



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 - 00827
Date Received: 17 Nov. 2014
Commission/Civic: Italian I.I.
Existing Zoning: _____ Application Accepted by: JF Fee: \$ 320-
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

To split a lot into three (3) parcels to create two (2) new house sites. The variance list is attached to the application.

LOCATION

1. Certified Address Number and Street Name 95 Ottar Alley
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-021402

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Mulberry Ltd. c/o Chad Seiber
Address 960 Hunter Avenue City/State Columbus, OH Zip 43201
Phone # (480) 652-8455 Fax # _____ Email chadseiber@gmail.com

PROPERTY OWNER(S):

Name 1081-1089 Summit Street LLC c/o Chad Seiber
Address 960 Hunter Avenue City/State Columbus, OH Zip 43201
Phone # (480) 652-8455 Fax # _____ Email chadseiber@gmail.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jackson B. Reynolds, III c/o Smith & Hale LLC
Address 37 West Broad Street, 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 By: [Signature]
PROPERTY OWNER SIGNATURE By: [Signature]
ATTORNEY / AGENT SIGNATURE [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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00827
95 OTTAR ALLEY

One Stop Shop Zoning Report Date: Thu Dec 4 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1087 SUMMIT ST COLUMBUS, OH

Mailing Address: 1 CORELOGIC DR

WESTLAKE, TX 76262

Owner: NOBLE EMILY A

Parcel Number: 010021402

ZONING INFORMATION

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

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Italian Village Commission

Planning Overlay: N/A

Historic District: Italian 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): 11310-00000-00022

Council Variance: N/A

Graphic Commission: N/A





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14310-00000-00827
95 OTTAR ALLEY

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 West 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 95 Ottar Alley
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) 1081 - 1089 Summit Street LLC
960 Hunter Avenue
Columbus, OH 43201

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

Mulberry Ltd.
(480) 652-8455

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

(5) Italian Village Commission
c/o Connie Torbeck
50 West Gay Street, 4th Floor
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 sheet

(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 12th day of November, in the year 2014

Jackson B. Reynolds III

SIGNATURE OF NOTARY PUBLIC

(8) *Natasha C. Timmons*
9/4/15



Commission Expires 09-04-2015
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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STATEMENT OF HARDSHIP

APPLICATION # _____

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95 OTTAR ALLEY

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 applicant/owner is seeking to split a lot with a small single family home into three (3) lots to allow for the construction of two (2) additional homes. The subject area is an older part of the city which is populated with small lots that do not meet the existing City of Columbus Code requirement. The requested variances will provide for lots that are comparable with the existing home sites in the area. The variances should be granted to preserve substantial property rights as the requested variances are in keeping with surrounding properties. The housing pattern has been established in the area over the last 100 years and the applicant/owner is working to provide infill housing in this part of town. The granting of the variances will not be injurious to neighboring properties and is not contrary to the public interest nor the intent and purpose of the Columbus Zoning Code.

