



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00844
Date Received: 11/20/13
Commission/Civic: Willtop
Existing Zoning: C-4 Application Accepted by: W. Reiss Fee: \$1,900.00
Comments: 1/28/14

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

1. Certified Address Number and Street Name 3905 SULLIVANT AVENUE
City COLUMBUS State OHIO Zip 43229
Parcel Number (only one required) 010-111020

APPLICANT: (IF DIFFERENT FROM OWNER)

Name MATTHEW ALTHOUSE, RED ARCHITECTURE + PLANNING
Address 855 GRANDVIEW AVENUE, STE 295 City/State COLUMBUS, OH Zip 43215
Phone # 614-487-8770 Fax # 614-487-8777 Email malthouse@redarchitects.com

PROPERTY OWNER(S):

Name SEDRA PROPERTIES
Address 3901 SULLIVANT AVENUE City/State COLUMBUS, OH Zip 43229
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
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.
Please make all checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

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AFFIDAVIT

13310-00844
3905 Sullivant Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS MATTHEW AULHOUSE, RED ARCHITECTURE + PLANNING
855 GRANDVIEW AVENUE, STE 295 COLUMBUS, OH 43215
deposed 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

for which the 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) SEBRA PROPERTIES
3901 SULLIVANT AVENUE
COLUMBUS, OH 43229
614.599.9449

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

MATTHEW AULHOUSE, RED ARCHITECTURE + PLANNING
614.407.8770

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

(5) GREG LARGE, GREATER HILLTOP AREA COMM.
P.O. Box 28052
COLUMBUS, OHIO 43229 614.653.7653

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Samantha Bleile

SAMANTHA BLEILE

Notary Public, State of Ohio

My Commission Expires 04-04-2017

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 all checks payable to the Columbus City Treasurer

SHERWOOD INVESTMENT CO
250 E. BROAD STREET, SUITE 200
COLUMBUS, OH 43215

DEBRA S. NAPIER
3950 HALSEY PLACE
COLUMBUS, OH 43228

LINDILLY LLC
1734 DEMOREST ROAD
COLUMBUS, OH 43228

DANIEL E. RUFF III
3166 DEER PATH DRIVE
GROVE CITY, OH 43123

RONALD & MELINDA PENNELL
3944 HALSEY PLACE
COLUMBUS, OH 43228

SMITH BOVA PROPERTIES LLC
615 SHERIDAN AVE
EDWARDSVILLE, IL 62025

SEDRA PROPERTIES LTD
P.O. BOX 14240
COLUMBUS, OH 43214

JANET LEPLY
3938 HALSEY PLACE
COLUMBUS, OH 43228

MILMER LLC
3700 SULLIVANT AVE
COLUMBUS, OH 43228

CONKEL ENTERPRISES LLC
6510 RIDPATH ROAD
GROVE CITY, OH 43123

TROY & CHERYLE DAVIS
CITIMORTGAGE INC
95 METHODIST HILL DRIVE
ROCHESTER, NY 14623

MATTHEW ALTHOUSE
R E D ARCHITECTURE + PLANNING
855 GRANDVIEW AVE, SUITE 295
COLUMBUS, OH 43215

OUMALAWIS LLC
15300 LAKE AVE
LAKEWOOD, OH 44107

CARL E. CLARK
c/o STEPHEN GUSSLER
3926 HALSEY PLACE
COLUMBUS, OH 43228

SEDRA PROPERTIES
3981 SULLIVANT AVE
COLUMBUS, OH 43229

CONKEL ENTERPRISES LLC
6510 RIDPATH ROAD
GROVE CITY, OH 43123

PHYLLIS BRINKLEY
3918 HALSEY PLACE
COLUMBUS, OH 43228

GREG LARGE
GREATER HILLTOP AREA COMM.
P.O. BOX 28052
COLUMBUS, OH 43229

OUMALAWIS LLC
15300 LAKE AVE
LAKEWOOD, OH 44107

BILL & JANET SPADARO
3912 HALSEY PLACE
COLUMBUS, OH 43228

DIANA J. CASTEEL
3958 HALSEY PLACE
COLUMBUS, OH 43228

YOVANNY LTD
3866 SULLIVANT AVE
COLUMBUS, OH 43228

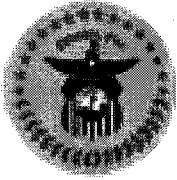
LINDA M. CASH
3906 HALSEY PLACE
COLUMBUS, OH 43228

