



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: 1431070-00024
Date Received: 1/14/14
Commission/Civic: University
Existing Zoning: R-4 Application Accepted by: W. Reiss Fee: \$960.00
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 343 - 345 W. 8th Avenue

City Columbus State OH Zip 43201

Parcel Number (only one required) 010-031310

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

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AFFIDAVIT

14310-00024
343-345 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 343 - 345 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

(4) Connected Properties, Ltd.

AND MAILING ADDRESS

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

(5) University Area Commission

AREA COMMISSION ZONING CHAIR OR

c/o Susan Keeney

CONTACT PERSON AND ADDRESS

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

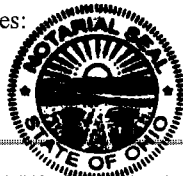
SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



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

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EXHIBIT A, Public Notice
343-345 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

14310-00024
343-345 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

14310-00024
343-345 W. 8th Ave.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00024
343-345 W. 8th Ave.

One Stop Shop Zoning Report Date: Wed Jan 15 2014

Date: Wed Jan 15 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: N/A

Mailing Address: PO BOX 8310

COLUMBUS, OH 43201

Owner: CONNECTED PROPERTIES II ET AL

Parcel Number: 010031310

ZONING INFORMATION

Zoning: Z03-055, Residential, R4

effective 12/17/2003, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University/Impact

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





BOARD OF ZONING ADJUSTMENT APPLICATION

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STATEMENT OF HARDSHIP

14310-00024
343-345 W. 8th Ave.

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). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- 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 the 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.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See Exhibit B

Signature of Applicant

Date 1-8-2014

Buckeye Real Estate
by: Donald Plank, Attorney

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EXHIBIT B

Statement of Hardship

343 – 345 W 8th Avenue

BZA 14310-00000-00024

14310-00024

343-345 W. 8th Ave.

The site is located on the south side of W 8th Avenue, 71 +/- 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 two (2) dwelling units in 2004. The lot (9,268 sq. ft.) is unusually large for the area. The R-4 district permits dwellings containing 1 – 4 dwelling units, subject to applicable development standards. The current use as a two (2) family dwelling is a permitted use. Applicant proposes to build an addition on the east side of the existing building to make the building a three (3) family dwelling. A three (3) family dwelling is a permitted use of the R-4 district. 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. Due to the wide lot, the addition of the third dwelling unit fills in the gap in the frontage and benefits both the property appearance and West 8th streetscape.

Minor variances to University Planning Overlay (UPO) standards, itemized as follows, are needed to permit the third dwelling unit. Many properties in the R-4 area aren't in compliance with various standards of the UPO.

Applicant requests the following variances:

- 1) Section 3372.541, Landscaped Area and Treatment, which Section requires a minimum 10% of lot area to be landscaped (grass or other) and located behind (south of) the most rear plane of the building, while applicant proposes 6% of landscaped lot 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, thereby providing new landscaping area totaling an additional 7% +/- of lot area.
- 2) 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 32% lot coverage.

- 3) 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 0.49 floor area ratio.

14310-00024
343-345 W. 8th Ave.

SITE DATA

| | 343-345 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' | N/A, no change to front setback |
| Maximum (110% of established B/L) | 22' | |
| 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, which Section requires a minimum 10% of lot area to be landscaped (grass or other) and located behind (south of) the most rear plane of the building, while applicant proposes 6% of landscaped lot 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, thereby providing new landscaping area totaling an additional 7% +/- of lot area.

- 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.

01-16-2014

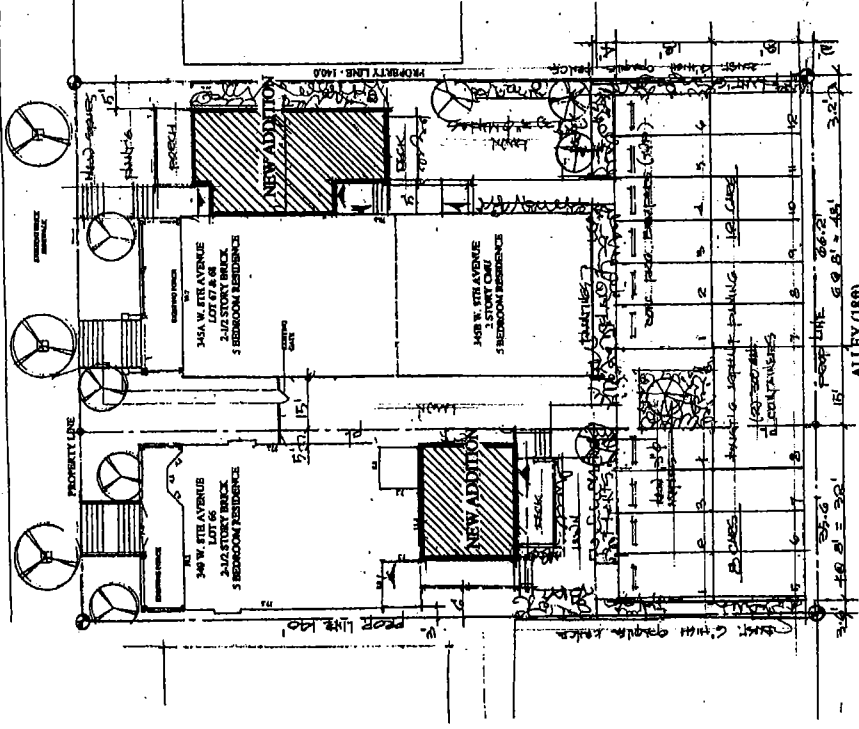
14310-00024
343-345 W. 8th Ave.

