



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: BZA 15-009
Date Received: 1/14/15
Commission/Group: Hilltop
Existing Zoning: C-4 Application Accepted by: R. Reiss Fee: \$1,900.00
Comments: 3/24/15

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

3372.704 A, B & D. We request that the building setbacks not be enforced
3372.705 E & F. We request that the pier and window requirements not be enforced
3372.707 A, D & E. We request that the tree and screening requirements not be enforced.
3372.708 A & B. We request that the lighting heights not be enforced.
LOCATION 3372.709 A. We request that the deletion of parking in the front of the building not be enforced. 3090 West Broad Street

1. Certified Address Number and Street Name _____
City Columbus State Ohio Zip 43204
Parcel Number (only one required) 010-065426-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Robert E. Euans, Architects, Inc.
Address 6770 Lauffer Road City/State Columbus, Ohio Zip 43231-1676
Phone # 614-882-3657 Fax # 614-882-3994 Email reearchinc@aol.com

PROPERTY OWNER(S):

Name Duckworth Family Limited Partnership
Address 12311 Parliment Drive NW City/State Baltimore, Ohio Zip 43105
Phone # 614-496-0192 Fax # _____ Email tduckwo463@aol.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Robert E. Euans, Architects, Inc.
Address 6770 Lauffer Road City/State Columbus, Ohio Zip 43231-1676
Phone # 614-882-3657 Fax # 614-882-3994 Email: reearchinc@aol.com

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

APPLICANT SIGNATURE Robert E. Euans
PROPERTY OWNER SIGNATURE Thomas Duckworth
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

BZA15-009
3090 W. Broad St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert E. Euans, Architects, Inc.
of (1) MAILING ADDRESS 6770 Lauffer Road, Columbus, Ohio 43231-1676
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 3090 West Broad Street
(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 (4) Duckworth Family Limited Partnership
AND MAILING ADDRESS 12311 Parliment Drive NW
Baltimore, Ohio 43105

APPLICANT'S NAME AND PHONE # (5) Robert E. Euans, Architects, Inc.
(same as listed on front of application) 614-882-3657

AREA COMMISSION OR CIVIC GROUP (5) Greater Hilltop Area Commission
AREA COMMISSION ZONING CHAIR OR Greg Large
CONTACT PERSON AND ADDRESS P.O.Box 28052, Columbus, Ohio 43228

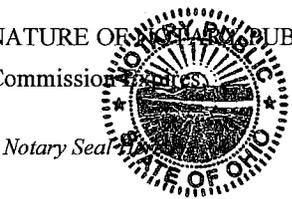
and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the 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
914 Associates LLC	36 N. Westgate	36 N. Westgate, Columbus, Ohio 43204
Beck & Orr Inc.	3095-3099 W. Broad	3097 W. Broad, Columbus, Ohio 43204
City National Bank & Trust	3100 W. Broad	3100 W. Broad, Columbus, Ohio 43204
Dublin Investment Co.	3089-3093 W. Broad	3089 W. Broad, Columbus, Ohio 43204
Ellis George R & Patricia I	32 N. Westgate	32 N. Westgate, Columbus, Ohio 43204

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

SIGNATURE OF AFFIANT (8) Robert E. Euans
Subscribed to me in my presence and before me this 22 day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC (8) SCOTT N. WITTSTOCK
My Commission Expires 06-23-2019
Recorded in Franklin County



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APPLICANT

Robert E. Euans, Architects, Inc.
6770 Lauffer Road
Columbus, Ohio 43231-1676

PROPERTY OWNER

Duckworth Family Limited Partnership
12311 Parliament Drive NW
Baltimore, Ohio 43105

AREA COMMISSION OR NEIGHBORHOOD GROUP

Hilltop Area Commission
c/o Greg Large
P.O.Box 28052
Columbus, Ohio 43228

BZA15-009
3090 W. Broad St.

