



## Date: Fri May 1 2015

**General Zoning Inquiries: 614-645-8637**

**Owner:** BETA PHI CHAP OF DELTA TAU

**Airport Overlay Environs:** N/A

**Graphic Commission:** N/A



THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-052 Date Received: 15 APR. 2015  
Application Accepted by: [Signature] Fee: \$1900  
Commission/Civic: UAE / UARB  
Existing Zoning: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

### LOCATION

Certified Address: 67 E. 15th Avenue City: Columbus Zip: 43211

Parcel Number (only one required): 010-029802

### APPLICANT (If different from Owner):

Applicant Name: Delta Tau Delta House Assn. Phone Number: 614-562-7355 Ext.: \_\_\_\_\_

Address: 67 E. 15th Avenue City/State: Columbus/Ohio Zip: 43211

Email Address: buck@buckbyrne.com Fax Number: 614-464-2634

### PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Delta Tau Delta House Assn. Phone Number: 614-562-7355 Ext.: \_\_\_\_\_

Address: 67 E. 15th Avenue City/State: Columbus/Ohio Zip: 43211

Email Address: buck@buckbyrne.com Fax Number: 614-464-2634

### ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Nicholas Cavalaris Phone Number: 614-462-5443 Ext.: \_\_\_\_\_

Address: 65 E. State Street, #1800 City/State: Columbus/Ohio Zip: 43215

Email Address: ncavalaris@keglerbrown.com Fax Number: 614-464-2634

### SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Nicholas Cavalaris, attorney for applicant

PROPERTY OWNER SIGNATURE Nicholas Cavalaris, attorney for owner

ATTORNEY / AGENT SIGNATURE Nicholas Cavalaris, attorney at law

**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 checks payable to the Columbus City Treasurer

THE CITY OF  
**COLUMBUS**  
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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Board of Zoning Adjustment Application

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### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nicholas C. Cavalaris

of (1) MAILING ADDRESS Kegler, Brown, Hill + Ritter, 65 E. State St., #1800, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 67 E. 15th Avenue, Columbus, OH 43211

for which 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) Delta Tau Delta House Assn.

67 E. 15th Avenue

Columbus, OH 43211

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

Delta Tau Delta House Assn., 614-562-7355

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

(5) University Area Commission

Susan Keeny, Zoning Chair

358 King Ave., Columbus, OH 43201

937-479-0201

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 NAME

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT

*Nicholas C. Cavalaris*



DIANE M. LAZOR  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
January 31, 2020

Sworn to before me and signed in my presence this 15th day of April, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

*Diane M. Lazor*

My Commission Expires

1-31-2020

Notary Seal Here

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## Board of Zoning Adjustment Application

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### STATEMENT OF HARDSHIP

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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. 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. 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 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 attached for Statement of Hardship

Signature of Applicant

*Michelle Carter*

Date

*4/14/15*

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**Variances for  
67 E. 15<sup>th</sup> Avenue  
Columbus, Ohio**

**3372.49, Parking**

City Code says parking for a dormitory or rooming house requires one parking space per 400 sq. ft. The total calculated square feet is 19,049 after renovation so the Code requirement is 47 spaces. Not all members park cars at the house and the fraternity has been functioning at capacity for nearly 60 years with 18 spaces. Applicant is providing 14 spaces after renovation. The reduction in parking under this section is 33 spaces to comply with STEP standards and the actual reduction is 4 spaces.

**3372.564, Parking**

City Code says for a substantial rehabilitation of an original contributing building involving an increase in floor area, required parking spaces shall be provided by using the formula: total calculated floor area (19,049) minus (number of dwelling units (28) times 360) equals 8,969 divided by 240 = 37 spaces. Applicant is providing 14 spaces. The fraternity has been functioning for over 60 years with 18 spaces. The reduction in parking under this section is 23 spaces in order to comply with STEP standards and the actual reduction is 4 spaces.

**3372.566, Building Size and Separation**

City Code says no building shall exceed 10,200 square feet of calculated floor area. The existing fraternity house is 12,781 square feet and the applicant seeks a 6,268 sq. ft. addition. Applicant currently exceeds the limit in this Code Section by 2,581 sq. ft. and will exceed this limit by 8,849 sq. ft. with the addition.

