

## Zoning Report

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### Site Information

Address	1022 W BROAD ST
Mailing Address	5661 DORSHIRE DR GALENA OH 43021-9029
Owner	SAA SHIREEN
Parcel Number	010038690
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**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

# Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number:

BZA17-005

Date Received:

17 JAN 2017

Application Accepted by:

*[Signature]*

Fee:

\$1900

Commission/Civic:

FRANKLIN TOWNSHIP

Existing Zoning:

Comments:

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections: 35

3312.03 - Reduction of required parking spaces from 34 to 19 per attached Site Plan

3312.21 - Relocation of required greenspace and plantings per attached Site Plan

Urban Commercial Overlay 332.607.A.2 - Relocation of three-foot greenspace and plantings per attached Site Plan

## LOCATION

Certified Address: 1022 West Broad Street

City: Columbus

Zip: 43215

Parcel Number (only one required): 010-038690-00

## APPLICANT (If different from Owner):

Applicant Name: John Oney, Architectural Alliance

Phone Number: (614) 469-7500

Ext.: 118

Address: 165 North Fifth Street

City/State: Columbus, OH

Zip: 43215

Email Address: joney@archall.com

Fax Number: (614) 469-0500

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

Name: Shireen Saa

Phone Number: (614) 218-0065

Ext.: \_\_\_\_\_

Address: 5661 Dorshire Drive

City/State: Galena, OH

Zip: 43021

Email Address: billsaa32@yahoo.com

Fax Number: N/A

## ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: John Oney, Architectural Alliance

Phone Number: (614) 469-7500

Ext.: 118

Address: 165 North Fifth Street

City/State: Columbus, OH

Zip: 43215

Email Address: joney@archall.com

Fax Number: (614) 469-0500

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

APPLICANT SIGNATURE

*[Signature]*

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.

THE CITY OF  
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### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John A. Oney, Architectural Alliance  
of (1) MAILING ADDRESS 165 North Fifth Street, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1022 West Broad Street

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) Shireen Saa  
5661 Dorshire Drive  
Galena, OH 43021

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

John Oney, Architectural Alliance  
(614) 469-7500 ext. 118

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

(5) Franklinton  
Westside Area Commission  
Judy Box, Franklinton AC Chair 614. 670. 5351  
192 North Guilford Avenue, Columbus OH 43222

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 [Signature]

Sworn to before me and signed in my presence this 12<sup>th</sup> day of JANUARY, in the year 2017

[Signature] 07/25/2017 Notary Seal Here  
(7) SIGNATURE OF NOTARY PUBLIC My Commission Expires



SARAH A. MERRELL  
Notary Public, State of Ohio  
My Commission Expires  
07-25-2017

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**BZA17-005**  
**1022 WEST BROAD ST**

**APPLICANT**

Architectural Alliance  
John A. Oney  
165 N Fifth St  
Columbus, OH 43215

**PROPERTY OWNER**

Shireen Saa  
5661 Dorshire Dr  
Galena, OH 43021

**AREA COMMISSION**

Judy Box, Franklinton AC Chair  
192 N Guilford Ave  
Columbus, OH 43222

**SURROUNDING PROPERTY OWNERS**

Althen Properties LLC  
12950 Walker Dr  
Ashville, OH 43103

Arilye Properties LLC  
781 N Explorer Dr  
Gilbert, AZ 85234

Larry A Baas  
1033 Scott St  
Columbus, OH 43222

Michael Barnum  
1315 Eastview Ave  
Columbus, OH 43212

Canei Roofing Construction LLC  
1379 McKinley Ave  
Columbus, OH 43222

Paul & Maria Cirolì  
1040 W Broad St  
Columbus, OH 43222

Clarence & Mary Jones  
1034 W Broad St  
Columbus, OH 43222

Khral Inc.  
3728 Grimes Dr  
Columbus, OH 43204

Khral Inc.  
1371 City Park Ave  
Columbus, OH 43207

Lev & Lidia Kucherski  
1005 W Broad St  
Columbus, OH 43222

Frances Lambert  
26 Rodgers Ave  
Columbus, OH 43222

Dmitry Levitin  
5500 Baneberry Ave  
Columbus, OH 43235

OCCA Investment Group LLC  
29 Rodgers Ave  
Columbus, OH 43222

Quality Bakery Co., Inc.  
1038 Scott St  
Columbus, OH 43222

Sunshine Plus, Inc.  
4220 Orders Dr  
Grove, OH 43123

United Dairy Farmers, Inc.  
1043 W Broad St  
Columbus, OH 43222

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DEPARTMENT OF BUILDING  
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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.

