



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: # 14310-COZD-00068
Date Received: 11 FEB 2014
Commission/Civic: GERMAN UL.
Existing Zoning: R-2F Application Accepted by: JF Fee: \$320
Comments: 4/22/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

applying for a 3391.05 variance. A modification to a non-conforming structure which allows a maximum expansion of 50% of the code.

LOCATION

1. Certified Address Number and Street Name 577 Cedar alley
City Columbus State Ohio Zip 43206
Parcel Number (only one required) 010-050871

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Michele K. Laron
Address 4009 James River Rd City/State New Albany, OH Zip 43054
Phone # 614-933-0744 Fax # _____ Email MKL Columbus @ insight.rr.com

PROPERTY OWNER(S):

Name Ellisar Group, LLC
Address 4009 James River Rd City/State New Albany, Oh Zip 43054
Phone # 614-933-0744 Fax # _____ Email MKL Columbus @ insight.rr.com
 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 Michele K. Laron
PROPERTY OWNER SIGNATURE Michele K. Laron
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



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14310-00088

577 Cedar Al.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michele K. Lavon
of (1) MAILING ADDRESS 4009 James River Rd., New Albany, OH 43054
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 577 Cedar Alley, Columbus, Ohio 43206
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) Ellisar Group, LLC
4009 James River Road
New Albany, Ohio 43054

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

Michele K. Lavon
614-933-0744

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

(5) German Village Commission

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
Michele K. Lavon 576 Cedar Alley 4009 James River Rd., NA, OH 43054

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

SIGNATURE OF AFFIANT

(8) Michele K. Lavon
Subscribed to me in my presence and before me this 6 day of Feb, in the year 2014

SIGNATURE OF NOTARY PUBLIC
My Commission Expires: TRACY LEWIS
Notary Public, State of Ohio
My Commission Expires
June 30, 2015

(8) [Signature]



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Agent for Owner

Juliet Bullock
1182 Wyandotte Road
Columbus Ohio 43212

Owner

Ellisar Group LLC
577 Cedar Alley
Columbus Ohio 43206

Owner

Michele K. Lavon
4009 James River Road
New Albany Ohio 43054

German Village Commission

Cristin A. Moody
109 North Front Street
Columbus Ohio 43215

Michael Liska
257 Jackson Street
Columbus Ohio 43206

Jonathon and Lauren Prodouz
243 Jackson Street
Columbus Ohio 43206

Abby A. Lavelle
581 South Sixth Street
Columbus Ohio 43206

Julianna Bull
245 Jackson Street
Columbus Ohio 43206

Brian Basil
238 Beck Street
Columbus Ohio 43206

John Griffen and Victoria Uris
587 South Sixth Street
Columbus Ohio 43206

John Kuiper and Ed Liang
563 S Sixth Street
Columbus Ohio 43206

Jeff and Sarah McNealey
247 Beck Street
Columbus Ohio 43206

Jolene Plunkett
595 S. Sixth Street
Columbus Ohio 43206

Beck Corner LLC
242 Beck Street
Columbus Ohio 43206

Susan and Leon Kessel
236 Berger Alley
Columbus Ohio 43206

Phillip and Kathleen Fankhauser
229 Beck Street
Columbus Ohio 43206

Cynthia and Eldon Hopple
569 South Sixth Street
Columbus Ohio 43206

Craig and Constance Walley
573 South Sixth Street
Columbus Ohio 43206

Columbia Gas Of Ohio
200 Civic Center Drive
PO Box 117
Columbus Ohio 43216

Jessica Byers
239 Jackson Street
Columbus Ohio 43206

John Groeber
230-232 Berger Alley
Columbus Ohio 43206

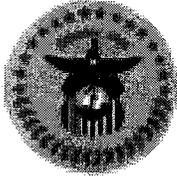
Osprey Inc. Trustees
2 Miranova Place Suite 800
Columbus Ohio 43215

Andrew Jack
238 Beck Street
Columbus Ohio 43206

Michele Wirth
239 Beck Street
Columbus Ohio 43206

Margaret Chapin and Beverly
Huber
235 Jackson Street
Columbus Ohio 43206

14310-00088
577 Cedar Al.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00088

577 Cedar Al.

One Stop Shop Zoning Report Date: Thu Feb 27 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 577 CEDAR ALY COLUMBUS, OH

Mailing Address: 4009 JAMES RIVER RD
NEWALBANY OH 43054

Owner: ELLISAR GROUP LLC

Parcel Number: 010050871

ZONING INFORMATION

Zoning: Z72-055, Residential, R2F
effective 6/21/1972, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: German Village Area Commission

