



BZA15-014
601 S. 9th 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

OFFICE USE ONLY

Application Number: BZA 15-014
Date Received: 1/13/15
Commission/Group: South Side
Existing Zoning: R-2F Application Accepted by: L. Rein Fee: \$1,900⁰⁰
Comments: 4/28/15

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.

See Exhibit 'A'

LOCATION

1. Certified Address Number and Street Name 601 S. 9th Street
City Columbus State OH Zip 43206
Parcel Number (only one required) 010-049752

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name Nathan Sampson & Charmaine Sutton
Address 857 Hamlet City/State Columbus, OH Zip 43215
Phone # 614-464-1933 Fax # 614-298-2149 Email nsampson@bsdarchitects.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 Nathan Sampson
PROPERTY OWNER SIGNATURE Nathan Sampson
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

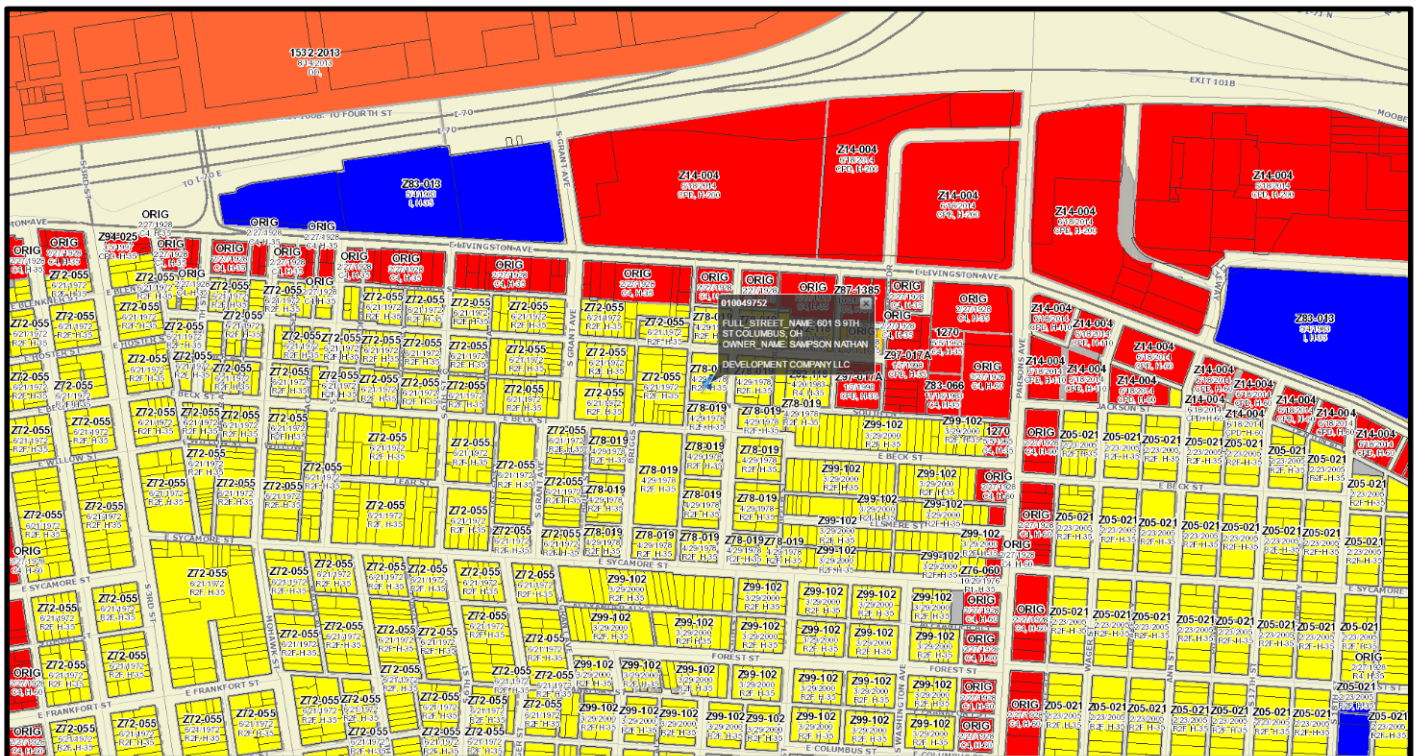
DEPARTMENT OF BUILDING AND ZONING SERVICES

