

Zoning Report

Site Information

Address	280 E 4TH AVE, COLUMBUS, OH
Mailing Address	280 E 4TH AVE COLUMBUS OH 43201-3680
Owner	MCGINNIS HAZEL
Parcel Number	010024640
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z73-025, Residential, R4, 6/19/1973, H-35
Historic District	Italian Village
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
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

map

BZA16-163
280 East 4th Avenue

BZA16-163

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

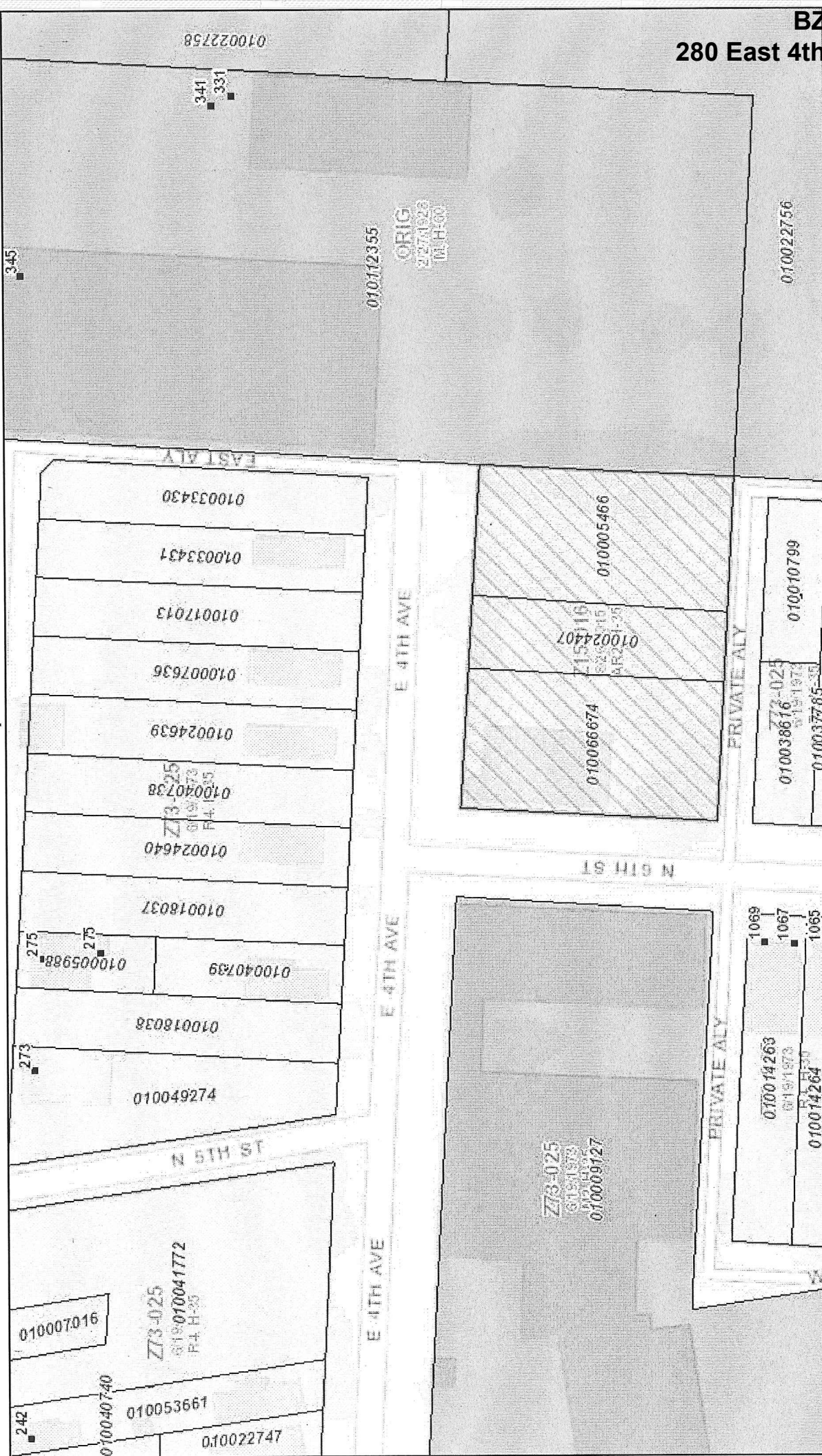
December 15, 2016

- Addresses

□ Parcels

Corporate Boundary

Council Variance



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: BZA 16-163 Date Received: 12/14/16
Application Accepted by: D. Reiss Fee: \$ 320⁰⁰
Commission/Civic: Columbus Italian Village
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: 280 E. Fourth AVE. City: Columbus Zip: 43201

Parcel Number (only one required): 010-024640-00

APPLICANT (If different from Owner):

