



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: 14310-0-00236
Date Received: 4/14/14
Commission/Civic: Italian Village
Existing Zoning: R-4 Application Accepted by: D. Reiss Fee: \$320.00
Comments: 6/24/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3309.14 Increase height from 35 ft. to 36 ft.
3332.21 Reduce building setback from 10 ft. to 5 ft.
3332.33 Reduce maneuvering from 20 ft. to 17 ft.
3332.13 Increase lot coverage from 50% to 55%

LOCATION

1. Certified Address Number and Street Name 783 Summit St.
City Columbus State OH Zip 43215
Parcel Number (only one required) 010-039858

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name Peter + Ingrid Navarro
Address 779 Summit St. City/State Columbus OH Zip 43215
Phone # (419) 1877423 Fax # _____ Email Cbus.Navarros@gmail.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 _____

PROPERTY OWNER 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

14310-00236

783 Summit St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Peter Navarro
of (1) MAILING ADDRESS 779 Summit St 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) Peter Navarro

779 Summit St
Columbus OH 43215

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

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

(5) Italian Village
Connie Torbeck

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 Attached Mailing Labels

☐ (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

(8)

14th

day of

April

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

David J. Reiss

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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Partnership for Art in Architecture

797 Summit St.
Columbus, OH 43215

Julie M Lange

86 Warren St.
Columbus, OH 43215

New Victorians Inc.

455 W 3rd Ave
Columbus, OH 43201

Michael G Secrest & Maria P Galloway

803-805 Summit St.
Columbus, OH 43215

Dustin F Braun & Abigail K Arenstein

790 Kerr St.
Columbus, OH 43215

Nathan R Rodgers

780 Kerr St.
Columbus, OH 43215

James E Russell

788 Kerr St.
Columbus, OH 43215

Matthew Barnes

102 Warren St.
Columbus, OH 43215

Marion J Risberg

769-771 Summit St.
Columbus, OH 43215

James E Daley

788-790 Summit St.
Columbus, OH 43215

Doll House Properties

6901 Ravine Cir.
Worthington, OH 43085

Sharon L. Dennison

789 Summit St.
Columbus, OH 43215

Charles A Smith & Mark D Smith

784 Kerr St.
Columbus, OH 43215

Boltz Lisa J

798 Summit St.
Columbus, OH 43215

Jeffrey T Armstrong

145 N. High St. 900
Columbus, OH 43215

Richard S Snead

97 Hull St.
Columbus, OH 43215

James T Meara Jr.

804 Summit St.
Columbus, OH 43215

Digital Nostalgia LLC

1331 Walcutt Rd
Columbus, OH 43228

Michael J Schmidt

793 Summit St.
Columbus, OH 43215

Stacy P Richardson

799-801 Summit St.
Columbus, OH 43215

Zachary P Graves & Cathleen E Graves

796 Summit St.
Columbus, OH 43215

Sharon A Tayler

98 Warren St.
Columbus, OH 43215

William P Demora

100 Warren St.
Columbus, OH 43215

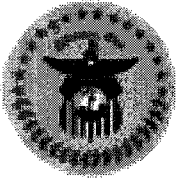
Dean O Berlon & Steven A Hurtt

755 Summit St.
Columbus, OH 43215

Mathew R Sayers

95 Hull St.
Columbus, OH 43215

14310-00236
783 Summit St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00236

783 Summit St.

One Stop Shop Zoning Report Date: Wed Apr 16 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 785 SUMMIT ST COLUMBUS, OH