Planning Overlay: N/A

Historic District: German Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

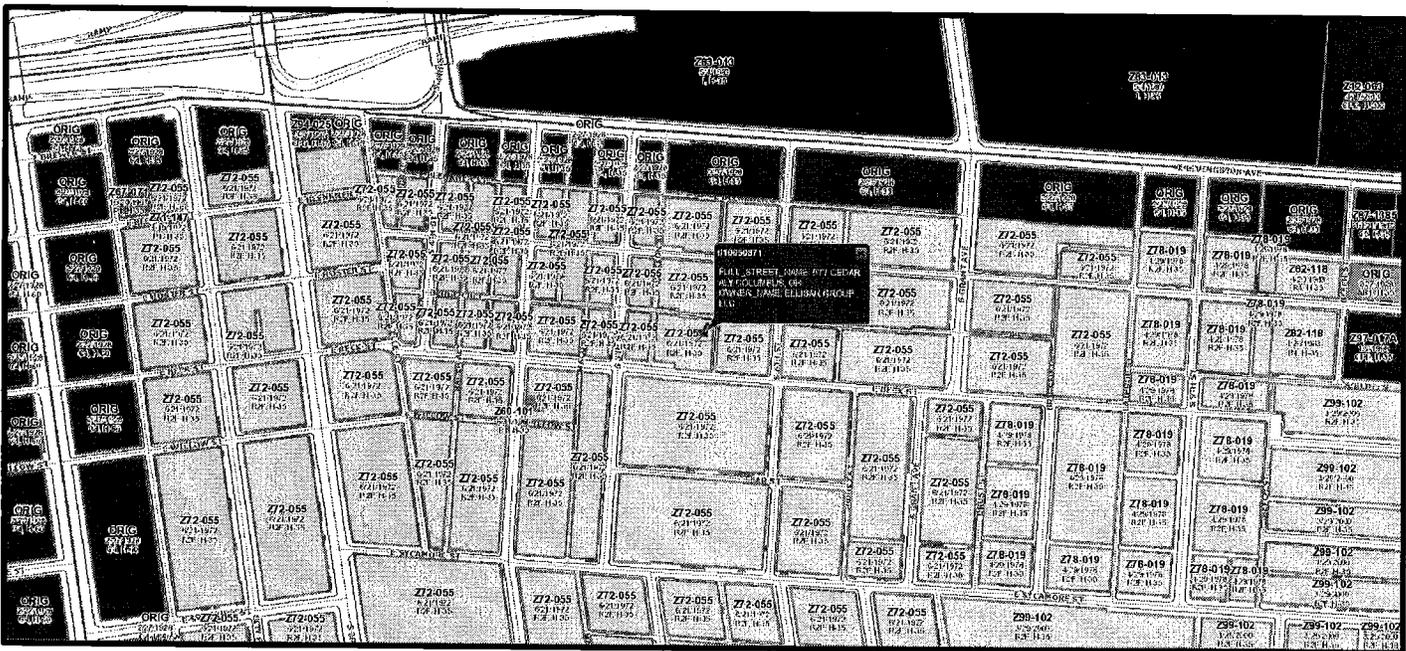
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14310-00088

577 Cedar Al.

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:

The variance we are applying for is 3391.05 modifications to nonconforming structure which allows a maximum expansion of 50% of the Code.

The rationality for the variance is that other nonconforming structures have been expanded prior to the addition of this section of the Code last year. We think this shows a precedent in this neighborhood (German Village).

We are also NOT creating a nonconforming situation but rather the technicality of the Code requires for this variance.

Signature of Applicant

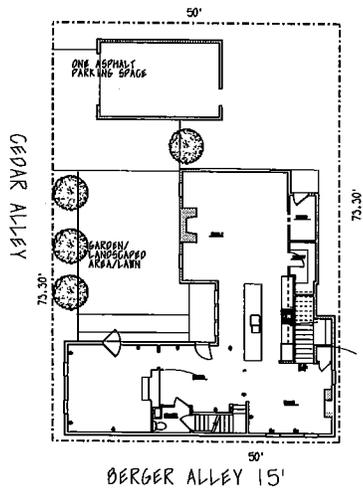
Michelle K. Javon
Michelle K. Javon

Date

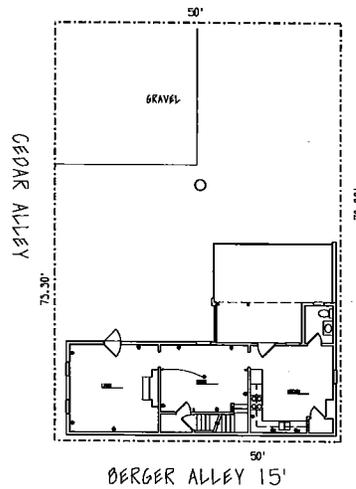
2-5-2014

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JULIET BULLOCK ARCHITECTS
 1182 WYANDOTTE RD
 COLUMBUS OH 43212
 614-935-0944



