



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 14310-0-00023
Date Received: 1/14/14
Commission/Civic: University
Existing Zoning: R-4 Application Accepted by: D. Reiss Fee: \$ 640⁰⁰
Comments: 3/25/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

See Statement of Hardship

LOCATION

1. Certified Address Number and Street Name 349 W. 8th Avenue
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-005040

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Buckeye Real Estate c/o Donald Plank, Plank Law Firm
Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

PROPERTY OWNER(S):

Name Connected Properties, Ltd. and Connected Properties II, Ltd. c/o Donald Plank, Plank Law Firm
Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Donald Plank, Plank Law Firm
Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Donald Plank, attorney
PROPERTY OWNER SIGNATURE Donald Plank, attorney
ATTORNEY / AGENT SIGNATURE Donald Plank

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

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

AFFIDAVIT

14310-00023
349 W. 8th Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215-5240
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 349 W. 8th Avenue 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) Connected Properties, Ltd.
Connected Properties II, Ltd.
c/o Donald Plank, Plank Law Firm, 145 East Rich Street, FL 3
Columbus, OH 43215-5240

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

Buckeye Real Estate
c/o Donald Plank (614) 947-8600

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

(5) University Area Commission
c/o Susan Keeney
358 King Avenue, Columbus, OH 43201

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

See Exhibit A

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

SIGNATURE OF AFFIANT

(8) Donald Plank

Subscribed to me in my presence and before me this 8th day of JANUARY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter
AUGUST 3, 2015

My Commission Expires:

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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

EXHIBIT A, Public Notice
349 West 8th Avenue
BZA14- _____
January 8, 2014

APPLICANT

Buckeye Real Estate
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

PROPERTY OWNER

Connected Properties, Ltd.
Connected Properties II, Ltd.
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

COMMUNITY GROUP:

University Area Commission
c/o Susan Keeney
358 King Avenue
Columbus, OH 43201

PROPERTY OWNERS WITHIN 125 FEET

JELM Partnership
Joseph T. Wolf
5714 Ennishannon Pl.
Dublin, OH 43016

State of Ohio (OSU)
The Ohio State University
Physical Planning & RE
2003 Millikin Rd., 200 MCCR
Columbus, OH 43210

Eighth Ave LLC
PO Box 12128
Columbus, OH 43212

Connected Properties, Ltd.
Buckeye Real Estate
PO Box 8310
Columbus, OH 43201

Connected Properties II, et al.
Buckeye Real Estate
PO Box 8310
Columbus, OH 43201

Robert Moazampour
Winnie Ngmoazampour
PO Box 21177
Columbus, OH 43221

329 Eighth LLC
911 Henry St.
Columbus, OH 43215

BADG Ltd.
103 E. High St.
Hicksville, OH 43526

Winkle OSU LLC
10 N. High St., Ste. 401
Columbus, OH 43215

D&T Properties
Pella Company
George Bavelis
52 E. 15th Ave.
Columbus, OH 43201

OSU Properties LLC
455 Ridge Dr.
Naples, FL 34108

14310-00023
349 W. 8th Ave.

Coral Properties Ltd.
8791 Robinhood Circle
Westerville, OH 43082

Alma M. Salvatore
1891 Westwood Ave.
Columbus, OH 43212

353 W. Eighth LLC
Stephen Handler
2397 Sherwood Rd.
Columbus, OH 43209

Marlinda S. Iyer
367 W. 8th Ave.
Columbus, OH 43201

7RENT.COM LTD.
PO Box 21177
Columbus, OH 43221

James W. Easley
1507 Michigan Ave.
Columbus, OH 43201

ALSO NOTIFY:

David B. Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Floor
Columbus, OH 43215

Bob Mickley
Buckeye Real Estate
48 E 15th Avenue
Columbus, OH 43201

Wayne Garland
Buckeye Real Estate
48 E 15th Avenue
Columbus, OH 43201

14310-00023
349 W. 8th Ave.

EXHIBIT B

Statement of Hardship

349 W 8th Avenue

14310-00023
349 W. 8th Ave.

BZA14: _____

The site is located on the south side of W 8th Avenue, 36 +/- feet east of Michigan Avenue. The Ohio State University medical campus is located on the north side of West 8th Avenue, across from the site. The site is zoned R-4, Residential and is within the University Planning Overlay (Columbus Zoning Code, Chapter 3372). The building was formerly a private school but was converted to a single dwelling unit in 2004. The R-4 district permits dwellings containing 1 – 4 dwelling units, subject to applicable development standards. The current use as a single family dwelling is a permitted use. Applicant proposes to build an addition on the rear of the existing building for a second dwelling unit, thereby making the building a two-family dwelling. A two (2) family dwelling is also a permitted use. The R-4 area includes a mix of 1 – 4 family dwellings, as well as non-conforming uses with more than four (4) dwelling units. The site is also located in the University Impact District of the UPO. The University Architectural Review Board (UARB) has approved the building addition.

Certain variances (lot width, lot area) are requested to reflect existing site conditions. Minor variances to University Planning Overlay (UPO) standards, itemized as follows, are needed to permit the second dwelling unit. Many properties in the R-4 area aren't in compliance with various standards of the UPO. Most lots in the R-4 area are less than 50 feet wide, as platted, and many are subject to the area calculation limiting calculation of depth for area purposes to three (3) times the width, both of which are standards enacted in the Zoning Code long after the area was platted.