RENA CHESTER
3972 HALSEY PLACE
COLUMBUS, OH 43228

MICHAEL & PAULA FORD
4712 DUNMANN WAY
GROVE CITY, OH 43123

THELMA SHRADER
3966 HALSEY PLACE
COLUMBUS, OH 43228

CHRISTOPHER GERARDI
BAC TAX SERVICES CORP
2375 N. GLENVILLE DRIVE
RICHARDSON, TX 75082



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00844
3905 Sullivant Ave.

One Stop Shop Zoning Report Date: Thu Nov 21 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3905 SULLIVANT AVE COLUMBUS, OH

Mailing Address: PO BOX 14240

COLUMBUS OH 43214

Owner: SEDRA PROPERTIES LTD

Parcel Number: 010111020

ZONING INFORMATION

Zoning: 834, Commercial, C4

effective 10/12/1959, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SULLIVANT AVENUE / GREATER HILLTOP CCO

Graphic Commission: N/A

Area Commission: Greater Hilltop Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

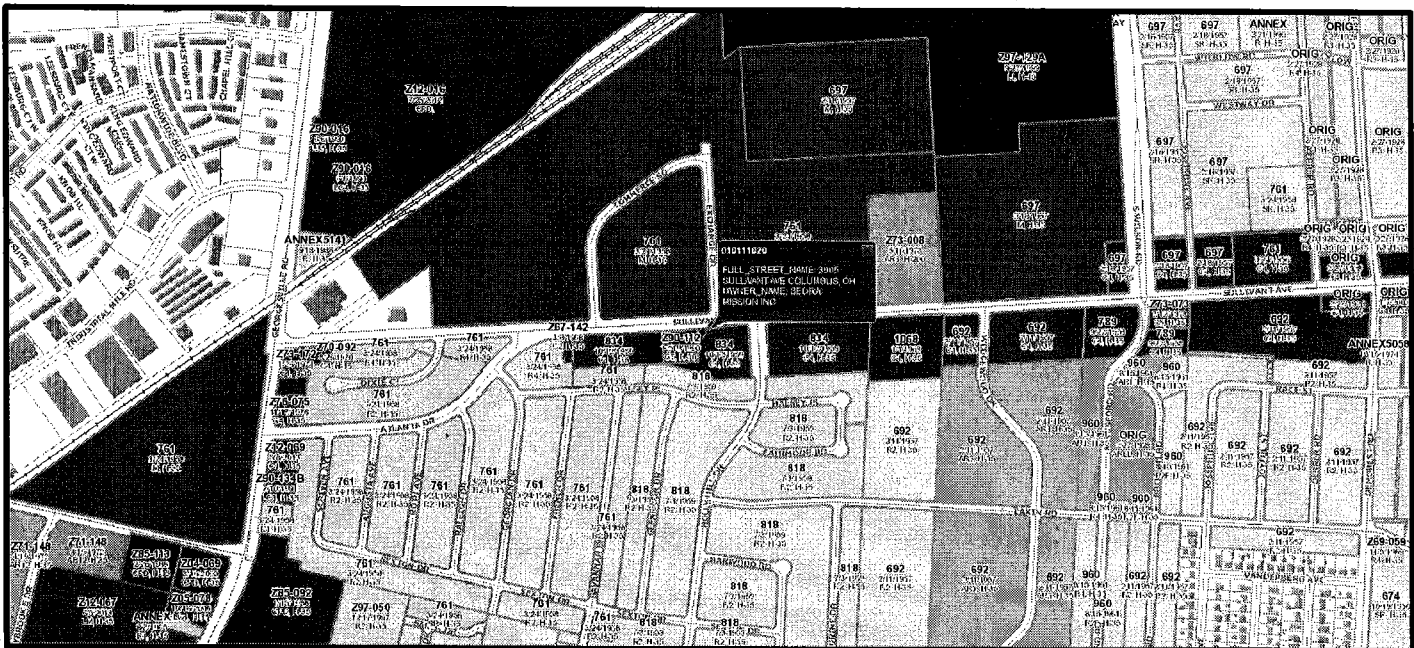
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