**PROPOSED
 SITE PLAN**
 SCALE: 1"=16'



**ASBUILT
 SITE PLAN**
 SCALE: 1"=16'



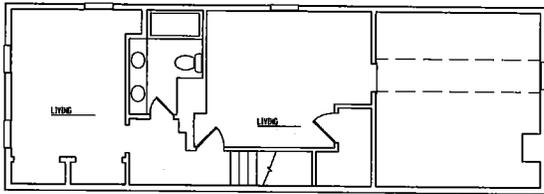
ZONING INFORMATION

ZONED RESIDENTIAL R2F
 LOT AREA 3465 SF.
 PROPOSED BUILDING COVER IS 1746 SF OR 47.83% (ALLOWABLE IS 50%)
 THE LOT IS EXISTING NONCONFORMING PER JOHN ROSENBERG CITY OF COLUMBUS AND THEREFORE WE CAN ADD A MAXIMUM OF 50% OF THE EXISTING LIVING AREA OF THE HOUSE.
 Existing first floor sf 811 sf (includes bathroom but not green house)
 Existing second floor sf 773 sf
 Total existing sf 1584 sf
 Allowable addition (50%) = 792 sf
 Proposed first floor addition 659 sf
 Proposed second floor addition 638 sf
 Total additions 1297 sf (variance for 505 sf required)
 Garage 309 sf
 Finish first floor when addition is complete 1437 sf
 Finish Second floor when addition is complete 1324 sf
 Required rearyard 916.25 or 25%
 Proposed rearyard - 373 sf

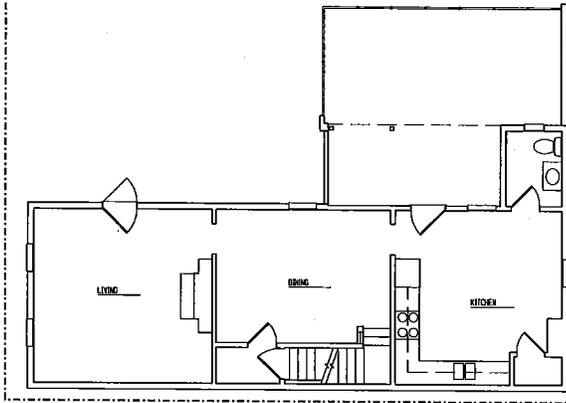
REQUESTED VARIANCE
 3391.05 LIMITS TO MODIFICATIONS TO NONCONFORMING STRUCTURES

GERMAN VILLAGE
 2/16/14
 577 CEDAR ALLEY

ASBUILT
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



ASBUILT
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



CEDAR ALLEY

73.30'

50'

GRAVEL

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

73.30'

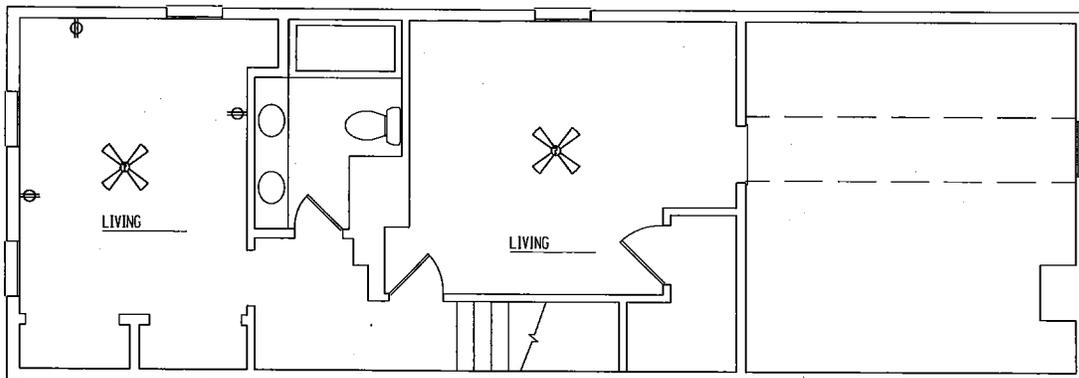
50'