Applicant requests the following variances:

- 1) Section 3332.15, R-4 Area District Requirements, requires a lot area of 6,000 sq. ft. for a two story, two-family dwelling, while existing lot area is 4,968 sq. ft. gross and 3,802 sq. ft. net, due to calculation of lot area under provisions of Section 3332.18 (C), Basis of Computing Area.
- 2) Section 3332.05 (A)(4), Area District Lot Width Requirements, existing lot width for 349 West 8th Avenue is 35.60'.

- 3) Section 3372.542, Maximum Lot Coverage, a building including any rear or side porch or roofed stairs, but excluding any balcony, walkway, front porch, carport or garage, shall cover no more than 25 percent of the lot area, while applicant proposes 34% lot coverage.
- 4) Section 3372.544, Maximum Floor Area, the maximum total calculated floor area permitted on any lot shall be determined by a 0.40 floor area ratio, while applicant proposes 0.58 floor area ratio.

14310-00023
349 W. 8th Ave.

SITE DATA

	345 East 8th Avenue	349 East 8th Avenue
Parcel Identification Number	010-031310	010-005040
Zoning	R-4, Residential	R-4, Residential
Lot Area (sq. ft.)		
Gross	9,268	4,968
Net	9,268	3,802 (1)(2)
Lot width	66.20'	35.60' (3)
Existing Use	2 dwelling units	1 dwelling unit
Proposed Use	3 dwelling units	2 dwelling units
Landscaped Area (minimum 10%)	6% (556 sq. ft.) (4)	16% (795 sq. ft.)
Maximum Lot Coverage (5)	32%	34%
Building Lines		
Established building line	20'	
Maximum (110% of established B/L)	22'	N/A, no change to front setback
Actual	22' (building addition)	
Maximum Floor Area (6)		
Existing	0.40 (3,737 sq. ft.)	0.45 (2,236 sq. ft.)
Proposed	0.49 (4,555 sq. ft.)	0.58 (2,908 sq. ft.)
Height	Addition eave height matches existing eave height	N/A
Parking		
Required	6 spaces @ 2/DU	4spaces @ 2.0/DU
Provided	12 spaces	8 spaces

- 1) Section 3332.15, R-4 Area District Requirements, requires a lot area of 6,000 sq. ft. for a two story, two-family dwelling, while existing lot area is 4,968 sq. ft. gross and 3,802 sq. ft. net (See # 2).
- 2) Section 3332.18 (C), Basis of Computing Area, 349 West 8th Avenue lot depth (140.0') exceeds three (3) times the width (35.60').
- 3) Section 3332.05 (A)(4), Area District Lot Width Requirements, existing lot width for 349 West 8th Avenue is 35.60'.
- 4) Section 3372.541, Landscaped Area and Treatment, Minimum 10% of lot area behind (south of) the most rear portion of the building. Note the definition calculates only area

behind the most rear plane of the building, but applicant will also be removing existing areas of pavement totaling 650 +/- sq. ft. on the east side of 343 -345 West 8th Avenue.

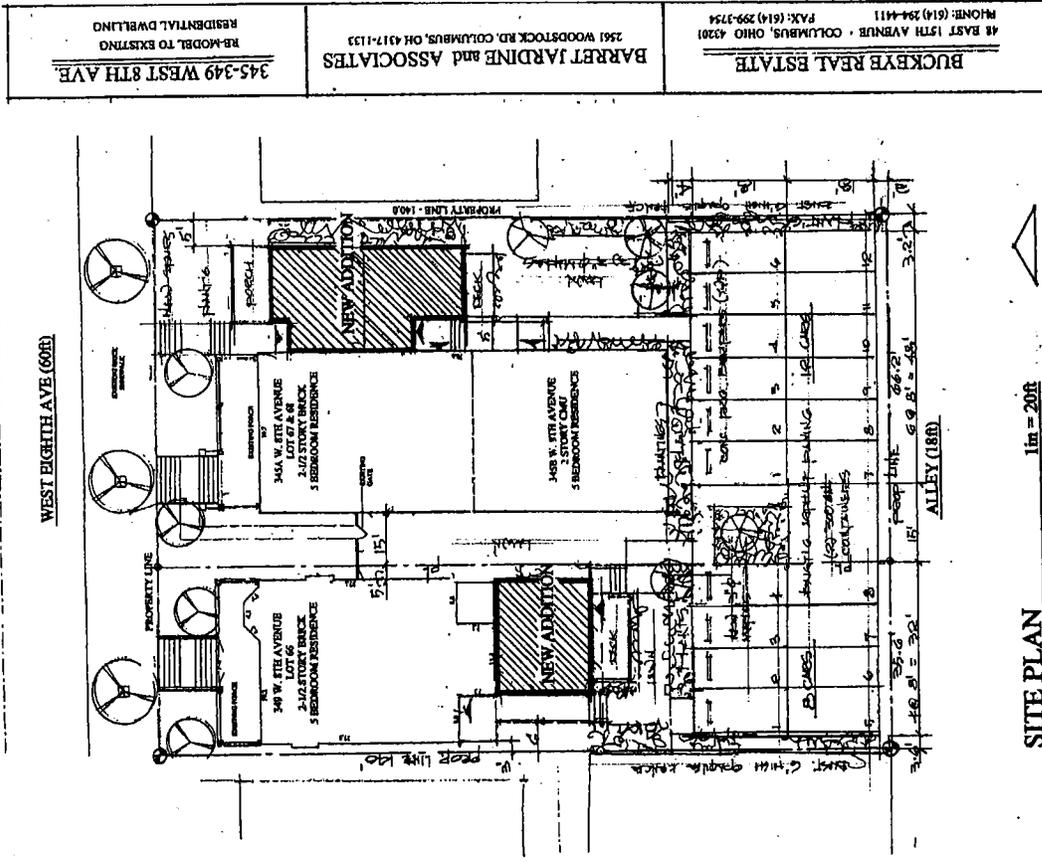
- 5) Section 3372.542, Maximum Lot Coverage, a building including any rear or side porch or roofed stairs, but excluding any balcony, walkway, front porch, carport or garage, shall cover no more than 25 percent of the lot area.
- 6) Section 3372.544, Maximum Floor Area, the maximum total calculated floor area permitted on any lot shall be determined by a 0.40 floor area ratio.