SITE DATA

| Parcel Identification Number | 345 East 8 th Avenue | 349 East 8 th Avenue |
|-----------------------------------|---|---------------------------------|
| Zoning | 010-031310 | 010-005040 |
| Lot Area (sq. ft.) | 9,268 | 4,968 |
| Gross | 9,268 | 3,802 (312) |
| Net | 66.20' | 35.60' (3) |
| Lot width | 22' | 1 dwelling unit |
| Existing Use | 2 dwelling units | 2 dwelling units |
| Proposed Use | 3 dwelling units | 16% (795 sq. ft.) |
| Landscaped Area (minimum 10%) | 6% (556 sq. ft.) (4) | 34% |
| Maximum Lot Coverage (5) | 32% | |
| Building Lines | | |
| Established building line | 20' | N/A, no change to front setback |
| Maximum (110% of established B/L) | 22' (building addition) | |
| 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.) |
| Maximum Floor Area (6) | | |
| Height | Addition eave height matches existing eave height | N/A |
| Parking | 6 spaces @ 2/0 DU | 4 spaces @ 2.0/0 DU |
| Required | 12 spaces | 8 spaces |
| Provided | | |

- 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).
- Section 3332.18 (C), Basis of Computing Area, 349 West 8th Avenue lot depth (140.0') exceeds three (3) times the width (95.60').
- Section 3332.05 (A)(4), Area District Lot Width Requirements, existing lot width for 349 West 8th Avenue is 35.60'.
- 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.
- 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.
- 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.

WEST EIGHTH AVE (60ft)