architecture + planning

November 19, 2013

**Board of Zoning Adjustment
City of Columbus Building Department
757 Carolyn Avenue
Columbus, Ohio 43224**

RE:

Board of Zoning Adjustment Variance Request for:
3905 Sullivant Avenue, Columbus, OH 43329

Item #1

Non-conformance with Section 3372.704 Setback Requirements. The existing building exists within the 25'-0" building setback. The appellant is seeking relief of this setback. The building is +/- 9'-0" from the lot's right of way line. The appellant is seeking to have the setback reduced to 9'-0" from the right of way line.

Item #2

Non-conformance with Section 3372.705(B) Building Design Standards. The principal building on this property is not at least 60% of the lot width. The appellant is seeking relief of this width requirement. The principal building on this lot is an existing building that is 50'-0" wide, or 17% of the lot width. The remainder of the lot width along Sullivant Avenue is a corner lot with an existing building. As part of this development, the appellant is expanding the principal building no less than 36'-0".

Item #3

Non-conformance with Section 3372.709(A) Parking and Circulation. The principal building is located on the western side of this property. The existing curb cut for this site is to the east of this building, placing it between the principal building and the right of way line of Holly Hill Drive. The appellant is seeking relief from this Section to allow for parking and circulation to exist between the building(s) and the right of way line(s).

**13310-00844
3905 Sullivant Ave.**

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architecture + planning

November 19, 2013

**Board of Zoning Adjustment
City of Columbus Building Department
757 Carolyn Avenue
Columbus, Ohio 43224**

**RE: Board of Zoning Adjustment Statement of Hardship for:
3905 Sullivant Avenue, Columbus, OH 43329**

1. The special conditions that apply to the subject property are existing non-conformities of the current Commercial Community Overlay. The existing principal building on the subject property exists within the required building setback. Existing access, circulation and parking of the subject property exist between the principal building and the right of way lines for Sullivant Avenue and Holly Hill Drive.
2. The special conditions of the subject property are existing site and building conditions. The owner of the property purchased the property in this existing condition.
3. The special conditions of the subject property greatly prohibits the owner from further developing the property without relief from the specified code sections.
4. In granting the variance for relief of the specified code sections, the property will be greatly improved and will not be injurious to the neighboring properties. The improvements will not be contrary to the public interest and will be coordinated with the required area commission(s).

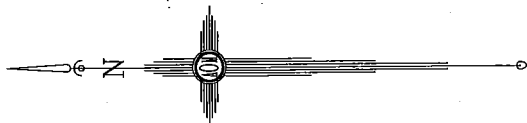
**13310-00844
3905 Sullivant Ave.**

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855 grandview avenue | suite 295 | columbus, ohio 43215 | tel. 614.487.8770 | fax 614.487.8777

[illegible]

Topographic and Boundary Survey

Scale $1'' = 30'$
10 July 2013

13310-00844
3905 Sullivant Ave.