Mailing Address: 8534 E KEMPER RD FL 2
CINCINNATI, OH 45249

Owner: NAVARRO PETER M MATTES INGRID E

Parcel Number: 010039858

ZONING INFORMATION

Zoning: Z73-025, Residential, R4
effective 6/19/1973, Height District H-35

Historic District: Italian Village

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Historic Site: No

Graphic Commission: N/A

Council Variance: N/A

Area Commission: Italian Village Commission

Flood Zone: OUT

Planning Overlay: I-670 Graphics Control

Airport Overlay Environs: N/A

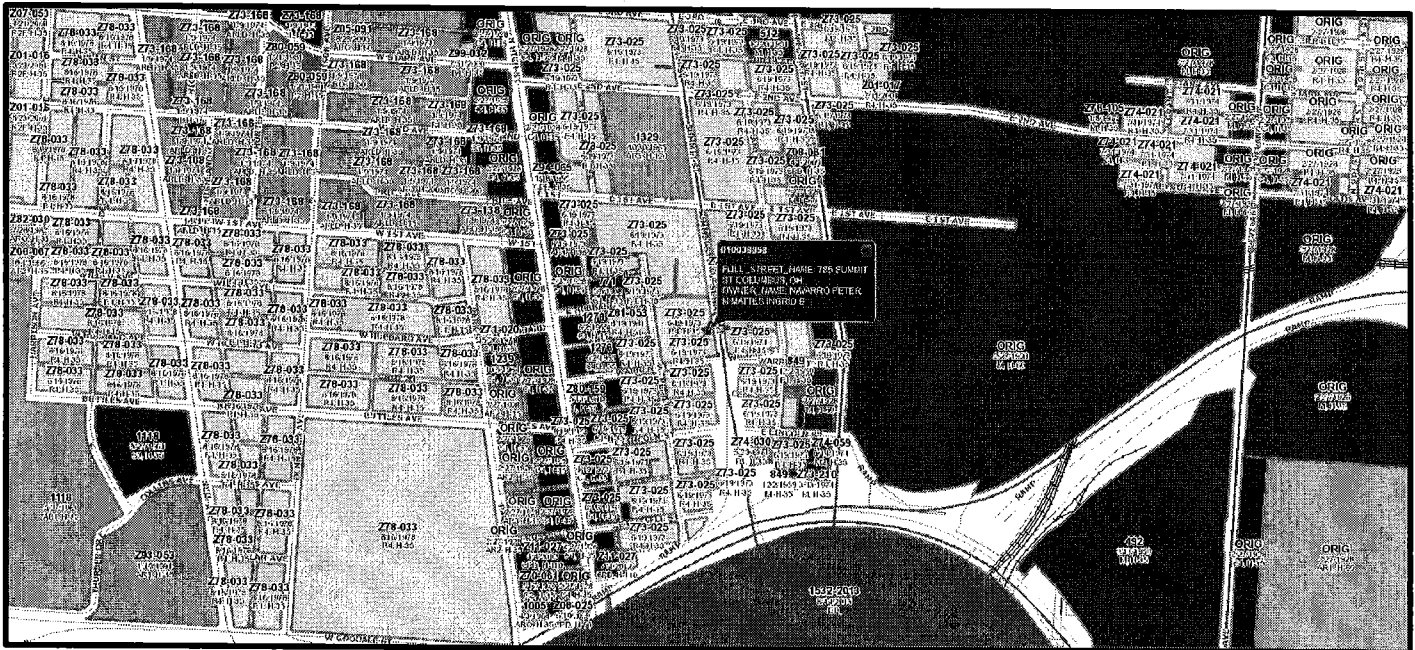
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

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STATEMENT OF HARDSHIP

14310-00236
783 Summit St.

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:

Growing Family Needs - We currently care for our 1 year old son and father-in-law permanently. We also plan to expand our family in the near future. Larger homes are hard to come by in Italian Village. Building a home to meet our needs is the best option.

Small, narrow Parcel Lot - The land is very narrow in size. We had to compensate for this factor by building up and maximizing our air space. We also adhered to the 5ft setback line from Summit St. and needed space for a backyard and parking area.

Signature of Applicant _____ Date _____

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 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.
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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:

Continued.

Effect on Neighboring Properties - 789 Summit Street (north of 783 Summit St.)
has 17 feet of space between the two houses. While the new house at
783 Summit St and the 779 Summit St. house will only have 5 feet of space
between them, the north side of 779 Summit St. has the least amount of
windows. We do not see any adverse issues arising due to the lot
coverage and height of 783 Summit St. The proposed house
width and height was carefully reviewed and deemed appropriate
for the location by the Italian Village Commission.

Signature of Applicant _____ Date _____

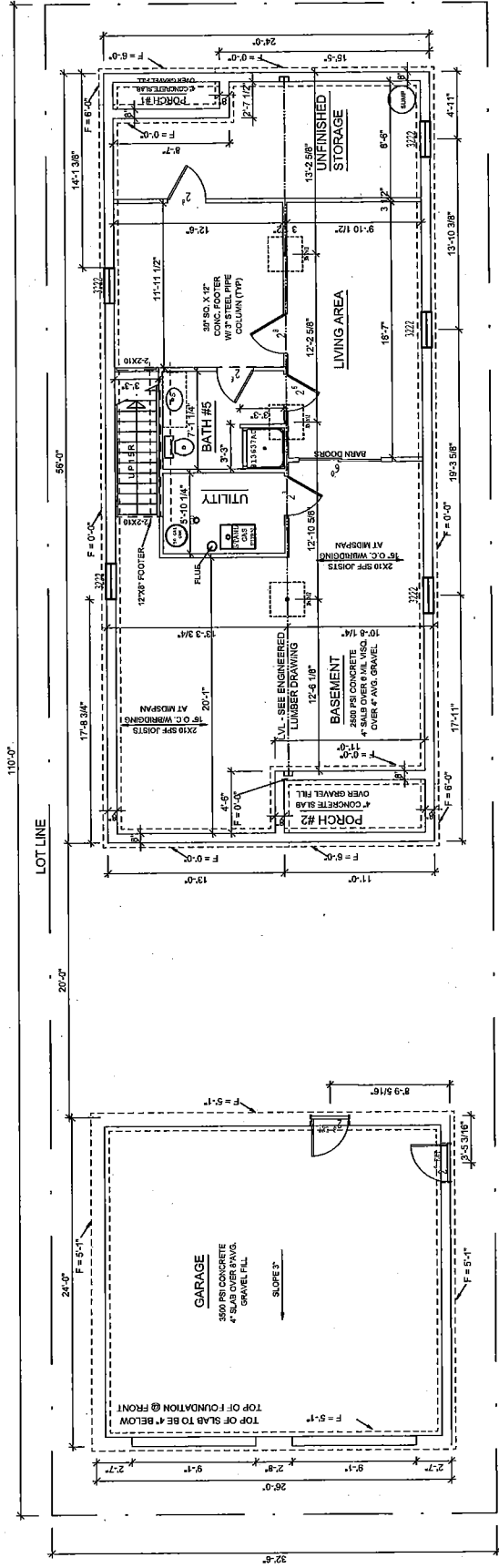
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REV. NO.	DATE	REMARKS
3	8/20/13	FRONT BEDROOM WINDOWS
4	4/17/14	STRUCTURE WIDTH & MISC. HOMEOWN
5		CHANGES

