

Zoning Report

Site Information

Address	192 E 2ND AVE, COLUMBUS, OH
Mailing Address	2875 E MOUND ST COLUMBUS OH 43209-2661
Owner	HUBER JOSEPH TR THRUSH CARSON TR
Parcel Number	010025735
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	BZA16-087, Passed
Commercial Overlay	None
Planning Overlay	I-670 Graphics Control
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

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, 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

OFFICE USE ONLY

Application Number: BZA17-001 Date Received: 1/13/17
Application Accepted by: D. Reiss Fee: \$320.00
Commission/Civic: Italian Village
Existing Zoning: R-4
Comments: 3/28/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

3332.18(D) TO ALLOW FOR 1801.6 SF OR 52.8% LOT
COVERAGE IN LIEU OF 50% ALLOWED BY CODE.

LOCATION

Certified Address: 192 E. SECOND AVE City: COLUMBUS Zip: 43201

Parcel Number (only one required): 010-025735-00

APPLICANT (If different from Owner):

Applicant Name: JULIET BULLOCK ARCHT. Phone Number: 614-935-0944 Ext.: _____

Address: 1182 Wyandotte Road City/State: Columbus 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: FARAZ KHAN, Mbr, EAST SECOND PARTNERS LLC Phone Number: 614-506-4861 Ext.: _____

Address: 605 N. High St, 137, 3 City/State: Columbus OH Zip: 43215

Email Address: FARAZ@KHANINVEST.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 Faz Khan

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.

THE CITY OF
COLUMBUS
ANDREW L. GINTER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock
of (1) MAILING ADDRESS 1182 Wyandotte Rd Columbus Ohio 43212
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 192 E. 2ND
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) East 2nd Partners LLC
605 N. High St, 137
Columbus, Ohio 43215

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

Juliet Bullock
614-935-0944

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

(5) Italian Village James Goodman
50 W. Gray 4th Floor
Columbus, Ohio 43215

and that the attached document (6) 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

(7) SIGNATURE OF AFFIANT

Juliet Bullock

Sworn to before me and signed in my presence this 12th day of January, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

Dec 20th 2021
My Commission Expires

Notary Seal Here



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BZA17-001
192 EAST 2ND AVENUE

Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Joseph Huber
2875 East Mound Street
Columbus Ohio 43209

Carson Thrush
450 West Second Avenue
Columbus Ohio 43201

Italian Village James Goodman
50 W. Gay St 4th Floor
Columbus Ohio 43215

Network Restorations LLC
957 East Broad Street
Columbus Ohio 43205

995 North Fourth St LLC
580 N. 4th Street STE 120
Columbus Ohio 43215

Kevin Brubaker
180 E 2nd Avenue
Columbus Ohio 43201

Christopher Phommasathit
175 Punta Alley
Columbus Ohio 43206

Dianna Zweig
199 2nd Avenue
Columbus Ohio 43201

New Victorians
455 West Third Avenue
Columbus Ohio 43201

Bubba Nunnery/Rhonda Medina
193 East Second Avenue
Columbus Ohio 43201

Hamlet and Second LLC
7820 Palmer Road SW
Reynoldsburg Ohio 43068

Jeannie and Dru Simmons
177 Punta Alley
Columbus Ohio 43201

Van Dyck Catriona
8 Fernchliff Road
Bloomfield NJ 07003

Martha and Michael Chute
176-█ E 2nd Avenue
Columbus Ohio 43201

Justin Cudak and Jillian Pillar
974 Hamlet Street
Columbus Ohio 43201

Michael and Kim Maurer
38 West Duncan Street
Columbus Ohio 43202

Diana Zweig Trust
2560 Riverside Dr. #C
Columbus Ohio 43221

STATEMENT OF HARDSHIP

The previous owner applied for and received variances for this lot that included a single car garage with a car lift for the second parking space. We have found the lift to not be a practical solution for most buyers. In addition we have elected not to do the second floor space over the garage, so the overall density of living space is less for this proposal. By eliminating the space over the garage the overall impact to the neighboring lots is reduced as the height of the garage is reduced. The size of the garage was minimally increased as we no longer need the stair to the second floor within the garage. The lot coverage request of 2.8 % is minimal and given the garage's proximity to the existing house a unheated breezeway connector is appropriate.