SURROUNDING PROPERTY OWNERS

Christine Pence
11-15N Westmoor Ave.
and 3058-3060 W Broad:
Christine Pence
2513 Landings Way
Grove City, Ohio 43123

Triple R Associates LTD
3059 W Broad Street
Mail to:
Triple R. Associates LTD
6300 NE 1st Avenue
Fort Lauderdale, Florida 33334

Anthony S Panzera
35-37N Westmoor Ave.
Mail To:
Anthony Panzera
1601 W 5th Avenue #211
Columbus, Ohio 43212

Kassel Equity Group LLC
31 N. Westmoor Avenue
Mail To:
Kassel Equity Group LLC
P.O.Box 273
Lewis Center, Ohio 43035

Raymond D & Rebecca P Neu
25-27N Westmoor Avenue
Mail To:
Raymond Neu
9225 Boston Harbor Way
Orient, Ohio 43146

Sharyn Johnson
3062-3070 W Broad St.
Mail To:
Sharyn Johnson
8697 Lantana Drive
Largo, Florida 33777

Myron S Simkins
3072 W Broad Street
Mail To:
Myron Simkins
652 Freshwater Court
Westerville, Ohio 43082

Douglas & Deborah Petty
26 N Westgate Avenue
Mail To:
PNC Mortgage
3232 Newmark Drive
Miamisburg, Ohio 45342

George & Patricia Ellis
32 N Westgate Avenue
Mail To:
George & Patricia Ellis
32 N Westgate Avenue
Columbus, Ohio 43204

914 Associates LLC
36 N Westgate Avenue
Mail To:
Cooper State Bank
5811 Sawmill Road
Columbus, Ohio 43017

Robert Robinson & Rodney Goff
N Westgate Avenue
Mail To:
Carrington Mortgage Services
3100 New York Drive
Pasadena, California 91107

Billie J Gilbert
29 N Westgate Avenue
Mail To:
US Bancorp Service
Providers
6053 S Fashion Sq. Dr.
Murray, Utah 84107

City National Bank & Tr.
3100 W Broad Street
Mail To:
JP Morgan Chase
P.O.Box 8562
Wichita Falls, Texas 76307

James Leon
3073-3079 W Broad Street
Mail To:
James Leon
271 Bluff Ridge Court
Powell, Ohio 43065

Dublin Investment Co.
3089-3099 W Broad St.
Mail To:
Bayview Loan Service FL5
4425 Ponce De Leon Blvd
Coral Gables, Florida 33146

SURROUNDING PROPERTY OWNERS CONTINUED

Beck & Orr Inc.
3095-3099 W Broad Street
Mail To:
Beck & Orr Inc.
3097 W Broad Street
Columbus, Ohio 43204

Hong Q Lin
3103-3105 W Broad St.
Mail To:
Hong Q Lin
5895 Collier Hill Drive
Hilliard, Ohio 43206

Rivka Herszage AFDT
3107-3111 W Broad St.
Mail To:
Rivka Herszage
96 S Armore Road
Columbus, Ohio 43209



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-009
3090 W. Broad St.

One Stop Shop Zoning Report Date: Wed Jan 14 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3090 W BROAD ST COLUMBUS, OH

Mailing Address: PO BOX 27130

COLUMBUS OH 43227

Owner: PA DAYS INC

Parcel Number: 010065426

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: WEST BROAD STREET/ GREATER HILTOP CCO Council Variance: N/A

Graphic Commission: N/A

Area Commission: Greater Hilltop Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Flood Zone: OUT