PROPERTY	PRELIMINARY	CONSTRUCTION
NAVARRO RESIDENCE 783 Summit Street Columbus, OH		

DATE	08/04/2013
DRAWN BY	Builders Aide
SCALE	1/8"=1'-0"

SHEET NO.	FOUNDATION PLAN
2	



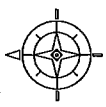
FOUNDATION NOTES:

- 1) ALL FOOTINGS TO BE 8" WIDER THAN NOMINAL FOUNDATION WALL SIZE
- 2) IF POURED BASEMENT WALLS SHALL HAVE A MINIMUM OF #6 RE-BAR @40" O.C. VERTICALLY & 1" FROM INSIDE FACE OF WALL.
- 3) BASEMENT WALLS SHALL HAVE ANCHOR BOLTS 12" O.C. AND 12" FROM CORNERS

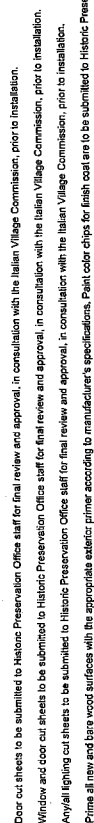
- 4) TOP OF WALL IS 9'-0" UNLESS OTHERWISE NOTED
- 5) CRAWL SPACES ARE MECHANICALLY VENTILATED @1CFM FOR EA Sq.ft OF FLOOR AREA
- 6) PORCH SLAB TO BE 4" CONC SLAB OVER GRAVEL FILL

- 7) CONCRETE WALLS SHALL COMPLY WITH ACI 318-02 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND HAVE A MIN. 28-DAY COMPRESSIVE STRENGTH OF 3500 PSI
- 8) BASEMENT SLABS TO BE 2500 PSI CONC @ 4" OVER 6"AVG GRAVEL FILL
- 9) GARAGE SLAB TO BE 3500 PSI CONC @ 4" OVER 8"AVG GRAVEL FILL

- 10) PROVIDE #5 BAR FULL HGT. VERT. ON EA SIDE OF WINDOW OPENINGS AND #4 BAR THAT ARE 16" FROM TOP OF WALL PLUS 4" BELOW ALL OPENINGS. PLACE BARS 1" CLEAR FROM FACE OF INT. WALL.

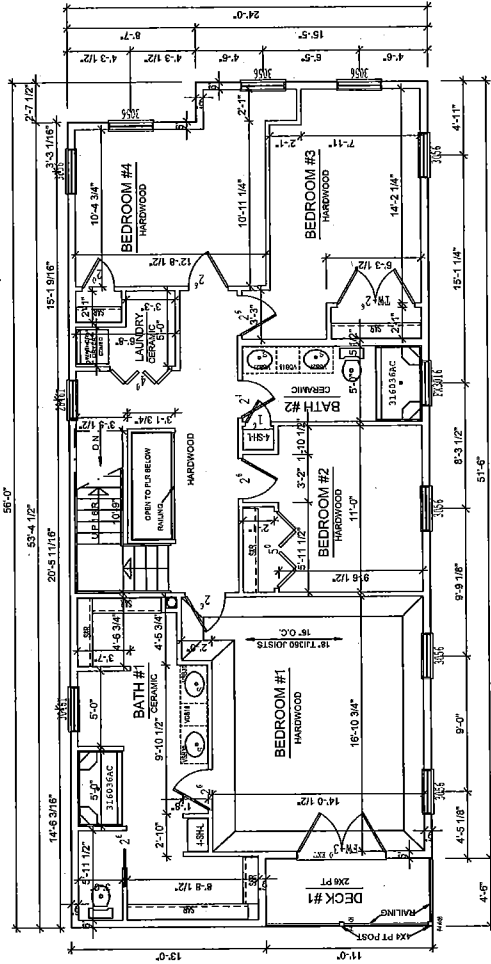


14310-00236
783 Summit St.