**3372.567, Maximum Floor Area**

City Code says allowable floor area ratio is the lesser of A) .80 of the size of the lot, or B) the square footage of the average plotted lot within 200 ft. of the site for a substantial renovation of an original contributing building. The Delt house lot is 17,500 sq. ft. and the average-sized lot within 200 ft. is 13,537 sq. ft. multiplied by a FAR twice that permitted in the subject lot (2 x .80) equals 21,659 sq. ft. Since Columbus City Code 3372.567 requires the lesser number, the size of the Delt lot (17,500 sq. ft.) multiplied by .8 equals 14,000 sq. ft., which is the maximum calculated floor area. The applicant is proposing floor area totaling 19,049 sq. ft., the applicant is seeking a FAR that exceeds the limit by 5,049 sq. ft.

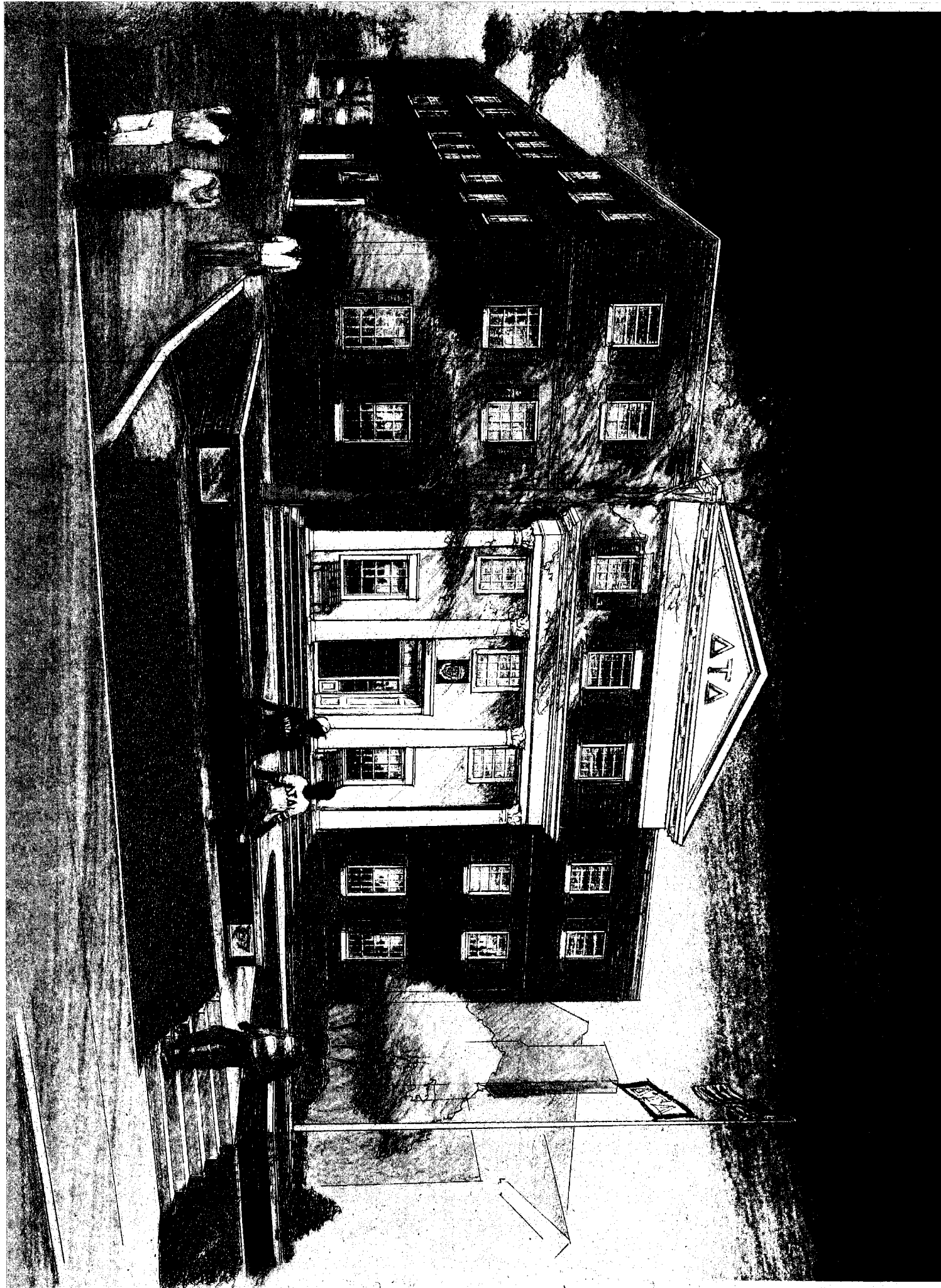


**DATE: 4/10/15**

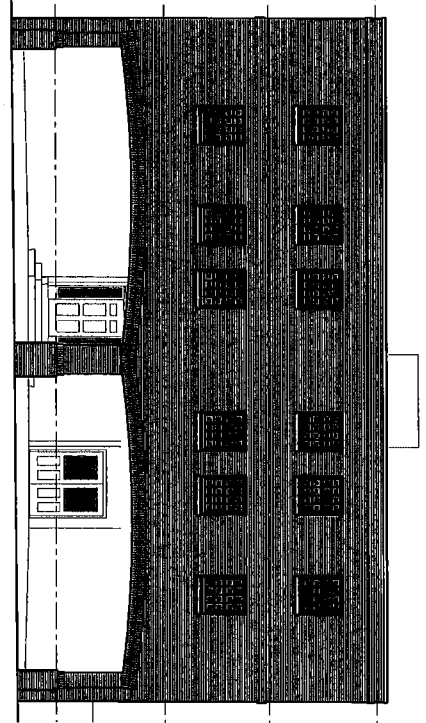


Grid  
North

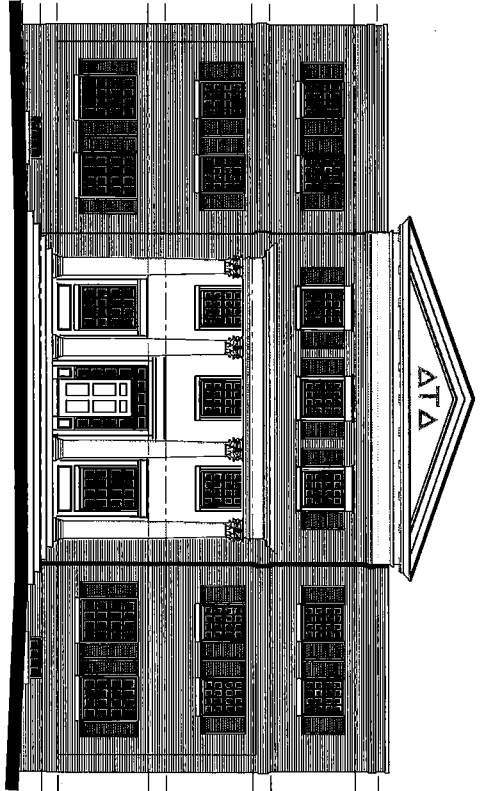
Real Estate / GIS Department



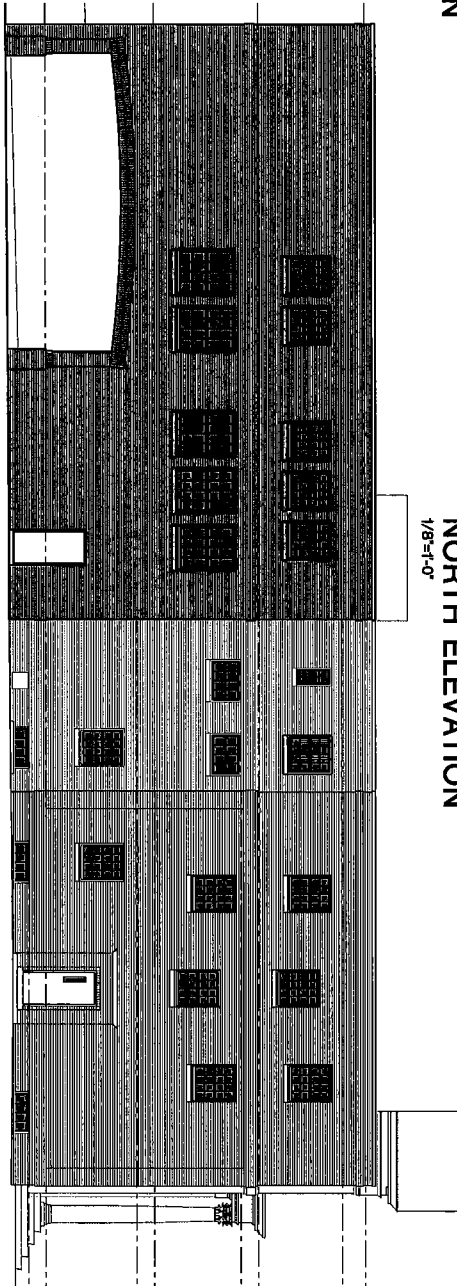
**SOUTH ELEVATION**  
 1/8"=1'-0"