BERGER ALLEY 15'

GERMAN VILLAGE
2/16/14
577 CEDAR ALLEY

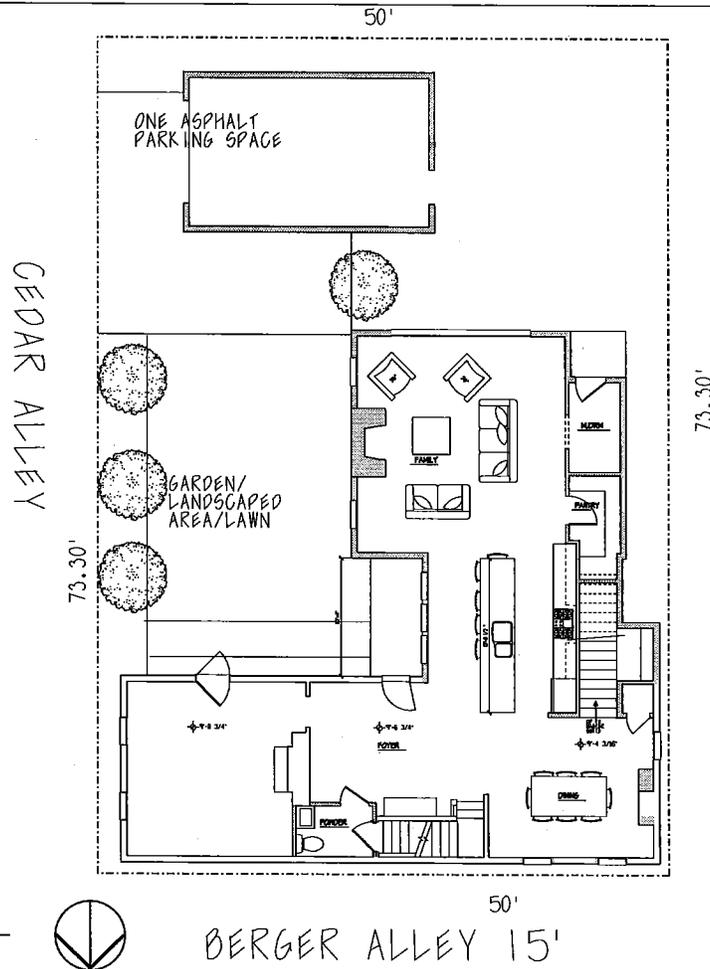
JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

ASBUILT
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



GERMAN VILLAGE
2/16/14
577 CEDAR ALLEY

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



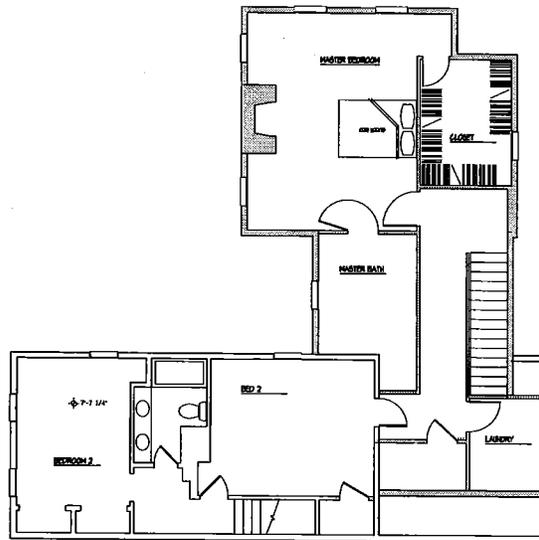
PROPOSED
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



BERGER ALLEY 15'

