

## Zoning Report

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### Site Information

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|                 |   |
|-----------------|---|
| Address         | 343 KING AVE, COLUMBUS, OH                    |
| Mailing Address | 1060 SIR FRANCIS CT<br>GALLATIN TN 37066-7467 |
| Owner           | GILLESPIE JAMES R                             |
| Parcel Number   | 010047472                                     |
| In Columbus?    | Yes   |
| County          | FRANKLIN                                      |

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### Zoning Information

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|   |   |
|---|---|
| Zoning                                    | Z79-033, Residential, R4, 8/29/1979, 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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**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: BZA17-006 Date Received: 1/17/17  
 Application Accepted by: D. Reiss Fee: \$320<sup>00</sup>  
 Commission/Civic: University  
 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:

See Statement of Hardship, Exhibit "B"

**LOCATION**

Certified Address: 343 King Avenue City: Columbus, Ohio Zip: 43201

Parcel Number (only one required): 010-047472

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

Applicant Name: Wayne A. Garland, Jr. c/o Donald Plank Phone Number: 614-947-8600 Ext.: -----

Address: Plank Law Firm, 423 E. Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Wayne A. Garland, Jr. c/o Donald Plank Phone Number: 614-947-8600 Ext.: ----

Address: Plank Law Firm, 423 East Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Donald Plank (Plank Law Firm) Phone Number: 614-947-8600 Ext.: -----

Address: 423 East Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Donald Plank, attorney

PROPERTY OWNER SIGNATURE Donald Plank, attorney

ATTORNEY / AGENT SIGNATURE Donald Plank

**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 Donald Plank (Plank Law Firm) -----  
of (1) MAILING ADDRESS 423 East Town Street, 2nd Floor, Columbus, Ohio 43215 -----

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 343 King Avenue, Columbus, Ohio 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 (4) Wayne A. Garland, Jr. c/o Donald Plank -----  
AND MAILING ADDRESS Plank Law Firm -----  
423 East Town Street, 2nd Floor -----  
Columbus, Ohio 43215 -----

APPLICANT'S NAME AND PHONE # (4) Wayne A. Garland, Jr. -----  
(same as listed on front application) c/o Donald Plank (614) 947-8600 -----

AREA COMMISSION OR CIVIC GROUP (5) University Area Commission -----  
AREA COMMISSION ZONING CHAIR c/o Susan Keeny -----  
OR CONTACT PERSON AND ADDRESS 358 King Avenue, Columbus, Ohio 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 Donald Plank -----

Sworn to before me and signed in my presence this 16th day of January, in the year 2017

Stacey L. Danza ----- 11-5-2018 Notary Seal Here  
(8) SIGNATURE OF NOTARY PUBLIC My Commission Expires



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  
Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

**EXHIBIT A, Public Notice**  
**343 King Avenue**  
**BZA-\_\_\_\_\_**  
**January 16, 2017**

**APPLICANT**

Wayne A. Garland, Jr.  
c/o Donald Plank  
Plank Law Firm  
423 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

**PROPERTY OWNER**

Wayne A. Garland, Jr.  
c/o Donald Plank  
Plank Law Firm  
423 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

**ATTORNEY FOR APPLICANT**

Donald Plank  
Plank Law Firm  
423 East Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

**COMMUNITY GROUP:**

University Area Commission  
c/o Susan Keeny  
358 King Avenue  
Columbus, Ohio 43201

**PROPERTY OWNERS WITHIN 125 FEET**

John D. and Susan L. M. Keeny  
358 King Avenue  
Columbus, Ohio 43201

Winkle OSU, LLC  
10 North High Street, Suite 401  
Columbus, Ohio 43215-3497

Erin McKnight  
Lucas McKnight  
342 King Avenue  
Columbus, Ohio 43201-2616

John Alatsis  
Robert E. Hosler  
338 King Avenue  
Columbus, Ohio 43201

Bradley A. Carman  
Danielle W. Carman  
332 King Avenue  
Columbus, Ohio 43201-2616

CPS Investment Properties, LLC  
Attn: Bryce Culver  
10 East 17<sup>th</sup> Avenue  
Columbus, Ohio 43201

Dominic B. Paniccia  
Peter R. Paniccia  
333 King Avenue  
Columbus, Ohio 43201-2615

Thomas J. Yurick  
341 King Avenue  
Columbus, Ohio 43201-2615

Wayne A. Garland, Jr.  
PO Box 8310  
Columbus, Ohio 43201-0310

Nicole Gorman  
Virginia Miller  
345 King Avenue  
Columbus, Ohio 43201-2615

Shawn P. Hillman  
351 King Avenue  
Columbus, Ohio 43201-2615

David V. Whitaker  
355 King Avenue  
Columbus, Ohio 43201-2615

John A. Davis  
John J. Graham, Jr.  
361 King Avenue  
Columbus, Ohio 43201-2615

Heather Palmer Mineau  
Raymond D. Mineau  
372 West Seventh Avenue  
Columbus, Ohio 43201

**343 King Avenue**  
**BZA-\_\_\_\_\_, January 16, 2017**  
**Exhibit A, Public Notice**  
**Page 1 of 2**

**BZA17-006  
343 King Avenue**

William S. Dancey  
Kathleen R. Dancey  
366 West Seventh Avenue  
Columbus, Ohio 43201-2606

Christopher A. Pruzzo  
360 West Seventh Avenue  
Columbus, Ohio 43201-2606

Ronald J. Green  
Louisa B. Green  
356 West Seventh Avenue  
Columbus, Ohio 43201-2606

Michael A. Oram  
354 West Sixth Avenue  
Columbus, Ohio 43201-3135

Joseph B. Travers  
Susan P. Travers  
346 West Seventh Avenue  
Columbus, Ohio 43201-2606

Biali, Ltd.  
338 West Seventh Avenue  
Columbus, Ohio 43201-2606

**ALSO NOTIFY**

David B. Perry  
David Perry Co., Inc.  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

Wayne A. Garland, Jr.  
c/o Buckeye Real Estate  
48 East 15<sup>th</sup> Avenue  
Columbus, Ohio 43201

**Exhibit B**

**Statement of Hardship**

**BZA17-\_\_\_\_\_**

**343 King Avenue, Columbus, OH 43201**

The site is located at the south side of King Avenue, 80' west of Pennsylvania Avenue. The site is zoned R-4, Residential and is developed with a single family dwelling built prior to 1920. Applicant purchased the property in December 2016. Code enforcement orders are pending against the prior owner for maintenance related items. The existing house, with basement and finished attic, is in disrepair and needs considerable remodeling to update the house to current standards. There are many single and multi-unit buildings in the area. Applicant proposes to both remodel and build onto the existing single family dwelling with a rear two-story addition of habitable space, rear two-story porch and a three (3) car detached garage. The building is a "Contributing Building" and applicant's intended alterations are a "Substantial Rehabilitation", both as defined in the University Planning Overlay (UPO). The current code permitted FAR in the R-4 District is 0.40. The existing single-family dwelling has an FAR of 0.49 +/- . Applicant's proposed addition of habitable space includes an expanded kitchen, half-bath, laundry room and larger master bedroom – all very reasonable and desirable improvements to the single-family dwelling. The rear addition also includes a two story porch, which functions as open space for the owner, but is included in calculation of Maximum Lot Coverage (Section 3372.542 of the University Planning Overlay). The site is in the "Lower Intensity Residential" designation in the University District Plan (2015). "Lower Intensity Residential" is "characterized by single and two family dwellings", and places "priority on preservation of contributing buildings". The requested variances are minor.

