

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV18-002 Date Received: 1/19/18
Application Accepted by: TD+SP Fee: \$320
Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 1503/1505 H. 4th St. Zip: 43201

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO in City of Columbus
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition. currently

Parcel Number for Certified Address: 010038780 010019475

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R4/CA

Area Commission or Civic Association: University

Proposed Use or reason for Council Variance request:

Rezone & combine parcels - see list of attached variances

Acreage: 8206.9 SF OR .18

APPLICANT:

Name: Juliet Bullock Arch. Phone Number: 614-935-0944 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: Tom Sintec Phone Number: 614-554-7881 Ext.: _____

Address: 3660 Parkway Lane Suite F City/State: Hilliard, Oh Zip: 43026

Email Address: diamondbuilding@hotmail.com Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: N/A City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE Juliet Bullock

PROPERTY OWNER SIGNATURE Tom Sintec

ATTORNEY / AGENT SIGNATURE N/A

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

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STATEMENT OF HARDSHIP

Application Number: CV 18-002

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.
- Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
- In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

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 discovered after your application is approved, a new application 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):

Proposed is residential, and the glazing requirements
for commercial are not really applicable for a residential
project. The sideyard setbacks we're proposing for
other residences in this area, and we meet the
minimum sideyard & lot coverage requirements.
We think this is an appropriate use for the
neighborhood as there are numerous examples
within the block.

Signature of Applicant

Julius Mello

Date

1/16/18

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Zoned C4/R4 Rezone to R4 for both lots
Parcel numbers 010-038780 and 010-019475
University Impact District
Neighborhood Commercial Overlay.
Lot area 8206 sf
Far .45
Rear yard 3948.8 sf
4 parking spaces required, 6 provided.

Variances Required

3325.241(d) 509 sf total area with 92.46 sf of glass or 18% in lieu of 60% required.

3325.241 (E) (3) 569.5 sf total area with 95.48 sf of glass or 16.7 % in lieu of 25% required.

3332.25 Maximum side yard To allow for maximum side yard of 10'-4" in lieu of 12' required.

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AFFIDAVIT (See instruction sheet)

Application Number: CV18-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock

of (1) MAILING ADDRESS 1182 Wyandotte Rd

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1503 N. Fourth St

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) Diamond Properties LLC
3660 Parkway he Ste F
Hilliard, Ohio
43206

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) Susan Keeny Dan Ferdelman
358 King Ave 50 W. Gay 4th Flr
Columbus 43201 Columbus 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)

☐ Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Juliet A. Bullock

Sworn to before me and signed in my presence this 17th day of January, in the year 2018

(8) SIGNATURE OF NOTARY PUBLIC

7-28-2020
My Commission Expires



RACHEL M. ROYER
Notary Public, State of Ohio
My Commission Expires 07-28-2020
This Affidavit expires six (6) months after the date of notarization.

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Juliet Bullock Architects
Or current occupant
1182 Wyandotte Road
Columbus, Ohio 43212

Diamond Properties LLC
Or current occupant
3660 Parkway Ln Ste F
Hilliard, Ohio 43206-1236

Steven Williams
Or current occupant
688 S Ohio Ave
Columbus, Ohio 43206

Lereta
Or current occupant
1123 Park View Drive
Covina, CA 91724-3748

Andrew & Megan Buss
Or current occupant
187 Beech Ridge Dr
Powell, Ohio 43065

Bruce Ault
Or current occupant
256 E. 9th Ave.
Columbus, Ohio 43201-2205

5141 Noor Property LLC
Or current occupant
5141 Noor Park Cr
Dublin, Ohio 43016-7074

Slate Rock Properties LLC
Or current occupant
2166 N Parkway Dr.
Columbus, Ohio 43221-3716

Lisa Wente
Or current occupant
1502 Hamlet Street
Columbus, Ohio 43201

Campus Partners for Comm. Urban Redev.
Or current occupant
1556 N. High Street
Columbus, Ohio 43201-1121

Thomas P. Heilman II
Or current occupant
222 E 11th Ave.
Columbus, Ohio 43201-2255

Urban Development Ventures
Or current occupant
3082 Powell Road
Powell, Ohio 43065-6686

Community Properties Revitalization I LLC
Or current occupant
88 E Broad Street
Columbus, Ohio 43215

Waggonbrenners
Or current occupant
751 Northwest Ave. STE 300
Columbus, Ohio 43212-3871

Melvin & Tena Litton
Or current occupant
927 Fairway BLVD
Columbus, Ohio 43213-2520

Marigold Hill
Or current occupant
1480-88 N 4th Street
Columbus, Ohio 43201

Susan Keeny UAC Chair
358 King Avenue
Columbus Ohio 43201

Dan Ferdelman
Historic Preservation Office
50 W. Gay 4th Floor
Columbus Ohio 43215