SITE PLAN
JANUARY 13, 2014

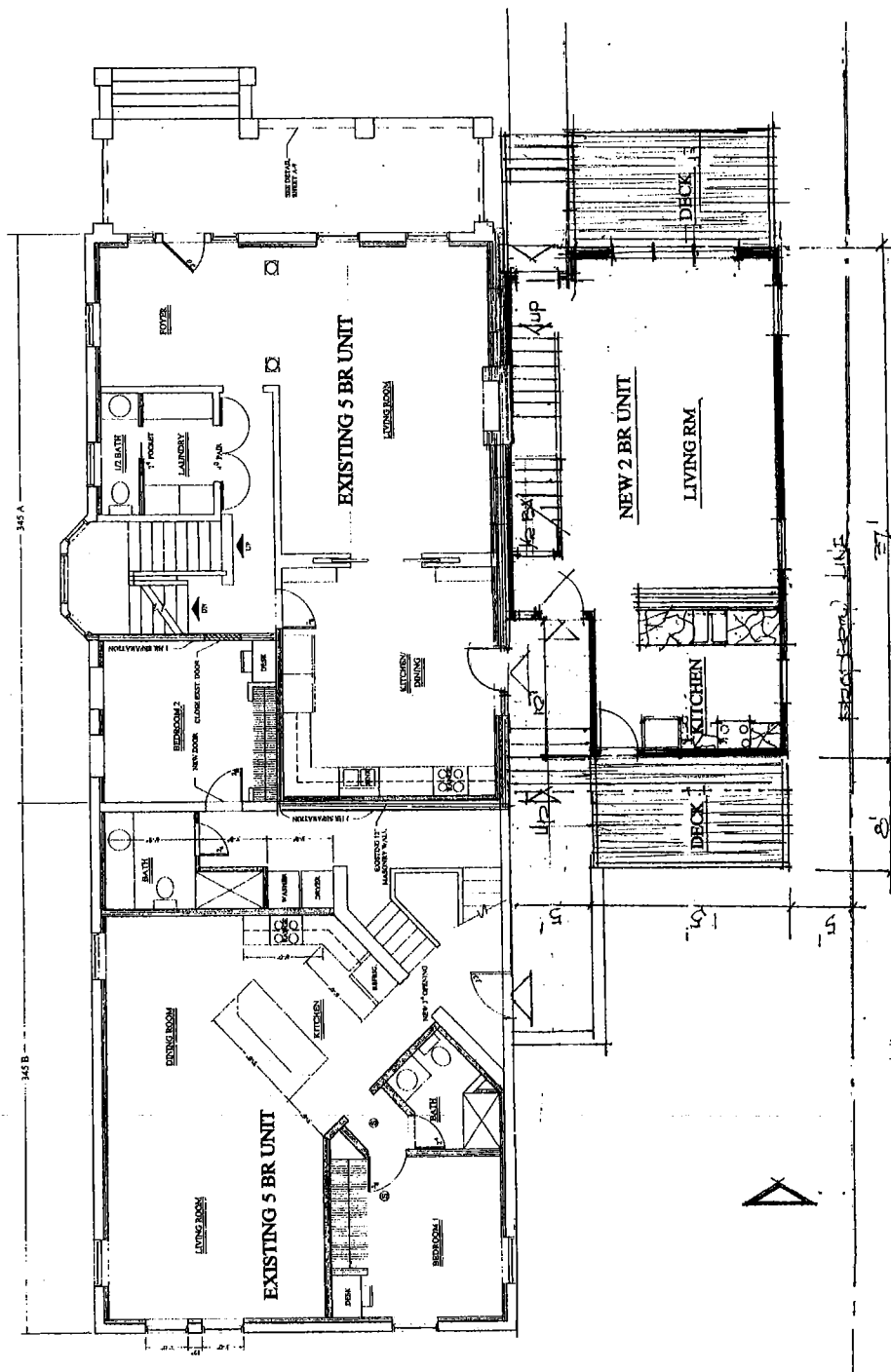
1 in = 20 ft

14310-00024
343-345 W. 8th Ave.

BUCKEYE REAL ESTATE
48 EAST 15TH AVENUE • COLUMBUS, OHIO 43201
PHONE: (614) 294-4411 FAX: (614) 299-3754

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

345-349 WEST 8TH AVE
REMODEL TO EXISTING
RESIDENTIAL DWELLING



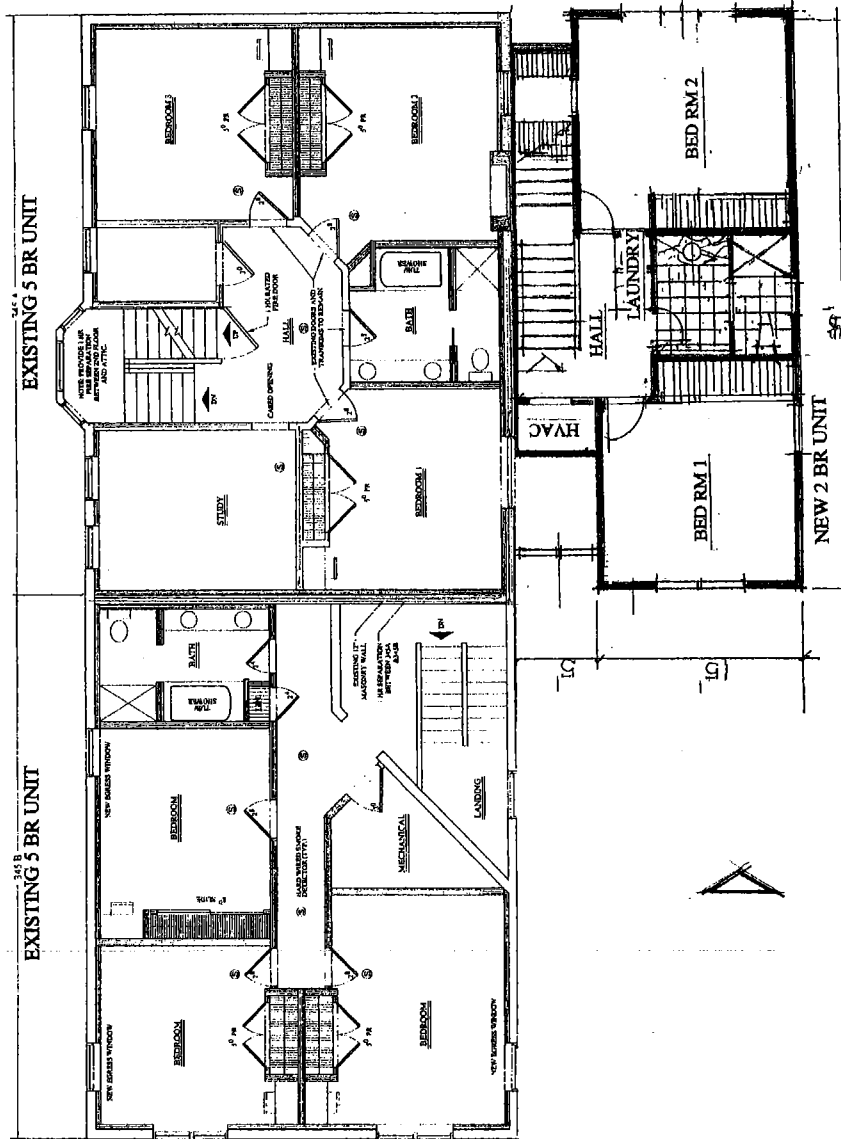
GROUND FLR PLAN 1/8" = 1'-0"