Applicant has a hardship and practical difficulty with compliance with the code sections from which variances are requested. The variances are minor and necessary to remodel and expand the single-family dwelling to address modern living standards. Applicant's investment in the property is consistent with the area plan document and is very positive for the neighborhood.

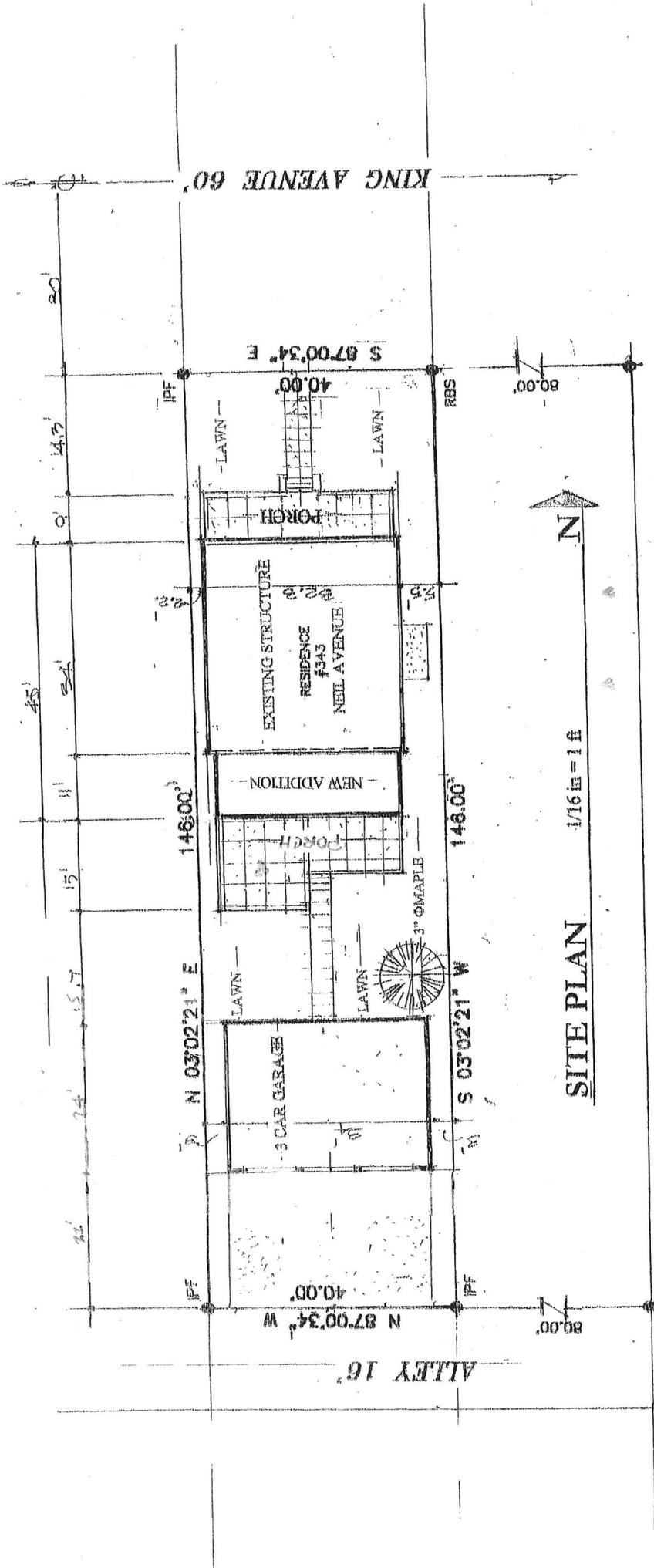
Applicant requests the following variances:

- 1) Section 3372.542, Maximum Lot Coverage, to increase permitted lot coverage, as defined in the University Planning Overlay, from 25% to 35%.
- 2) Section 3372.544, Maximum Floor Area, to increase maximum floor area from 0.40 to 0.60.

## SITE DATA

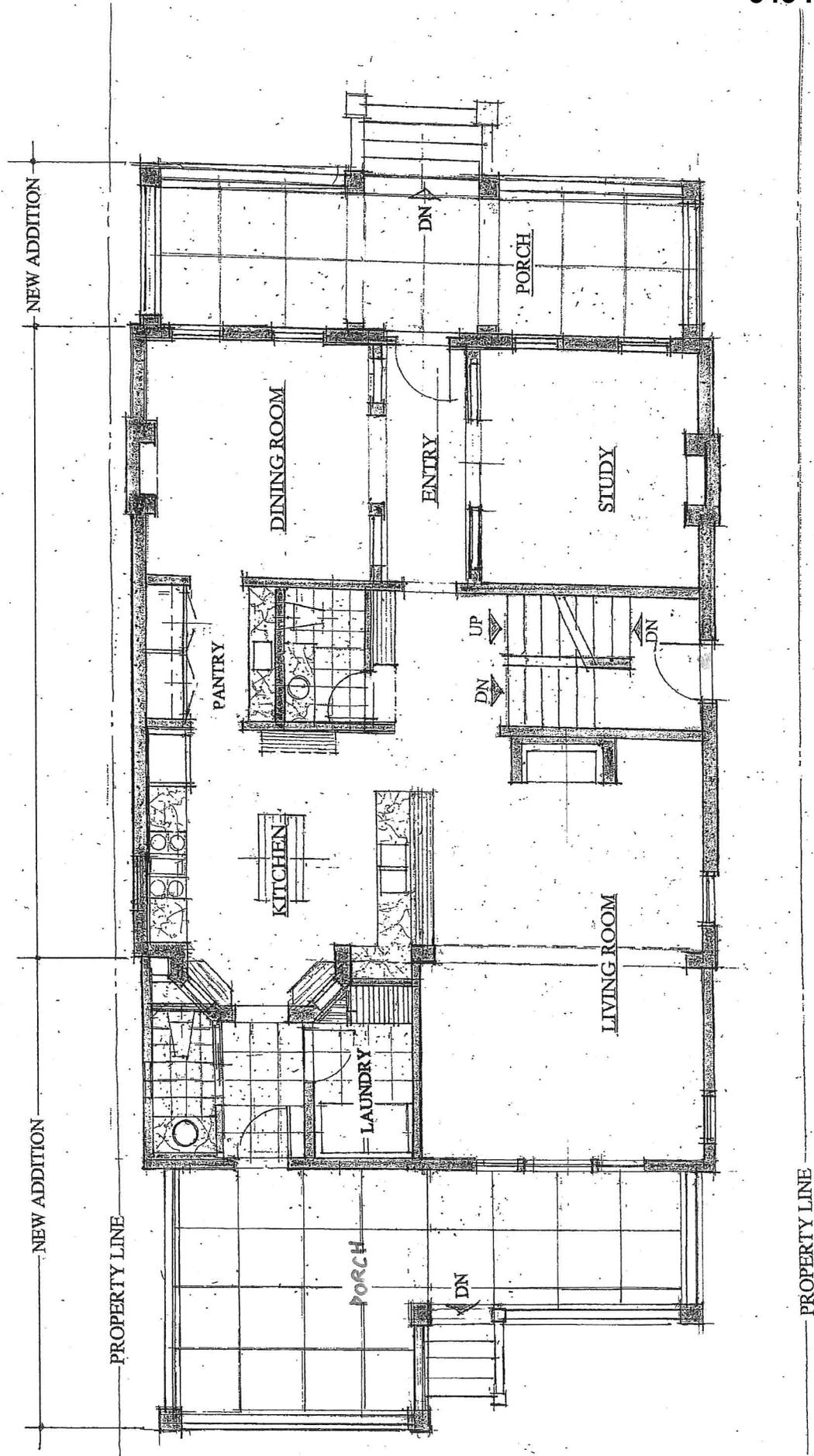
Address: 343 King Avenue, Columbus, OH 43201  
PID: 010-047472  
Acreage: 0.134 +/- acres (5,840 SF +/- SF)  
Zoning: R-4, Residential District  
Overlay: University Planning Overlay (UPO)  
Height District: H-35  
Existing Use: Single-family dwelling  
Proposed Use: Single family dwelling with two (2) story room addition, rear porch and detached garage.  
Setbacks: As noted on Site Plan and in text.  
Parking: Minimum of 2; Three (3) garage spaces provided and surface parking