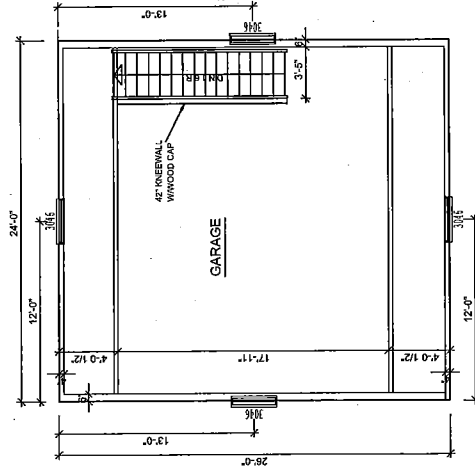


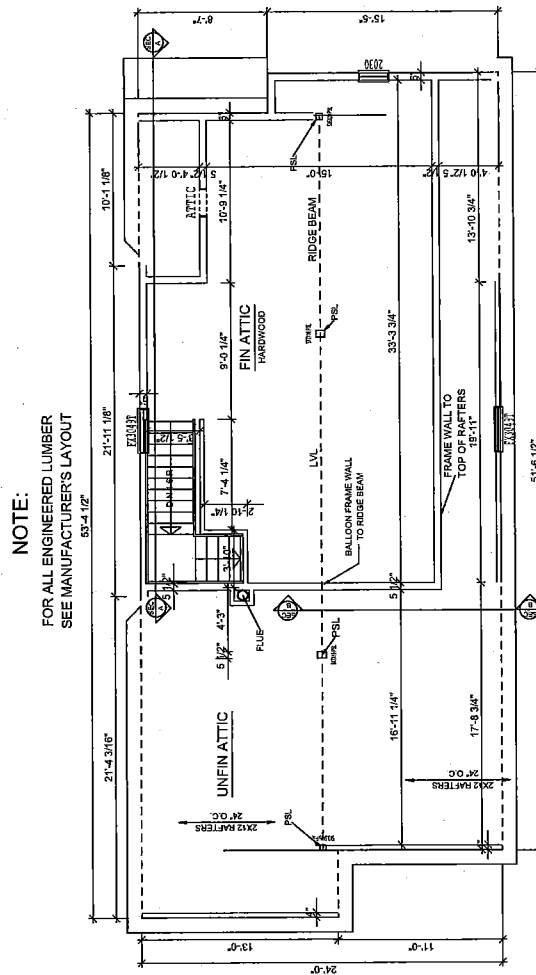
SHEET NO. 4		JOB NUMBER		SERIES		SECOND FLOOR PLAN		DATE 08/04/2013	
SCALE 1/8"=1'-0"		DRAWN BY Builders Aide		RESIDENCE FOR NAVARRO RESIDENCE		783 Summit Street Columbus, OH		PRELIM CONSTRUCTION	
REV. NO. 3		DATE 8/6/2013		REMARKS		FRONT BEDROOM WINDOWS		CHANGES	
REV. NO. 4		DATE 4/17/14		REMARKS		STRUCT. AND FLD. DECK & ADDED GABLE		CHANGES	
REV. NO. 5		DATE		REMARKS		STRUCT. AND FLD. DECK & ADDED GABLE		CHANGES	

14310-00236
783 Summit St.

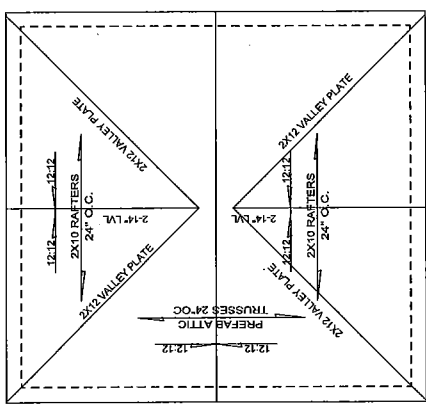
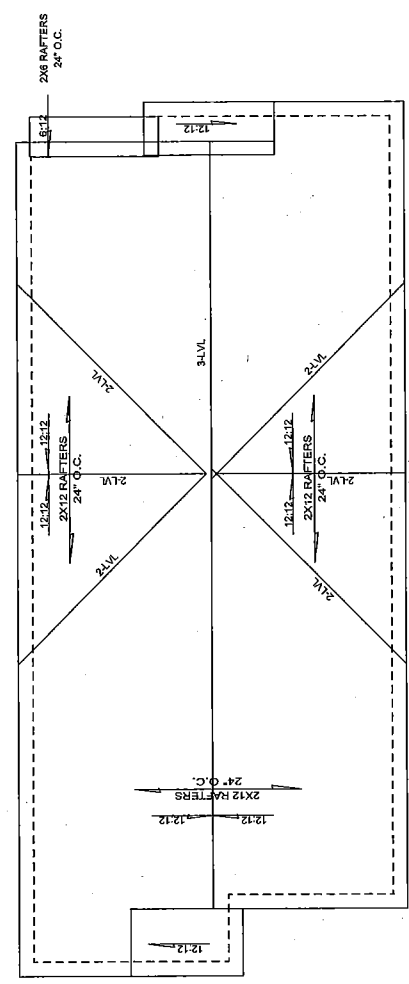


NOTE:
FOR ALL ENGINEERED LUMBER
SEE MANUFACTURER'S LAYOUT





SHEET NO. R-1		DATE 08/04/2013	
PROJECT TITLE ROOF PLAN		DRAWN BY Builders Aide	
PROJECT NO. 783 Summit Street Columbus, OH		RESIDENCE FOR: NAVARRO RESIDENCE	
REV. NO.	DATE	DESCRIPTION	CONSTRUCTION
3	8/6/2013	FRONT BEDROOM WINDOWS	
4		REL. 3RD FLR DECK & ADDED GABLE	
5	4/17/14	STRUCTURE WIDTH & MISC HOMEOWNERS CHANGES	
REMARKS			



