

Zoning Report

Site Information

Address	249 GREENWOOD AVE, COLUMBUS, OH
Mailing Address	455 W 3RD AVE COLUMBUS OH 43201-3363
Owner	NEW VICTORIANS
Parcel Number	010007016
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

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: BZA17-015 Date Received: 2/13/17
Application Accepted by: D. Keim Fee: \$1,900.00
Commission/Civic: Italian Village
Existing Zoning: R-4
Comments: 4/25/17

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 of variances

LOCATION

Certified Address: 249 Greenwood Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010041772, 010007016

APPLICANT (If different from Owner):

Applicant Name: Juliet Bullock Architects Phone Number: 614.9350944 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: The New Victorians Phone Number: 614.291.7555 Ext.: _____

Address: 455 W Third St AVE City/State: Columbus, Ohio Zip: 43201

Email Address: joe@remaxcitycenter.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 [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.



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 Bullock
of (1) MAILING ADDRESS 1182 Wyandotte Road 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 249 Greenwood Ave
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) New Victorians Attn. Joe Armeni
455 W. Third Ave
Columbus, Ohio 43201

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) James Goodman
Italian Village Commission

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 9 day of Feb, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

Deborah L Bellisari

My Commission Expires



DEBORAH L BELLISARI

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
October 21, 2021

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

BZA17-015
249 Greenwood Avenue

Juliet Bullock
1182 Wyandotte Road
Columbus Ohio 43212

James Goodman Historic Preservation
50 W. Gay Street 4th floor
Columbus Ohio 43215

Absolute Properties LLC
6434 Scioto Court
Westerville Ohio 43082

Collen McDaniel
275 E Greenwood Avenue
Columbus Ohio 43201

New Victorians
455 W. Third Avenue
Columbus Ohio 43201

Grace Allen
1267 Loretta Avenue
Columbus Ohio 43211

Blue Chip Homes LLC
5000 Arlington Ctr Ste 2212
Columbus Ohio 43220

Thelma Black
5420 Bleaker Avenue
Columbus Ohio 43232

Patrick Walsh
242 East 4th Avenue
Columbus Ohio 432012

Shirley Waller
236 E 4th Avenue
Columbus Ohio 43201

1086 N. Fourth LS LLC
1020 Dennison Avenue STE 102
Columbus Ohio 43201

FK IV LP
2362 N High Street
Columbus Ohio 43202

Andrew Losinske
1150 Millcreek CT
Columbus Ohio 43220

STATEMENT OF HARDSHIP

We are proposing to split the lot and provide six single family residences with attached or detached garages. This is the least intensive use, and this will be an owner occupied building which will be an asset to the community. No parking variances are proposed.

This lot is located in a historic district and within a four block area there are many lots that are of a similar size/area to what we are proposing. We feel that the new proposed homes and their scale/density 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.

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

Lot A

Zoned R4

Lot area –3362 SF

Rearyard 1824.84 SF

House and porches 916.04 SF

Garage 462 SF (Garage occupies 25.3% of required rear yard – 45% permitted)

House and garage occupy 1378.04 sf of lot or 41% of lot area – 50% permitted)

Variances

3332.05 Lot widths- to allow lot width to be 32'-5 1/8" in lieu of 50' required.

3332.15 R4 Requirements - to allow for a lot to be 3362 sf in lieu of the 5000 sf required.

3312.13 This driveway variance is required because the drive way continues on to the adjacent lot and an easement will be required to allow this property to utilize the drive.

3312.25 Maneuvering: Maneuvering is required on the adjacent parcels to the east, not on this property.

Lot B

Zoned R4

Lot area –3364 SF

Rearyard 1837 SF

House and porches 927.8 SF

Garage 440 SF (Garage occupies 24% of required rear yard – 45% permitted)

House and garage occupy 1367.8 sf of lot or 41% of lot area – 50% permitted)

Variances

3332.05 Lot widths- to allow lot width to be 33' in lieu of 50' required.

3332.15 R4 Requirements – to allow for a lot to be 3364 sf in lieu of the 5000 sf required.

3312.13 This driveway variance is required because the drive way continues on to the adjacent lot and an easement will be required to allow this property to utilize the drive.