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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 Number: CU18-002

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tom S. Sintic
of (COMPLETE ADDRESS) 3660 Parkway Lane Suite F Hilliard Ohio 43026

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 in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>Tom S. Sintic</u> <u>3660 Parkway Lane Suite F</u> <u>Hilliard, Ohio 43026</u>	2. <u>Don Pritchard</u> <u>3660 Parkway Lane Suite</u> <u>Hilliard, Ohio 43026</u>
3. <u>Khaled Hamed</u> <u>9501 Scioto Darby Creek Rd</u> <u>Hilliard, Ohio 43206</u>	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Tom S. Sintic

Sworn to before me and signed in my presence this 18 day of January, in the year 2018

TONI L. QUEST
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



TONI L. QUEST
Notary Public, State of Ohio
My Comm. Expires Sept. 27, 2022
Recorded in Franklin County

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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: 010038780, 010019475

Zoning Number: 1503

Street Name: N 4TH ST

Lot Number: N/A

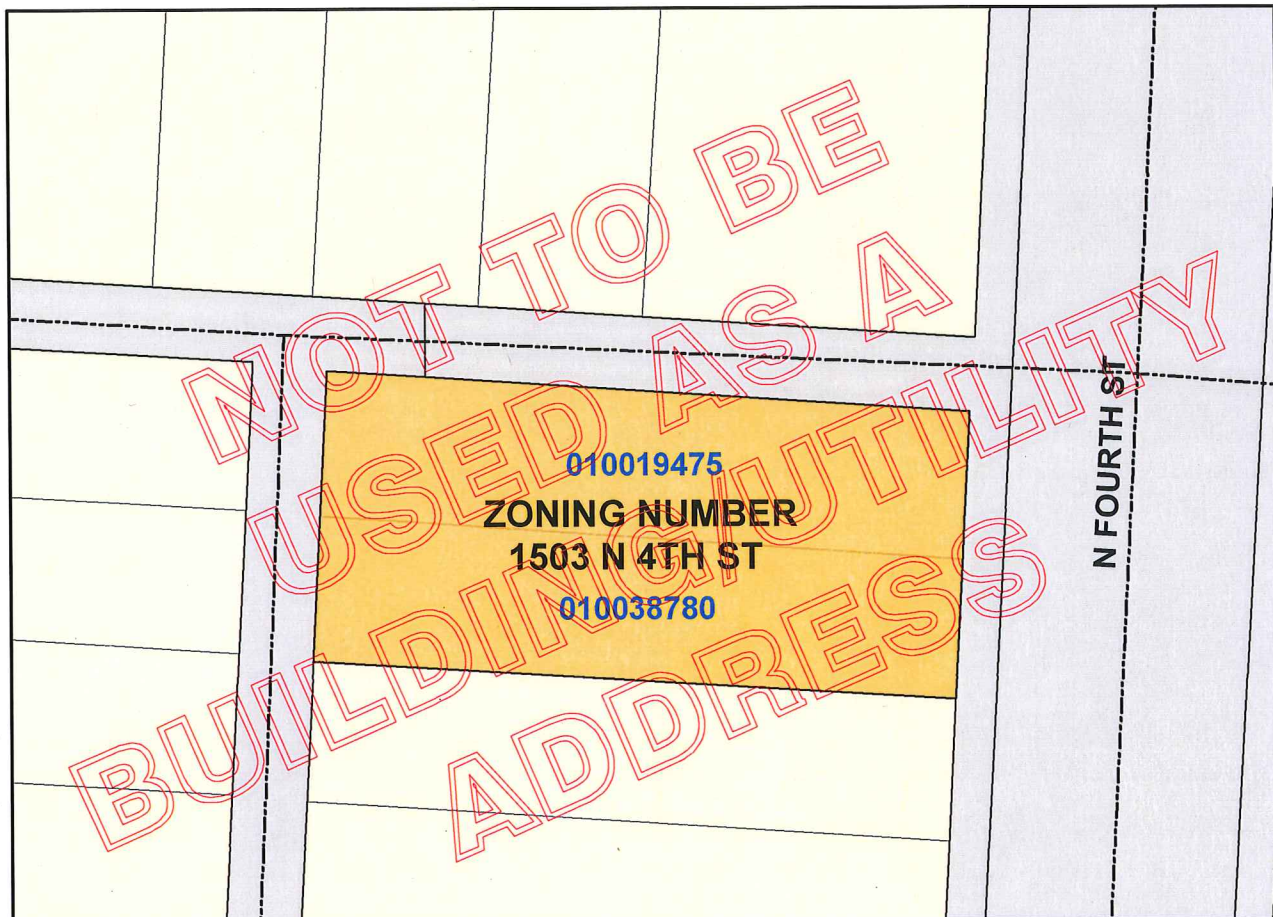
Subdivision: N/A

Requested By: JULIET BULLOCK ARCHITECTS (JULIET BULLOCK)

