



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: # 14310-00000-005910
Date Received: 18 Aug. 2014
Commission/Civic: Vict Village Comm.
Existing Zoning: _____ Application Accepted by: JF Fee: \$19005
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

The applicant is seeking to develop a townhome residential complex on individual fee simple lots within the Victorian Village Commission area. The list of variances is attached.

LOCATION

1. Certified Address Number and Street Name 116 Starr Avenue
City Columbus State Ohio Zip 43201
Parcel Number (only one required) 010-016508

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Snyder-Barker LLC
Address 29 W. 3rd Avenue City/State Columbus, OH Zip 43201
Phone # 746-5858 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Ashton Place TH 2 LLC
Address 29 W. 3rd Avenue City/State Columbus, OH Zip 43201
Phone # 746-5858 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jackson B. Reynolds, III Smith & Hale LLC
Address 37 W. Broad St., Suite 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

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

APPLICANT SIGNATURE Snyder-Barker LLC By: Jackson B Reynolds III
PROPERTY OWNER SIGNATURE Ashton Place TH 2 LLC By: Jackson B Reynolds III
ATTORNEY / AGENT SIGNATURE Jackson B Reynolds III

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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AFFIDAVIT

14310-00000-00590

116 STARR AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 W. Broad Street, Suite 460, 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 116 Starr 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) Ashton Place TH 2 LLC
29 W. 3rd Avenue
Columbus, OH 43201

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

Snyder-Barker LLC
746-5858

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

(5) Victorian Village Area Commission
c/o James Goodman
50 West Gay Street
Columbus, OH 43215

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 list

(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 31st day of JULY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons
9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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STATEMENT OF HARDSHIP

14310-00000-00590
116 STARR AVENUE

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 special circumstances in this case is that Section 3333.4 (Townhome Development) was written for greenfield type developments that contemplated a large number of units rather than an urban infill type document. The proposed townhome development will reflect the housing types and styles consistent with its Victorian Village neighborhood that it is located in. If this proposed development was an apartment or condominium complex then the large number of variances created by the application of Section 3333.41 would not be necessary but as written an applied the variances are needed for the project to move forward. The special circumstances are not a result of the actions of the applicant, rather it is a function of applying the code written for a larger greenfield development rather than a small urban infill development. The granting of the variances are necessary in order to sell the fee simple townhome units to future purchases as other types of sales are difficult due to the lending market at this time. The granting of the variances will not be harmful to abutting property owners nor will it be contrary to the public interest nor the zoning code as the development could be built as a condominium or apartment complex without the variances.

Signature of Applicant

Date

7/31/14

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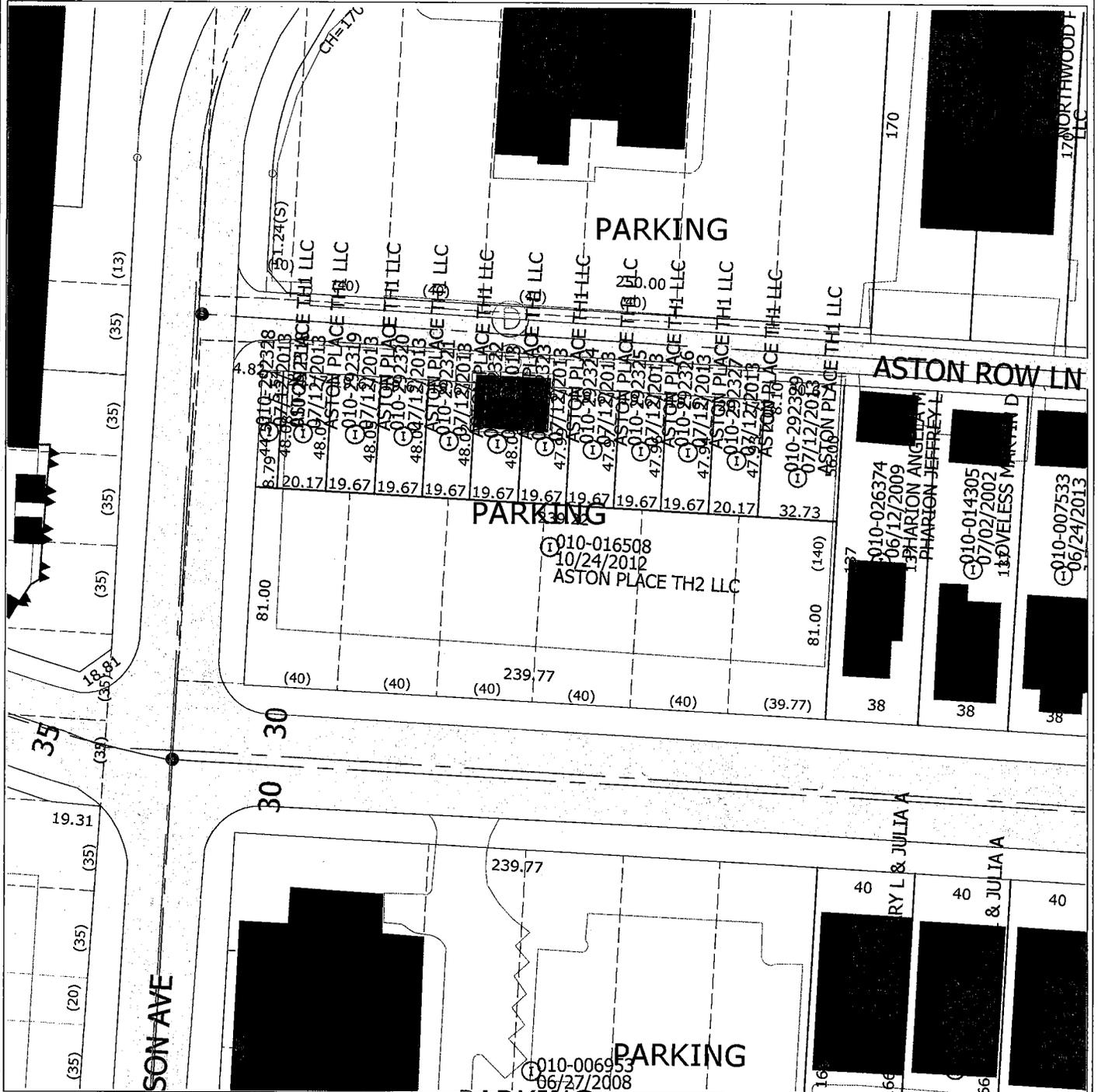


