 26% as pertaining to 3372.605 part D, and does not meet the 60% threshold. However, when considering the 4'-0" recessed areas and glazing together, 75% street relief is created and we feel the design effectively addresses the spirit of the code and its intents.

Signature of Applicant

Date 19 Dec 2016

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 12/15/16



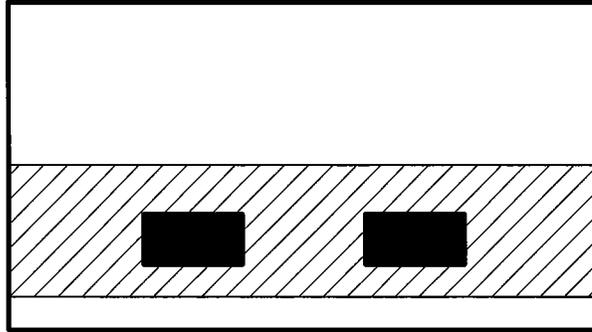
Disclaimer

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.

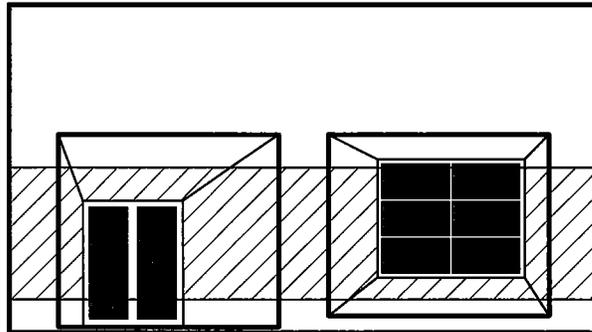
**11%  
glazed**



Existing Conditions:

Reviewing 3372.605, Building Standards, The existing Broad Street facade (the portion between 2 and 10 feet above the sidewalk) is 288 SF & 11% is glazed.

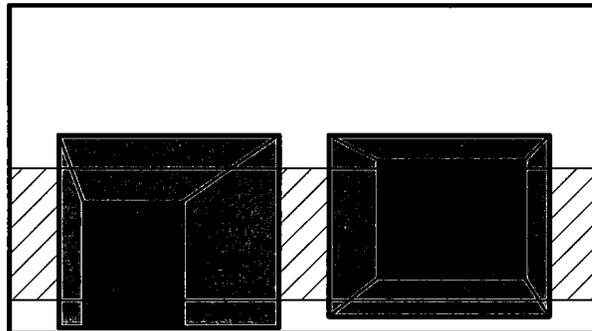
**26%  
glazed,  
but...**



Design Solution:

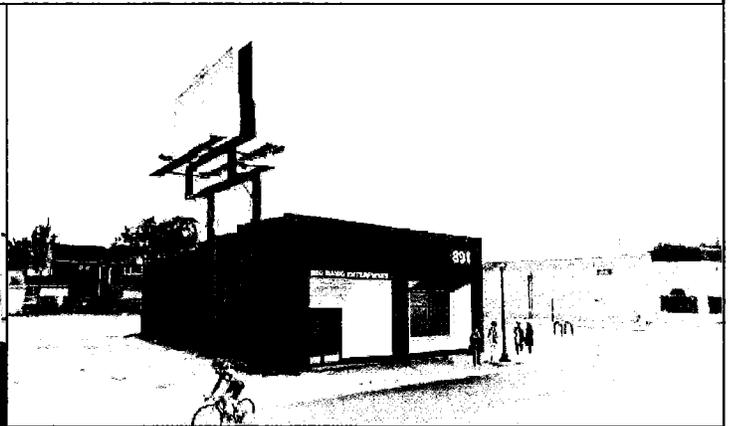
We animate the building via two 157 SF openings that recess 4'-0". These openings provide a covered entry and visual transparency and relief from the street edge.

**75%  
street  
relief**



Glazing and recesses considered together:

If we consider the glazing and recesses as elements addressing the spirit of this code, there is 75% of the facade giving visual relief to the street edge.

