



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 15-007
 Date Received: 12 JAN. 2015
 Commission/Civic: 5th NORTHWEST
 Existing Zoning: R-4 Application Accepted by: JF Fee: \$320
 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.

To reduce the number of parking spaces from 8 to 6 (a reduction of total 2 spaces) per CCC 3312.49(c) which requires two parking spaces per unit. The proposal is to provide three (3) spaces per duplex.

LOCATION

1. Certified Address Number and Street Name 1564 Doten Avenue
 City Columbus State Ohio Zip 43212
 Parcel Number (only one required) 010-061782

APPLICANT: (IF DIFFERENT FROM OWNER)

Name 1564 Doten Avenue LLC
 Address 5695 Avery Road City/State Dublin, Ohio Zip 43016
 Phone # 980-3468 Fax # _____ Email mark@npmirealestate.com

PROPERTY OWNER(S):

Name 1564 Doten Avenue LLC
 Address 5695 Avery Road City/State Dublin, Ohio Zip 43016
 Phone # 980-3468 Fax # _____ Email mark@npmirealestate.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, Ohio 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



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AFFIDAVIT

BZA15-007
1564 Doten Ave.

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 1564 Doten 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) January 12, 2015
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) 1564 Doten Avenue LLC
5695 Avery Road
Dublin, OH 43016

APPLICANT'S NAME AND PHONE # (same as listed on front of application) 1564 Doten Avenue LLC
980-3468

AREA COMMISSION OR CIVIC GROUP (5) 5th by Northwest Area Commission
AREA COMMISSION ZONING CHAIR OR c/o Bruce McKibben
CONTACT PERSON AND ADDRESS 1094 Lincoln Road
Columbus, OH 43212

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 sheets

(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 JANUARY, in the year 2015

SIGNATURE OF NOTARY PUBLIC

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



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

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BZA15-007
1564 Doten Ave.

PROPERTY OWNER/APPLICANT**ATTORNEY**

1564 Doten Avenue LLC
 5695 Avery Road
 Dublin, OH 43016

Jackson B. Reynolds, III
 Smith & Hale LLC
 37 West Broad Street, Suite 460
 Columbus, OH 43215

5th by Northwest Area Commission
 c/o Bruce McKibben
 1094 Lincoln Road
 Columbus, OH 43212

SURROUNDING PROPERTY OWNERS

1564dolenavellc.lbi (nct)
 1/5/15 S:Docs/s&hlabels/2015

Meadow King Ltd.
 P.O. Box 12159
 Columbus, OH 43212

George Rigrish
 1940 Beverly Road
 Columbus, OH 43221

Jeremy & Courtney Jump
 10885 NW 80th Circle
 Parkland, FL 33076

Aslan Properties LLC
 P.O. Box 12596
 Columbus, OH 43212

Scott C Long
 1553 Doten Avenue
 Columbus, OH 43212

Natalie S Kehres
 Robbin E Hendren
 1547 Doten Avenue
 Columbus, OH 43212

Creative Housing Inc.
 2233 City Gate Drive
 Columbus, OH 43219

Larry D & Debra A Fellenstein
 1156 West Sixth Avenue
 Columbus, OH 43212

Warner B & Colleen J Bryant
 1152 West 6th Avenue
 Columbus, OH 43212

Nick Panzera
 1100 Fairview Avenue
 Columbus, OH 43212

S and G Family Investments LLC
 5344 Infinity Court
 Grove City, OH 43123

Lisa Bashaw
 1570 Doten Avenue
 Columbus, OH 43212

Thirty Plus Holdings LLC
 P.O. Box 437
 Granville, OH 43023

Marcia J Oberdier
 1565 Virginia Avenue
 Columbus, OH 43212

Brian D Siegel
 Angela S Donovan
 1557 Virginia Avenue
 Columbus, OH 43212

Mary L Robinson
 Barbara A Stone
 1553 Virginia Avenue
 Columbus, OH 43212

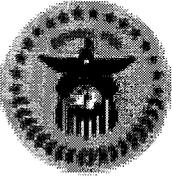
Heather Ross
 1541 Virginia Avenue
 Columbus, OH 43212

Michael R Lombardi
 Melissa N Sliman
 1571 Doten Avenue
 Columbus, OH 43212

Stephen G Rood
 1537 Virginia Avenue
 Columbus, OH 43212

Christine M Sawmiller
 1547 Virginia Avenue
 Columbus, OH 43212

Bryan R & Jennifer A Dulle
 3792 Woodbridge Road
 Columbus, OH 43220



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-007
1564 Doten Ave.