University Planning Overlay:  
3372.542: Maximum Lot Coverage, 25%; Proposed 35%  
3372.544: Maximum Floor Area, 0.40; Proposed 0.60



BUCKEYE REAL ESTATE PREPARED BY BARRET JARDINE AND ASSOC.  
48 EAST 15<sup>TH</sup> AVENUE COLUMBUS, OH 43201  
2561 WOODSTOCK RD. COLUMBUS, OH 43221  
PHONE: (614) 294-4411  
PHONE: (614) 634-2382

JANUARY 6, 2017

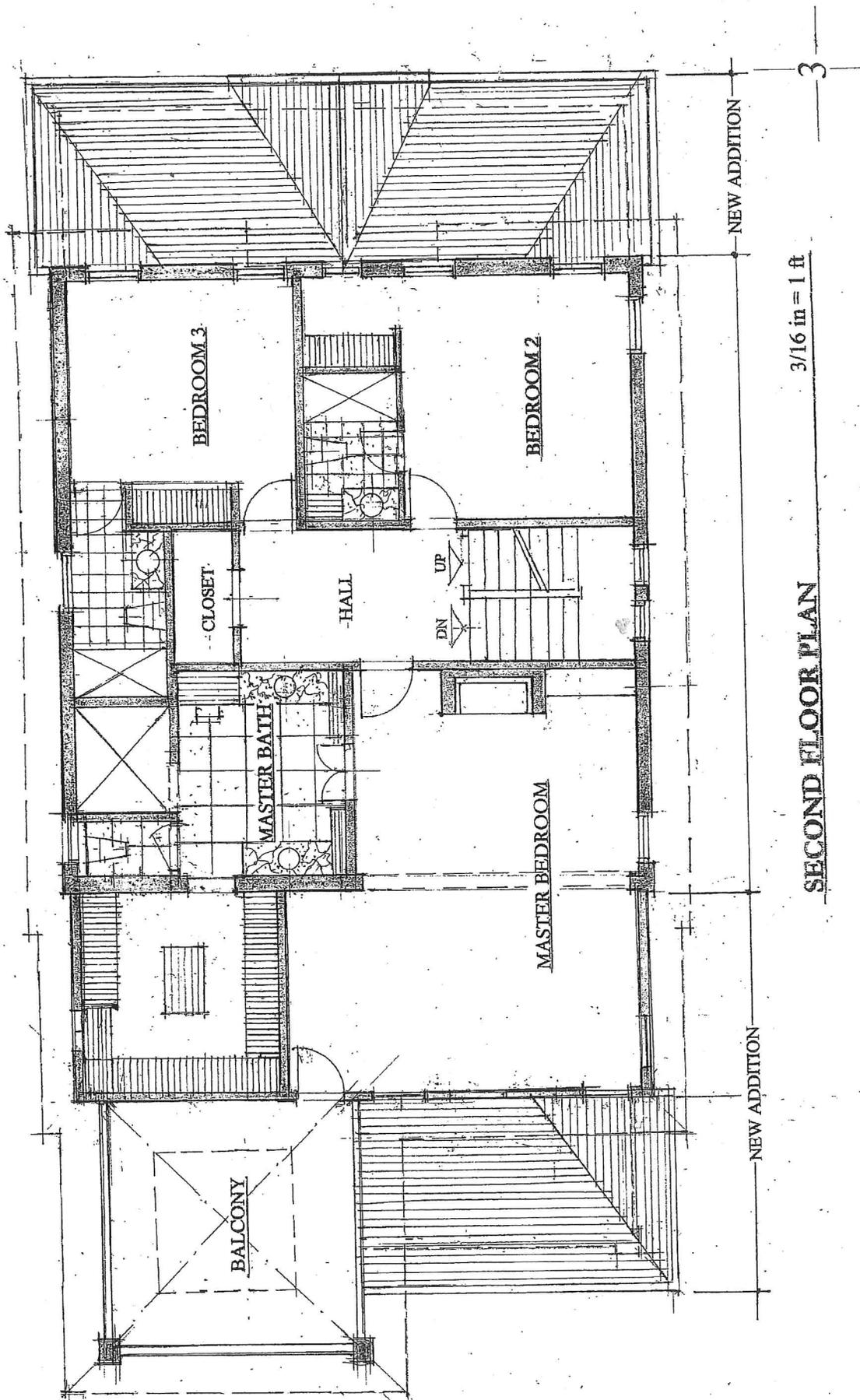


2

3/16 in. = 1 ft

FIRST FLOOR PLAN



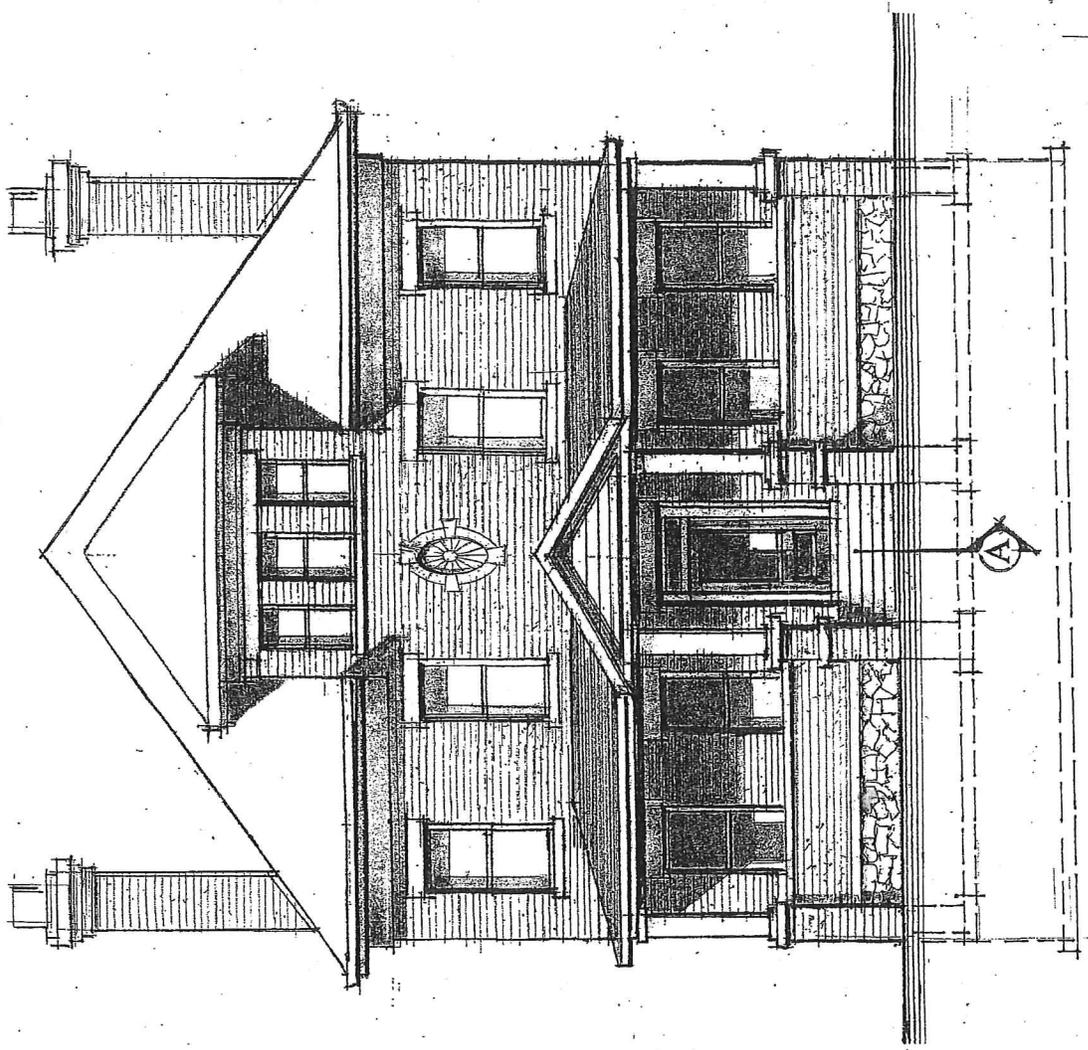