General Zoning Inquiries: 614-645-8637

Parcel Number: 010049752

Airport Overlay Environs: N/A

Graphic Commission: N/A





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AFFIDAVIT

BZA15-014
601 S. 9th St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nathan Sampson

of (1) MAILING ADDRESS 857 Hamlet / 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

(4) Nathan Sampson & Charmaine Sutton

AND MAILING ADDRESS

857 Hamlet / Columbus, OH 43215

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

Nathan Sampson

614-464-1933

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

(5) Columbus Southside Area Commission

Curtis Davis, Zoning Chair

584 E. Moler St./ Columbus, OH 43207 / Phone: 614-332-3355

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 Exhibit D

☒ (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) Nathan Sampson
13th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Notary Seal Here

(8) Chinenye Kalu-Prophet
Notary Public, State of Ohio
My Comm. Expires May 29, 2018

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NATHAN SAMPSON
CHARMAINE SUTON
857 HAMLET ST
COLUMBUS, OH 43215

COLUMBUS SOUTHSIDE AREA COMM.
C/O CURTIS DAVIS
584 EAST MOLER ST
COLUMBUS, OH 43207

MARION ELISABETH MAST
9827 SCHLOTTMAN RD
LOVELAND, OH 45140

ANDREW HANAS
9872 CAMELOT ST
PICKERINGTON, OH 43147

JONATHAN & ANNA STRIKER
581 LATHROP ST
COLUMBUS, OH 43206

RICHARD JARDIOLIN
602 S 9TH ST
COLUMBUS, OH 43206

CHARLES MANDATOR
617 LATHROP ST
COLUMBUS, OH 43206

KRISTEN WILLIAMSON
613 LATHROP ST
COLUMBUS, OH 43206

WALTER THIEMAN
2233 EDINGTON RD
COLUMBUS OH 43221

CHRISTOPHER FLYNN
451 JACKSON ST
COLUMBUS, OH 43206

TRAVIS COMSTOCK
618 S NINTH ST
COLUMBUS, OH 43206

JAMES YAPPEL
616 S 9TH ST
COLUMBUS, OH 43206

JAMES ROEMKE
404 E BECK ST
COLUMBUS, OH 43206

GEORGE LEKORENOS
376 E BECK ST
COLUMBUS, OH 43206

BERNARD SCOTT GAUDI
611 LATHROP ST
COLUMBUS, OH 43206

EDWARD J STRAUB
ET AL
3152 SCIOTO TRCE
COLUMBUS, OH 43221

JUDITH HERR
600 NINTH ST
COLUMBUS, OH 43206

LORA & FRED MARCUM
416 JACKSON ST
COLUMBUS, OH 43206

MARTIN HYNES
436 BECK ST
COLUMBUS, OH 43206

NICHOLE REISS
577 LATHROP ST
COLUMBUS, OH 43206

BRYCE & AMY GLASS
610 S NINTH ST
COLUMBUS, OH 43206

BROOKE & ERIC ALBRECHT
390 BECK ST
COLUMBUS, OH 43206

JACOB & ERIKA GARBER
586 NINTH ST
COLUMBUS, OH 43206

PGI ENTERPRISES LLC
2841 LA MANCHA CT
PUNTA GORDA, FL 33950

MARILYN A SCHMIDT
10819 STATE ROUTE 56 E
CIRCLEVILLE, OH 43113

THOMAS FENZL
606 NINTH ST
COLUMBUS, OH 43206

BETTY MESSER
424 JACKSON ST
COLUMBUS, OH 43206

DECLAN SMITHIES & JANET BEARD
442 E BECK ST
COLUMBUS, OH 43206

TINA & PAULA GOODMAN
437 JACKSON ST
COLUMBUS, OH 43206

PATRICK & PATRICIA PHILLIPS
597 LATHROP ST
COLUMBUS, OH 43206

STEVEN & TERESA MORBITZER
603 LATHROP ST
COLUMBUS, OH 43206

BZA15-014
601 S. 9th St.

MARY BISHIOP
605 LATHROP ST
COLUMBUS, OH 43206

RANDY COMSTOCK
6037 ATLAS PL SW
SEATTLE, WA 98136



Mayor Michael B. Coleman

BZA15-014
601 S. 9th St.