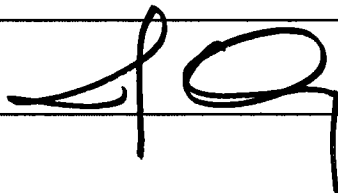
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

The Owner purchased this property with the intent of upgrading this unoccupied building to a business, retail, or eating/drinking establishment. The property is 100% occupied by the building and as no on-site parking. In an effort to improve parking, the Owner has purchased the adjacent properties to the east and west to allow for additional parking. We are asking for a variance to ~~3312.03~~ <sup>3312.44</sup> to allow a reduction of the required parking spaces from 35 to 19. We are also asking for a variance to 3312.21 and to Urban Commercial Overlay 337.607.A.2 to allow for landscaping and trees as shown on the attached Site Plan A.301. The immediate area includes pedestrian and bicycle traffic and on-street public parking. The site is also on a bus transit route.

Signature of Applicant



Date

1/12/17

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**CLARENCE E MINGO II**  
**FRANKLIN COUNTY AUDITOR**

**MAP ID: S**

**DATE:** 12/19/16



## Disclaimer

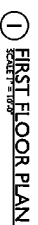
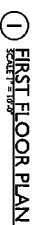
Scale = 60

Grid  
North

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

**1022 WEST BROAD ST., COLUMBUS, OHIO**



## A3-00

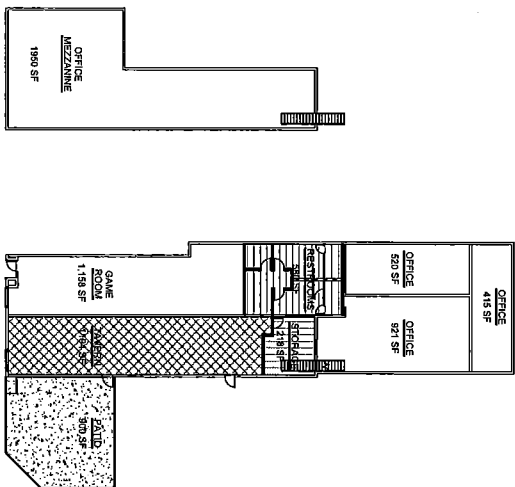
PROJECT NUMBER 116-085  
SHEET TITLE EXISTING  
SHEET NUMBER FLOOR PLANS

NOT FOR  
CONSTRUCTION

REQUIRED PARKING

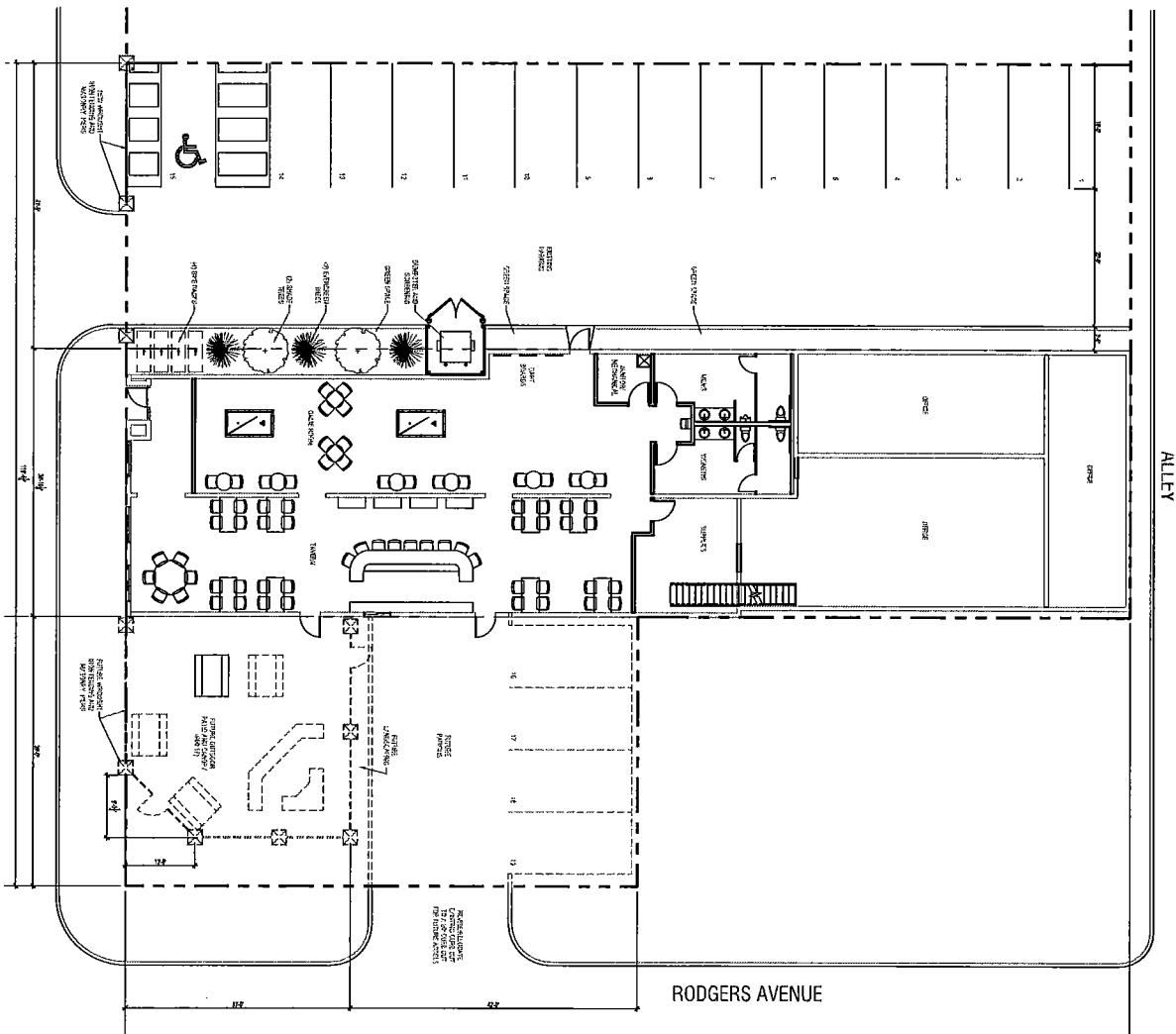
COLUMBUS OHIO ZONING CODE: OFF STREET PARKING 3312.03