CLARENCE E MI FRANKLIN COUNTY

14310-00000-00590
116 STARR AVENUE

MAP ID: jbr

DATE: 7/25/14



Disclaimer

Scale = 60



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.

Dennison Avenue

Proposed Townhomes
V/C Approved

CLEAR VISION TRIANGLE

CLEAR VISION TRIANGLE

5' - 5 1/2" UTILITY EASEMENT

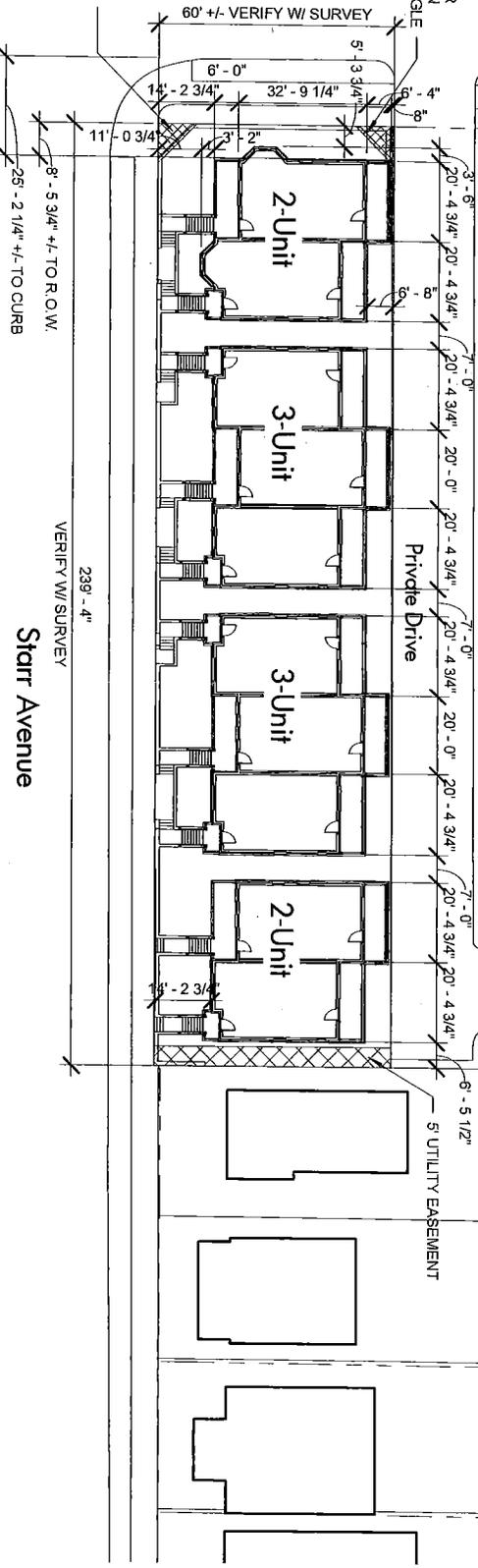
Private Drive

2-Unit

3-Unit

3-Unit

2-Unit



Starr Avenue

Proposed Site Plan

Starr Avenue Residences

Snyder Barker Investments

2014.07.21

SNYDER
BARKER
Real Estate Investment & Development

14310-00000-00590
116 STARR AVENUE

SULLIVAN BRUCK
ARCHITECTS



Architectural site plan showing residential units, private drive, utility easement, and street frontages on Starr Avenue and Dennison Avenue. The plan includes numerous dimensions for setbacks, unit widths, and clearances. Key dimensions include: 60' +/- VERIFY W/ SURVEY at the top; 6' - 0" setbacks; 14' - 2 3/4" setbacks; 32' - 9 1/4" setbacks; 5' - 3 3/4" setbacks; 8' - 0" setbacks; 11' - 0 3/4" setbacks; 8' - 5 3/4" +/- TO R.O.W. and 25' - 2 1/4" +/- TO CURB at the bottom left; 239' - 4" VERIFY W/ SURVEY at the bottom; and 6' - 0" setbacks at the bottom right. Two 'CLEAR VISION TRIANGLE' callouts are present at the top. The plan also shows a '5' - 5 1/2" UTILITY EASEMENT' at the bottom right.



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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 # **14310-00000-00590**

116 STARR AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Jackson B. Reynolds, III

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

Ashton Place TH 2 LLC, 29 W. 3rd Avenue, Columbus, OH 43201

Snyder-Barker LLC, 29 W. 3rd Avenue, Columbus, OH 43201

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC

9/4/15

My Commission Expires:

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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