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STATEMENT OF HARDSHIP

BZA15-014
601 S. 9th 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:

See Exhibit B

Signature of Applicant

Nathan Sampson

Date

2.13.15

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EXHIBIT B

Board of Zoning Adjustment Application

Statement of Hardship

601 S. 9th Street, Columbus, OH 43206

BZA: _____

This property is located in the Columbus South Side Area Commission and is bounded by S. 9th Street, South Lane, Lathrop Street and one adjacent parcel to the north. This property is zoned R-2F, Residential and the current use of the existing structure as a single-family dwelling unit is a permitted use with this zoning district.

The current property is vacant and in need of improvement. The existing parcel is much larger than any of the surrounding residential parcels within many blocks. This proposal is to subdivide the parcel into five individual parcels consistent with the existing urban fabric and density in the immediate area and to allow a single-family residential development compatible with the surrounding community.

The proposed development provides 4 off-street parking spaces for each proposed single-family dwelling unit. Each proposed parcel includes a 22 feet wide, two-car garage. This is a narrow design for a two-car garage. Even at this minimum size, a side yard variance is required.

The one foot front yard setback variance request is consistent with the existing adjacent single-family dwelling unit and the existing dwelling units directly across the street from this parcel.

The vision clearance variance request is compatible with the dwelling unit immediately across the street and other dwelling units in the immediate area.

In the best interest of surrounding property owners, this property development will be an attractive addition to the neighborhood, adds to the investment in the area and would enhance area property values. In the best interest of the City of Columbus, this property development will provide additional taxable homes and allow occupancy in a currently vacant property.

EXHIBIT A

Board of Zoning Adjustment Application

List of Requested Variances

601 S. 9th Street, Columbus, OH 43206

BZA: _____

BZA15-014
601 S. 9th St.

Tract 1 – 601 S. 9th Street

Zoning: Z78-019, Residential, R-2F

Height district: H-35

Lot area: 7,642 sq.ft. (0.175 acre)

Building footprint: 1,842 sq.ft. (24.1% TLA)

Rear yard: 4,983 sq.ft. (65.2% TLA)

Detached garage: 528 sq.ft. (10.5% rear yard area)

Tracts 2, 3, 4, 5

Zoning: Z78-019, Residential, R-2F

Height district: H-35

Lot area: 3,821 sq.ft. (0.088 acre)

Building footprint: 1,250 sq.ft. (32.7% TLA)

Rear yard: 1,882 sq.ft. (49.2% TLA)

Detached garage: 525 sq.ft. (27.8% rear yard area)

Variances:

3309.148 Area districts

To permit the maximum density to be reduced from one single-family dwelling unit per 6,000 sq.ft. to one single-family dwelling unit per 1,902 sq.ft.* for Tracts 2-5.

*calculated in accordance with 3332.18(C)-In an SR, R-1, R-2, R-3, R-2F, R-4 or MHD area district, if the depth of a lot is more than three times the width of such lot, a depth of only three times such width shall be used in computing density

3321.05(B)(1) Vision clearance

To reduce the “clear vision triangles” from two ten-foot, right angle triangles to two four-foot, right angle triangles formed by the intersection of an alley right-of-way and street right-of-way lines for Tract 5.

3332.05(A)(4) Area district lot width requirements

To permit a building to be erected or altered in accordance with the Columbus Zoning Code; and on a lot with a width measured at the front lot line reduced from 50 feet to 25.18 feet in an R-2F area district for Tracts 2-5.

EXHIBIT A

3332.05(C) Area district lot width requirements

To permit a lot width measured at the building line to be reduced from 50 feet to 25.18 feet in an R-2F area district for Tracts 2-5.

3332.14 R-2F area district requirements

To permit a single-family dwelling to be situated on a lot reduced from 6,000 sq.ft. in area to 3,821 sq.ft. in area for Tracts 2-5.