3/16 in = 1 ft

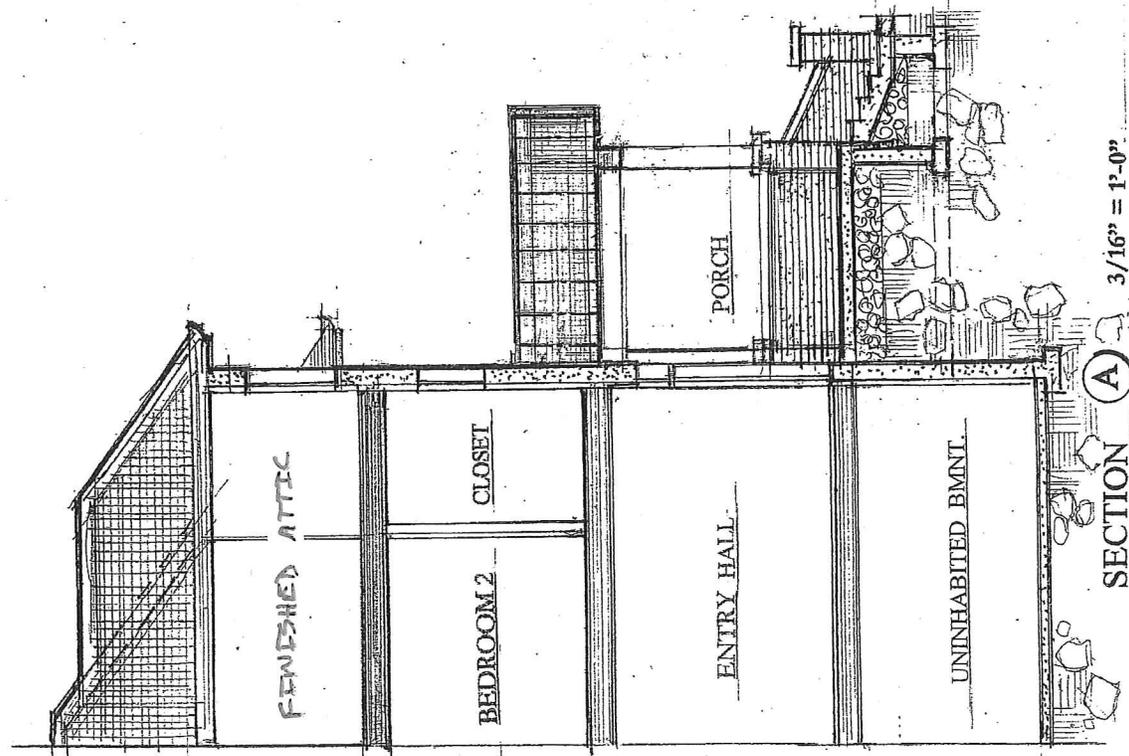
SECOND FLOOR PLAN

3

4

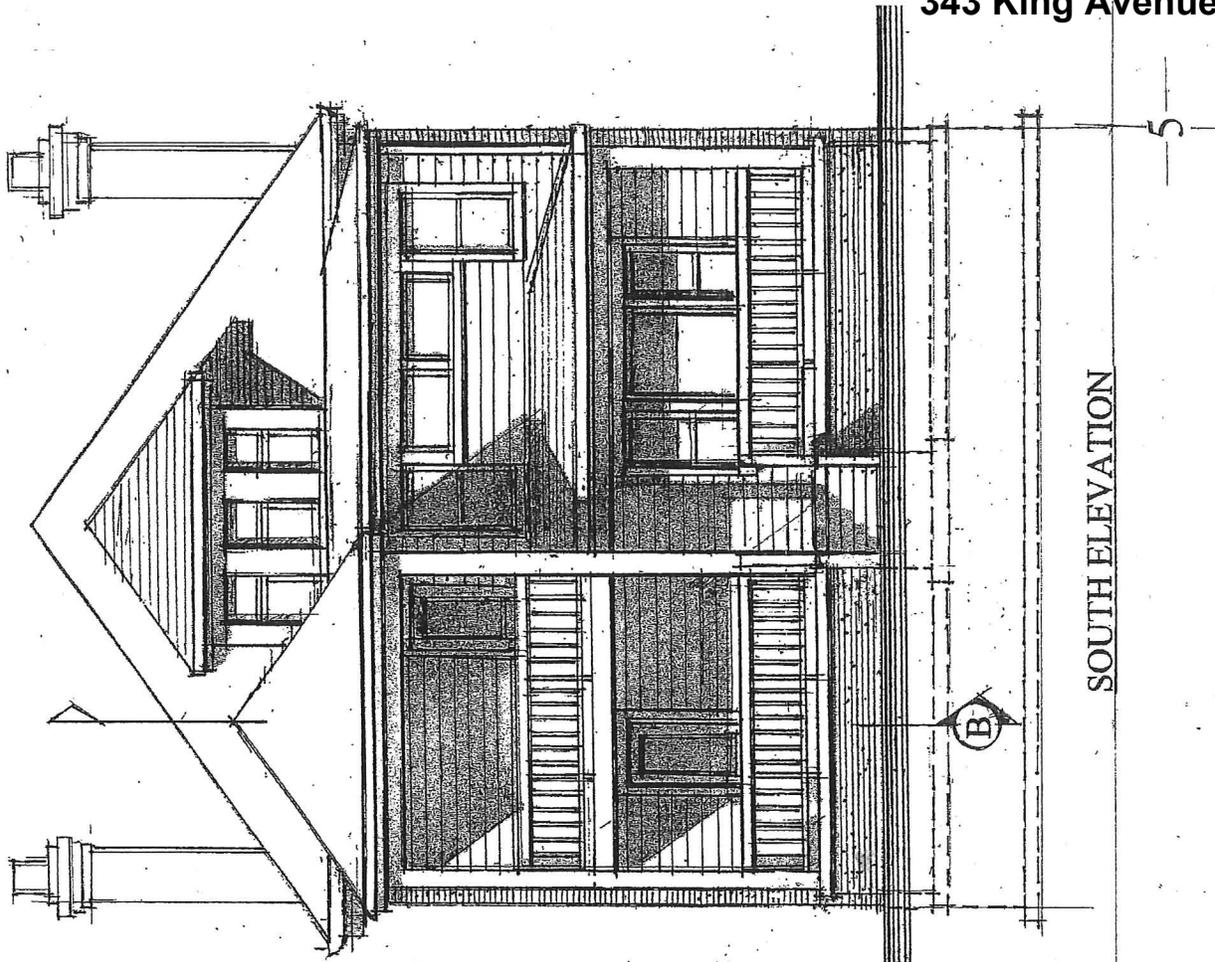


NORTH ELEVATION



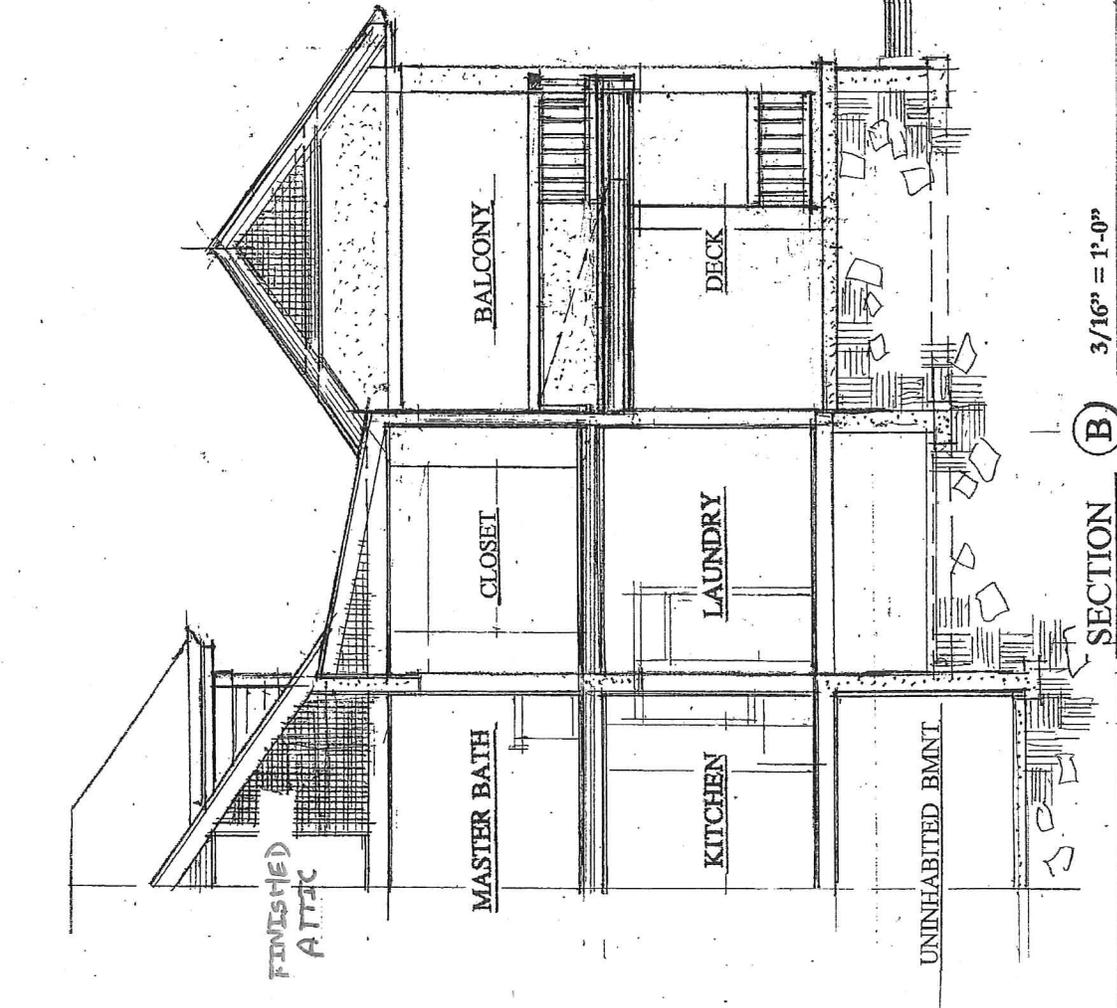
SECTION A

3/16" = 1'-0"