01-08-2014

SITE DATA

Parcel Identification Number	349 East 8 th Avenue	349 East 8 th Avenue
Zoning	010-0031310	010-005040
Lot Area (sq. ft.)	R-4, Residential	R-4, Residential
Gross	9,268	4,968
Net	3,802 (3)(2)	3,802 (3)(2)
Lot width	66.20'	35.60' (3)
Existing Use	2 dwelling units	1 dwelling unit
Proposed Use	3 dwelling units	2 dwelling units
Landscaped Area (minimum 10%)	6% (556 sq. ft.) (4)	16% (795 sq. ft.)
Maximum Lot Coverage (5)	32%	34%
Buildings	20'	N/A, no change to front setback
Established building line	22' (building addition)	
Maximum (1.10% of established B/L)		
Actual		
Existing	0.40 (3,737 sq. ft.)	0.45 (2,236 sq. ft.)
Proposed	0.49 (4,555 sq. ft.)	0.58 (2,908 sq. ft.)
Height	Addition eave height matches existing eave height	N/A
Parking Required	5 spaces @ 2/ DU	4 spaces @ 2.0/ DU
Provided	12 spaces	8 spaces

- 1) Section 3332.15, R-4 Area District Requirements, requires a lot area of 6,000 sq. ft. for a two story, two-family dwelling, while existing lot area is 4,968 sq. ft. gross and 3,802 sq. ft. net (see # 2).
- 2) Section 3332.18 (C), Basis of Computing Area, 349 West 8th Avenue lot depth (140.0') exceeds three (3) times the width (35.60').
- 3) Section 3332.05 (A)(4), Area District Lot Width Requirements, existing lot width for 349 West 8th Avenue is 35.60'.
- 4) Section 3372.541, Landscaped Area and Treatment, Minimum 10% of lot area behind (south of) the most rear portion of the building. Note the definition calculates only area behind the most rear plane of the building, but applicant will also be removing existing areas of pavement totaling 650 +/- sq. ft. on the east side of 349 - 345 West 8th Avenue.
- 5) Section 3372.542, Maximum Lot Coverage, a building including any rear or side porch or roofed stairs, but excluding any balcony, walkway, front porch, carport or garage, shall cover no more than 25 percent of the lot area.
- 6) Section 3372.544, Maximum Floor Area, the maximum total calculated floor area permitted on any lot shall be determined by a 0.40 floor area ratio.