3332.21, D Building lines

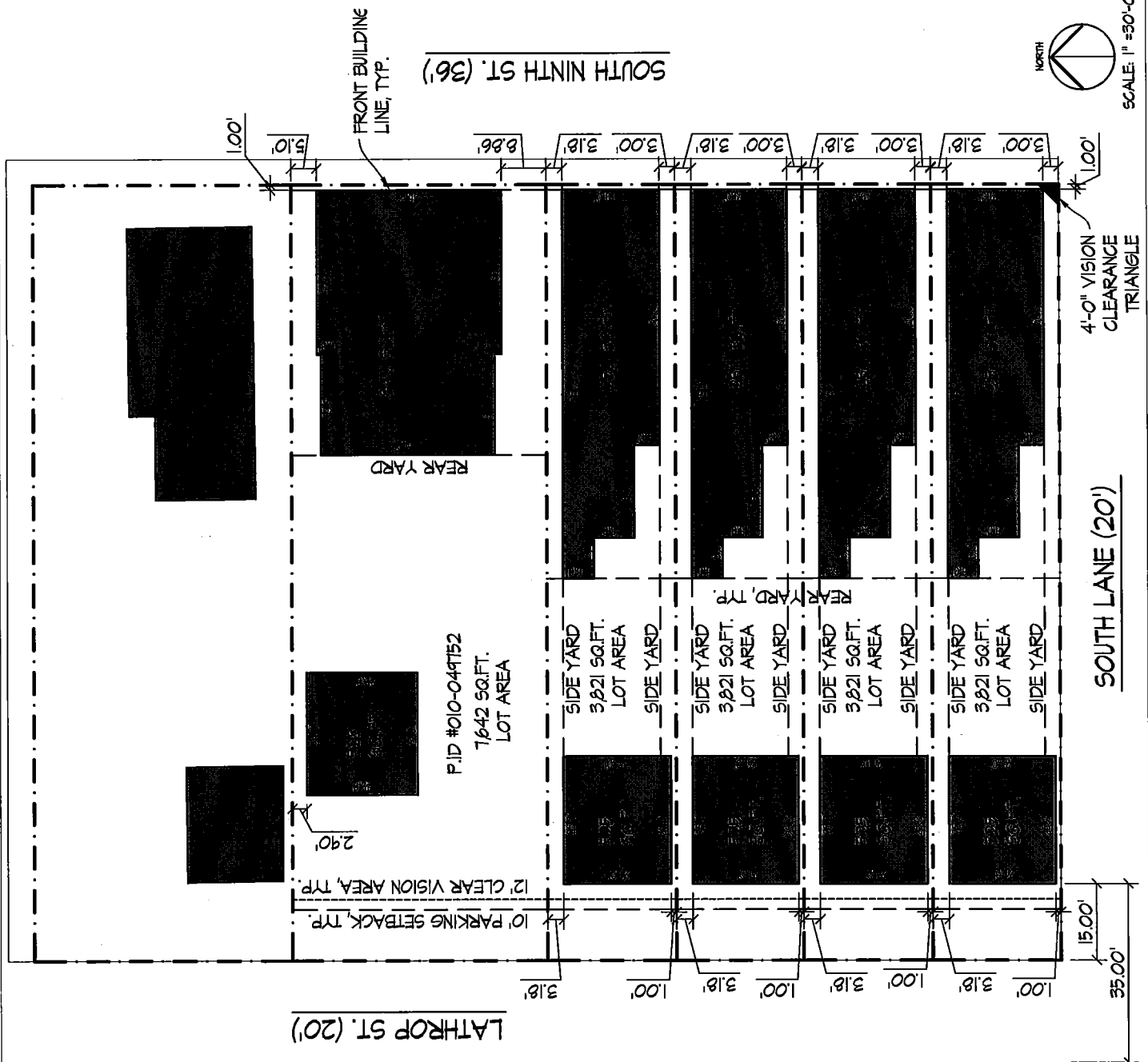
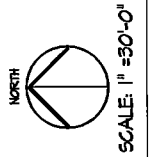
To permit the minimum distance from the street property line to the building frontage line to be reduced from 10 feet to 1 foot for Tracts 1-5.

