

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA 15-057 Date Received: 4/27/15
 Application Accepted by: D. Reiss Fee: \$320⁰⁰
 Commission/Civic: University
 Existing Zoning: R-4
 Comments: 7/28/15

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: 1360-62 Indianola Ave City: Columbus Zip: 43201

Parcel Number (only one required): 010011445

APPLICANT (If different from Owner):

Applicant Name: Same as Owners Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Max Elmi Phone Number: (614) 619-3564 Ext.: _____

Address: 995 Pennsylvania Ave City/State: Columbus OH Zip: 43201

Email Address: maxelmi@hotmail.com Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Max Elmi

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 checks payable to the Columbus City Treasurer

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Max Elmi
of (1) MAILING ADDRESS 995 Pennsylvania Ave Columbus OH 43201

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 1360 - 62 Indianola Ave Columbus OH 43201

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) Max Elmi
Min-Hstu Yang
995 Pennsylvania Ave
Colum OH 43201

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

Max Elmi
(614) 619-3564

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

(5) U.A.C.

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 Max Elmi

Sworn to before me and signed in my presence this 27th day of April, in the year 2015

David J. Reiss
(8) SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS Notary Seal Here
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2020

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Please make checks payable to the Columbus City Treasurer

APPLICANT & OWNER

BZA15-057
1360-62 Sardianola Ave.

AREA COMMISSION

Max Elmi
995 Pennsylvania Ave
Columbus OH 43201

University Area Commission
50 west Gay St
Columbus OH 43215

University Area Commission
2111 Iuka Ave
Columbus OH 43202

Max Elmi
995 Pennsylvania Ave
Columbus OH 43201

Network Restoration LLC
88 east Broad St
Columbus OH 43215

Marigould Hill
41 south High St
Columbus Oh 43215

Chin Yuan Lin
4120 Oxford Dr
columbus OH 43220

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Alfonzo A Woodford
3483 Binbrook Rd
Columbus OH 43227

Marigould Hill
41 south High St
Columbus Oh 43215

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Max Elmi
995 Pennsylvania Ave
Columbus OH 43201

University Area Commission
248 east 11th Ave
Columbus OH 43201

University Area Commission
358 King Ave
Columbus OH 43201

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Marigould Hill
41 south High St
Columbus Oh 43215

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

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Thomas P Heilman
222 east 11th Ave
Columbus OH 43201

Marigould Hill
41 south High St
Columbus Oh 43215

Fifth Buckeye III INC
Mark R Longstreth
258 west 12th St Apt 4
New York NY 10014

Marigould Hill
41 south High St
Columbus Oh 43215

Keith Walker
PO Box 2962
Westerville OH 43086

Marigould Hill
41 south High St
Columbus Oh 43215

117 east 7th Ave LLC
70 Park Ave W
Mansfield OH 44902

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70 Park Ave W
Mansfield OH 44902

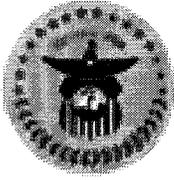
BZA15-057
1360-62
Indianola Ave.

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BZA15-057
1360-1362 Indianola Ave.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Apr 29 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1360 INDIANOLA AVE COLUMBUS, OH

Mailing Address: 995 PENNSYLVANIA AVE
COLUMBUS OH 43201

Owner: ELMI MAX YANG MIN-HSIU

Parcel Number: 010011445

ZONING INFORMATION

Zoning: Z79-106, Residential, R4
effective 3/5/1980, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

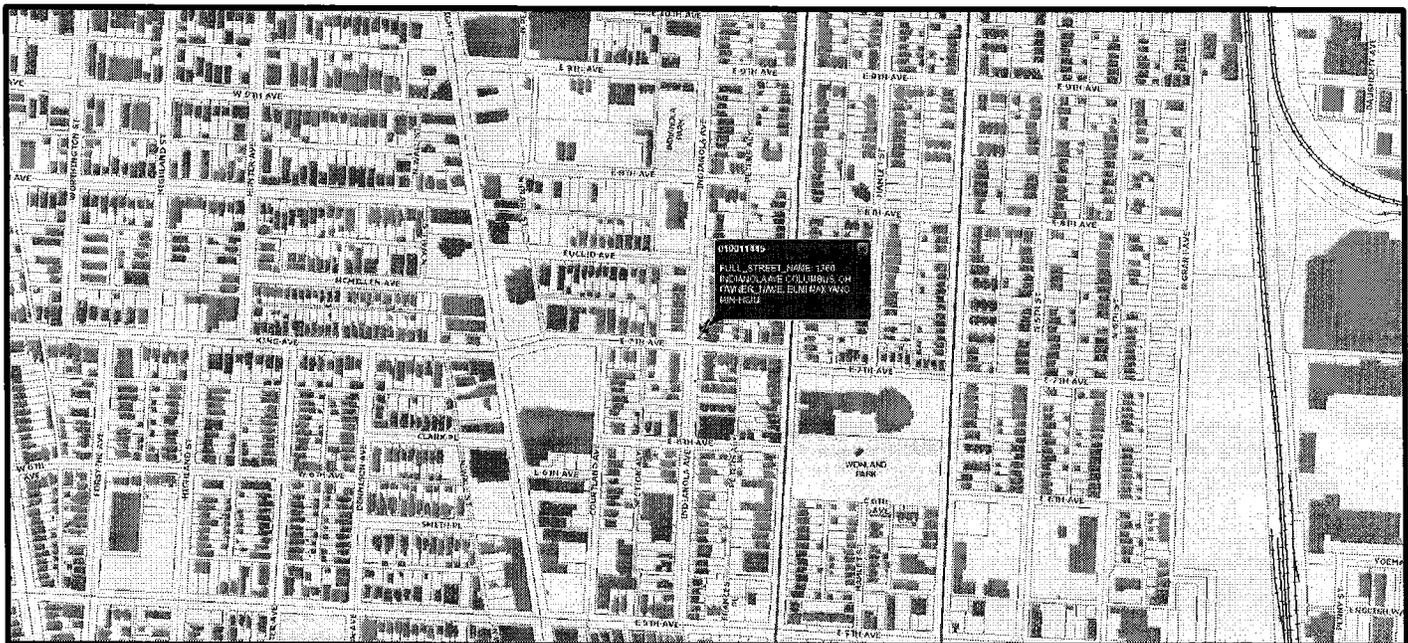
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Dear Madam/Sir