Legend

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Myers Surveying

2740 E. Main St., Bessley, Ohio 43209-2077
(614) 235-4877 ~ (614) 235-4839 fax
info@myerssurveying.com

We hereby certify the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipe set are 30" x 1" O.D. with an orange plastic plug inscribed "P.S. 8578", unless otherwise noted. Basis of bearings is the centerline of Holly Hill Drive and at South 02° 16' 30" East see per Plat Book 31, Page 28.

PRELIMINARY PLAT

BY: Joseph D. Murray Professor/anal. Supervisor No. 7364

Topographic and Boundary Survey of 2.179 Acres, being part of Virginia Military Survey #1425 and Virginia Military Survey #2442, being all of the tracts conveyed to Seabra Properties, Ltd. of record in Instrument Number 201005140059601,

Recorder's Office, Franklin County, Ohio, in Franklin County, City of Columbus, Ohio.

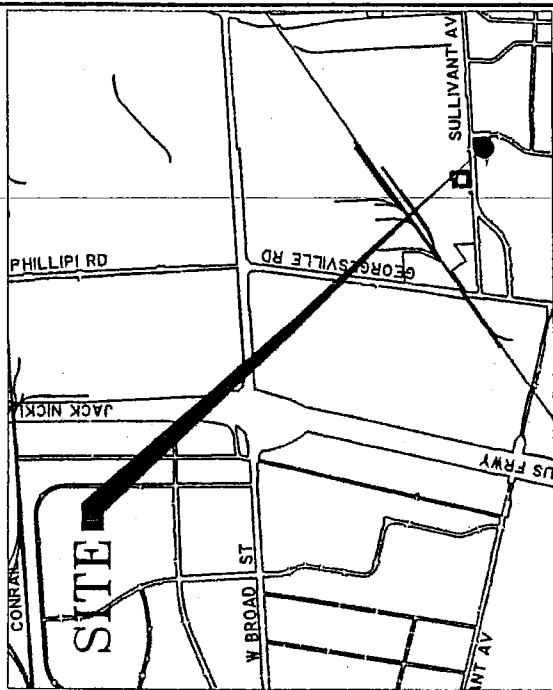
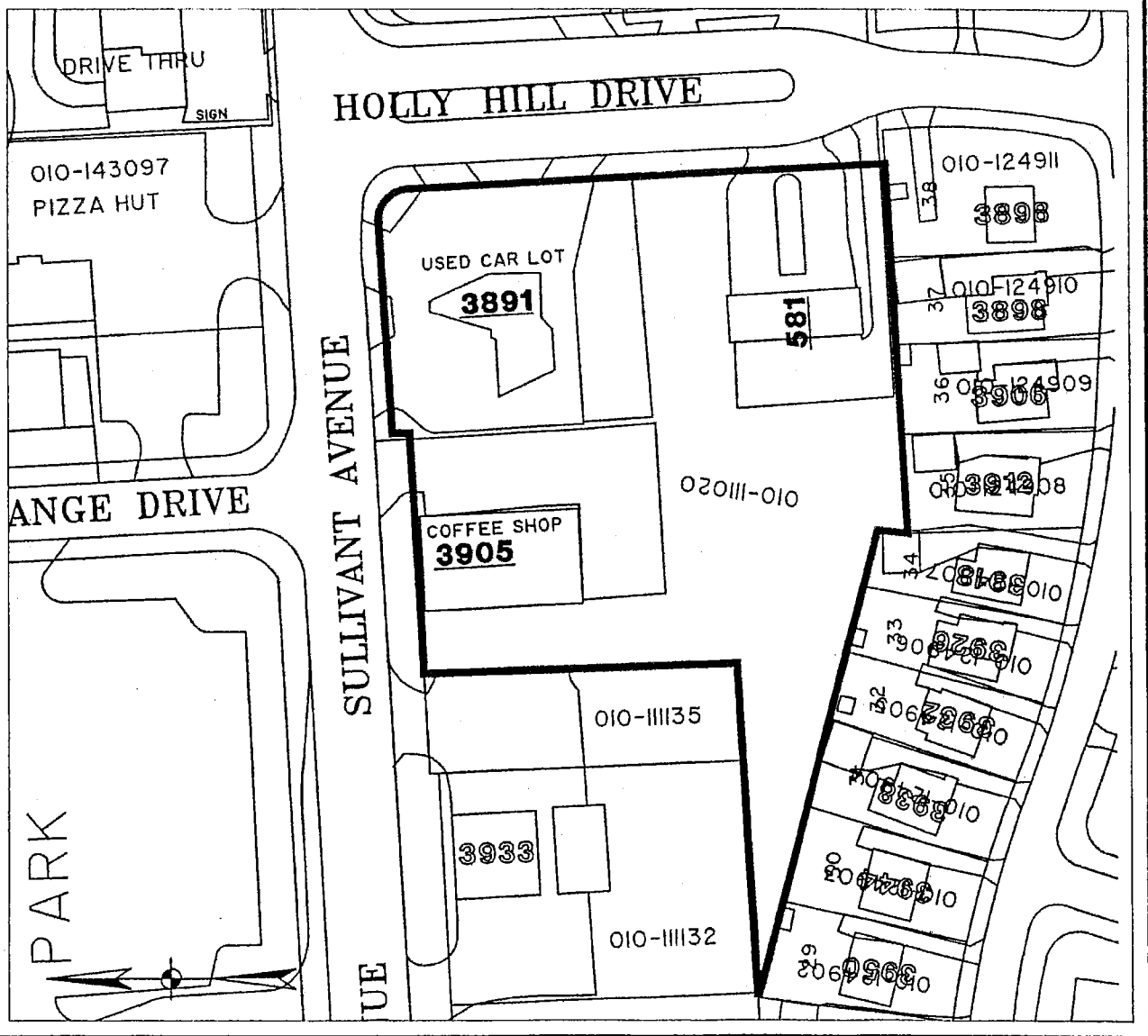
re d architecture + planning LLC