3332.26(E) Minimum side yard permitted

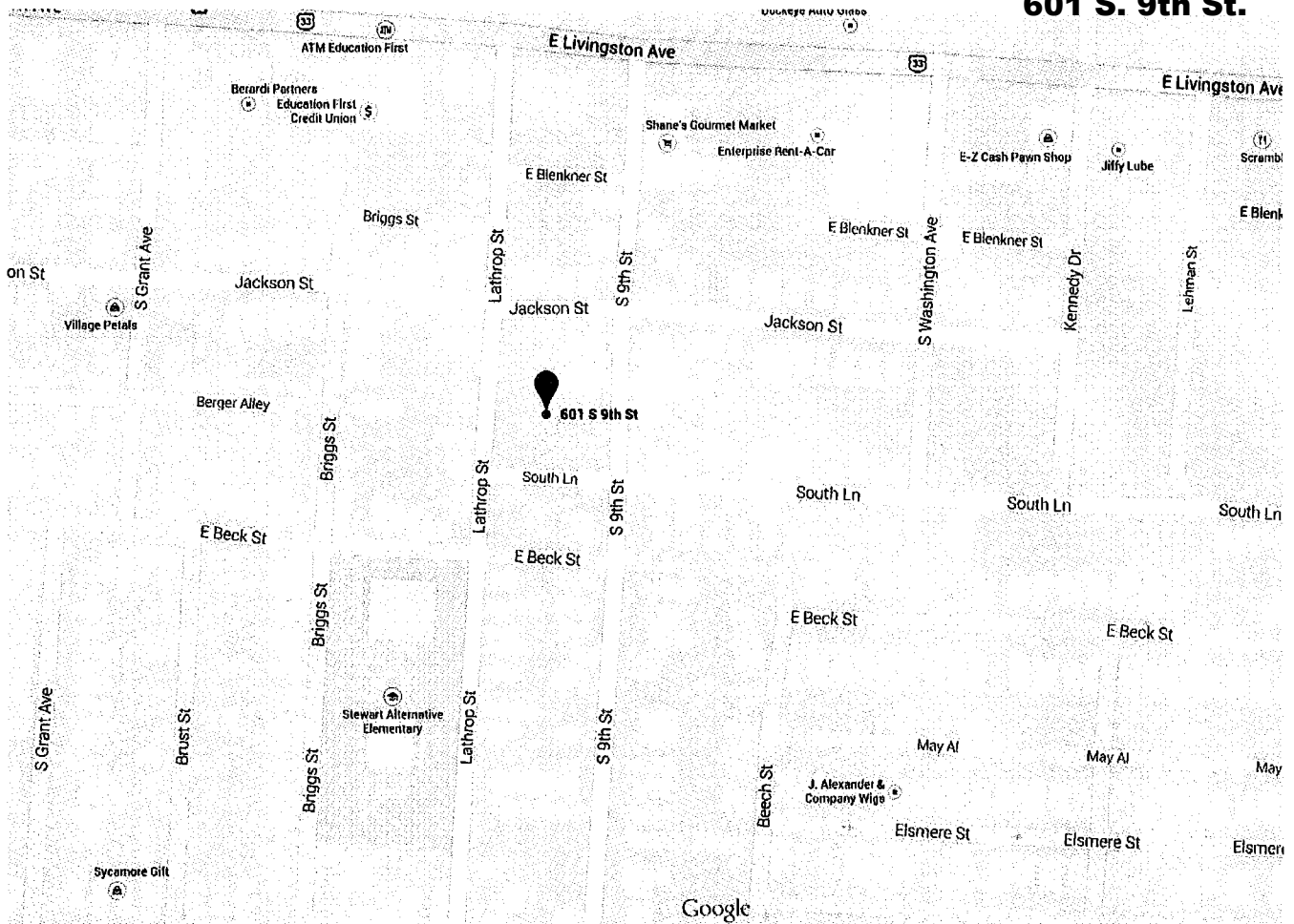
To permit the minimum distance of a detached garage from the interior side lot line to be reduced from 3 feet to 2.9 feet for Tract 1 and from 3 feet to 1 foot for Tracts 2-4.

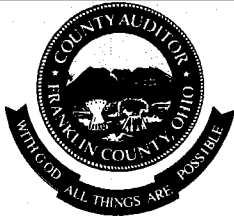
PARCEL ID #010-049752

02-13-2015



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601 S. 9th St.





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 2/4/15



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are no information sources should be consulted for verification of the informat county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

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601 S. 9th St.