1. REQUIRED PARKING FOR EXISTING BUILDING	
1ST FLOOR: WAREHOUSE 3,000 SF AT 1/1000 =	3 PARKING SPACES
FACTORY 1,256 SF AT 1/750 =	2 PARKING SPACES
RETAIL 750 SF AT 1/250 =	3 PARKING SPACES
2ND FLOOR: WAREHOUSE 1,950 SF AT 1/1000 =	2 PARKING SPACES
TOTAL REQUIRED PARKING SPACES =	10 PARKING SPACES
2. REQUIRED PARKING FOR NEW USE OF EXISTING BUILDING	
1ST FLOOR: OFFICE 1,865 SF AT 1/450 =	4 PARKING SPACES
(25% REDUCTION)	
RESTAURANT 3,160 SF AT 1/75 =	(42 PARKING SPACES)
(25% REDUCTION) =	32 PARKING SPACES
2ND FLOOR: OFFICE 1,950 SF AT 1/450 =	4 PARKING SPACES
(25% REDUCTION)	
TOTAL REQUIRED SPACES NEW USE =	40 PARKING SPACES
3. REQUIRED PARKING FOR NEW OUTDOOR PATIO	
900 SF AT 1/150 =	5 PARKING SPACES
(25% REDUCTION) =	0 PARKING SPACES
4. EXISTING SPACES PROVIDED	0 PARKING SPACES
5. DIFFERENCES BETWEEN INTENSITIES (40-10) =	30 PARKING SPACES
6. TOTAL PARKING SPACES REQUIRED FOR NEW USE	
(0 + 5 + 30) =	35 PARKING SPACES



③ AREA PLAN: MEZZANINE  
SCALE: 1/8\"/>

② AREA PLAN: 1ST FLOOR  
SCALE: 1/8\"/>



① FIRST FLOOR PLAN  
SCALE: 1/8\"/>



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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) John A. Oney, Architectural Alliance

of (COMPLETE ADDRESS) 165 North Fifth Street, 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

Shireen Saa

5661 Dorshire Drive, Galena, OH 43021

SIGNATURE OF AFFIANT

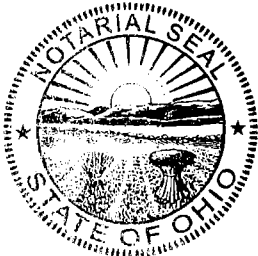
Sworn to before me and signed in my presence this 12th day of JANUARY, in the year 2017

SIGNATURE OF NOTARY PUBLIC

07/25/2017

Notary Seal Here

My Commission Expires



SARAH A. MERRELL  
Notary Public, State of Ohio  
My Commission Expires  
07-25-2017

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