345

JANUARY 13, 2014

2

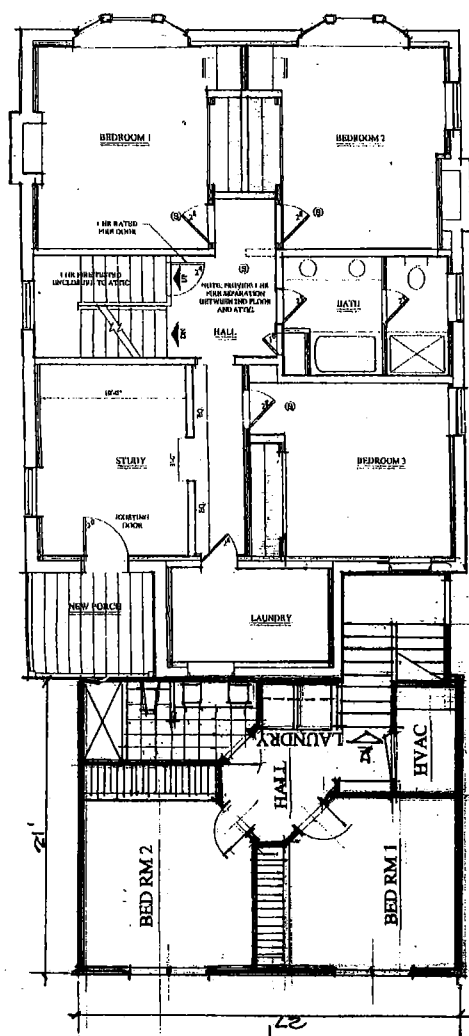
14310-00024
343-345 W. 8th Ave.



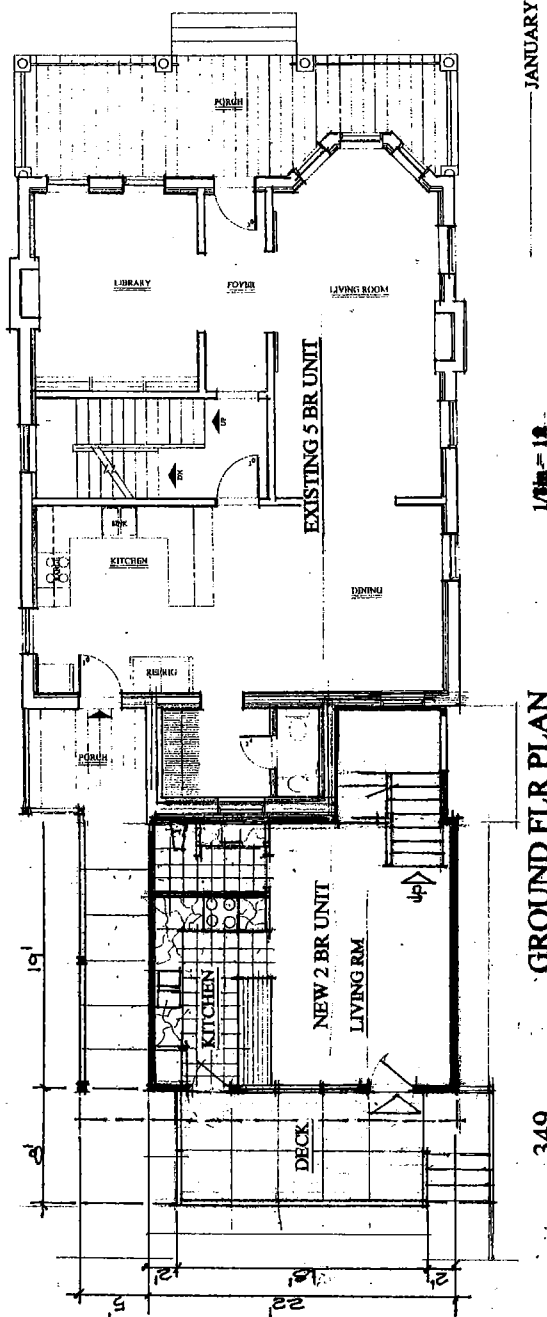
345 SECOND FLR PLAN 1/8" = 1'-0"

— JANUARY 13, 2014 — 3

14310-00024
343-345 W. 8th Ave.