Airport Overlay Environs: N/A

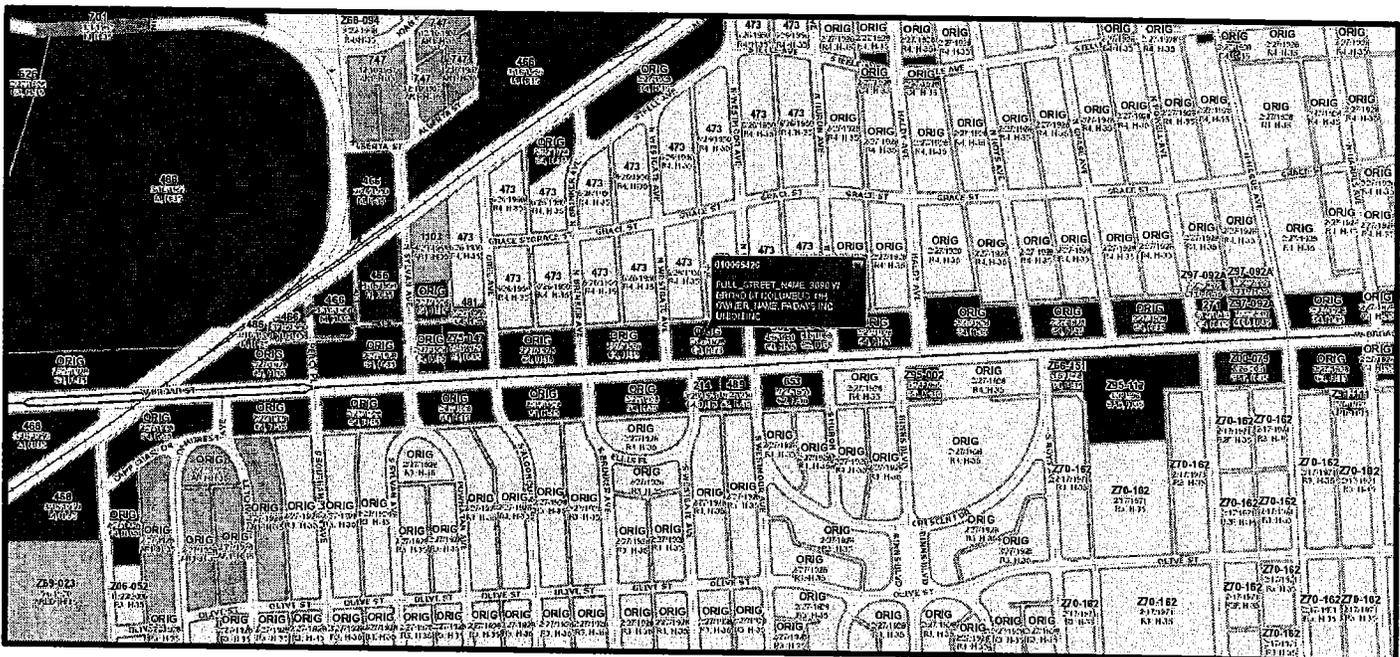
PENDING ZONING ACTION

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

BZA15-009
3090 W. Broad 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:

1. This is an addition to an existing building with an existing parking lot. Adjacent properties do not have to adhere to the setback, pier and window, landscaping, lighting heights, or deletion of parking in front of the building.
2. None of the circumstances or conditions are the result of actions of the property owner
3. Other property owners in the same zoning district do not comply with the requirements.
4. Granting of the variance will not be injurious to neighboring properties and will not be contrary to the public interest as many close properties do not comply with the required setback, pier and window, landscaping, lighting heights, or deletion of parking between the building and the property line.

Parking at the rear of the building is head-in only parking and there is currently parking at the rear of the existing building that is not screened.

We are matching the existing building in appearance as closely as possible.

Light poles are existing. Parking can only fit in front of the building.

Signature of Applicant *Thomas Deuker* Date 12-15-14
Robert E. Evans 12-15-14

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ROBERT E. EUANS, ARCHITECTS, INC. 6770 LAUFFER ROAD COLUMBUS, OHIO 43231-1676

January 6, 2015

David J. Reiss
Planner II
Department of Building and Zoning Services
Zoning Office
City of Columbus, Ohio
757 Carolyn Avenue
Columbus, Ohio 43224

BZA15-009
3090 W. Broad St.

Re: 3090 W Broad Street B.Z.A. Application

David:

This letter is in response to your e-mail dated 1/6/2015. I hope it is acceptable to use the letter format instead of trying to fit all of the comments onto the application forms.

Requested variances related to the zoning code are as follows:

3372.704 A, Setback requirements. We are requesting a setback along the primary street (Broad Street) of 50 feet from the property line be allowed. The existing building has a setback from the property line of approximately 97 feet. The zoning code allows a setback of 25 +/- two feet with a maximum of 15 feet beyond the 25 +/- two foot line.

3372.704 B. Setback requirements. We are requesting a setback along a non-primary street (Westgate Avenue) of 32 feet from the property line. The existing building has a setback from this non-primary street of approximately 81 feet. The code requires a setback of 25 feet maximum.

3372.704 D Setback requirements. We are requesting a setback for the parking lot of 7 feet from the property line along Broad Street.. This is the current parking lot setback location. The zoning code requires a 25 foot setback for a parking lot along a primary street.

3372.705 E Building Design Standards. We are requesting that the requirement of vertical piers spaced at intervals of 15 feet to 35 feet not be enforced. We are adding to an existing building and are not changing the existing elevation. We desire to have the addition have the same general appearance as the existing original building. We feel the existing building is one of the better appearing buildings on Broad Street.

3372.705 F. Building Design Standards. We are requesting that we be able to match the general appearance of the existing building windows. This provides slightly less than the 40 percent of area required by the zoning code, but allows the addition to match the appearance of the existing building currently on the site.

TELEPHONE: 614-882-3657

FAX: 614-882-3994

E-MAIL: reearchinc@aol.com

WEB SITE ADDRESS: www.reearchitectsinc.com



BZA15-009
3090 W. Broad St.