SOUTH ELEVATION

5

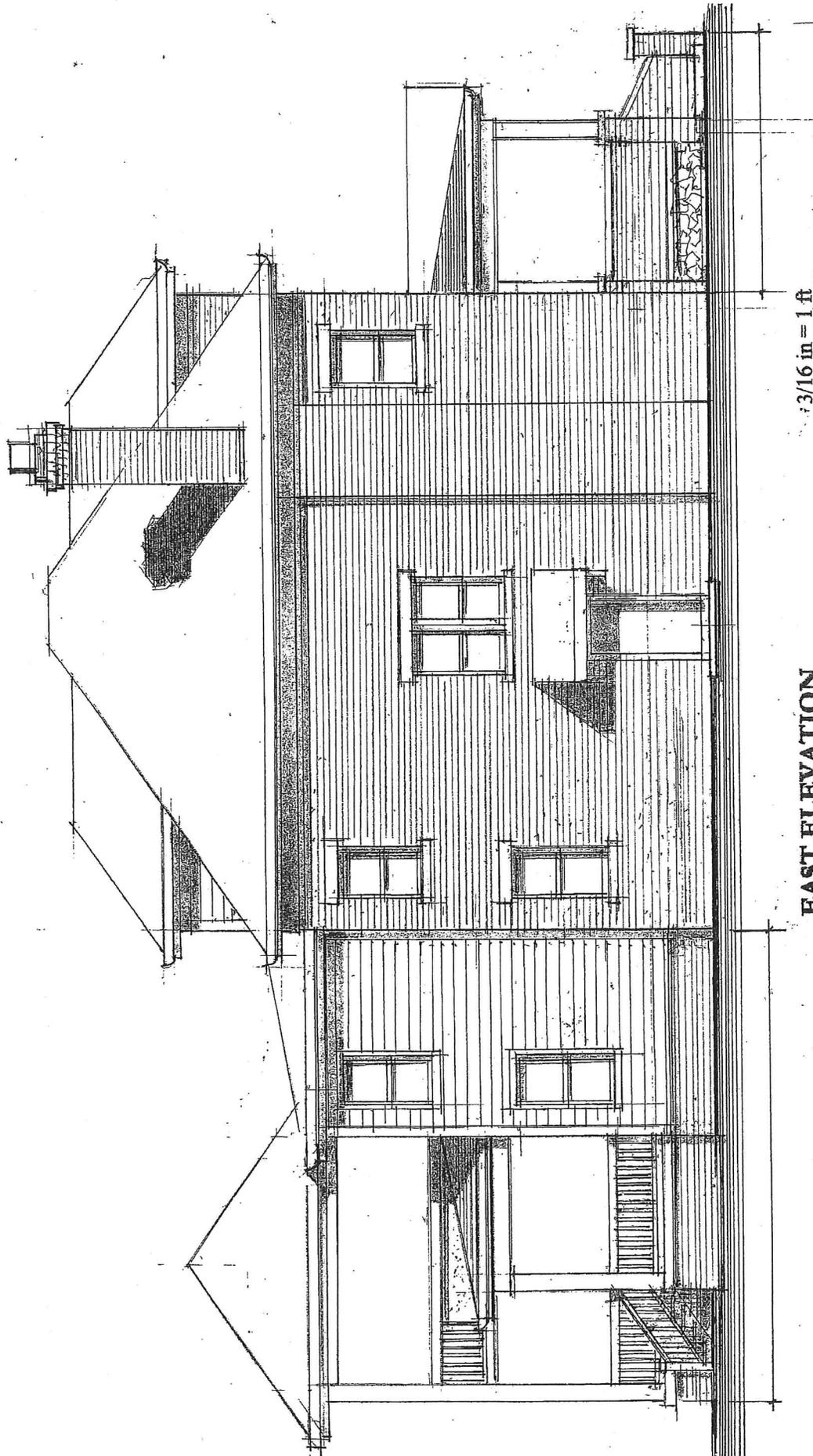


3/16" = 1'-0"