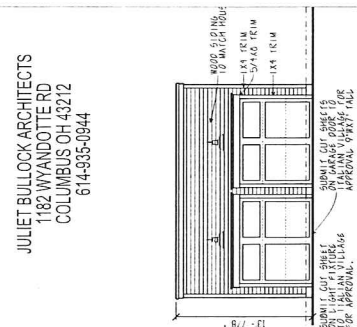
[illegible]

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

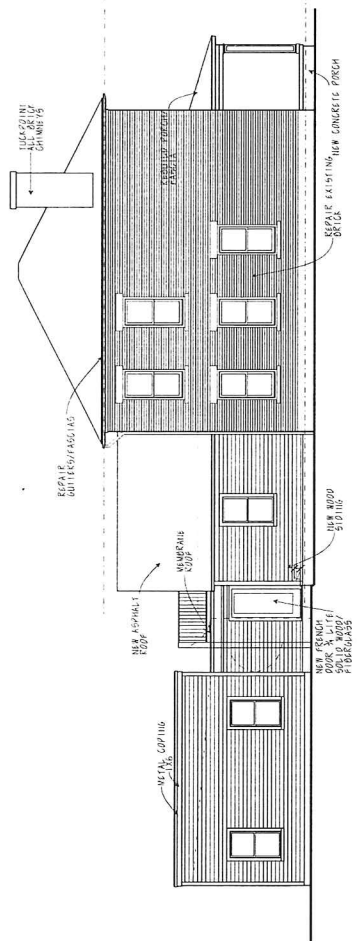
BZA17-001
192 EAST 2ND AVENUE

1/11/17
SHEU
192 EAST 2ND AVENUE
COLUMBUS OHIO
SHEET 2

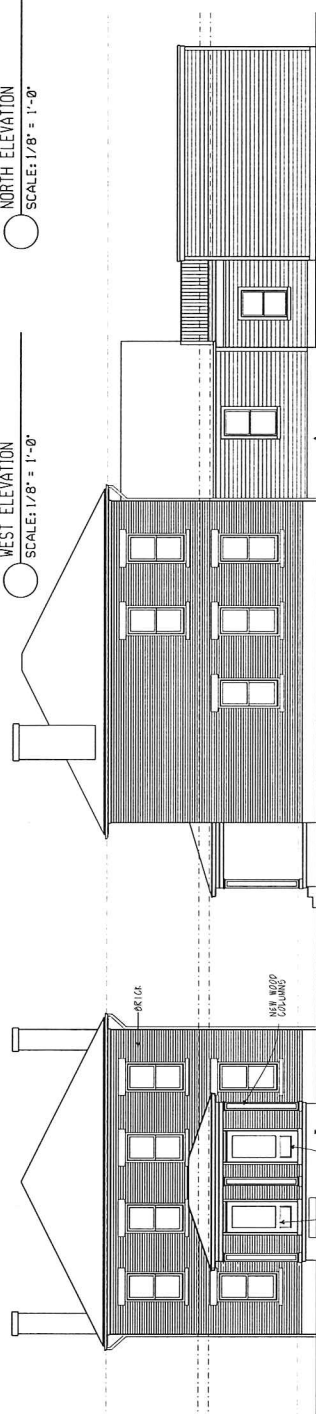
PROPOSED
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