Applicant Name: Juliet Bullock Architect Phone Number: 614-935-0944 Ext.: _____

Address: 1182 Wyandotte Rd City/State: Columbus, Ohio 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: Bluechip Homes LLC Phone Number: _____ Ext.: _____

Address: 5000 Arlington Center Blvd Ste 2212 City/State: Columbus Ohio Zip: 43220

Email Address: L.FREEMAN@LIVEBLUECHIP.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: _____

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

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 280 E. Fourth.
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) Bluechip Homes LLC
5000 Arlington Center Blvd.
Columbus, Ohio 43220

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) James Goodman / Italian Vill.
50 W. Gay St 4th Floor
Columbus, Ohio 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
<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

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires June 30, 2020



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BZA16-163
280 East 4th Avenue

Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

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

Mr. James Goodman
Italian Village Historic
Preservation Officer
50 W. Gay Street
Columbus Ohio 43215

New Victorians
455 W. 3rd Avenue
Columbus Ohio 43201

Absolute Properties LLC
6434 Scioto Court
Westerville Ohio 43082

Colleen McDanel
275 E Greenwood Avenue
Columbus Ohio 43201

Grace Allen
1267 Loretta Avenue
Columbus Ohio 43211

John Myers
6349 Tamworth Court
Dublin Ohio 43017

Jeffrey Jablonka
288 E. 4th Avenue
Columbus Ohio 43201

Robert McDermott LLC
PO Box 218298
Columbus Ohio 43221

Fairfax Homes Inc.
345 Forest Street
Columbus Ohio 43206-2221

Michael Ford
302 E 4th Avenue
Columbus Ohio 43201

Fred Maloof
2362 N. High Street
Columbus Ohio 43202

Platinum Rentals Inc.
PO Box 2211026
Columbus Ohio 43221

Joshua Joseph
2164 Strathshire Hall Lane
Powell Ohio 43065

Charlette Chisolm
295 E 5th Avenue
Columbus Ohio 43201

Charles Pegram
294 E Greenwood Avenue
Columbus Ohio 43201

1086 North Fourth Street Llc
1020 Dennison Avenue 102
Columbus Ohio 43201

STATEMENT OF HARDSHIP

The auditor notes these were both lots of record in the early 1890's and buildings were built on site before the early 1920's. We are proposing to split both of the lot and provide a single family "row house" type residence, two each facing 4th and two facing Greenwood. This is the least intensive use, and these will be owner occupied buildings which will be an asset to the community. In addition the lots will be developed concurrently with a shared drive which minimizes paving and maximizes green space.

These lots are located in a historic district and within a two block area there are 5 lots that are of a similar size/area to what we are proposing. We feel that the new proposed homes and scale will be keeping with other established lots in the neighborhood and the Italian Village area in general. We think new homes facing Greenwood would be asset to this street.

The fronting variance is required because by City of Columbus standards Greenwood is not considered a public street. The maneuvering variances are required because of the shared drive.

We feel our variance request is reasonable given the context of the area and the homes are in scale/keeping with other homes in Italian Village.

Zoned R-4

280 E. Fourth Avenue Lot (front Lot) -A

Lot Area 2851 sf House/porch foot print 798.5 sf
Garage Footprint 268.6 sf Building Cover 1067.1 sf or 37.4%
Rear yard provided 1007.4 sf or 35.3% Garage occupies 26.66% of required rear yard

Greenwood Lot 280 E. Fourth (Rear House) - B

Lot Area: 2881 sf House/porch foot print 1257.8 sf
Building cover 1257.8 sf or 43.65%
Rear yard provided 832 sf or 28.87% (25% required)

286 E. Fourth Avenue Lot (front Lot) LOT C

Lot Area 2864 sf House/porch foot print 1256 sf
Garage Footprint 268.6 sf Building Cover 1256 sf or 43.84%
Rear yard provided 948 sf or 33.10%

Greenwood Lot 286 E. Fourth (Rear House) LOT D

Lot Area: 2864 sf House/porch foot print 1430 sf
Building cover 1430 sf or 47.87% Rear yard provided 1371 sf or 47.87% (25% required)

Variances required.

3332.05(4) Area district lot width requirements: For lots A,B,C,D to reduce the required lot width from 50' to 32' .
3332.15 R-4 area district requirements: To reduce the minimum lot area from 5000 sf to 2851 sf for Lot A, 2881 sf for Lot B, 2864 sf for Lots C and Lot D
3332.19 Fronting Lots B and D to allow a single family home to not front a public street
3312.13 This driveway variance is required for Lots A, C, and D because there is no driveway on this property or the drive way is on the adjacent lots and an easement will be required to allow this property to utilize the drive. Also, driveway width reductions for Lots B & D since the driveway on each lot is not 10 feet wide.
3312.25 Maneuvering: For lots A, C, and D because maneuvering is required on the adjacent parcel.
3312.49 For Lot A to reduce the required parking spaces from 2 to 1.
3332.21 Building line: To allow for a 10' building setback in lieu of average setback of 14' for Lot C.