SECTION B

FINISHED  
ATTIC

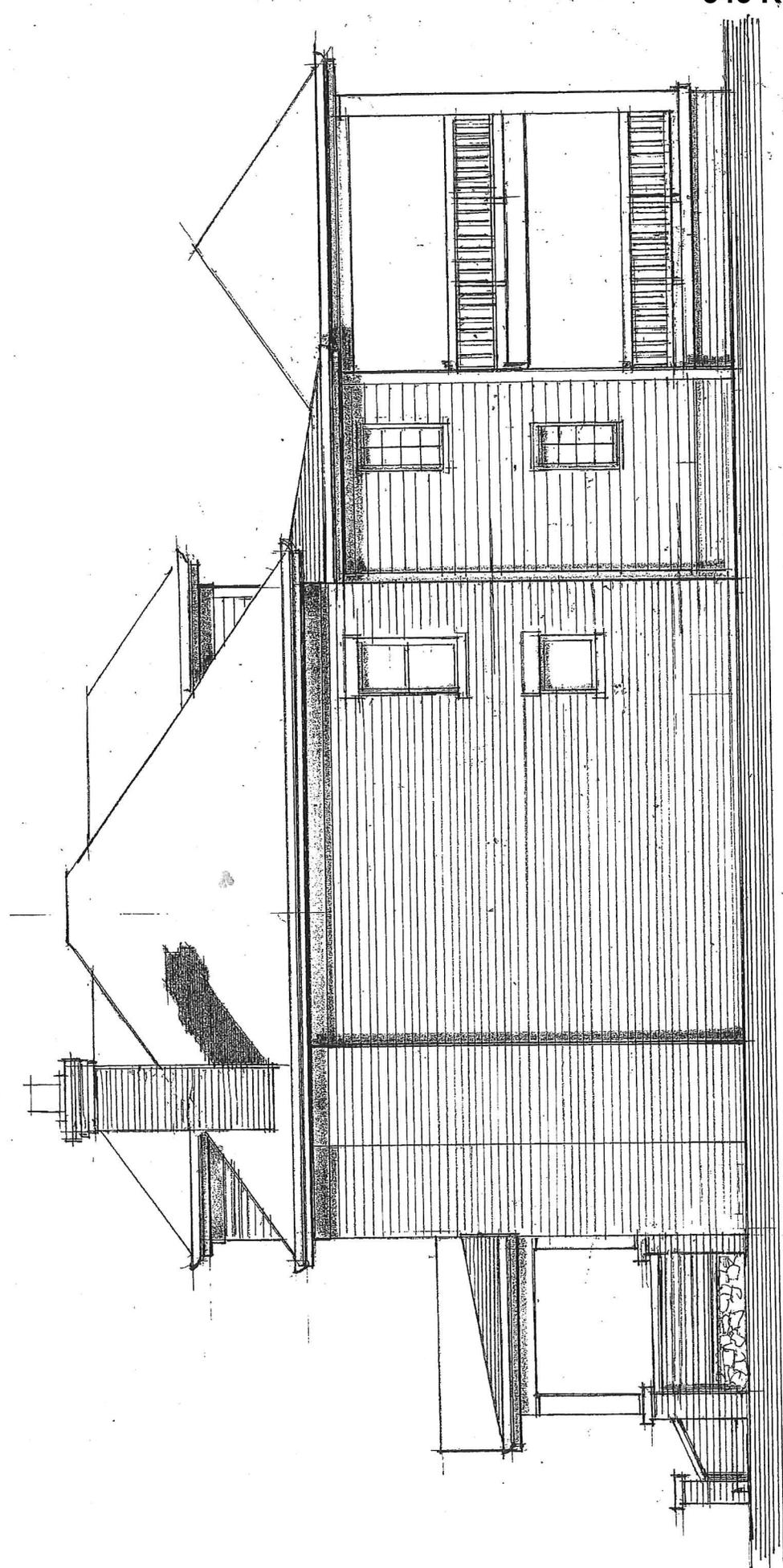
UNINHABITED BMNT



3/16 in = 1 ft

EAST ELEVATION

6



3/16 in = 1 ft

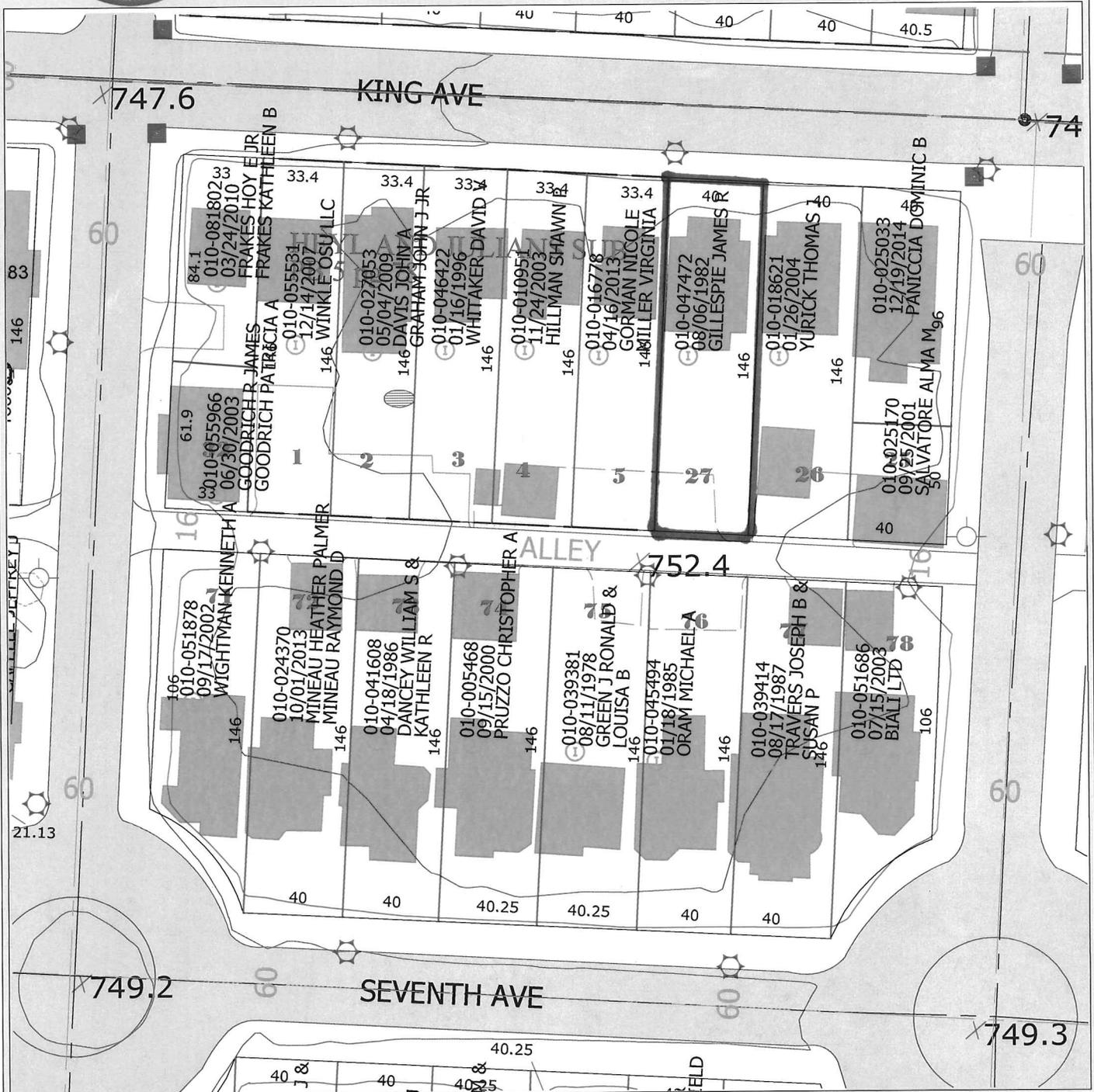
WEST ELEVATION



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 1/12/17

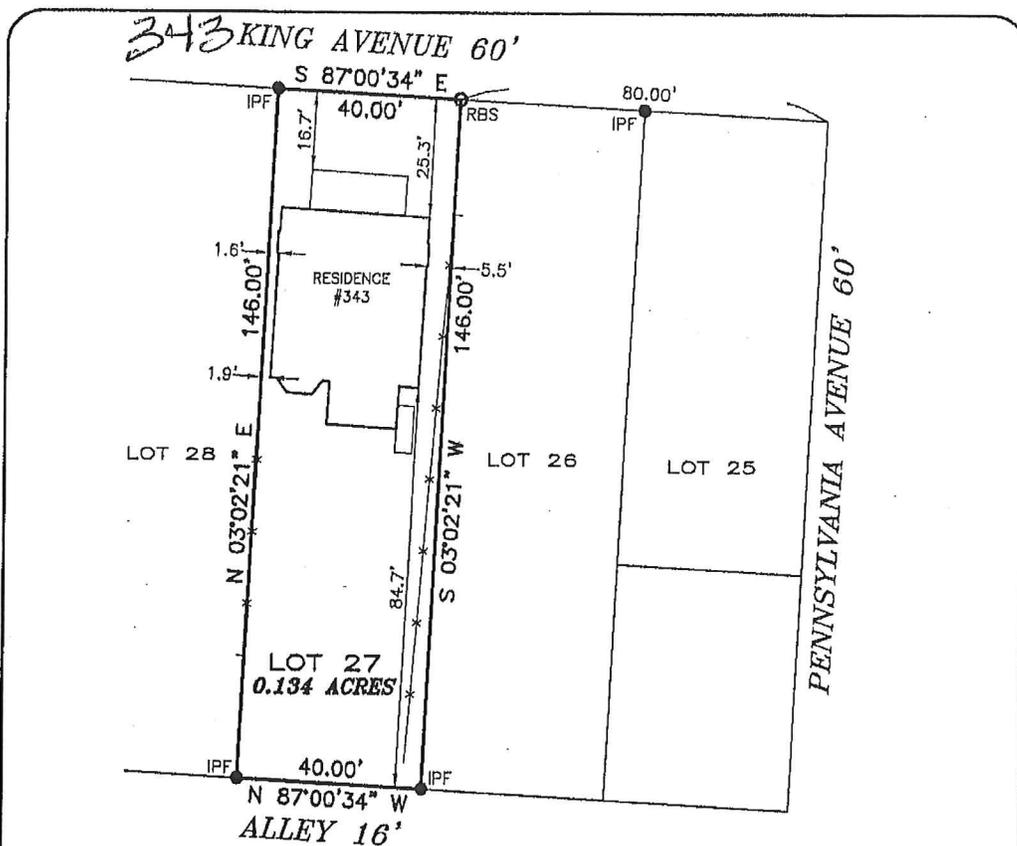


Disclaimer

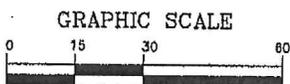
Scale = 60



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.



DEED REFERENCE:  
JAMES ROBERT GILLESPIE  
O.R. 1948C17



( IN FEET )  
1 inch = 30 ft.

LEGEND

- IPF 3/4" IRON PIN FOUND
- RBS REBAR SET
- X- EXISTING FENCE LINE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT, ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

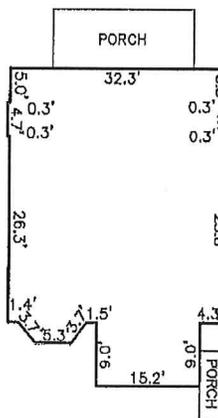
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN NOVEMBER OF 2018 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Scott D. Grunde*

SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047

12/13/18

DATE



DETAIL: 1"=20'

SURVEY OF  
LOT 27  
LYING IN  
DENNISON PARK ADDITION  
PLAT BOOK 4, PAGE 106  
CITY OF COLUMBUS,  
COUNTY OF FRANKLIN,  
STATE OF OHIO

LS GI LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212  