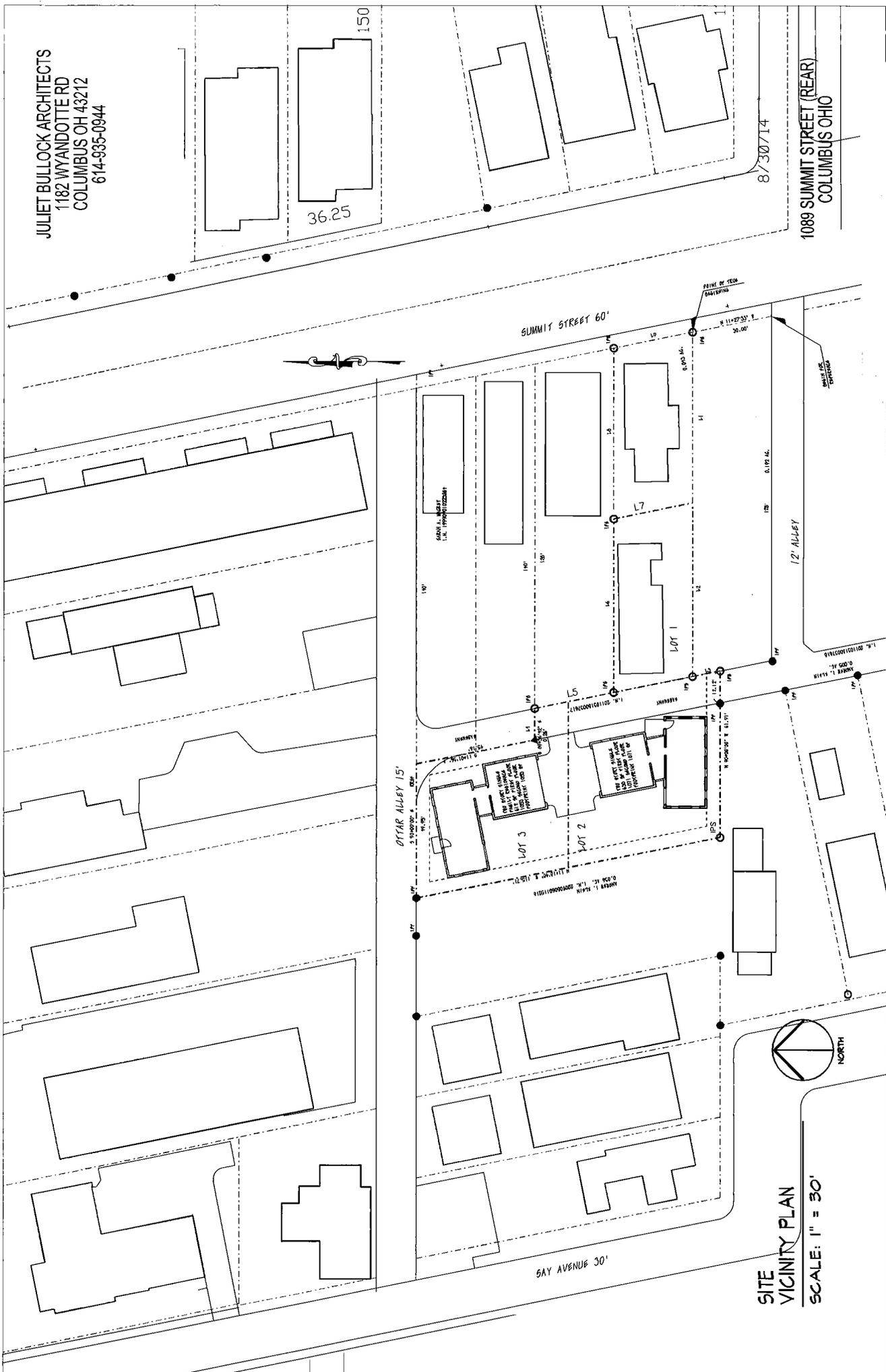
Signature of Applicant

Date

11/13/14

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



SITE
 VICINITY PLAN
 SCALE: 1" = 30'

14310-00000-00827
 95 OTTAR ALLEY

1089 SUMMIT STREET (REAR)
 COLUMBUS OHIO

36.25

150

8730714

SUMMIT STREET 60'

OTTAR ALLEY 15'

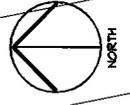
6AY AVENUE 30'

12' ALLEY

LOT 1

LOT 2

LOT 3





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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. If provided.

APPLICATION # **14310-00000-00827**
95 OTTAR ALLEY

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
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

Mulberry Ltd., c/o Chad Seiber, 960 Hunter Avenue, Columbus, OH 43201

1081-1089 Summit Street LLC, c/o Chad Seiber, 960 Hunter Avenue, Columbus, OH 43201

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



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

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