GERMAN VILLAGE
2/16/14
577 CEDAR ALLEY

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

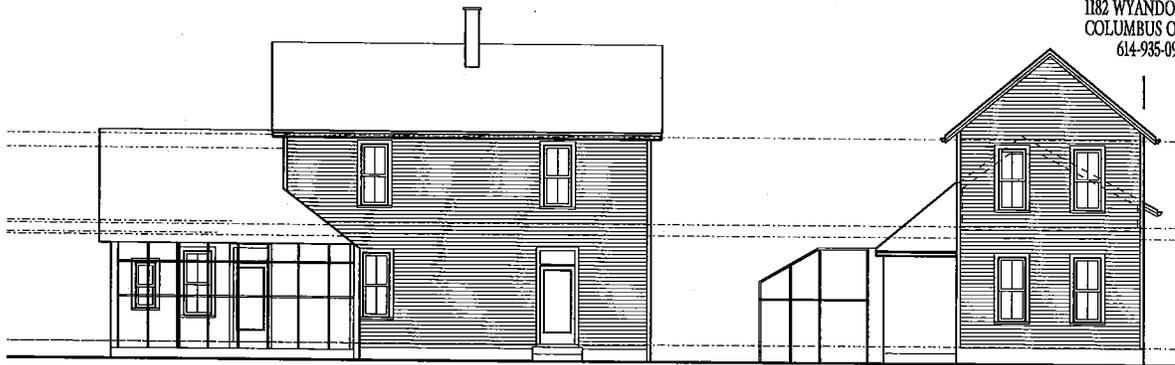


PROPOSED
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GERMAN VILLAGE
2/16/14
577 CEDAR ALLEY

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



ASBUILT
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ASBUILT
EAST ELEVATION
SCALE: 1/8" = 1'-0"

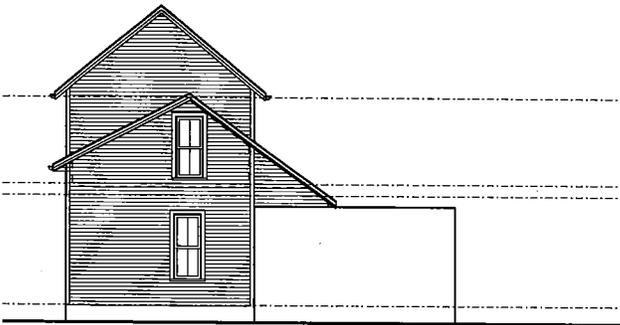


PROPOSED
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED
EAST ELEVATION
SCALE: 1/8" = 1'-0"

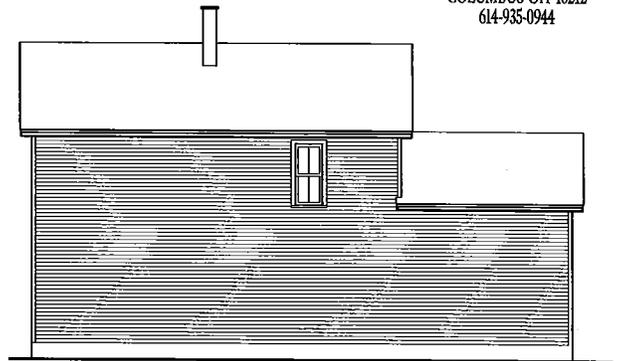
GERMAN VILLAGE
2/16/14
577 CEDAR ALLEY

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



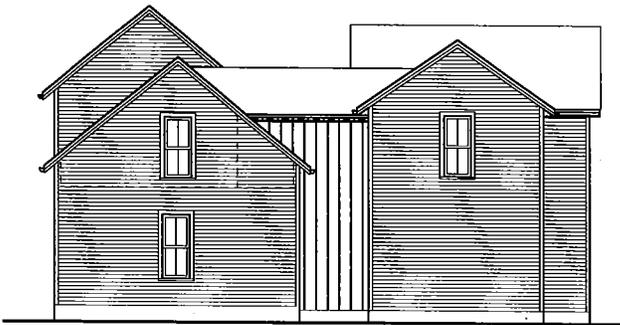
ASBUILT
WEST ELEVATION

SCALE: 1/8" = 1'-0"



ASBUILT
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED
WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GERMAN VILLAGE
2/16/14
577 CEDAR ALLEY



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 2/5/14



Disclaimer

Scale = 30



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.

14310-00088
577 Cedar Al.

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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#

14310-00088

STATE OF OHIO
COUNTY OF FRANKLIN

577 Cedar Al.

Being first duly cautioned and sworn (NAME) Michele K. Lavon
of (COMPLETE ADDRESS) 4009 James River Rd., New Albany, Oh 43054
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
<u>Michele K. Lavon</u>	<u>4009 James River Rd, New Albany, Oh 43054</u>
<u>Daniel M. Lavon</u>	<u>4009 James River Rd, New Albany, Oh 43054</u>
<u>Ellisar Group, LLC</u>	<u>4009 James River Rd, New Albany, Oh 43054</u>

SIGNATURE OF AFFIANT Michele K. Lavon

Subscribed to me in my presence and before me this 10 day of Feb, in the year 2014

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires:



TRACY LEWIS
Notary Public, State of Ohio
My Commission Expires
June 30, 2015

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