ROBERT E. EUANS, ARCHITECTS, INC. 6770 LAUFFER ROAD COLUMBUS, OHIO 43231-1676

33702.707 A Landscaping and Screening. We can accept this code requirement and plant the required number of trees if 33702.707 E is not enforced. The screening required by 33702.707 E would basically obscure the view of these required trees.

33702.707 D. Landscaping and Screening. We are requesting that this section of the code not be enforced. There is currently head in parking at the rear of the existing building. We are locating head in only parking at the rear of the new addition. Headlights will not shine directly towards the side of the existing residence across the alley. The screening requirement will eliminate the possibility of employee parking at the rear of the building.

33702.707 E Landscaping and Screening. We are requesting that this section not be enforced. Screening 3 feet to 5 feet high with not less than 75 percent opacity will greatly reduce the ability to see the building when driving on the adjacent streets. Current properties along the streets, such as a Chase Bank Building, do not have this type of screening.

33702.708 A. Lighting. We request that this section not be enforced. We are re-using existing lighting already on site that currently has poles exceeding the 18 foot above grade maximum allowed.

33702.708 B. Lighting. We request that this section not be enforced. We are re-using existing lighting already on site that currently has poles exceeding the 14 foot above grade maximum allowed.

33702.709 A. Parking and Circulation. We are requesting that this section not be enforced. The existing building has most of the parking lot between the existing front of the building and Broad Street. Enforcement of this code section would eliminate almost all of the area available for parking. We are reducing the amount of paved area in the front of the building from what currently exists.

HARDSHIP STATEMENTS

3372.704 A. If enforced, this code section would require the front of the addition to be moved forward at least 23 feet, eliminating the possibility of providing adequate parking and would not allow good flow within the building.

3372.704 B. If enforced, this code section would require the building to be 7 feet closer to Westgate Avenue and would eliminate the possibility of a drive from the parking lot to Westgate Avenue. Due to Traffic Engineering allowing a one way only entry drive off of Broad Street, This is the only parking lot exit.

3372.704 D. If this section is enforced, the layout of the parking lot will not function. While we could force the required number of parking spaces onto the site, the traffic flow would not be acceptable.

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E-MAIL: researchinc@aol.com

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BZA15-009
3090 W. Broad St.

ROBERT E. EUANS, ARCHITECTS, INC. 6770 LAUFFER ROAD COLUMBUS, OHIO 43231-1676

33702.705 E. We are not changing the appearance of the existing building. Adding piers at 15 to 35 foot spacing along the building front will greatly reduce the pleasing appearance that currently exists. The Addition is designed to blend into the existing building and give the appearance of the building always existing with the new appearance.

33702.705 F We are not changing the appearance of the existing building. Requiring larger windows to meet the 40 percent requirement will reduce the energy efficiency of the building, without changing the appearance for the better. The addition is designed with the same window appearance as the existing building. Our design will provide 70% savings in water, gas and electrical needs compared to similar Laundromat facilities.

3372.707 A, D & E. The requirement of screening along Broad Street and Westgate Avenue property lines at a height of six feet with a minimum opacity of 75 percent will greatly reduce the visibility of the building from these streets, thus reducing the likelihood of people knowing of the Laundromat and Tanning Facility. This will directly affect our business. As mentioned, Existing adjacent properties along Broad Street do not have this screening, thus putting our business at a disadvantage as compared to other existing businesses.

3372.708 A & B We are reusing existing lights on existing poles that have been in existence for quite a period of time. Having to change these fixtures and poles to ones complying with the code sections will create a monetary expense and hardship on us.

3372.709 A Enforcing the code requirements related to drives and parking will eliminate our capability to have adequate parking on site. We are not expanding the existing parking lot that has been in existence for many years. Deletion of the parking will eliminate our capabilities of complying with the number of parking space requirements and will destroy the ability to function.

I hope this letter meets your needs and will allow the variance application to proceed. Please contact me if you have any questions or additional requirements. Thank you for your help.

Sincerely,
Robert E. Euans, President

Robert E. Euans

REE/ce

TELEPHONE: 614-882-3657

FAX: 614-882-3994

E-MAIL: researchinc@aol.com

WEB SITE ADDRESS: www.reearchitectsinc.com



City of Columbus Zoning Plat

BZA15-009
3090 W. Broad St.

