# Zoning Report

## Site Information

<table>
<thead>
<tr>
<th>Address</th>
<th>86 W LANE AVE, COLUMBUS, OH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>461 BEECHER RD GAHANNA OH 43230-6794</td>
</tr>
<tr>
<td>Owner</td>
<td>86 WEST LANE LLC</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>010018855</td>
</tr>
<tr>
<td>In Columbus?</td>
<td>Yes</td>
</tr>
<tr>
<td>County</td>
<td>FRANKLIN</td>
</tr>
</tbody>
</table>

## Zoning Information

<table>
<thead>
<tr>
<th>Zoning</th>
<th>ORIG, Multi-family, AR4, 2/27/1928, H-35</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic District</td>
<td>None</td>
</tr>
<tr>
<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Board of Zoning Adjustment (BZA) Variance</td>
<td>None</td>
</tr>
<tr>
<td>Commercial Overlay</td>
<td>UNIVERSITY UCO</td>
</tr>
<tr>
<td>Planning Overlay</td>
<td>University</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
<tr>
<td>Area Commission</td>
<td>University Area Commission</td>
</tr>
<tr>
<td>Historic Site</td>
<td>No</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Out</td>
</tr>
<tr>
<td>Airport Overlay Environments</td>
<td>None</td>
</tr>
</tbody>
</table>

## Pending Zoning Action

<table>
<thead>
<tr>
<th>Zoning</th>
<th>None</th>
</tr>
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<tr>
<td>Board of Zoning Adjustment (BZA) Variance</td>
<td>None</td>
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<tr>
<td>Council Variance</td>
<td>None</td>
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<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
</tbody>
</table>
BOARD OF ZONING ADJUSTMENT

Application Number: BZA17-027  Date Received: 13 MAR 2017
Application Accepted by:  
Commission/Civic:  
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:

See attached  

LOCATION
Certified Address: 86 W. Lane Ave  City: Columbus  Zip: 43201
Parcel Number (only one required): 010018855

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: 86 West Lane, LLC  Phone Number: 614-291-2600  Ext.:  
Address: 222 E. 11th Ave  City/State: Columbus, OH  Zip: 43201
Email Address: info@hometeamproperties.com  Fax Number: 614-291-2601

ATTORNEY / AGENT (Check one if applicable): ☑ Attorney  ☐ Agent
Name: Sean Mechtel  Phone Number: 614-344-4800  Ext.:  
Address: 100 S. Fourth St. Suite 100  City/State: Columbus, OH  Zip: 43215
Email Address: sean@km4law.com  Fax Number: 614-344-4801

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

APPLICANT 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.
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME: Jon Stevenson
of (1) MAILING ADDRESS: 100 S. Fourth St. Suite 100, 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: 86 W. Lane 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) 86 West Lane LLC
222 E. 11th Ave.
Columbus, OH 43201

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

Jon Stevenson
614-344-4800

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

(5) University Area Commission
Susan Keely
358 King Ave., Columbus, OH 43201

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

Sworn to before me and signed in my presence this 10th day of March, in the year 2017

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

David R. Darby, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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<table>
<thead>
<tr>
<th>Applicant</th>
<th>Property Owner</th>
<th>Attorney</th>
</tr>
</thead>
<tbody>
<tr>
<td>86 West Lane LLC</td>
<td>86 West Lane LLC</td>
<td>Sean Mentel</td>
</tr>
<tr>
<td>222 E. 11th Ave</td>
<td>222 E. 11th Ave</td>
<td>100 South 4th Street, Suite 100</td>
</tr>
<tr>
<td>Columbus, OH 43201</td>
<td>Columbus, OH 43201</td>
<td>Columbus, OH 43215</td>
</tr>
</tbody>
</table>