3312.25 Maneuvering: Maneuvering is required on the adjacent parcels to the east, not on this property.

Lot C

Zoned R4

Lot area –4060.1 SF

Rearyard 2199.45 SF

House and porches 952.1 SF

Garage 504 SF (Garage occupies 22.91% of required rear yard – 45% permitted)

House and garage occupy 1456.1 sf of lot or 35.86 % of lot area – 50% permitted)

Variances

3332.05 Lot widths- to allow lot width to be 40'-3 1/2" in lieu of 50' required.

3332.15 R4 Requirements – to allow for a lot to be 4060.1 sf in lieu of the 5000 sf required.

Lot D

Zoned R4 Lot area –2940.13 SF

Rearyard 635 SF

House and garage occupy 1424 sf of lot or 48.43 % of lot area – 50% permitted)

Required rear yard 25% or 735 sf proposed is 635 sf or 21.6%

Variances

3332.05 Lot widths- to allow lot width to be 36'-4 3/4" in lieu of 50' required.

3332.15 R4 Requirements – to allow for a lot to be 2940.13sf in lieu of the 5000 sf required.

3332.19 Fronting to allow home to front East Greenwood which is an alley

3332.27 Rear yard to allow the required rear yard to be 21.6% or 635sf in lieu of 25% or 735sf required.

Lot E

Zoned R4

Lot area –2804.3 SF

Rearyard 652.7 SF

House and garage 1393.8 SF

House and garage occupy 1393.8sf of lot or 49.7 % of lot area – 50% permitted)

Required rear yard 25% or 701sf proposed is 652.7 sf or 23.3%

Variances

3332.05 Lot widths- to allow lot width to be 34'-4" in lieu of 50' required.

3332.15 R4 Requirements – to allow for a lot to be 2804.3 sf in lieu of the 5000 sf required.

3332.19 Fronting to allow home to front East Greenwood which is an alley

3332.25 Maximum side yard to let the maximum side sum be 6' in lieu of the 6.86' required.

3332.27 Rear yard to allow the required rear yard to be 23.3% or 652.7sf in lieu of 25% or 701sf required.

Lot F

Zoned R4 Lot area –2900.8 SF

Rearyard 613.8 SF

House and garage 1445.8 SF

House and garage occupy 1445.8 sf of lot or 49.84 % of lot area – 50% permitted

Required rear yard 25% or 725.2 sf proposed is 613.8 sf or 21.2%

Variances

3332.05 Lot widths- to allow lot width to be 35' in lieu of 50' required.

3332.15 R4 Requirements – to allow for a lot to be 2900.8 in lieu of the 5000 sf required.

3332.19 Fronting to allow home to front East Greenwood which is not a street.

3332.25 Maximum side yard to let the maximum side yard sum be 6.6' in lieu of 7.15' required.

3332.27 Rear yard to allow the required rear yard to be 21.2% or 613.8 sf in lieu of 25% or 725.2 sf required.

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614.935.0944

12' TALL RETAIL
AND WAREHOUSE

NEED SITE HERE WITH GARAGES
AND WAREHOUSES
NEED PICTURES ON THIS STREET BOTH SIDDS.

EAST GREENWOOD AVENUE 32'

GAR

N 5TH STREET
#CONSIDERED AN ALLEY DUE TO WIDTH#

E. FOURTH AVENUE

PROPOSED
SITE PLAN

SCALE: 1"=20'



2/10/17

NEW VICTORIANS
249 GREENWOOD AVENUE

249 Greenwood Avenue



JULIET BULLOCK ARCHITECTS

1182 WYANDOTTE RD

COLUMBUS OH 43212

614-935-1818

ASBUILT
SITE PLAN

SCALE: 1"=50'