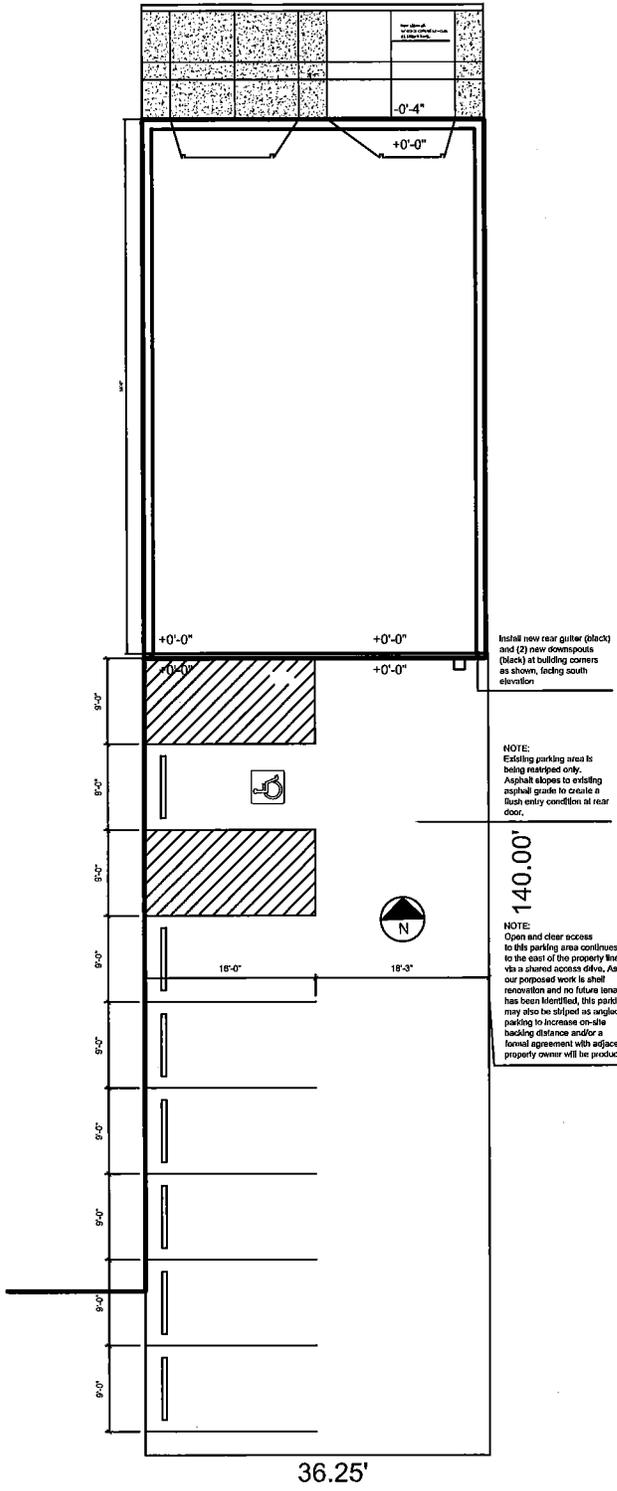


existing conditions: 11% glazing

proposed design: 26% glazing and 75% relief from street edge



WEST BROAD STREET



Install new rear gutter (black) and (2) new downspouts (black) at building corners as shown, facing south elevation

NOTE: Existing parking area is being restriped only. Asphalt slopes to existing asphalt grade to create a flush entry condition at rear door.

NOTE: Open and clear access to this parking area continues to the east of the property line via a shared access drive. As our proposed work is a renovation and no future tenant has been identified, this parking may also be striped as angled parking to increase on-site backing distance and/or a formal agreement with adjacent property owner will be produced.

site plan: 1" = 20'-0"



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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) BART OUBRY
of (COMPLETE ADDRESS) 922 W BROAD ST COLUMBUS 43222

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: SCOTT HRABEK, 583 E THIRD STREET COLUMBUS 43215

SIGNATURE OF AFFLIANT [Signature]

Sworn to before me and signed in my presence this 20 day of December, in the year 2016

[Signature]

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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