

## Zoning Report

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### Site Information

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Address	218 E 7TH AVE, COLUMBUS, OH
Mailing Address	36 W 4TH AVE COLUMBUS OH 43201-3213
Owner	BOLLINGER STEPHEN J
Parcel Number	010003463
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

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Zoning	Z79-106, Residential, R4, 3/5/1980, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
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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010023814 010000170  
 010035017 010010254  
 010023807 010053534  
 010054078 010031312  
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Z79-109  
 010007598  
 3051980  
 R4-H-35

010045239

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SOMMIT ST  
 N FOURTH ST  
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 E 7TH AVE  
 E 7TH AVE  
 E 7TH AVE

# 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: BZA16-170 Date Received: 12/19/16  
Application Accepted by: D. Reiss 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:

Applicant would like to add an addition onto the back of the house that includes a half bath on the 1st floor and an attached 2 car garage. With the addition applicant will need a rear yard variance See statement of hardship, exhibit B  
3332.27 Rear yard: Reduce from 21.3% to 3%.

**LOCATION**

Certified Address: 218 E 7th Ave City: Columbus Zip: 43201

Parcel Number (only one required): 010-003463-00

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

Applicant Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: Stephen Bollinger Phone Number: 614 593-5673 Ext.: \_\_\_\_\_

Address: 36 W 4th Ave City/State: Columbus, OH Zip: 43201

Email Address: bollingerstephen@gmail.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 STBollinger

PROPERTY OWNER SIGNATURE STBollinger

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 Stephen Bollinger  
of (1) MAILING ADDRESS 36 W 4th 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 218 E 7th Ave Columbus, oh 43201

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) Stephen Bollinger  
36 W 4th Ave  
Columbus, oh 43201

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

Stephen Bollinger  
614 593-5673

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

(5) University Area Commission C/O Susan Keeny  
358 King Avenue  
Columbus, OH 43201

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 Exhibit A</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT SS Bollinger

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

[Signature]  
(8) SIGNATURE OF NOTARY PUBLIC



Notary Seal Here  
**Angela J. Zeigler**  
Notary Public, State of Ohio  
My Commission Expires 12-15-16

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Please make checks payable to the Columbus City Treasurer

Applicant

Stephen Bollinger  
218 E 7<sup>th</sup> Ave  
Columbus, OH 43201

Ann Schweitzer  
214 E Seventh Ave  
Columbus, O H 43201

Ellen Appleby-Keim  
210 E Seventh Ave  
Columbus, O H 43201

Adrienne Culgan  
206 E Seventh Ave  
Columbus, OH 43201

Mark Sheehan  
Mrs. Rental Properties 1325 N 4th St  
Columbus, O H 43201

Julie Erickson  
224 E Seventh Ave  
Columbus, OH 43201

Yuan Chin Lin  
1329 N 4th St  
Columbus, OH 43201

Luu Tuong  
228 E Seventh Ave  
Columbus, OH 43201

Yuan Chin Lin  
1333 N 4th St  
Columbus, OH 43201

Katherine Holbrook  
234 E Seventh Ave  
Columbus, OH 43201

Kirsten King  
1337 N 4th St  
Columbus, OH 43201

## Exhibit A

Brady Hood  
238 E Seventh Ave  
Columbus, OH 43201

Patricia Cunningham  
1341 N 4th St  
Columbus, Oh 43201

John Goodall  
1345 N 4th St  
Columbus, OH 43201

Rory Krupp  
1356 Hamlet St  
Columbus, OH 43201

DFG2 LLC  
1350 Hamlet St  
Columbus, OH 43201

Laura Plank  
1346 Hamlet St  
Columbus, OH 43201

Elaine Joy  
1344 Hamlet St  
Columbus, OH 43201

Board of Education  
211 E Seventh Ave  
Columbus, OH 43201

# 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:**

The property I recently purchased at 218 E 7th Ave is currently in a state unsuited to live in, but I plan to make this property my home and an asset for the community. I plan to put \$180,000 into the property to make it one of the nicest homes in the neighborhood. The reason for my application is that I plan to put an addition on the living space as well as an attached two car garage on the back. This will allow me the space for a half bath on the main floor as well as give more space in the guest bedroom on the 2nd floor. The home currently has tiny rooms, no bathroom on the main living area, and didn't have a garage. I feel these two items will bring the home up to the standards of what people expect in an updated home. The home currently has neighbors to its west, an alley to the north and east, and Weinland Park Elementary to the South. The property was built in 1915 and will not meet the rear yard minimums. My immediate neighbors also don't meet these standards as we currently have deep setbacks which push the homes to the back of the properties.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Applicant