NOTE:
FOR ALL ENGINEERED LUMBER
SEE MANUFACTURER'S LAYOUT

Install new 235 lb. class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

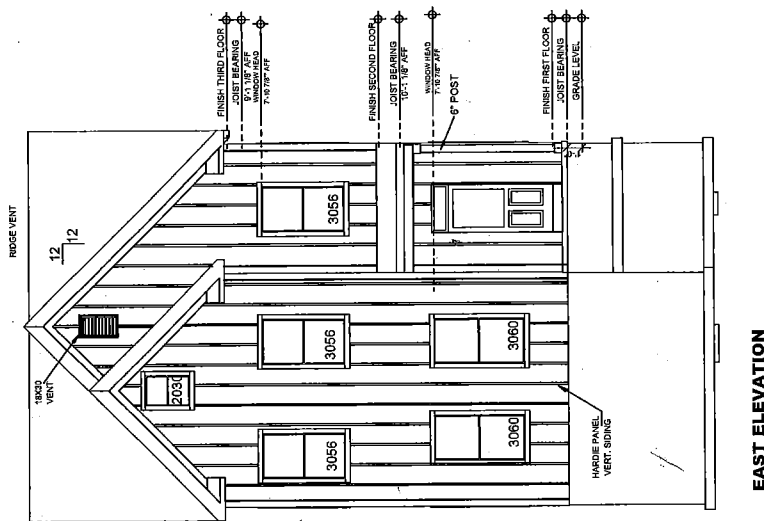
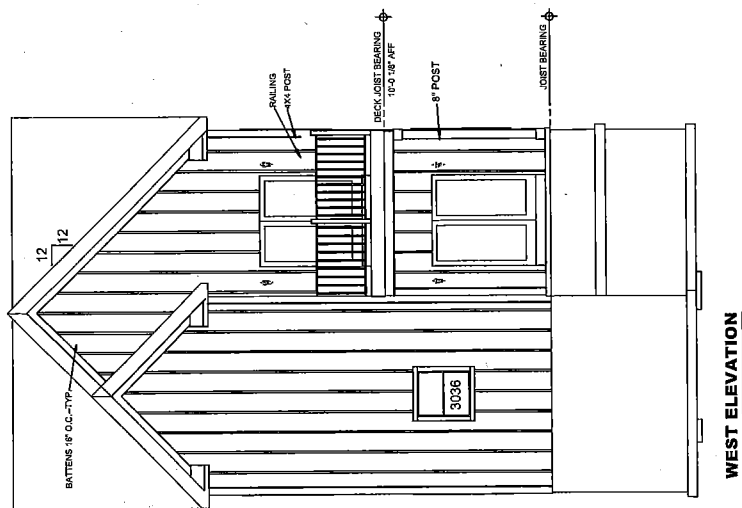
- Manufacturer: Style: Color:
- [1] CertainTeed Carriage House (dimensional) [1] Stonegate Gray
 - [1] GAF Silhouette (dimensional) [1] English Gray Slate
 - [1] Weathered Slate
 - [1] CertainTeed Standard 3-tab [1] Nickel Gray
 - [1] GAF Royal Sovereign (dimensional) [1] Royal Gray
 - [1] Owens Corning (dimensional 3-tab) [1] Estate Gray

All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted black.

- Upon completion, all metal valleys and flashing are to be painted black.

- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSere, or comparable, in lieu of half-vents and/or soffit vents.

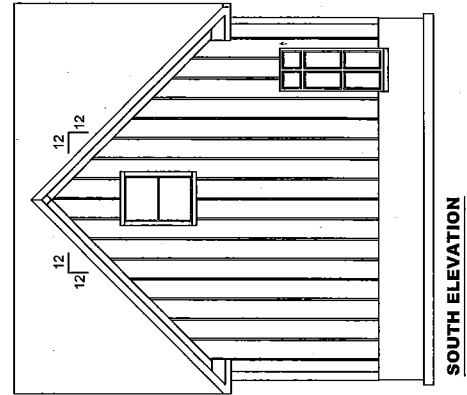
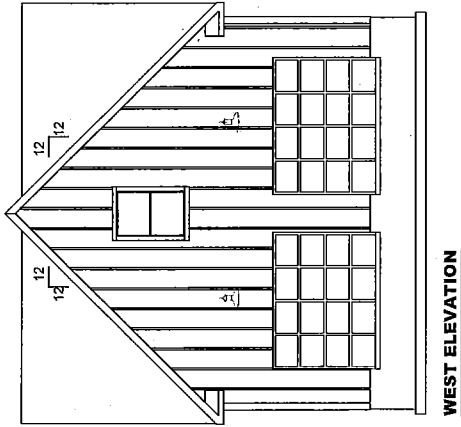
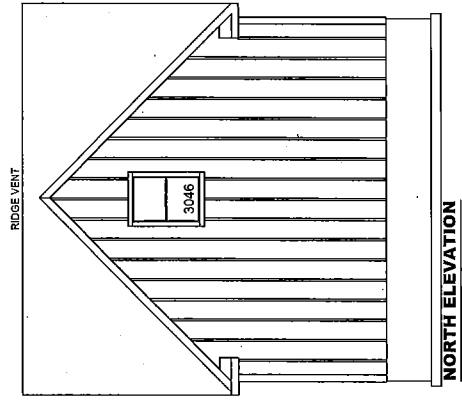
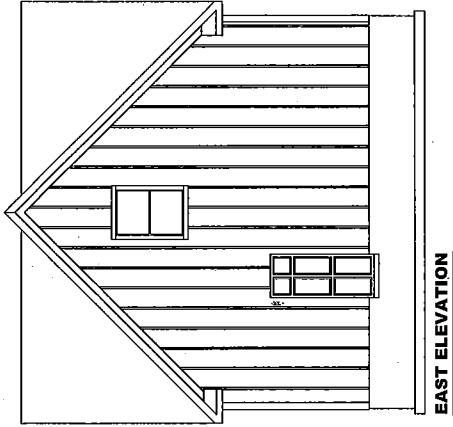
14310-00236
783 Summit St.