NORTH

07/10/18

NEW VICTORIANS
249 GREENWOOD AVENUE



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: 010041772, 010007016

Zoning Number: 249

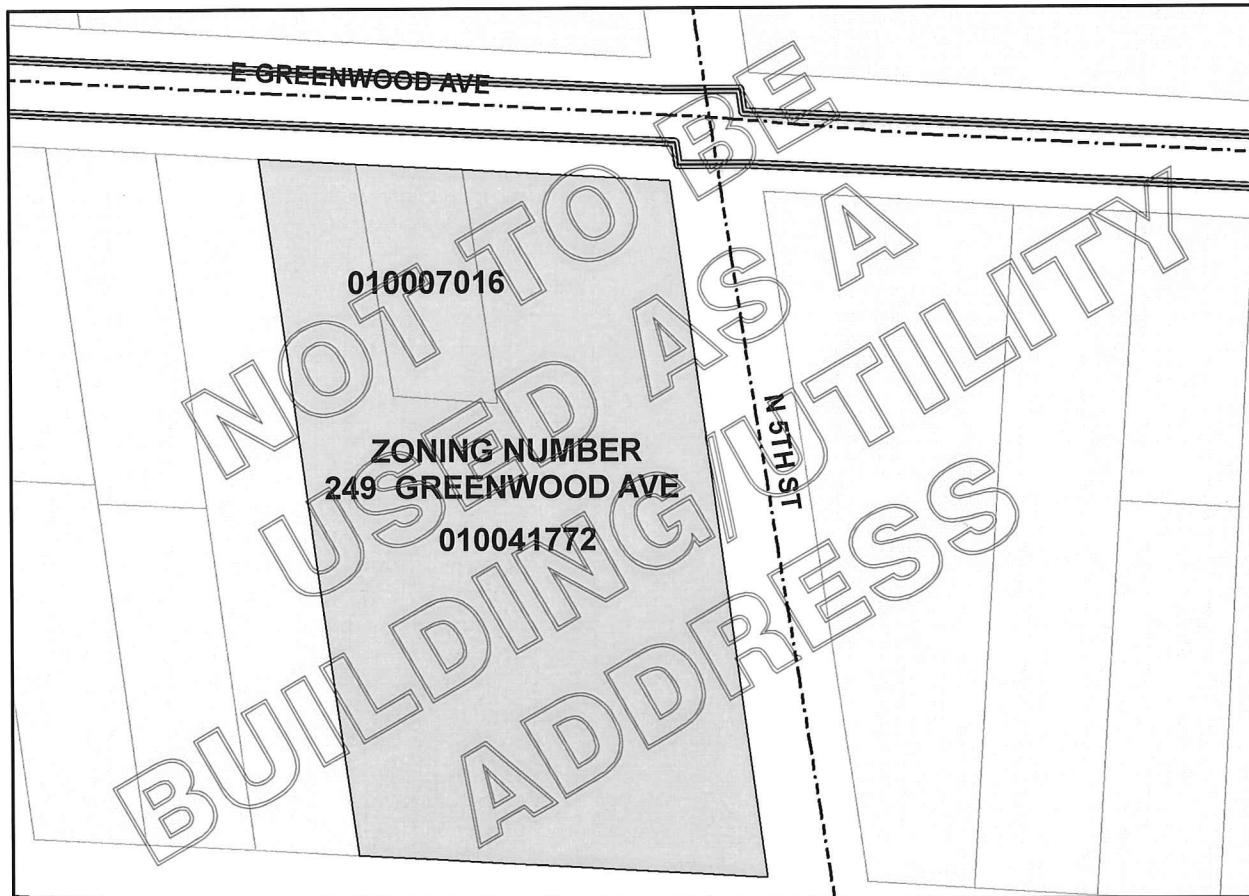
Street Name: GREENWOOD AVE

Lot Number: N/A

Subdivision: N/A

Requested By: JULIET BULLOCK ARCHITECTS (JULIET BULLOCK)

Issued By: Edyana Amarian Date: 2/9/2017



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 83638



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)
of (COMPLETE ADDRESS)

JOSEPH AAMENI

455 W 3RD 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

JOSEPH AAMENI

455 W 3RD AVE COLUMBUS, OH 43201

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 9 day of Feb, in the year 2017

SIGNATURE OF NOTARY PUBLIC



DEBORAH L. BELLISARI

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
October 21, 2021

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.