SCALE: 1/16" = 1'-0"



PROPOSED
SITE PLAN

SCALE: 1/16" = 1'-0"



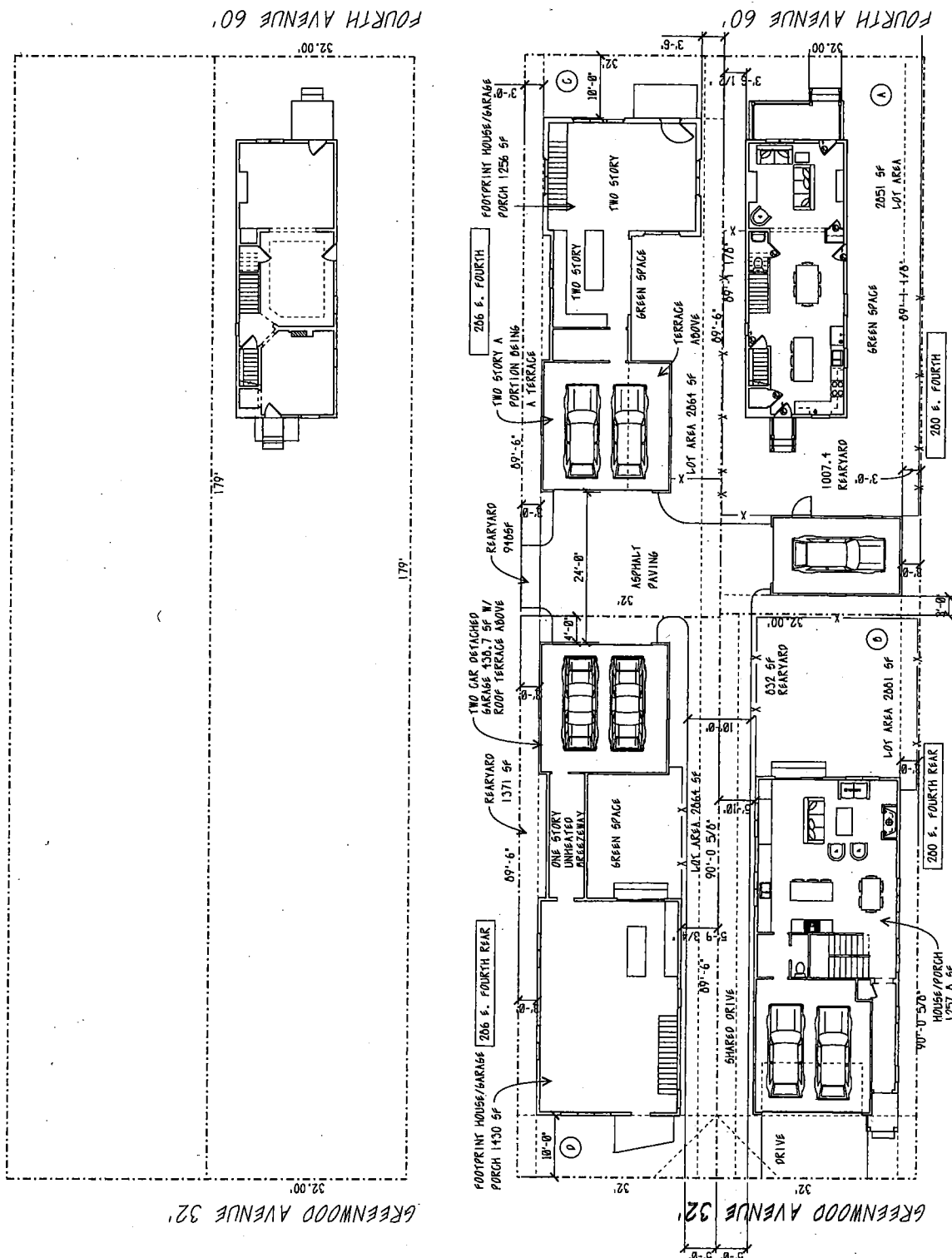
3/6/17

286 EAST 4TH STREET
COLUMBUS OHIO

SHEET 1

BZA16-163

280 East 4th Avenue



Map-Rt: 010-C041 -00
280 E FOURTH

ParcelID: 010-024640-00
BLUE CHIP HOMES LLC

[illegible]

Contact Us

Reference

On-Line Tools

Search

Protect Your Property

Our Office

Record Navigator

1 of 1

Return to Search Results

Actions

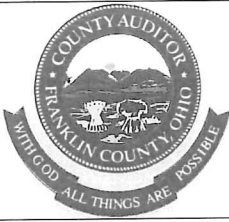
- Neighborhood Search
- Proximity Search
- Buffer Search