BZA15-014
601 S. 9th St. N



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: 010049752

Zoning Number: 601

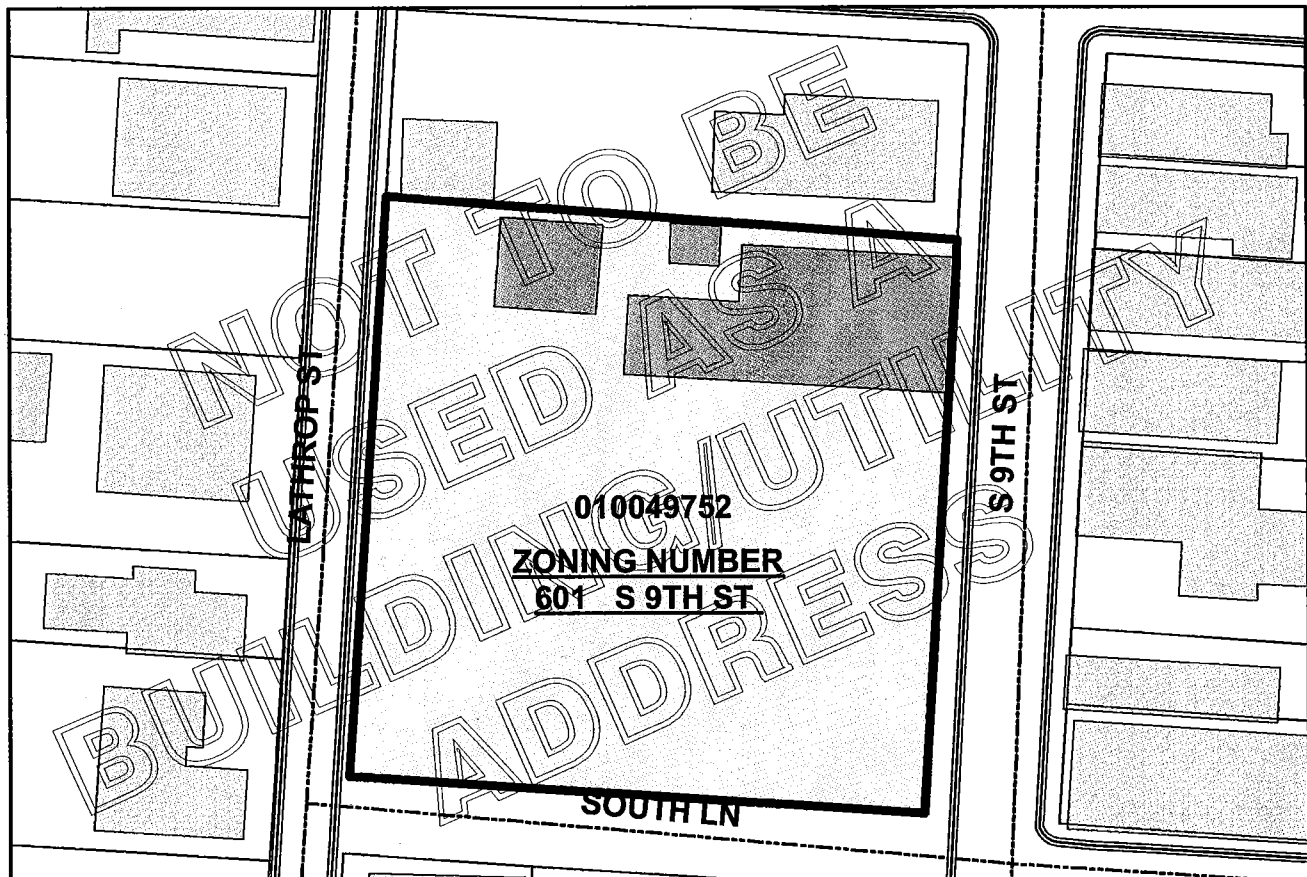
Street Name: S 9TH ST

Lot Number : 16-17-18

Subdivision: BRYDENS 2ND

Requested By: BEHAL SAMPSOM DIETZ (KEITH WITT)