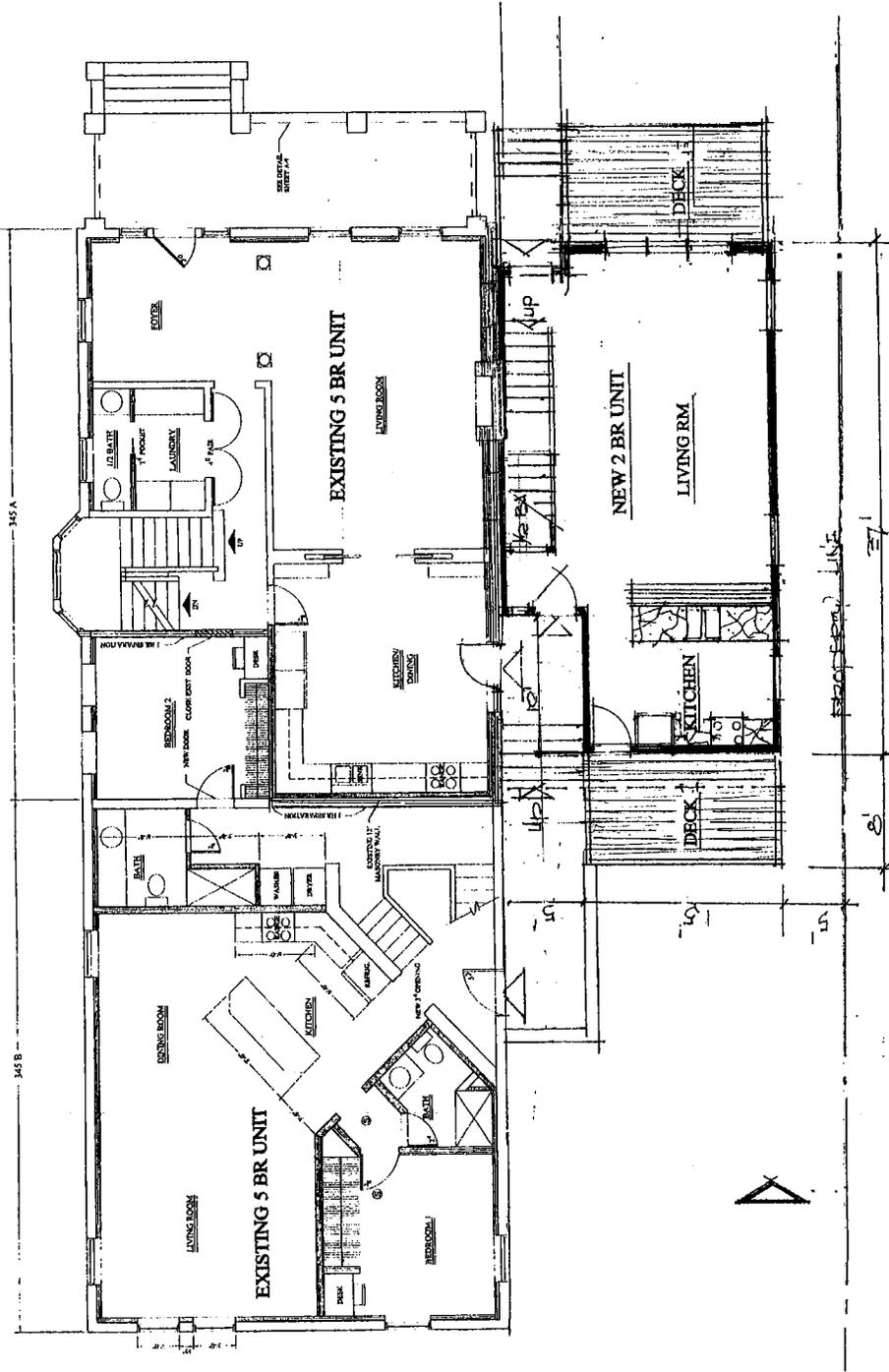
SITE PLAN
1in = 20ft
JANUARY 13, 2014

14310-00023
349 W. 8th Ave.

BUCKEYE REAL ESTATE
48 EAST 15TH AVENUE • COLUMBUS, OHIO 43201
PHONE: (614) 294-4411
FAX: (614) 299-7254

BARRETT JARDINE and ASSOCIATES
2561 WOODSTOCK RD., COLUMBUS, OH 43127-1133

345-349 WEST 8TH AVE.
RE-MODEL TO EXISTING
RESIDENTIAL DWELLING



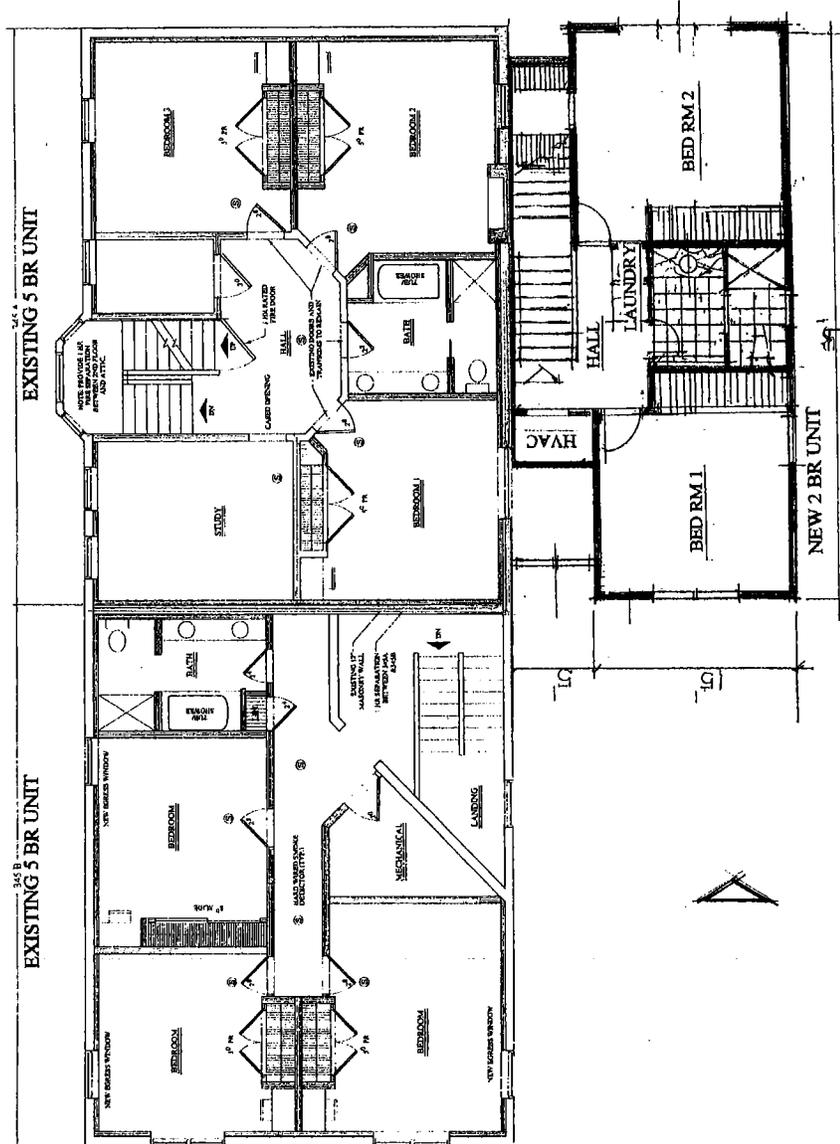
GROUND FLR PLAN 1/8" = 1'-0"