SECOND FLR PLAN $1/8\text{in} = 1\text{ft}$



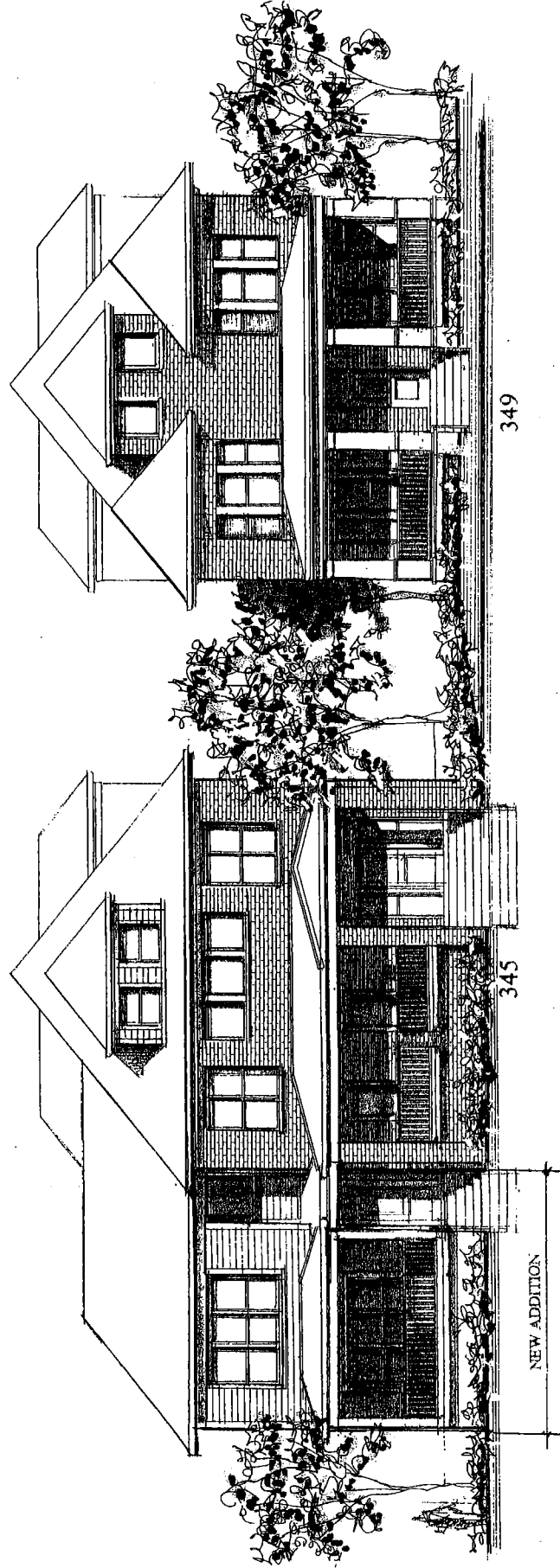
GROUND FLR PLAN

JANUARY 13, 2014 4

4

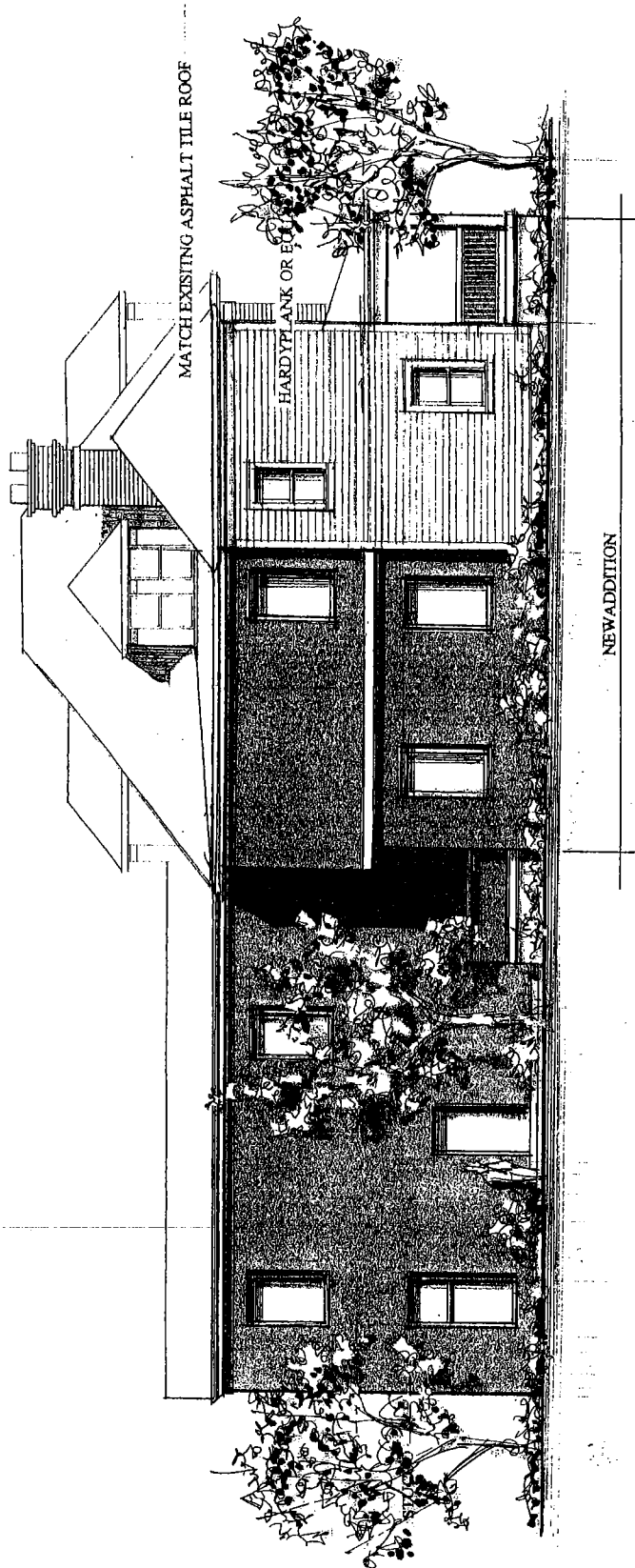
349

14310-00024
343-345 W. 8th Ave.



NORTH ELEVATION 349 AND 345 FRONT 1/8" = 1'

14310-00024