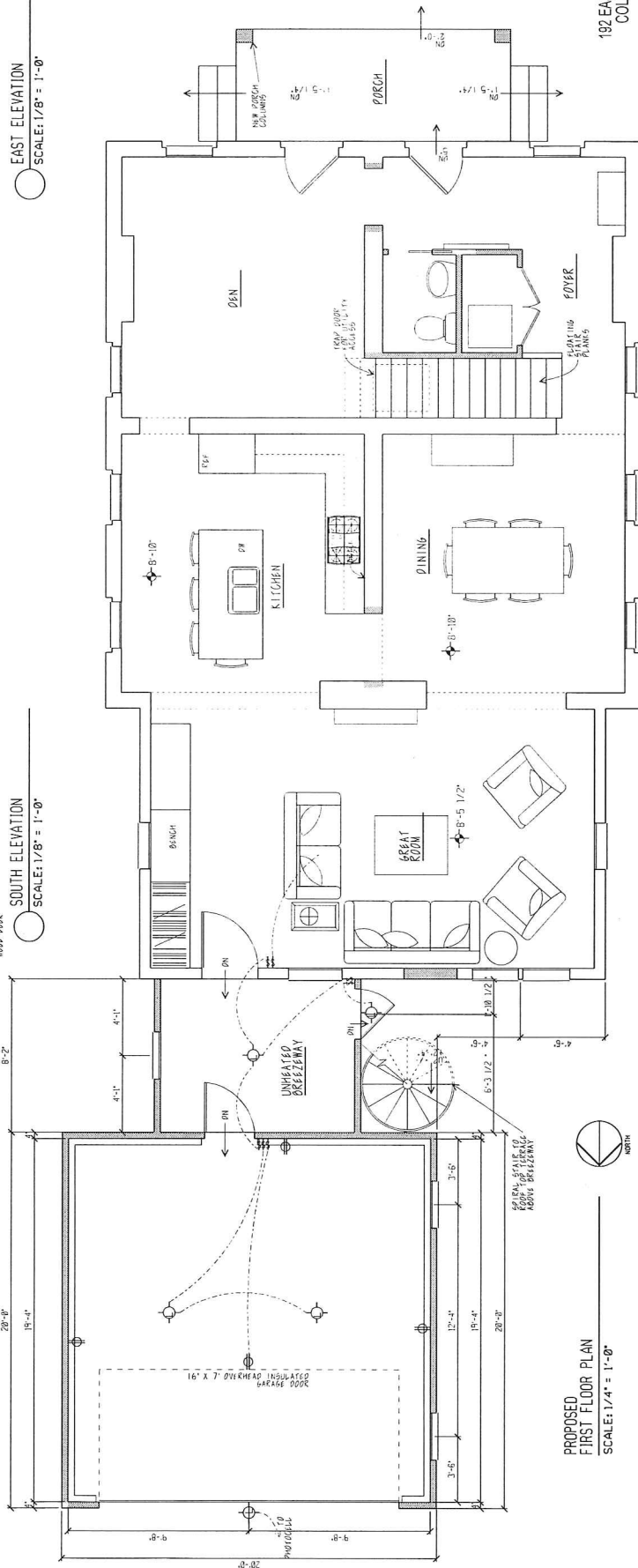


WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"





Real Estate / GIS Department



City of Columbus Zoning Plat

BZA17-001
192 EAST 2ND AVENUE



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: 010025735

Zoning Number: 192

Street Name: E 2ND AVE

Lot Number: N/A

Subdivision: N/A

Requested By: JULIET BULLOCK ARCHITECTS (JULIET BULLOCK)

Issued By: *Adyana Amariam*

Date: 1/10/2017



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

SCALE: 1 inch = 42 feet

GIS FILE NUMBER: 66046

THE CITY OF
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DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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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) _____
of (COMPLETE ADDRESS) _____

FARAZ KHAN

605 N. High, PMB 137, Columbus OH 43215

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>Shen Property Holdings LLC / Jeff Shen</u>	<u>P.O. Box 16336, Columbus, OH 43216</u>
<u>KHAN INVESTMENTS LLC / Faraz Khan</u>	<u>605 N. High St, PMB 137, Columbus OH 43215</u>
<u>Atig Khan</u>	<u>1308 Penderson Ct, New Albany OH 43054</u>
<u>Syed Azim Bukhari</u>	<u>867 Edwards Glen, Marion OH 43302</u>
<u>Surya prakash Patel</u>	<u>867 Edwards Glen, Marion OH 43302</u>

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 11 day of January, in the year 2017

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires Sept. 1, 2020



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