**Area Commission**
University Area Commission
Susan Keeny
358 King Ave.
Columbus, OH 43201

<table>
<thead>
<tr>
<th>Bishop Fredrick F. Campbell</th>
<th>Highland Lane Rentals, LLC</th>
<th>80 West Lane Avenue LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>197 E. Gay</td>
<td>10 E. 17th Ave</td>
<td>1480 Dublin Rd</td>
</tr>
<tr>
<td>Columbus, OH 43215</td>
<td></td>
<td>Columbus, OH 43215</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Brian J. McLaughlin</th>
<th>David L. Johnson</th>
<th>Pro-1 Properties LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Or Current Resident</td>
<td>Or Current Resident</td>
<td></td>
</tr>
<tr>
<td>75-81 W. Norwich Ave</td>
<td>71 W. Norwich Ave</td>
<td></td>
</tr>
<tr>
<td>Columbus, OH 43201</td>
<td>Columbus, OH 43201</td>
<td>Columbus, OH 43201</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Mary E L Jacob</th>
<th>Bacon Enterprises</th>
<th>State of Ohio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Or Current Resident</td>
<td>52 E 15th Ave</td>
<td>105 W. Lane Ave</td>
</tr>
<tr>
<td>104 W. Lane Ave</td>
<td></td>
<td>Columbus, OH 43201</td>
</tr>
</tbody>
</table>
STATEMENT IN SUPPORT

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). The board shall take into account all of the following facts and conditions when considering variances:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
2. Whether the variance is substantial.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
5. Whether the property owner purchased the property with knowledge of the zoning restriction.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

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 demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

See attached.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Signature of Applicant __________________________ Date ______

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Property Address: 86 West Lane Avenue
Columbus, Ohio 43201

Applicant: 86 West Lane LLC
222 E. 11th Avenue
Columbus, Ohio 43201

Types of Action Requested

The Applicant purchased the ±0.19 acre lot with the existing ±12,792 S.F. apartment building in 2016. The building was constructed in 1968. The applicant proposes to convert the 27 efficiency units to 12 two and four bedroom units, with a total of 30 beds. The property lies within the University District Overlay and therefore the change in make-up of the internal units requires that the existing building comply with the zoning code. In order for the existing building to comply with the zoning code, the Applicant requests the following variance:

1. 3372.561 – Density. The proposed redevelopment creates 12 units with an average of 689.7 square feet per unit and 3372.561 requires an average of 700 square feet per unit. The applicant requests a variance to allow an average density of 689.7 square feet per unit.

2. 3372.562 - Landscaped Area and Treatment. All area not used for building, parking, pedestrian walkway, patio, deck, porch, bicycle storage or for the maneuvering area is planted with live vegetation consisting of grass and various low growing shrubs and perennials. This area is existing and located at the front of the building and along the western property line. The rear of the building is currently paved and provides parking, trash dumpster pad and access to the under-building garage. The entire rear area of the property is paved and is consistent with the surrounding properties. The Applicant is requesting a variance to allow for rear of the property to remain paved.

3. 3372.563 - Maximum lot coverage. The existing building footprint covers 47% of the lot size (building size is 3,832 s.f. and the lot size is 8,237 s.f.). The proposed rehabilitation of the interior of the building does not increase footprint of the existing building footprint. The Applicant requests a variance to permit the existing 47% lot coverage.

4. 3372.564 - Parking. The existing surface parking area covers 36% of the lot area. 3372.564 only allows for 35% lot coverage. The proposed rehabilitation does not expand the surface parking area. The applicant requests a variance to allow for 36% surface parking area.

5. 3372.567 - Maximum floor area. The existing building exceeds the maximum floor area allowed under 3372.567. The proposed rehabilitation project does not increase the maximum floor area. The Applicant requests a variance to allow 9,594 s.f. of floor area.
Statement of Hardship

The variances requested will allow for a rehabilitation of an existing building without enlarging that existing building and will provide a substantial improvement to the interior of the existing building and the neighborhood. The variances from the code are not substantial relative to the existing and new development along this section of Lane Avenue. The variances will not have a negative impact on delivery of governmental services and are in line with the spirit and intent of the code by improving an existing building without enlarging the existing footprint.

Sean Meptel, Esq.
Attorney for the Applicant
# 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) **Jon Stevenson**  
of (COMPLETE ADDRESS) **100 S. Fourth St. Suite 100, Columbus, OH 43215**  
deposes and states that (he/she) is the APPLICANT, AGENT, OR DUTY 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>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>86 West Lane, LLC</td>
<td>222 E. 11th Ave Columbus, OH 43201</td>
</tr>
<tr>
<td>Keith Smith</td>
<td>222 E. 11th Ave Columbus, OH 43201</td>
</tr>
<tr>
<td>Thomas P. Heilman, II</td>
<td>222 E. 11th Ave Columbus, OH 43201</td>
</tr>
</tbody>
</table>

**SIGNATURE OF AFFIANT**

Sworn to before me and signed in my presence this 10 th day of March, in the year 2017

**SIGNATURE OF NOTARY PUBLIC**

My Commission Expires

---

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