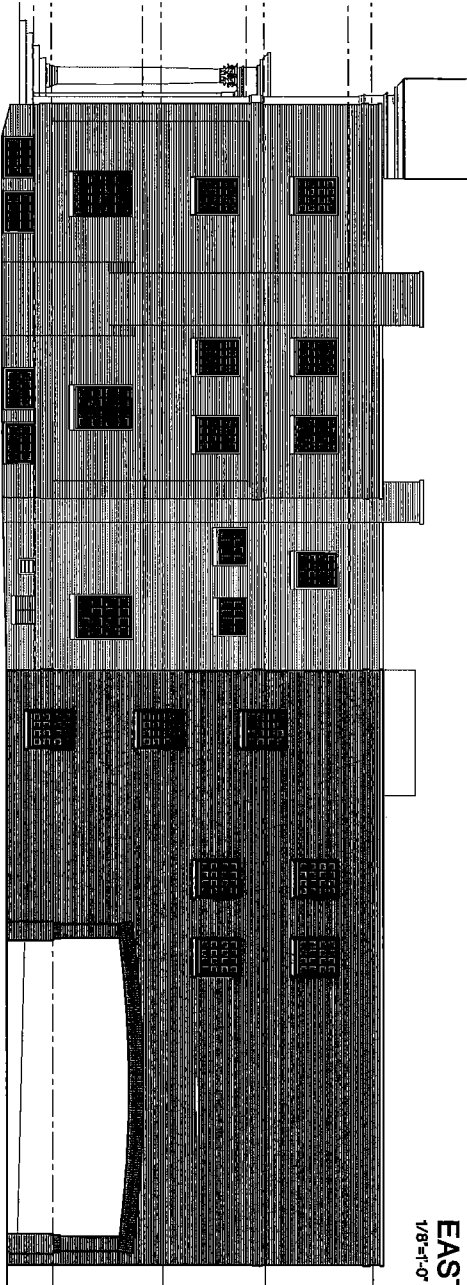
**NORTH ELEVATION**  
 1/8"=1'-0"



**EAST ELEVATION**  
 1/8"=1'-0"



**WEST ELEVATION**  
 1/8"=1'-0"



**A3**

Sheet Reference:

Project Status:

Planning  
 Programming  
 Schematic Design  
 Design Development  
 Construction Documents  
 Revisions

Date:

6 JUNE 2014

Project Reference: #14007

**DELTA TAU DELTA FRATERNITY  
 ADDITION AND IMPROVEMENTS**  
 67 E. 15TH AVE.  
 COLUMBUS, OH 43211

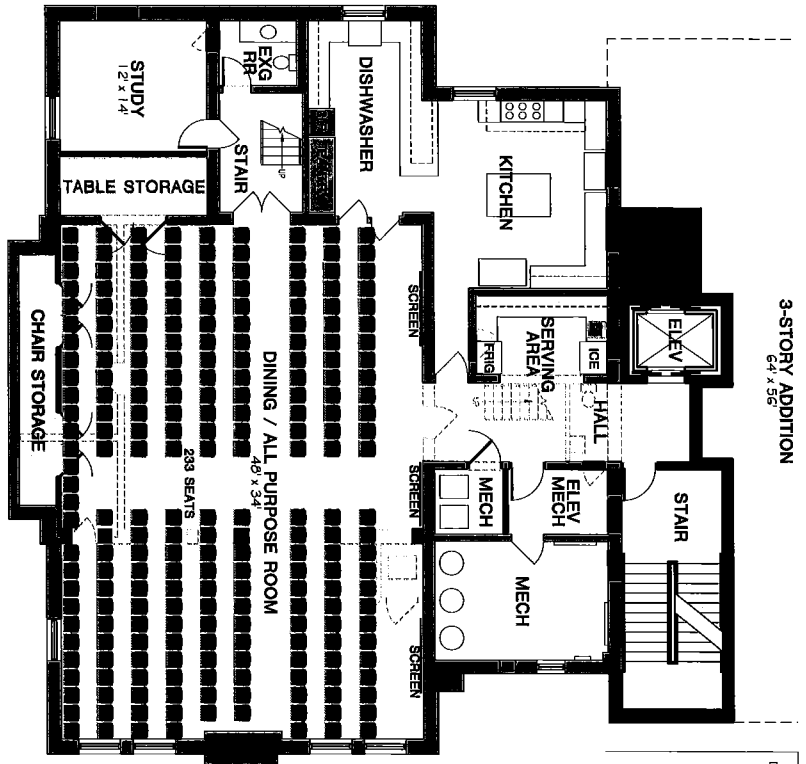
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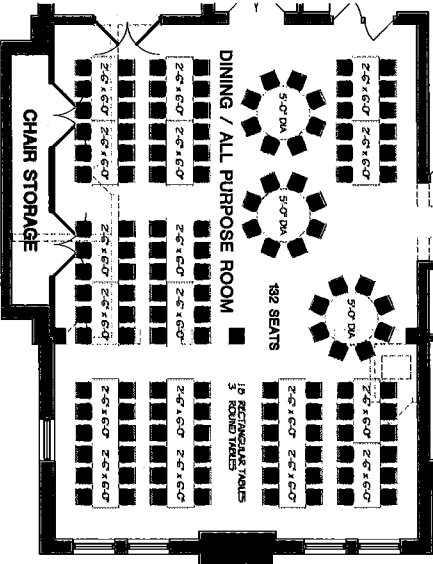




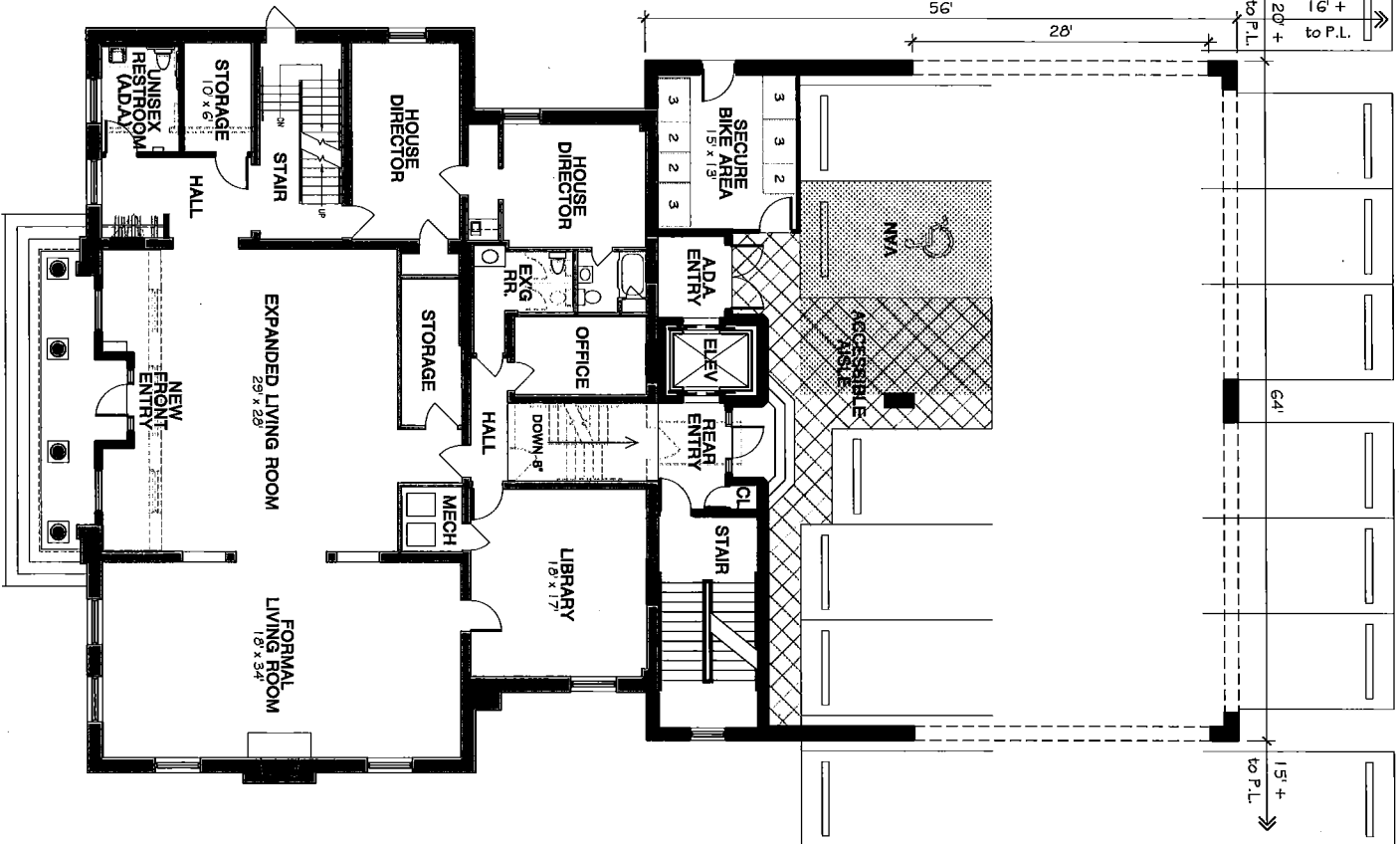
**BASEMENT FLOOR PLAN**  
 1/8"=1'-0"