Issued By:

Adugna amariam

Date: 1/11/2018



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 110535

CV 18-002

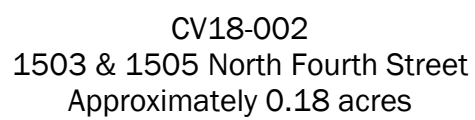
LEGAL DESCRIPTION

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

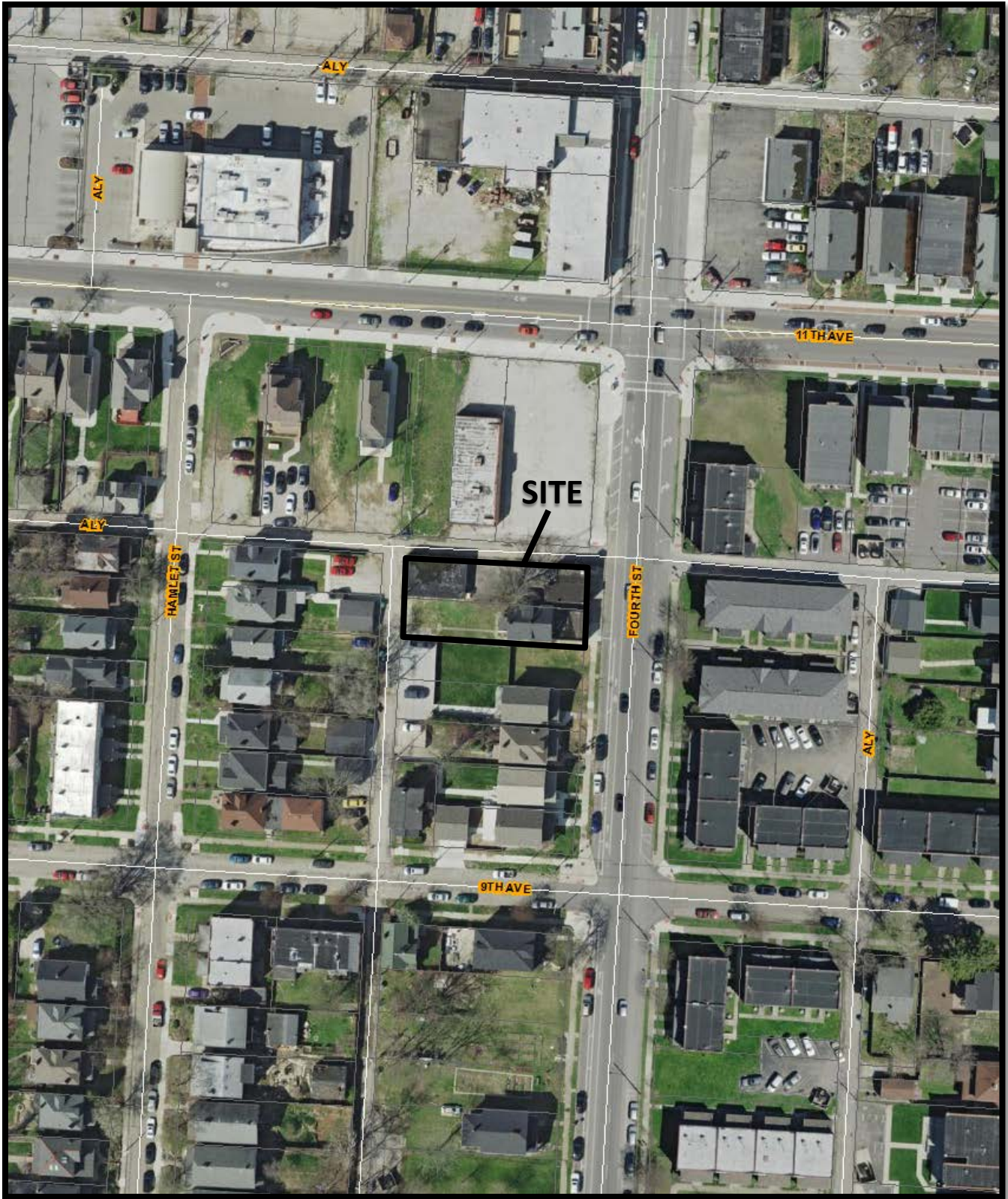
Being Lots Number Thirteen (13) and Fourteen (14) of THE CLIFTON ADDITION to the City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 2777, Recorder's Office, Franklin County, Ohio.

Property Address: 1503-1505 North Fourth Street; Columbus, OH 43201
Parcel Numbers: 010-038780 and 010-019475

CU 18-002



Approximately 0.18 acres



CV18-002
1503 & 1505 North Fourth Street
Approximately 0.18 acres