Date

12/19/16

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Please make checks payable to the Columbus City Treasurer

## **Exhibit B**

### **Statement of Hardship, BZA16-170**

#### **218 E Seventh Avenue, Columbus, OH 43201**

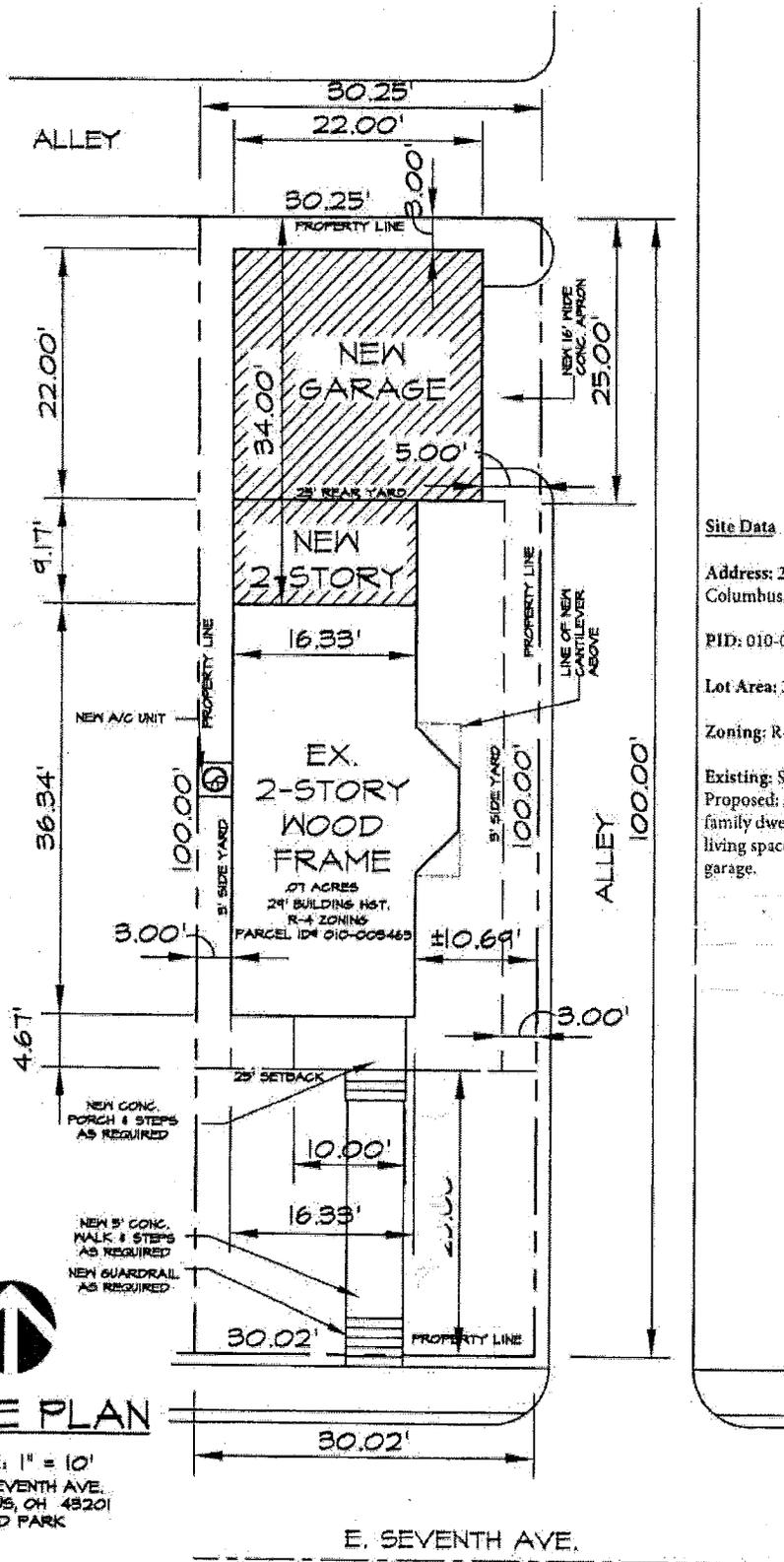
The site is located on the north side of E. Seventh Avenue, 100 feet +/- east of Hamlet Street. The site is zoned R-4, Residential and is within the University Planning Overlay (UPO). PID: 010-003463.