**TABLE and CHAIR LAYOUT**  
 1/8"=1'-0"



**FIRST FLOOR PLAN**  
 1/8"=1'-0"



Project Status:

Planning  
 Programming  
 Schematic Design  
 Design Development  
 Construction Documents  
 Revisions

Date:

6 JUNE 2014

Project Reference: #14007

**DELTA TAU DELTA FRATERNITY  
 ADDITION AND IMPROVEMENTS**  
 67 E. 15TH AVE.  
 COLUMBUS, OH 43211

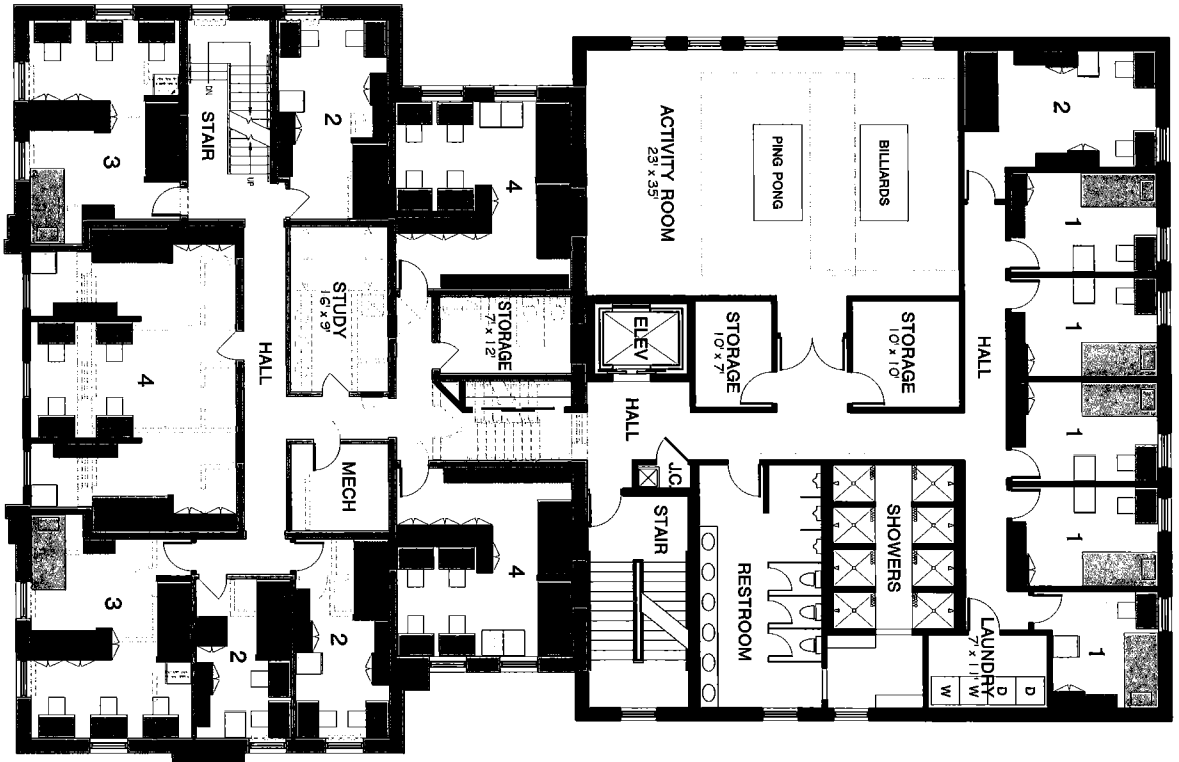
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 architect and shall remain confidential. no part  
 of these drawings shall be reproduced or  
 transmitted in any form or by any means  
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 or by any information storage and retrieval  
 system, without the prior written permission  
 of the architect. the architect assumes no  
 responsibility for the construction of the  
 building or for the safety of the building  
 after completion of the construction.