Utility Maximization

[illegible]

CITY OF COLUMBUS ADDRESS PLAT



CITY OF COLUMBUS, OHIO REFERENCE MAP LOCATION

OTHER MAP REFERENCES

CITY LAND USE MAP:	34-D
GIS FACET NUMBER:	179857075

HOUSE NUMBERS SHOWN ON ATTACHED
PLATE ARE CERTIFIED FOR SECURING
OF BUILDING & UTILITY PERMITS

issued by *[Signature]* Date **01/19/05**



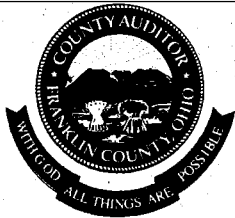
PATRICIA A. AUSTIN P.E., ADMINISTRATOR
TRANSPORTATION DIVISION
COLUMBUS, OHIO

ADDRESS FILE NUMBER - **00-146**

DEVELOPED BY: **DALE E. MALOY**
ENGINEERING CONSULTANT: **TOM SHELBY**

COFFEE SHOP
3905 SULLIVANT AVENUE

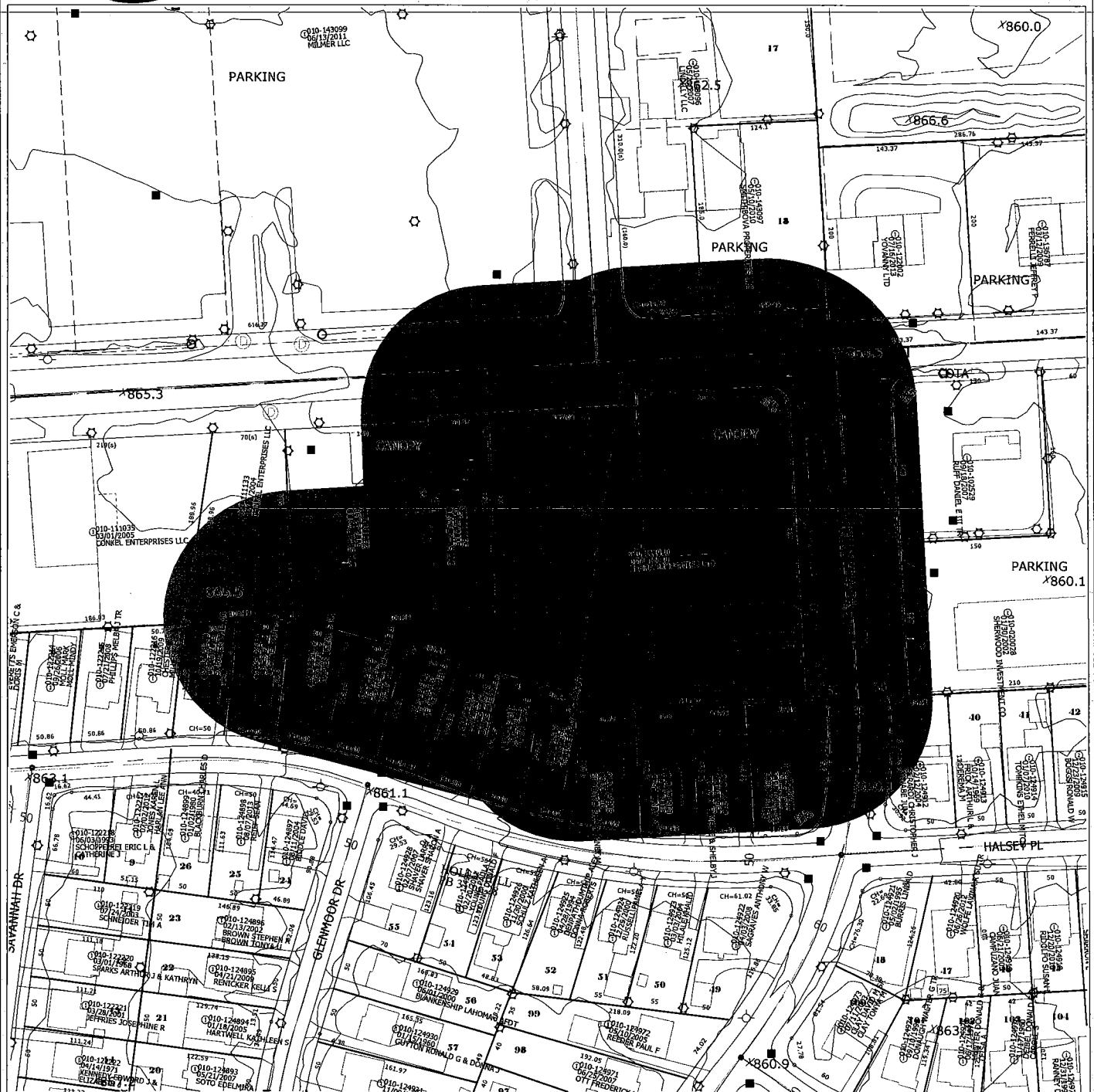
PARCEL ID	010-111020
WEST OF	S. WILSON ROAD



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/19/13



Disclaimer

Scale = 144'

Grid North

This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map and information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities. Please notify the Franklin County GIS Division of any discrepancies.

13310-00844
3905 Sullivant Ave.



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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. I provided.

APPLICATION #

13310-00844
3905 Sullivant Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MATTHEW KATZHOSE, RED ARCHITECTURE + PLANNING
of (COMPLETE ADDRESS) 855 GRANDVIEW AVENUE, STE 205, 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

SEDRA PROPERTIES

3901 SULLIVANT AVENUE, COLUMBUS OH 43229

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

SAMANTHA BLEILE
Notary Public, State of Ohio
My Commission Expires 04-04-2017

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 all checks payable to the Columbus City Treasurer