One Stop Shop Zoning Report Date: Tue Jan 27 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1564 DOTEN AVE COLUMBUS, OH

Mailing Address: 1 CORELOGIC DR
WESTLAKE, TX 76262

Owner: BOROI JOSEPH LEON

Parcel Number: 010061782

ZONING INFORMATION

Zoning: ORIG, Residential, R4
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: 5th by Northwest Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

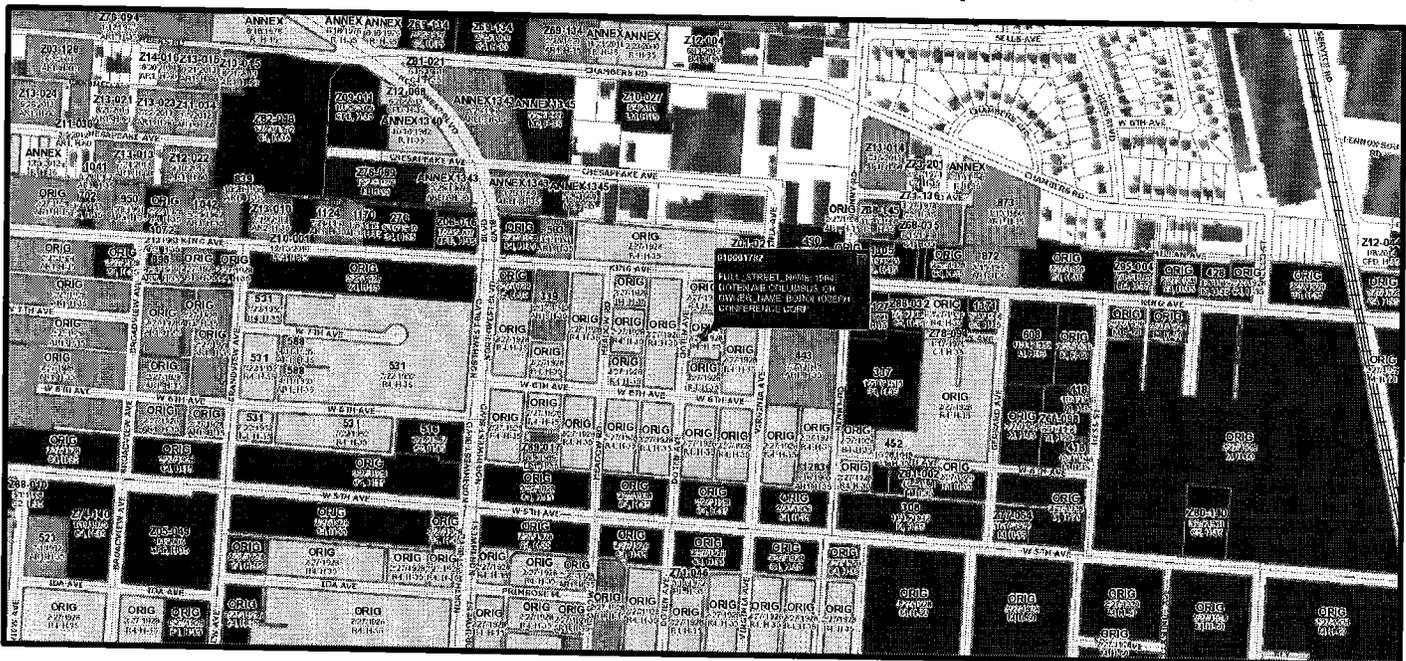
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

BZA15-007
1564 Doten Ave.

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 applicant/owner is seeking to reduce the required parking spaces by one space for each proposed duplex because the width of the lot is only 31.97'. To park for cars across the lot would require a lot width of at least 36' and the existing lot is some 4' short of that number. The special circumstance is that the lot was platted at a width of only 31.97' and that shortage was not created by the applicant/owner but by the original platting of the subdivision. The special condition is that the lot was created by others and in order to legally build the proposed duplex on each lot the variance needs to be granted to move forward with the project. The proposed duplexes are permitted by code on the property and all other development standards will be met to develop the units. The granting of the variances will not be injurious to the neighboring properties and will not be contrary to the public interest nor the intent of the zoning code. Additionally there on street parking on Doten Avenue which can ameliorate the variance for the parking spaces.