JOB NUMBER 6		DATE 03/17/2014	
DRAWING TITLE FRONT ELEVATION		DRAWN BY Builders Aide	
SHEET NO. 6		SCALE 1/4"=1'-0"	
PROJECT NAVARRO RESIDENCE 783 Summit Street Columbus, OH			
RESIDENCE FOR PRELIMINARY CONSTRUCTION			
REV	NO.	DATE	REMARKS
5	4	8/8/2014	FRONT BEDROOM WINDOWS
4	3	4/18/14	CHANGED BUILDING WIDTH & MISC
3	2	4/18/14	CUSTOMER CHANGES

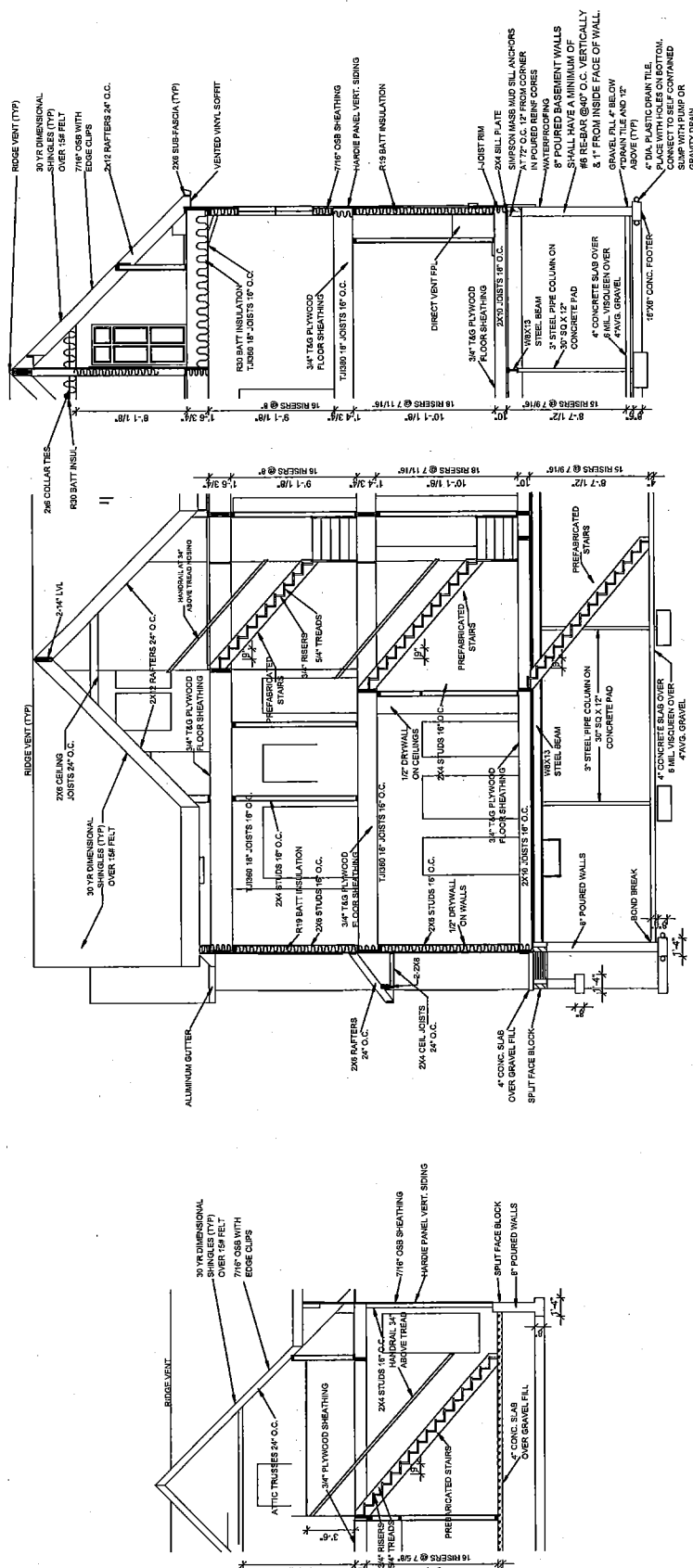
14310-00236
783 Summit St.

SHEET NO. 6.1		DRAWING TITLE SIDE & REAR ELEVATIONS		DATE 08/04/2013		DRAWN BY Builders Aide		SCALE 1/4"=1'-0"	
JOB NUMBER		ADDRESS		CITY		STATE		ZIP	
RESIDENCE FOR:		PROJECT NO.		CONSTRUCTION		PERMIT NO.		DATE	
NAVARRO RESIDENCE		783 Summit Street		Columbus, OH				4/18/14	
REV NO.	DATE	REMARKS							
3	8/6/2013	GARAGE SIDE ENTRANCE DOORS							
4	3/17/14	WINDOW NORTH GABLE							
5	4/18/14	INCREASED BUILDING WIDTH & ADDED WINDOW							



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

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



14310-00236
783 Summit St.