345

JANUARY 13, 2014

2

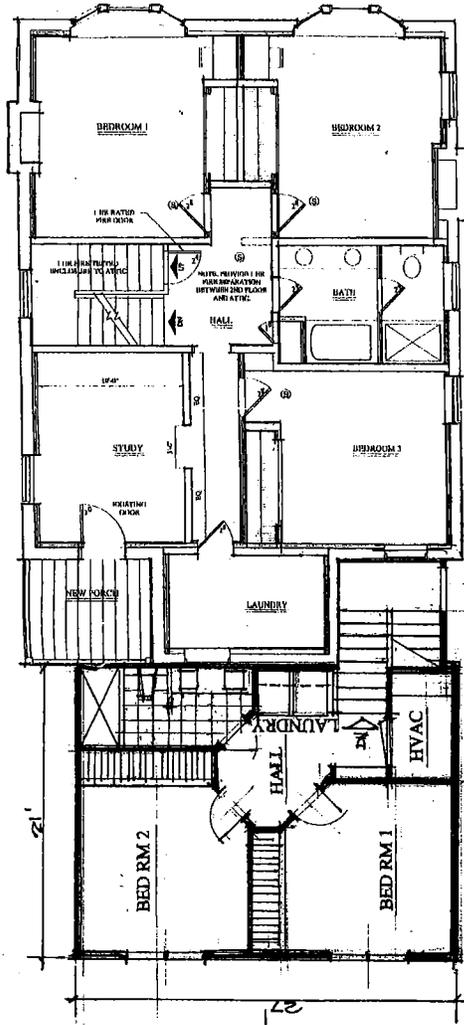
14310-00023
349 W. 8th Ave.



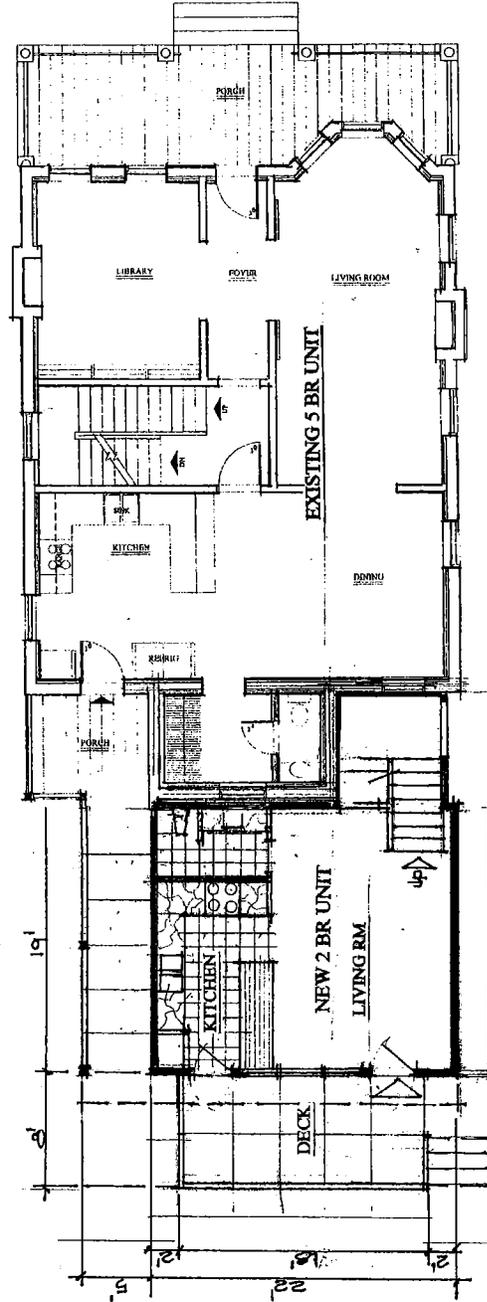
345 SECOND FLR PLAN 1/8" = 1'-0"