Signature of Applicant _____

Date _____

1/6/15

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 1/2/15



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.



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: 010061782

Zoning Number: 1564

Street Name: DOTEN AVE

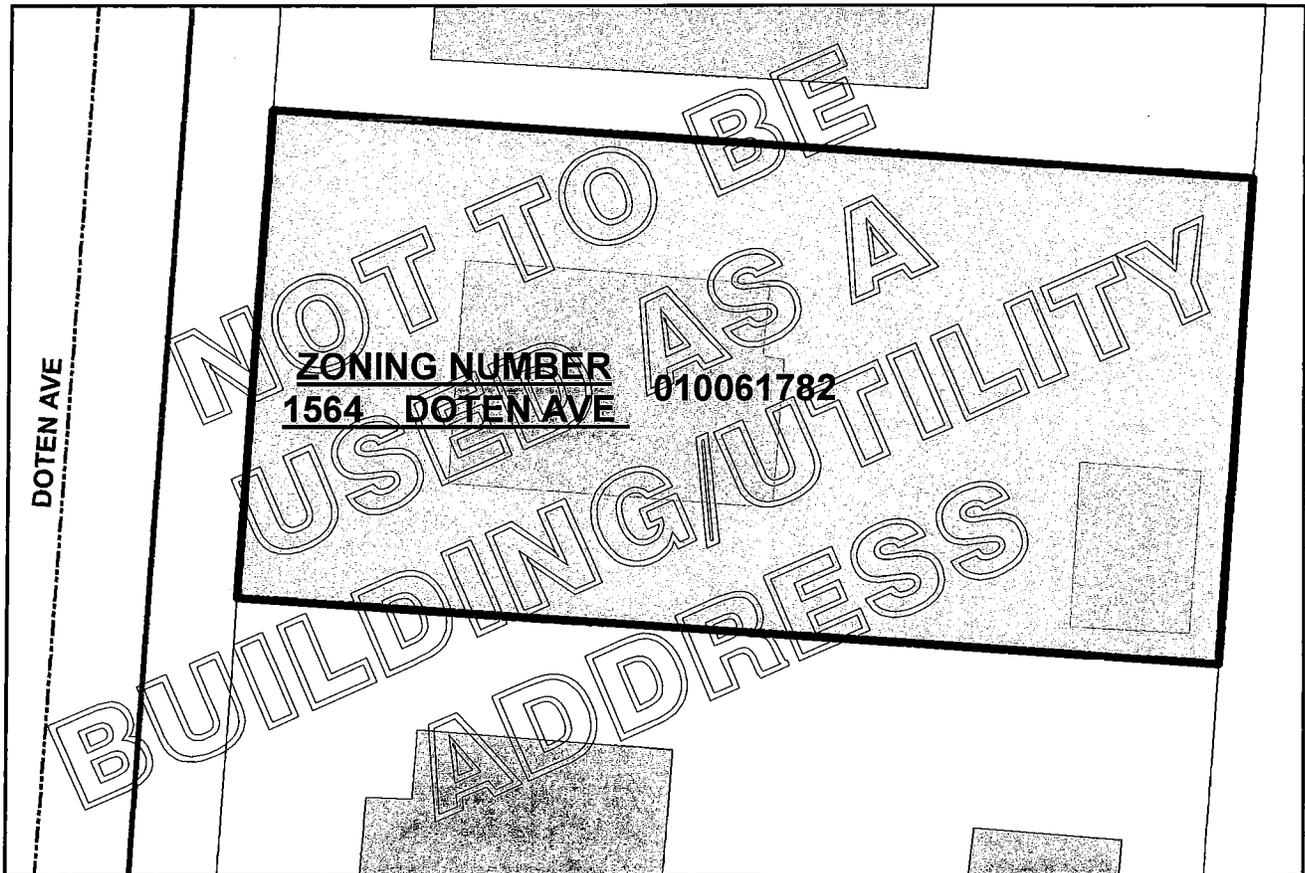
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Edyona Williams*

Date: 12/30/2014



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

SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 25384



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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

BZA15-007
1564 Doten Ave.

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

1564 Doten Avenue LLC

5695 Avery Road, Dublin, OH 43016

SIGNATURE OF AFFIANT

Jackson B. Reynolds, III

Subscribed to me in my presence and before me this 6th day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15



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

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