CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Fri May 1 2015
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 67 E 15TH AVE COLUMBUS, OH
Mailing Address: 47 E 16TH AVE
COLUMBUS OH 43201

Owner: BETA PHI CHAP OF DELTA TAU
Parcel Number: 010029802

ZONING INFORMATION
Zoning: ORIG, Multi-family, AR4
    effective 2/27/1928, Height District H-35
Historic District: N/A
Board of Zoning Adjustment (BZA): N/A
Historic Site: No
Commercial Overlay: N/A
Council Variance: N/A
Graphic Commission: N/A
Flood Zone: OUT
Area Commission: University Area Commission
Airport Overlay Environ: N/A
Planning Overlay: University/Impact

PENDING ZONING ACTION
Zoning: N/A
Council Variance: N/A
Board of Zoning Adjustment (BZA): N/A
Graphic Commission: N/A
Board of Zoning Adjustment Application

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

Application Number: **BZA15-052**
Date Received: **15 APR. 2016**

Application Accepted by: **UAJ MAJB**
Fee: **$1908**

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:  
PROPERTY OWNER SIGNATURE:  
ATTORNEY / AGENT SIGNATURE:  

**PLEASE NOTE:** Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-1522 to schedule.
Please make checks payable to the Columbus City Treasurer

_tmt 12/14_
# Board of Zoning Adjustment Application

**BZA15-052**

67 EAST 15th AVE

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

---

## 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)

<table>
<thead>
<tr>
<th>SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS</th>
<th>4</th>
<th>Delta Tau Delta House Assn.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>67 E. 15th Avenue</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Columbus, OH 43211</td>
</tr>
</tbody>
</table>

| APPLICANT’S NAME AND PHONE # (same as listed on front application) | Delta Tau Delta House Assn., 614-562-7355 |

<table>
<thead>
<tr>
<th>AREA COMMISSION OR CIVIC GROUP</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA COMMISSION ZONING CHAIR</td>
<td>University Area Commission</td>
</tr>
<tr>
<td>OR CONTACT PERSON AND ADDRESS</td>
<td>Susan Keeny, Zoning Chair</td>
</tr>
<tr>
<td></td>
<td>358 King Ave., Columbus, OH 43201</td>
</tr>
<tr>
<td></td>
<td>937-479-0201</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>PROPERTY OWNER NAME</th>
<th>PROPERTY ADDRESS</th>
<th>PROPERTY OWNER MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>SIGNATURE OF AFFIANT</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>William Culr</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>SIGNATURE OF NOTARY PUBLIC</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Diane D. Lazor</td>
</tr>
</tbody>
</table>

My Commission Expires

---

**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

Int 12/14
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: [Signature]

Date: 4/14/15

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.
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.
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.
DELTA TAU DELTA FRATERNITY
ADDITION AND IMPROVEMENTS
67 E. 15TH AVE.
COLUMBUS, OH 43211
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 & Ritter, 50 E. State St., #1600, 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

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Ohio
March 7, 2016

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

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

Revised 05/9/12