343-345 W. 8th Ave.

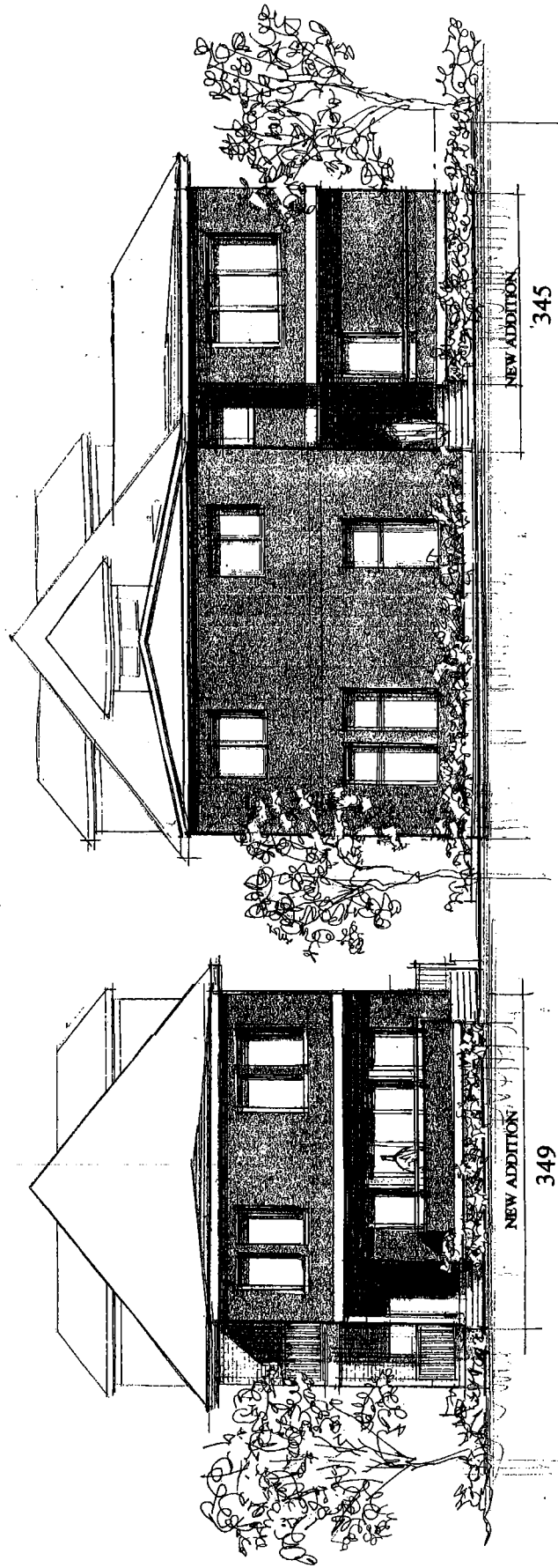


EAST ELEVATION 345 FRONT & REAR

1/8" = 1'-0"

JANUARY 13, 2014 6

14310-00024
343-345 W. 8th Ave.



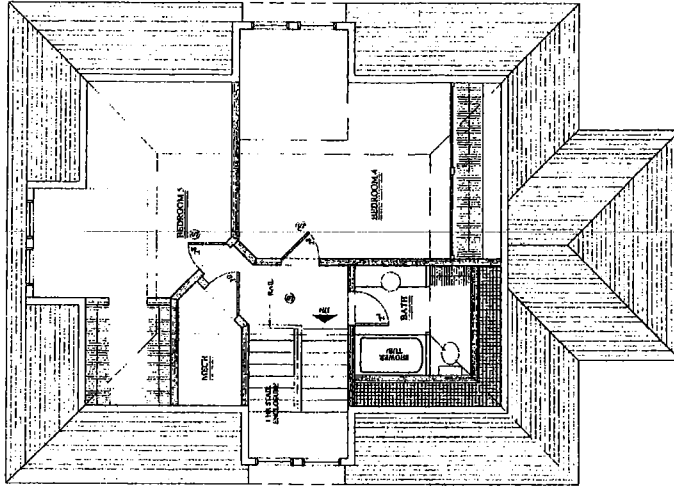
SOUTH ELEVATION 349 AND 345 REAR

1/8 in. = 1 ft.