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Special Media Links

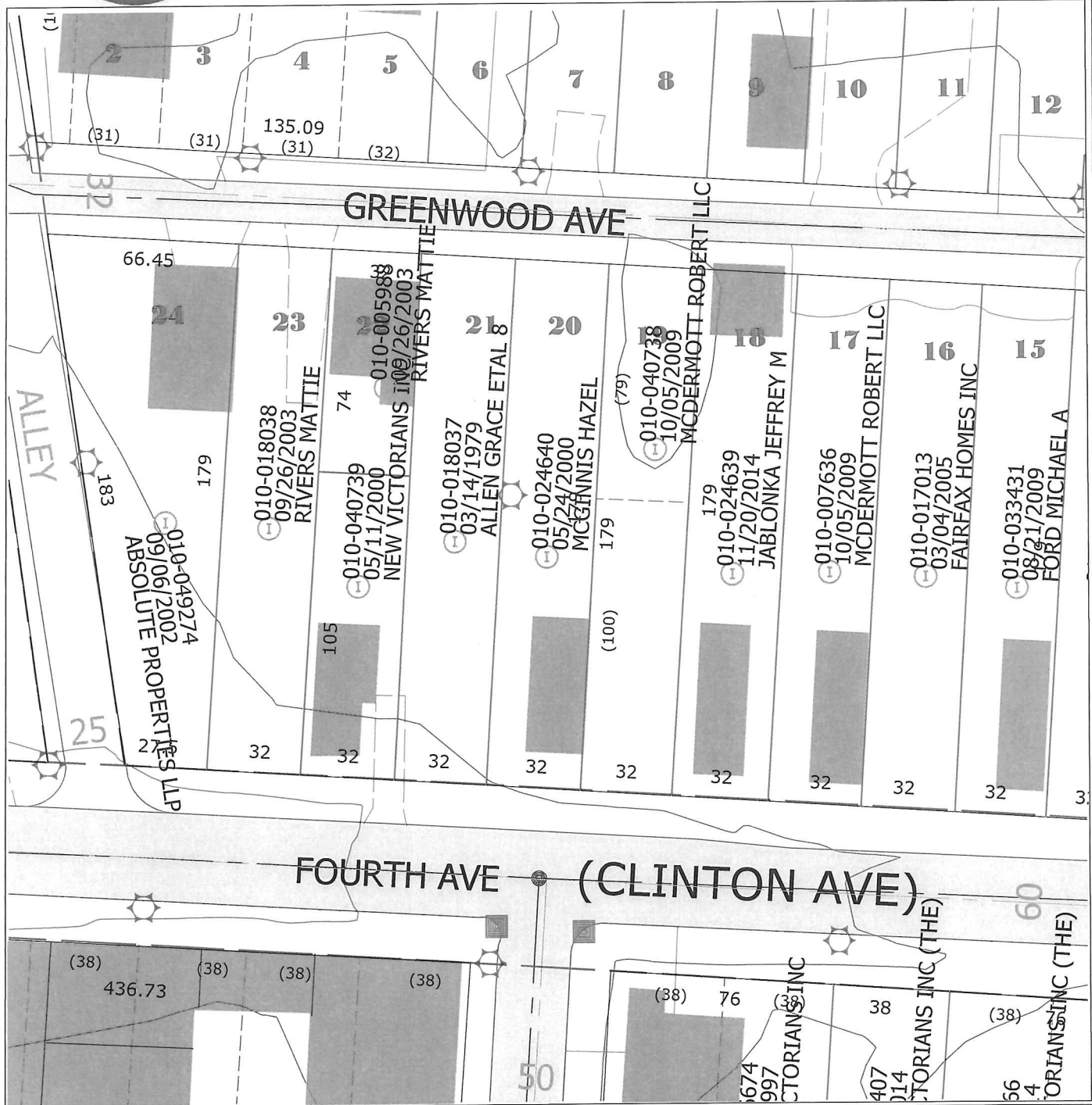
County Auditor | Esri, HERE, DeLorme, INCREMENT P, Intermap, USGS, EPA, US...



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 11/30/16



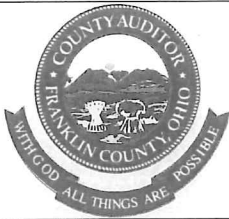
Disclaimer

Scale = 50



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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 11/30/16



Disclaimer

Scale = 82'



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Real Estate / GIS Department

Board of Zoning Adjustment Application

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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
of (COMPLETE ADDRESS) 5000 Arlington Center Ste 2212 UA 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

<u>Lonnie Freeman</u>	<u>5000 Arlington Center Ste 2212 UA</u>
<u>Dustin Faeth</u>	<u>5000 Arlington Center Ste 2212 UA 43220</u>
	<u>43220</u>

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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