The property was purchased in August 2016. The single-family house, built in 1915, is in very poor condition and is uninhabitable. Applicant proposes a "substantial rehabilitation", as defined, of the house as an owner occupied single-family dwelling. The dwelling has one (1) bathroom on the second floor and the second bedroom on the second floor is very small. As part of applicant's plans for the remodeling, applicant proposes a two (2) story addition of habitable area totaling 300 SF (150 SF/floor) to add habitable area on each floor to include bathroom, mud room, expanded dining room on the first floor and expanded bedroom on the second floor. Applicant also proposes an attached two (2) two car garage, all as depicted on the Site Plan. Applicant proposes investment totaling \$180,000 +/- for the remodeling, addition and garage to bring the house up to modern standards.

Applicant has a hardship and practical difficulty to meet modern living needs with a single family dwelling on a parcel characteristic of the range of parcels in the area. The UPO permits a 199 SF exemption before compliance with current UPO standards starts at 200 SF or greater addition of habitable area, so the actual issue is 100 SF of habitable area. The total habitable area of the house with the habitable addition, will be 1,490 +/- SF, which is in the range of house sizes in the area. The project is consistent with goals of the University District Plan and the University Area Commission to encourage and support single-family, owner occupied use. Contrary to negatively impacting surrounding property owners, the proposed investment and owner occupancy will enhance the area. The variances are minor and necessary to remodel and expand the single-family dwelling to address modern living standards.

Applicant requests the following variances:

- 1) Section 3332.27, Rear yard, to reduce Rear Yard from 25% of lot area to 6%.
- 2) Section 3372.541, Landscaped Area and Treatment, to reduce landscaping behind the most rear portion of the dwelling from 10% to 3%.
- 3) Section 3372.542, Maximum Lot Coverage, to increase permitted lot coverage, as defined in the University Planning Overlay (UPO), from 25% to 28%.
- 4) Section 3372.544, Maximum Floor Area, to increase maximum floor area from 0.40 to 0.50.



**Site Data**

Address: 218 E 7th Ave  
Columbus, OH 43201

PID: 010-003463

Lot Area: 3,013.5 sq/ft

Zoning: R-4, Residential

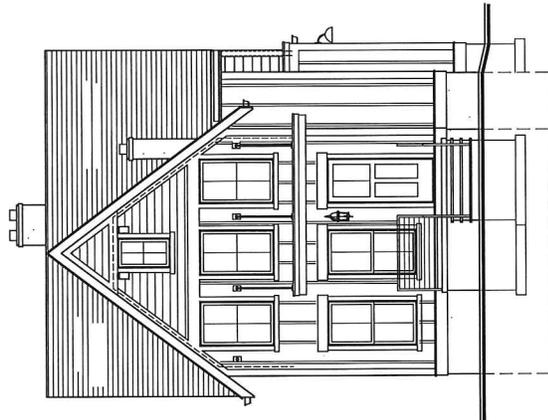
Existing: Single family dwelling  
Proposed: Addition to single family dwelling for additional living space and two (2) car garage.

**SITE PLAN**

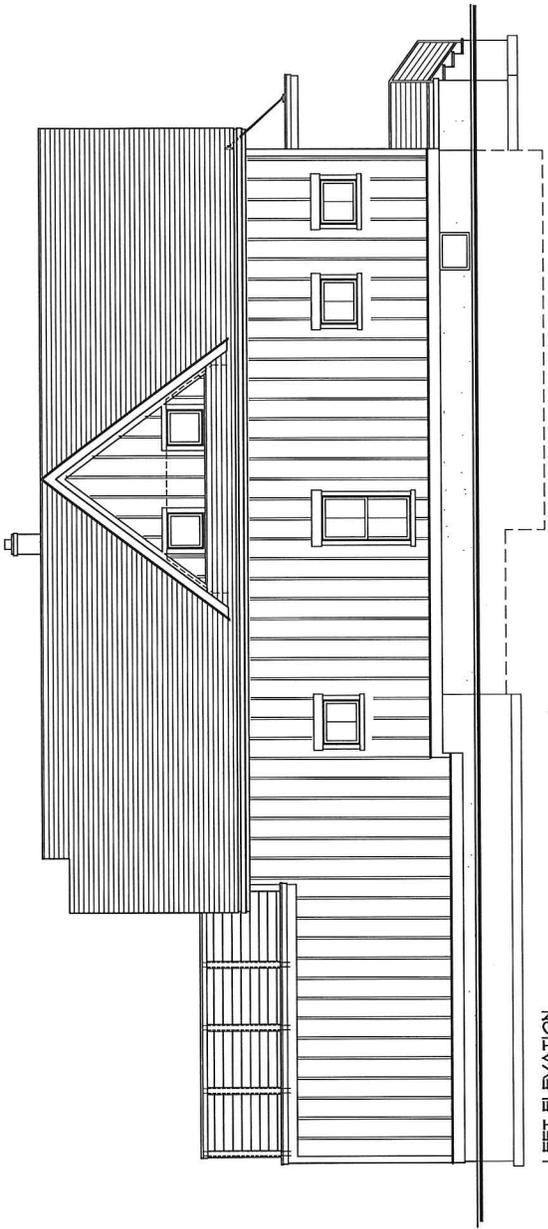
SCALE: 1" = 10'  
218 E. SEVENTH AVE.  
COLUMBUS, OH 43201  
WEINLAND PARK