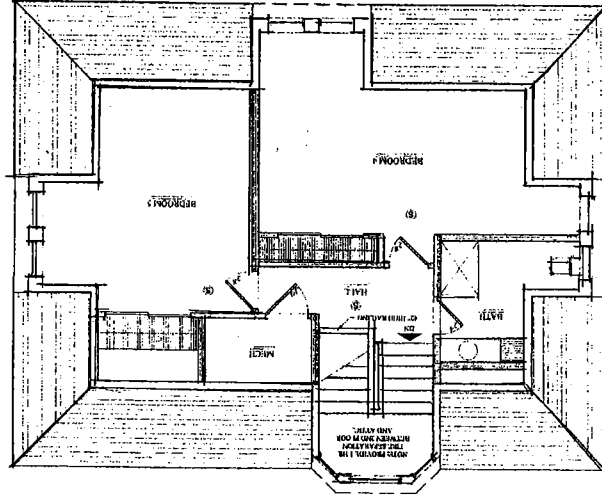
JANUARY 13, 2014

7

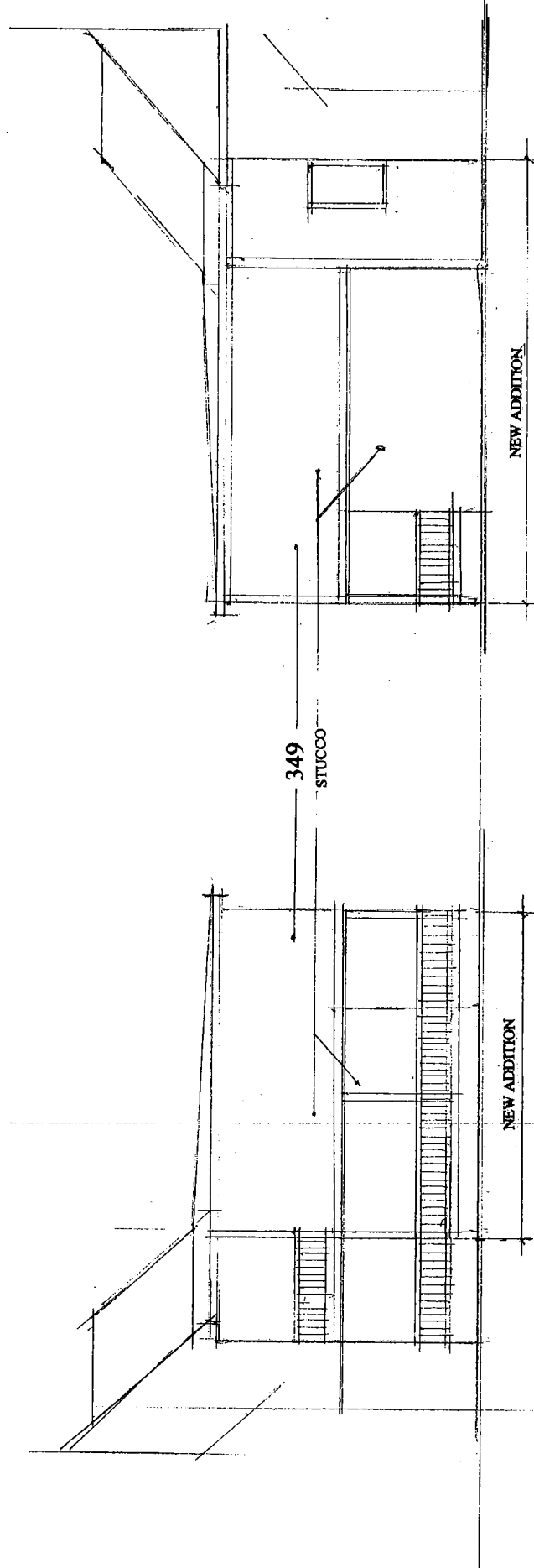
14310-00024
343-345 W. 8th Ave.



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

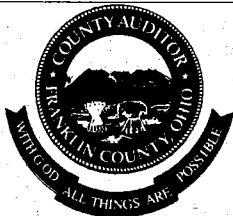


345 ATTIC FLOOR PLAN



WEST ELEVATION $\frac{1}{8}in = 1ft$ EAST ELEVATION $\frac{1}{8}in = 1ft$

14310-00024
343-345 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 not information sources should be consulted for verification of the information. Franklin County and the mapping companies assume no legal responsibilities for this map. Please notify the Franklin County GIS Division of any discrepancies.