JANUARY 13, 2014 3

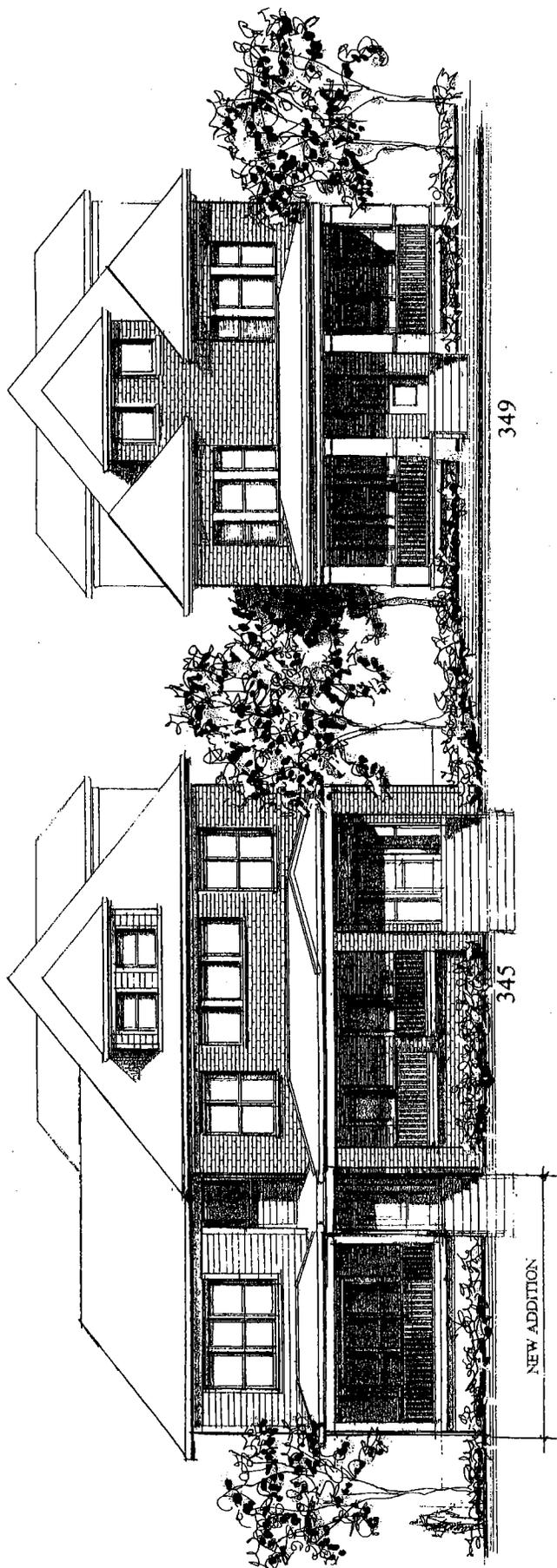
14310-00023
349 W. 8th Ave.