DATE	08/04/2013
OWNER	Builders Aide
PROJECT TITLE	SECTION PLANS
NO. OF SHEETS	S-1

REVISION NO.	REV. NO.	DATE	REMARKS
5	5	4/18/14	INCREASED BUILDING WIDTH & ADDED WINDOW
4	4	3/17/14	INCREASED WIDTH & ADDED WINDOW
3	3	8/6/2013	WINDOW NORTH GABLE GARAGE SIDE ENTRANCE DOORS

PRELIMINARY	PRELIMINARY
CONSTRUCTION 4/18/14	CONSTRUCTION 4/18/14

RESIDENCE FOR:	NAVARRO RESIDENCE
	783 Summit Street
	Columbus, OH



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: 010039858

Zoning Number: 385

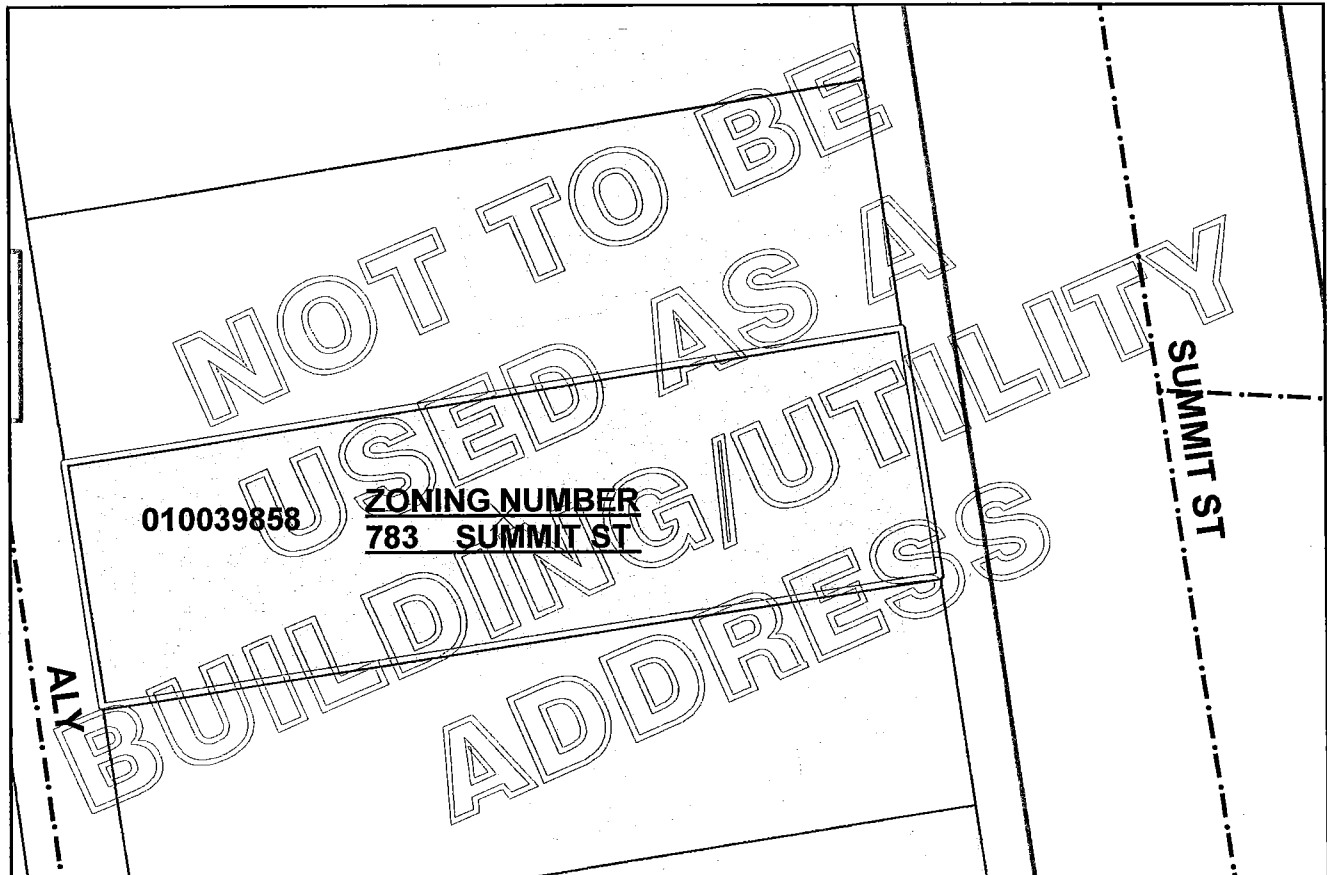
Street Name: SUMMIT ST

Lot Number : 3

Subdivision: BALDWIN

Requested By: PETER NAVARRO (OWNER)

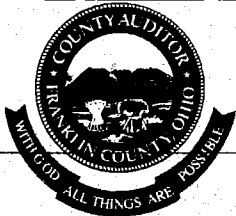
Issued By: *Patricia Austin* Date: 4/10/2014