E. SEVENTH AVE.

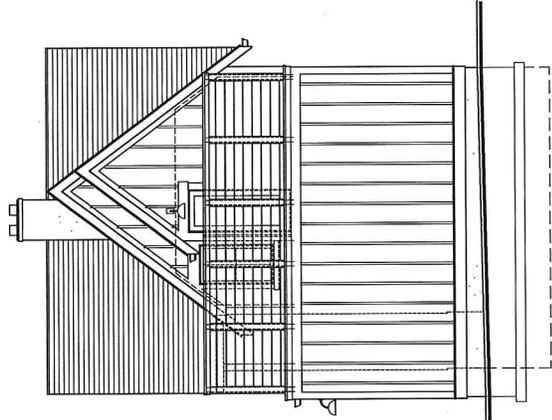
NOT FOR CONSTRUCTION



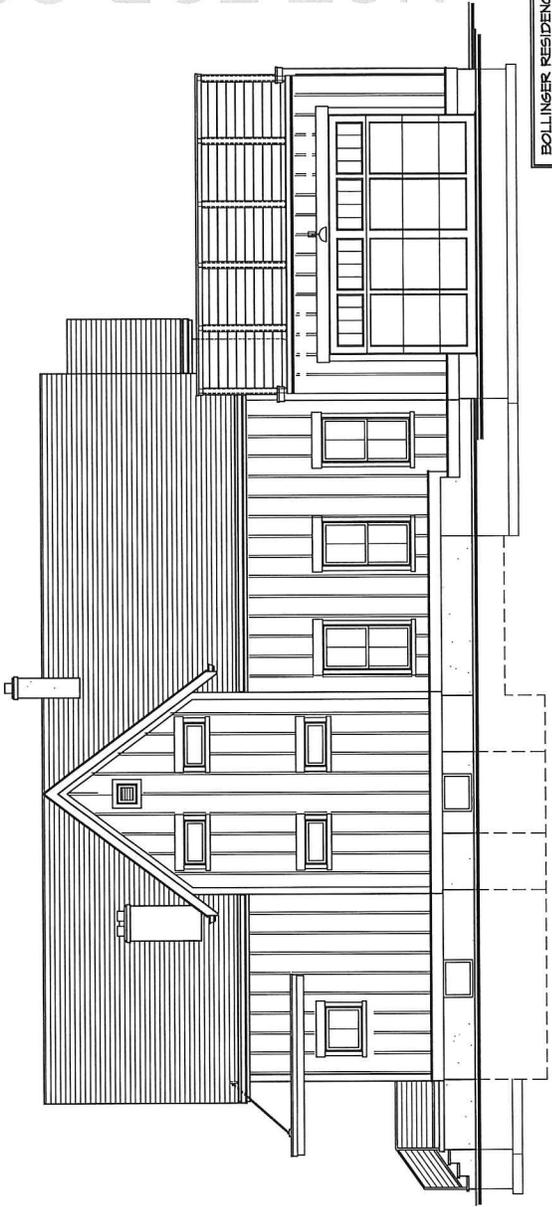
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

BOLLINGER RESIDENCE  
CONSTRUCTION SET  
218 E. SEVENTH AVE.  
COLUMBUS, OH 43201  
12-02-16 PAGE 4 OF 6



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 12/15/16



Disclaimer

Scale = 40



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.