SECOND FLR PLAN 1/8in = 1ft



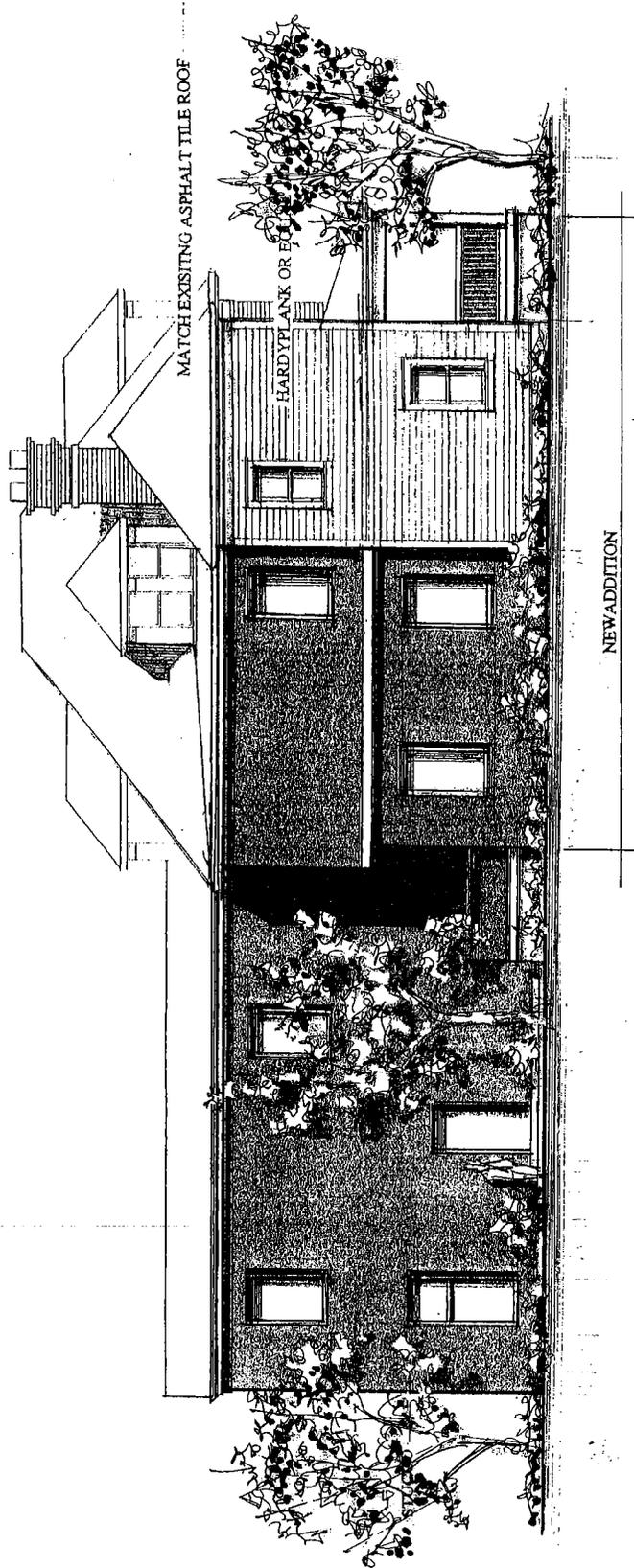
GROUND FLR PLAN 1/8in = 1ft



NORTH ELEVATION 349 AND 345 FRONT 1/8in = 1ft

JANUARY 13, 2014 — 5

14310-00023
349 W. 8th Ave.

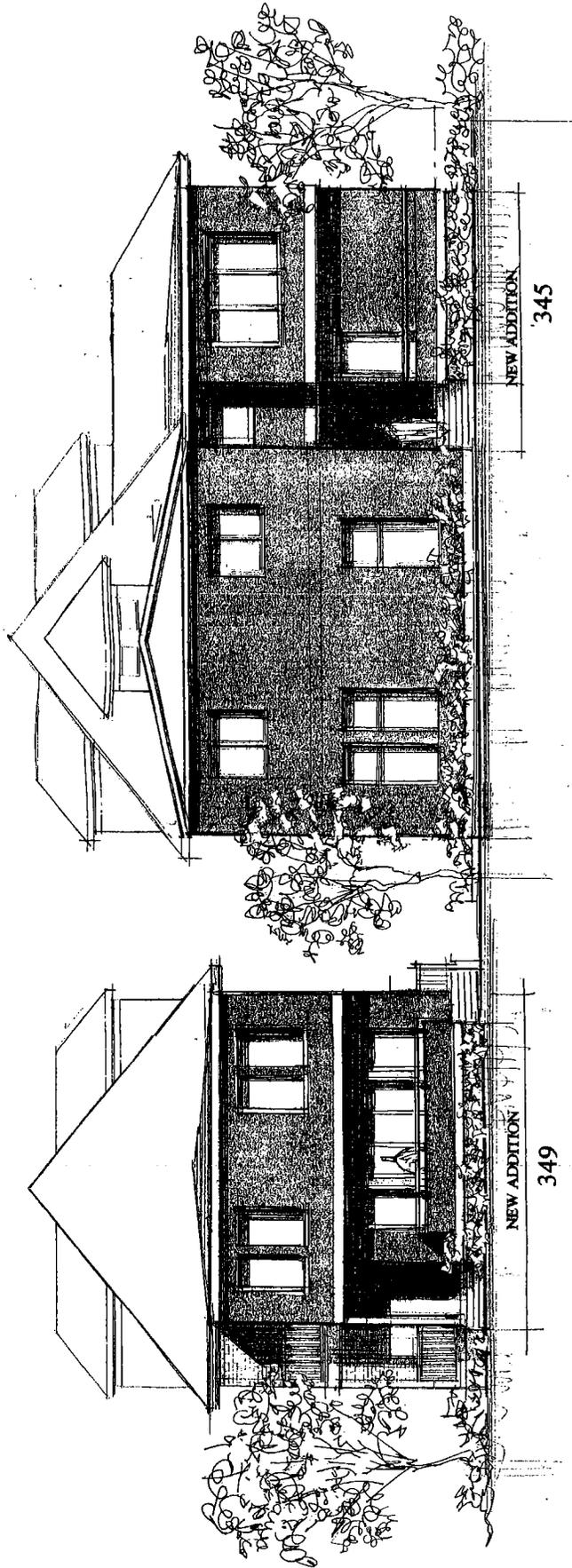


EAST ELEVATION 345 FRONT & REAR

1/8" = 1ft

JANUARY 13, 2014

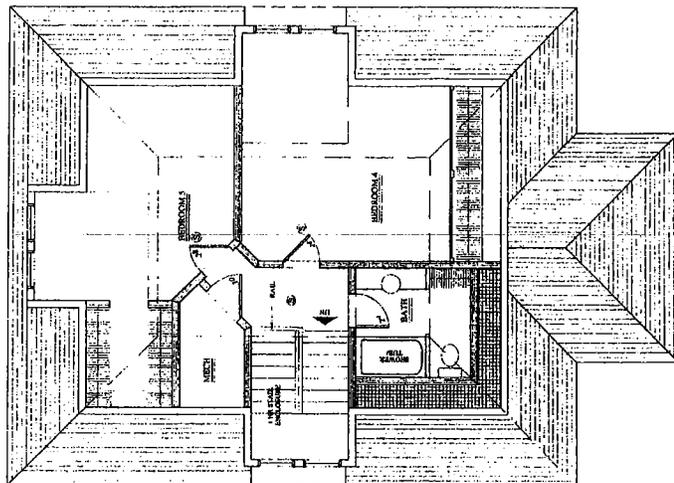
14310-00023
349 W. 8th Ave.