Issued By: *Adriana Churruarin* Date: 2/2/2015



SCALE: 1 inch = 50 feet



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

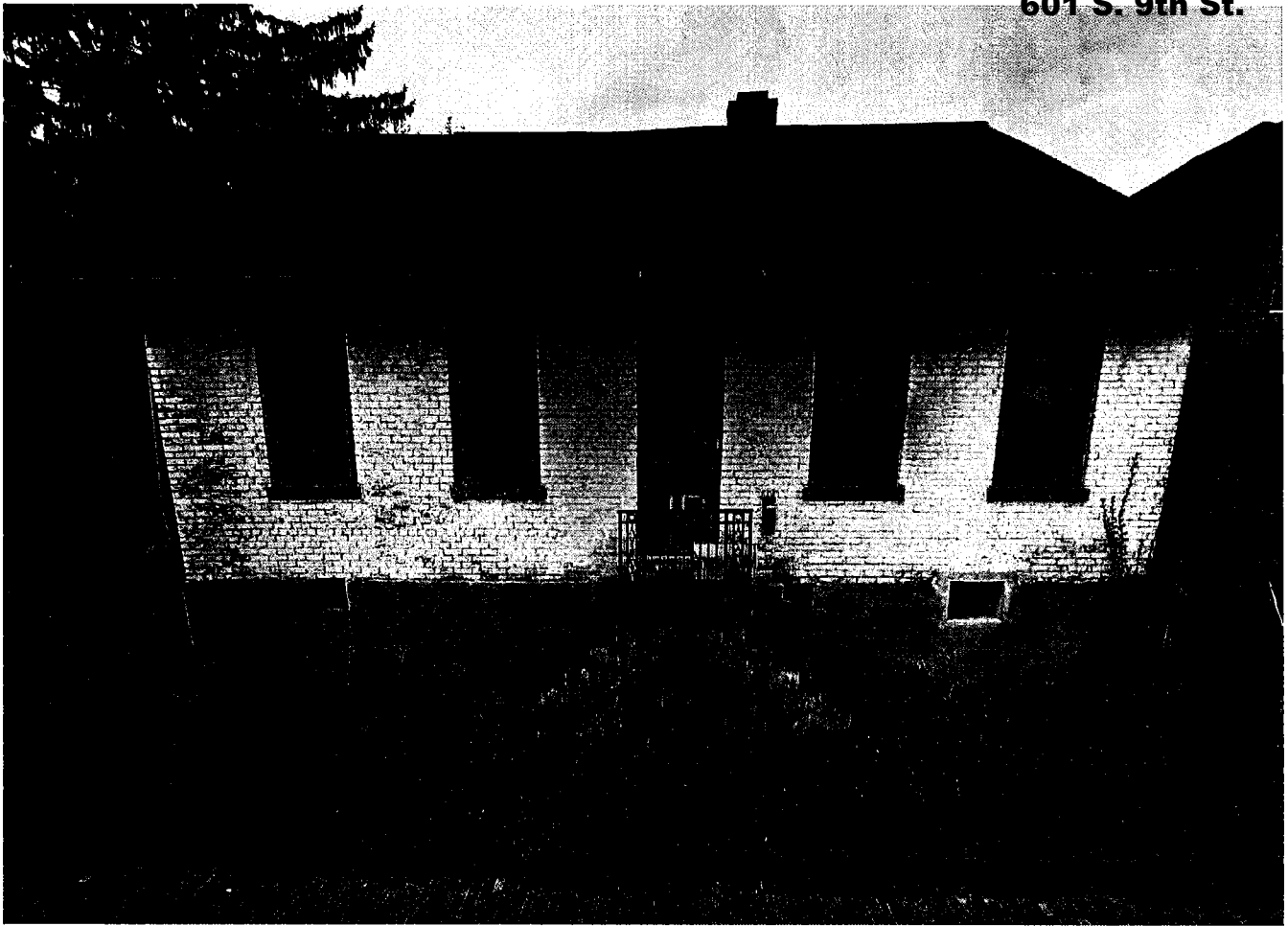
GIS FILE NUMBER: 26981

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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 #

BZA15-014
601 S. 9th St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nathan Sampson
of (COMPLETE ADDRESS) 857 Hamlet / Columbus, Ohio 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
Nathan Sampson & Charmaine Sutton	857 Hamlet / Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Nathan Sampson

Subscribed to me in my presence and before me this 13th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

May 29, 2018

Notary Seal Here:



CHINENYE KALU-PROPHET
Notary Public, State of Ohio
My Comm. Expires May 29, 2018

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