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: 010065426

Zoning Number: 3090

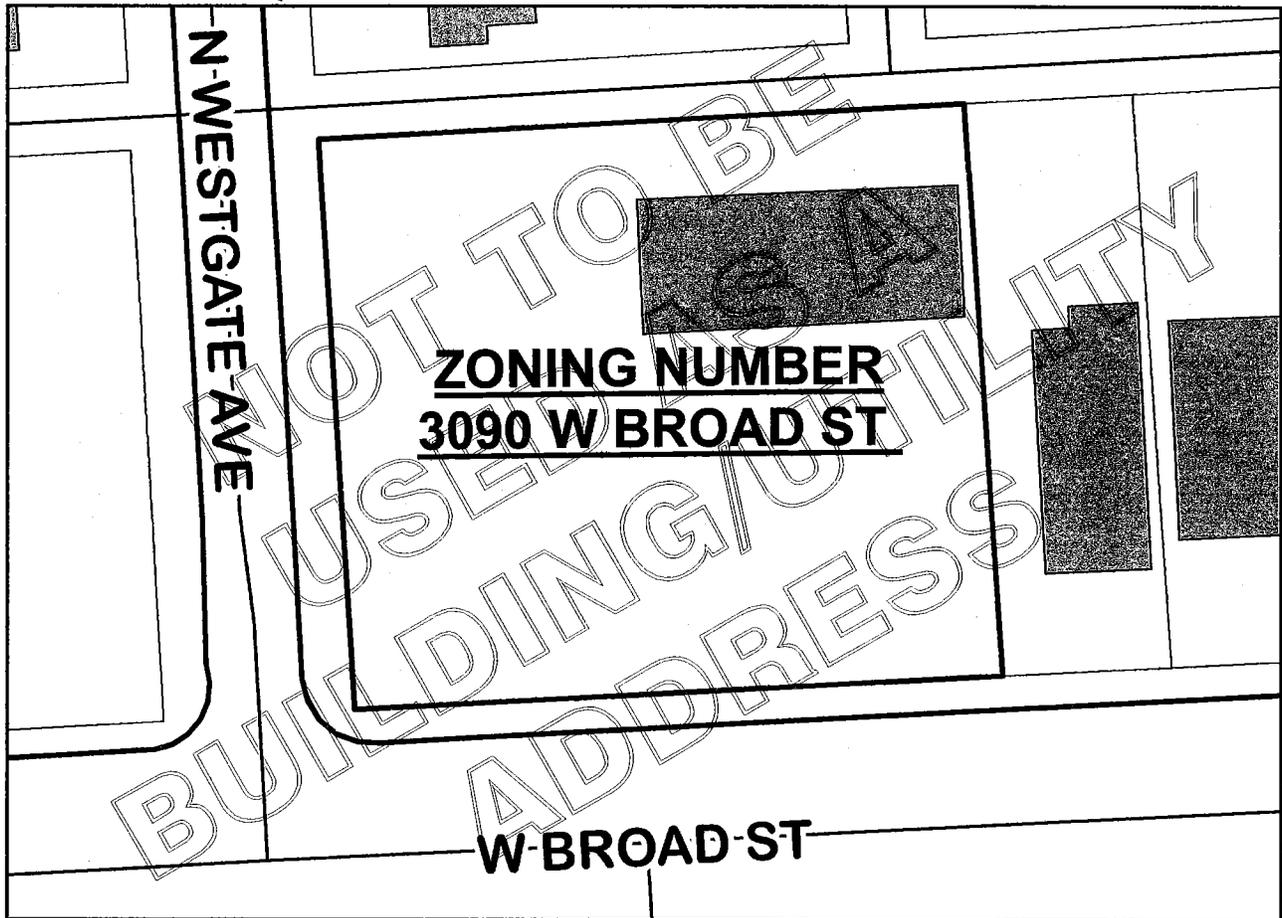
Street Name: W BROAD ST

Lot Number: N/A

Subdivision: N/A

Requested By: ROBERT EUANS

Issued By: Alfred Carson Date: 12/22/2014



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 25379



BOARD OF ZONING ADJUSTMENT APPLICATION
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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 # **BZA15-009**
3090 W. Broad St.

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert E. Euans, Architects, Inc.
 of (COMPLETE ADDRESS) 6770 Lauffer Road, Columbus, Ohio 43231-1676
 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>Duckworth Family Limited Partnership,</u>	<u>12311 Parliment Drive NW, Baltimore, Ohio 43105</u>

SIGNATURE OF AFFIANT Robert E. Euans

Subscribed to me in my presence and before me this 22 day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC Scott N. Wittstock

My Commission Expires: 6-23-19

Notary Seal Here



SCOTT N. WITTSTOCK
 Notary Public, State of Ohio
 My Comm. Expires 06-23-2019
 Recorded in Franklin County

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