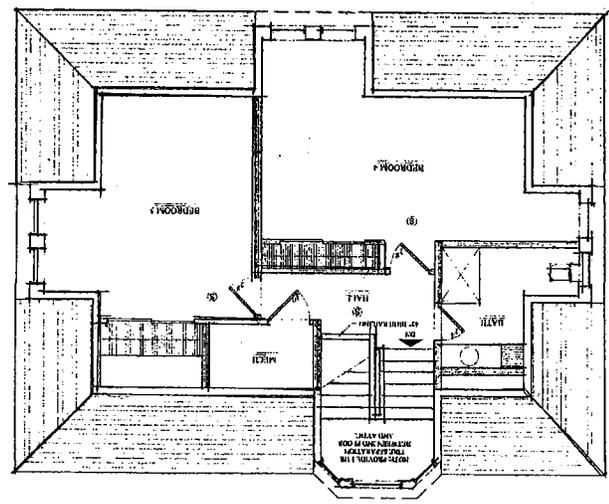
SOUTH ELEVATION 349 AND 345 REAR

1/8in = 1ft

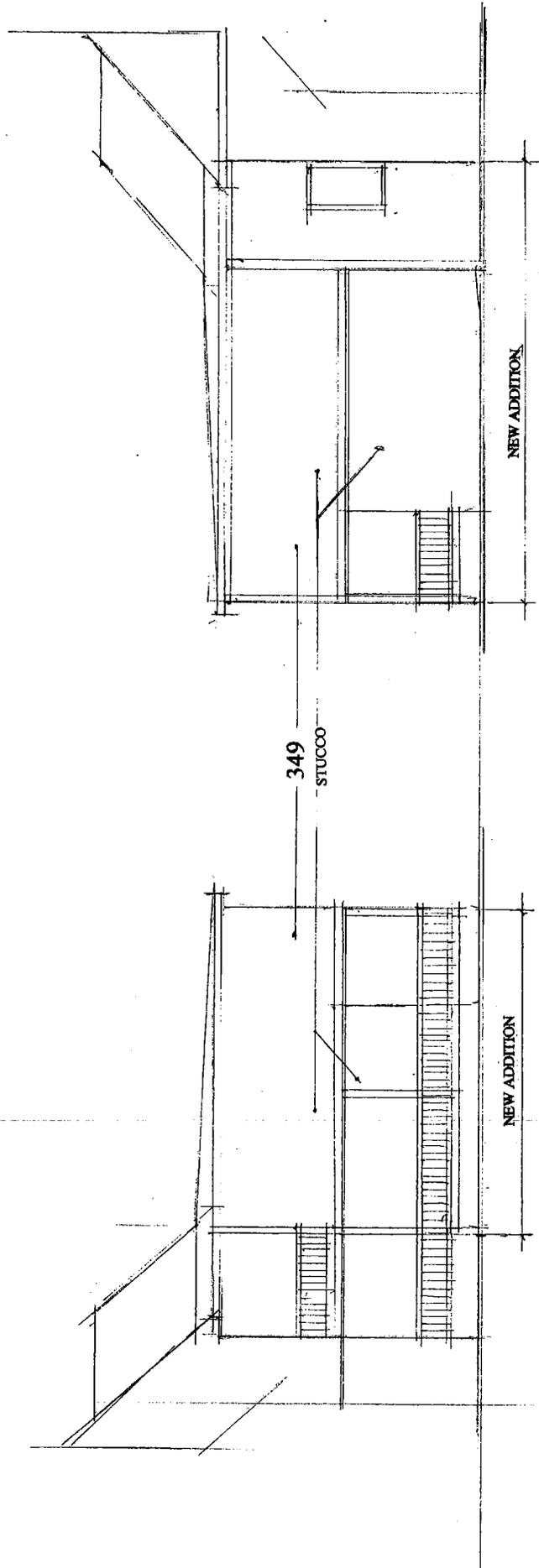
JANUARY 13, 2014



349 ATTIC FLOOR PLAN 1/4" = 1'-0"



345 ATTIC FLOOR PLAN



WEST ELEVATION 1/8in = 1ft

EAST ELEVATION 1/8in = 1ft

JANUARY 13, 2014 9

14310-00023
349 W. 8th Ave.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: 100

DATE: 12/30/13



Disclaimer

Scale = 150



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

14310-00023
349 W. 8th Ave.

ent



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 349 W. 8th Avenue

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.

APPLICATIO

STATE OF OHIO
COUNTY OF FRANKLIN

14310-00023
349 W. 8th Ave.

Being first duly cautioned and sworn (NAME) Donald Plank -----

of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215-5240 -----

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
Buckeye Real Estate	48 E. 15th Avenue, Columbus, OH 43201
<hr/>	
c/o Wayne Garland	

Connected Properties, Ltd.	48 E. 15th Avenue, Columbus, OH 43201
<hr/>	
c/o Wayne Garland	

Connected Properties II, Ltd.	48 E. 15th Avenue, Columbus, OH 43201
<hr/>	
c/o Wayne Garland	

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 8th day of JANUARY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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