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

SCALE: 1 inch = 25 feet

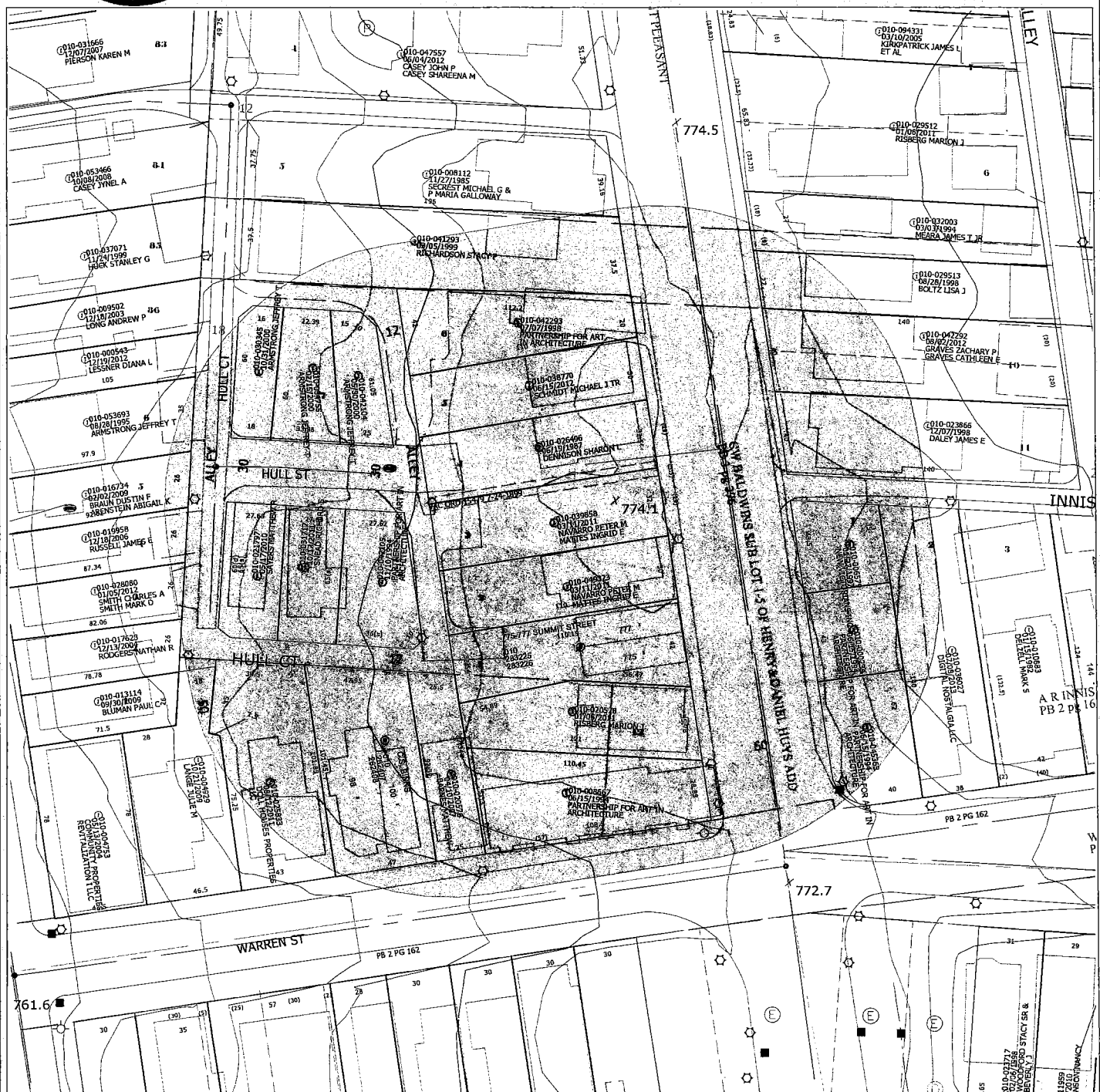
GIS FILE NUMBER: 19303



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/10/14



Disclaimer

Scale = 70'



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

Real Estate / GIS Department

Certificate of Appropriateness
ITALIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 783 Summit Street

APPLICANT'S NAME: Peter & Ingrid Navarro (Applicant/Owner)

APPLICATION NO.: 13-6-12

HEARING DATE: 8-20-2013

EXPIRATION: 8-20-2014

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3117 and the architectural guidelines:

- ☒ **Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- ☐ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve Application 13-6-12, 783 Summit Street, with all clarifications, as noted:

New Construction

- Construct a new, three-story, frame, single-family dwelling with detached garage on the existing vacant lot, per the submitted drawings dated 08/04/2013.
- Construction drawings and all final details to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission. *REC'D & approved by Commission Boyer & Haglund*

MOTION: Cooke/Lapp (5-0-0) APPROVED

4-9-2014

☒ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

Randy F. Black

Randy F. Black
Historic Preservation Officer



14310-00236
783 Summit St.



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 provided.

APPLICATION

14310-00236
783 Summit St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

Peter Navarro
779 Summit St 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

Peter Navarro
Ingrid Navarro

779 Summit St Columbus OH 43215
779 Summit St Columbus OH 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

14th day of

April

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

David J. Reiss

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES MAY 30, 2015

My Commission Expires:

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