# 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: 010003463

Zoning Number: 218

Street Name: E 7TH AVE

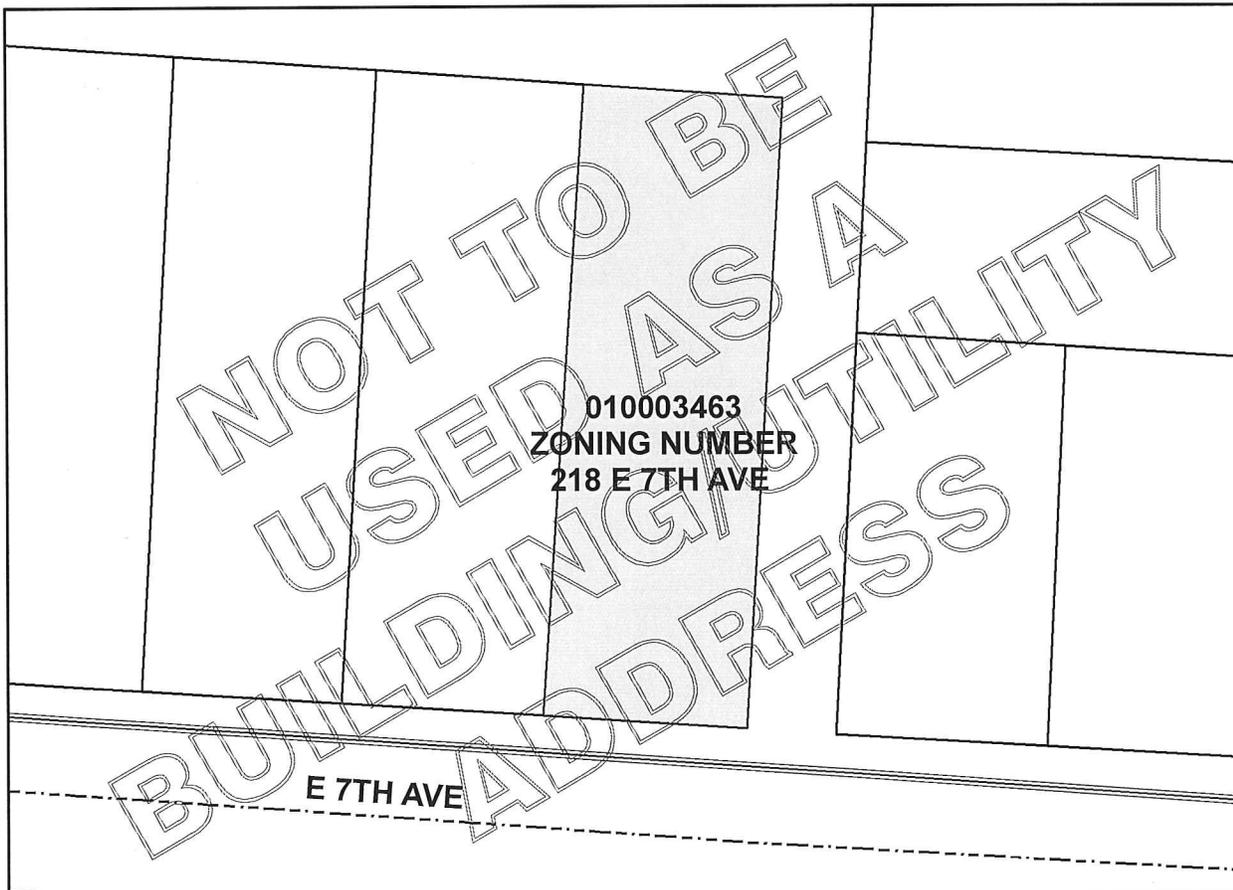
Lot Number: N/A

Subdivision: N/A

Requested By: WAGENBRENNER DEVELOPMENT (STEVE BOLLINGER)

Issued By: *Adyana Amariam*

Date: 12/15/2016



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 80436

# 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) Stephen Bollinger  
of (COMPLETE ADDRESS) 36 W 4th 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

Stephen Bollinger

Applicant

36 W 4th Avenue Columbus, OH 43201

SIGNATURE OF AFFIANT

SJ Bollinger

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

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



My Commission Expires  
**Angela J. Zeigler**  
Notary Public, State of Ohio  
My Commission Expires 12-15-18

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