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 12/8/18  
REV. DATE: 12/13/18 FILE NO. 191846

DRAWN BY: DGH



# 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: 010047472

Zoning Number: 343

Street Name: KING AVE

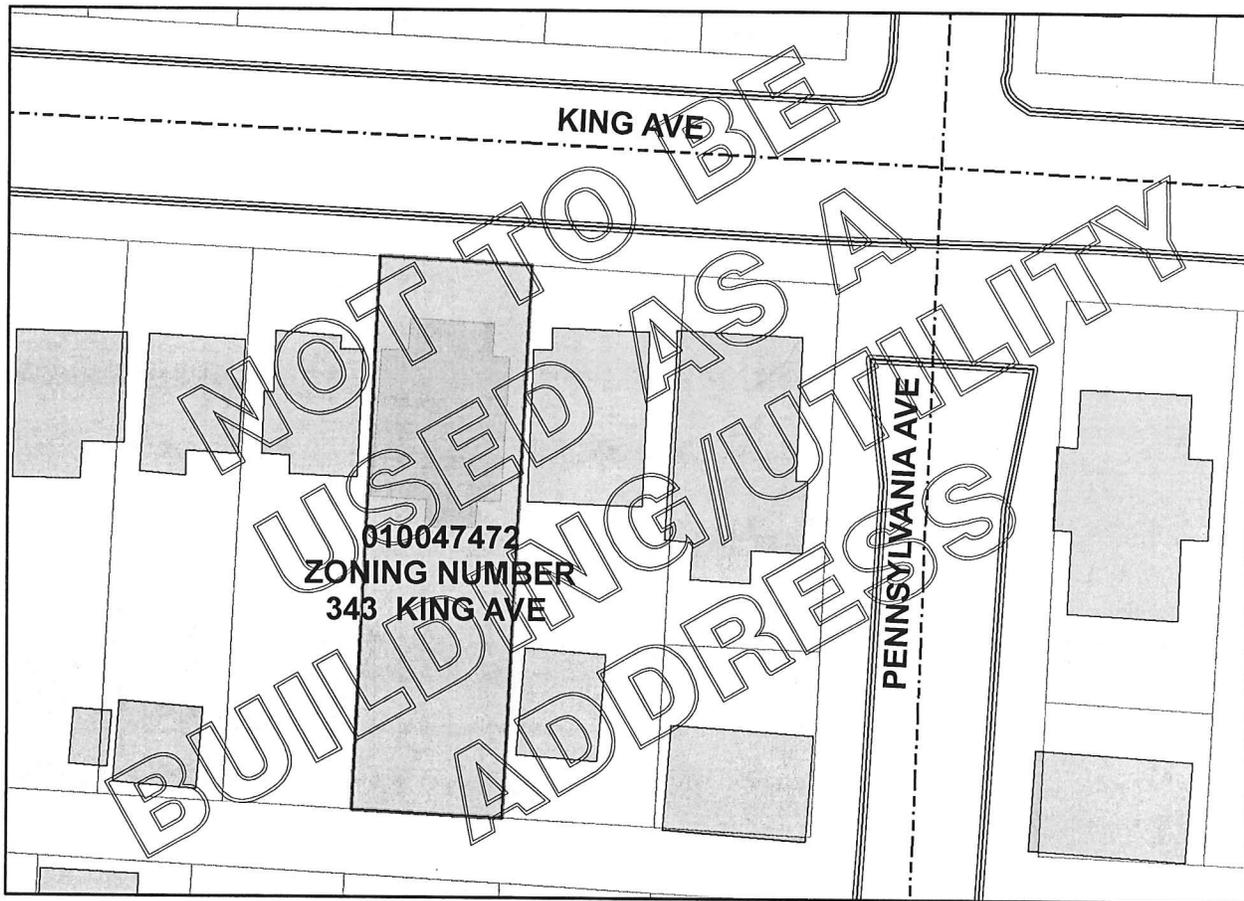
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Adyana Umariam*

Date: 1/11/2017



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 82355

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

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) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor, Columbus, Ohio 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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: Wayne A. Garland, Jr. (C/o Buckeye Real Estate), 48 East 15th Avenue, Columbus, Ohio 43201.

SIGNATURE OF AFFIANT [Handwritten Signature: Donald Plank]

Sworn to before me and signed in my presence this 16th day of January, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature: Stacey L. Danza] My Commission Expires 11-5-2018 Notary Seal Here

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



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018