781 northwest boulevard  
 columbus, ohio 43212  
 phone 614 • 291 • 7810



**SECOND FLOOR PLAN**  
1/8"=1'-0"



**SLEEPING ROOM BREAKDOWN**

(10) SINGLE PERSON ROOMS	(110)
(8) 2-PERSON ROOMS	(116)
(4) 3-PERSON ROOMS	(112)
(6) 4-PERSON ROOMS	(24)
<b>(62 TOTAL)</b>	



**THIRD FLOOR PLAN**  
1/8"=1'-0"



	<b>BUNK BED</b> 8'4" x 3'6"
	<b>SINGLE BED</b> 8'4" x 3'6"
	<b>DESK</b> 2'5" x 4'1"
	<b>WARDROBE</b> 1'0" x 3'6"
	<b>DRESSER</b> 1'5" x 3'6"
	<b>REFRIGERATOR</b> 2'0" x 2'4"

Project Status:

Planning  
Programming  
Schematic Design  
Design Development  
Construction Documents  
Revisions

Date:

6 JUNE 2014

Project Reference: #14007

**DELTA TAU DELTA FRATERNITY  
ADDITION AND IMPROVEMENTS**  
67 E. 15TH AVE.  
COLUMBUS, OH 43211

Sheet Reference:

**A2**

Segna Associates  
781 northwest boulevard  
columbus, ohio 43212  
phone: 614 • 291 • 7810





FIFTEENTH AVENUE

Sheet Reference:

[illegible]

DELTA TAU DELTA FRATERNITY  
ADDITION AND IMPROVEMENTS  
67 E. 15TH AVE.  
COLUMBUS, OH 43211

[illegible]

781 northwest boulevard  
columbus, ohio 43212  
phone 614 • 291 • 7810

SP



## **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](http://www.columbus.gov)

### **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 # BZA 15-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nicholas C. Cavalaris

of (COMPLETE ADDRESS) Kegler, Brown, Hill + Riller, 65 E. State St., #1800, 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

The Beta Phi Chapter of Delta Tau Delta House Association, 67 E. 15th Avenue, Columbus, OH 43211

SIGNATURE OF AFFIANT

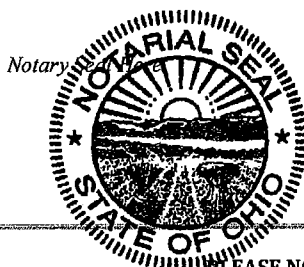
*Nicholas C. Cavalaris*

Subscribed to me in my presence and before me this 1 day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

*Jeri Gibson*

My Commission Expires:



**JERRI J. GIBSON**  
Notary Public, State of Ohio  
My Commission Expires  
March 7, 2016

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