14310-00024
343-345 W. 8th Ave.



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: 010031310

Zoning Number: 345

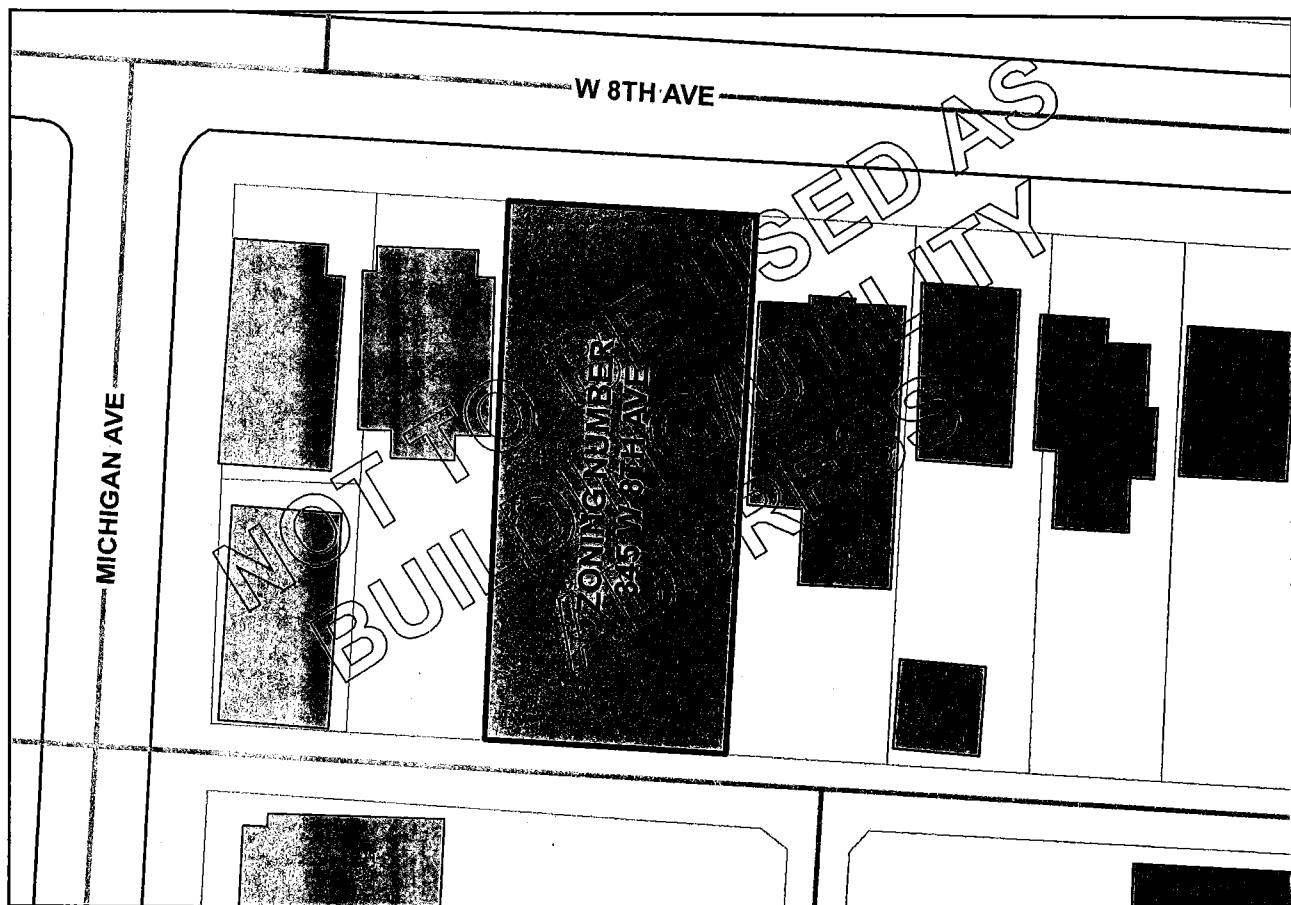
Street Name: W 8TH AVE

Lot Number: 67 - 68

Subdivision: MCMILLINS HOMESTEAD

Requested By: DAVID PERRY COMPANY, INC. (DAVE PERRY)

Issued By: Cassandra Sampson Date: 12/30/2013



SCALE: 1 inch = 50 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



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

343 - 345 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.

APPLICATION #

14310-00024

343-345 W. 8th Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

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

c/o Wayne Garland

Connected Properties, Ltd.

48 E. 15th Avenue, Columbus, OH 43201

c/o Wayne Garland

Connected Properties II, Ltd.

48 E. 15th Avenue, Columbus, OH 43201

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