The 1360-62 Indianola Ave had been converted into four units many years ago (over 40 years to my best estimate) and it has been in use as four-units residential. The previous owners never obtained proper permits or permission for such a conversion, therefore I assume responsibility as the new property owner.

I am proposing to change the use of this building from 2 family residential to a 4 family residential. The building is vacant and under major renovation at this time. I am **not adding** or altering any part of the existing building. I have obtained three permits and I am in the process of upgrading this building to 4 family residential codes. A 4 unit property requires having 6 off street parking spaces; this building has only 2 (the detached garage). To increase the number of parking spaces, I am planning to convert a portion of the back yard to new parking spaces. I would prefer to use crushed limestone for these new parking spaces for the following reason;

It is far more environmental friendly, it is more in harmony with the building and the surrounding properties and with a proper sloping and compacting it's much easier to maintain and repair.

Also during the renovation, I had to replace all of the old windows. Some of the new windows are different size from the old windows. All the new windows meet the fire and safety requirement.

BZA15-057
1360-1362 Indianola Ave.

EXISTING

Total Lot Area	4950 sq. ft.	100%
Home Area (Including Decks & Stairs)	1579 sq. ft.	32%
Garage (Including Driveway)	640 sq. ft.	13%
The Rest (Green Space)	2731 sq. ft.	55%
Calculated Floor Area (First and Second Floor, Basement and Attic)	4274 sq. ft.	(87%)

Backyard

Total Backyard Area	2343 sq. ft.	100%
Garage (Including Driveway)	640 sq. ft.	26%
The Rest (Green Area)	1703 sq. ft.	74%

PLAN A

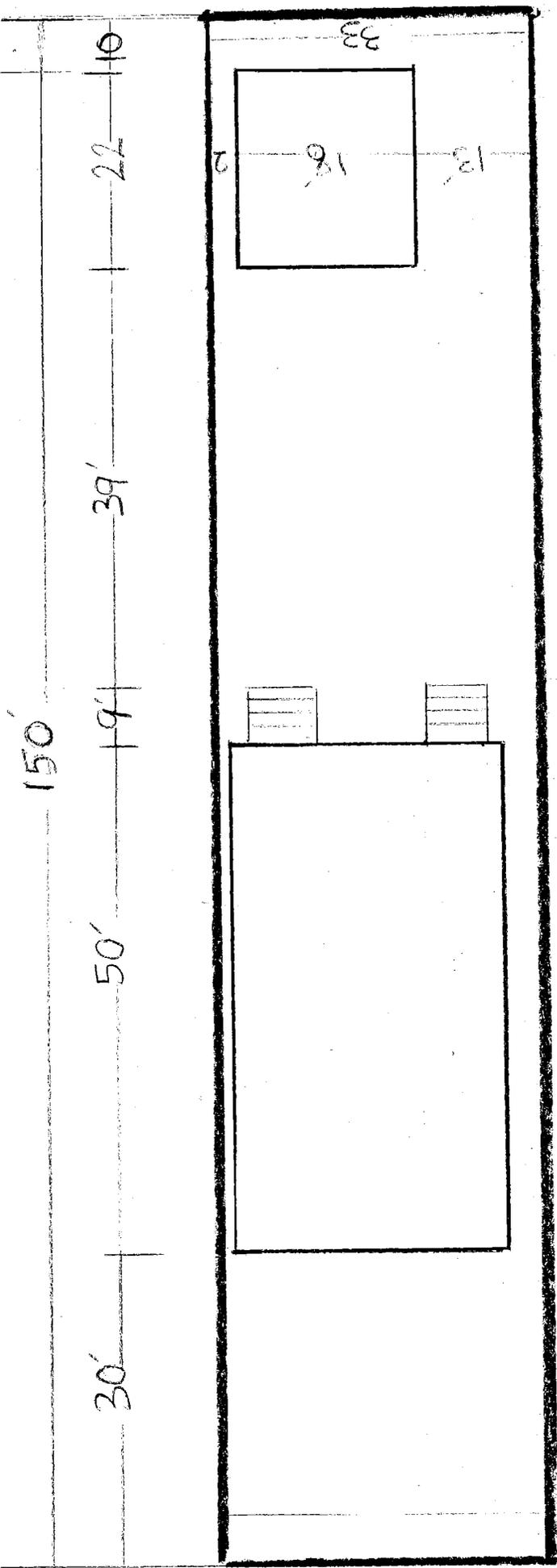
Adding 4 new parking spaces, using crushed limestone.

Total Lot Area	4950 sq. ft.	100%
Home Area	1579 sq. ft.	32%
Garage (Including Driveway)	640 sq. ft.	13%
4 New Parking Spaces & Driveway	1554 sq. ft.	31%
The Rest (Green Area)	1172 sq. ft.	24%
Calculated Floor Area (First and Second Floor, Basement and Attic)	4274 sq. ft.	(87%)

Backyard

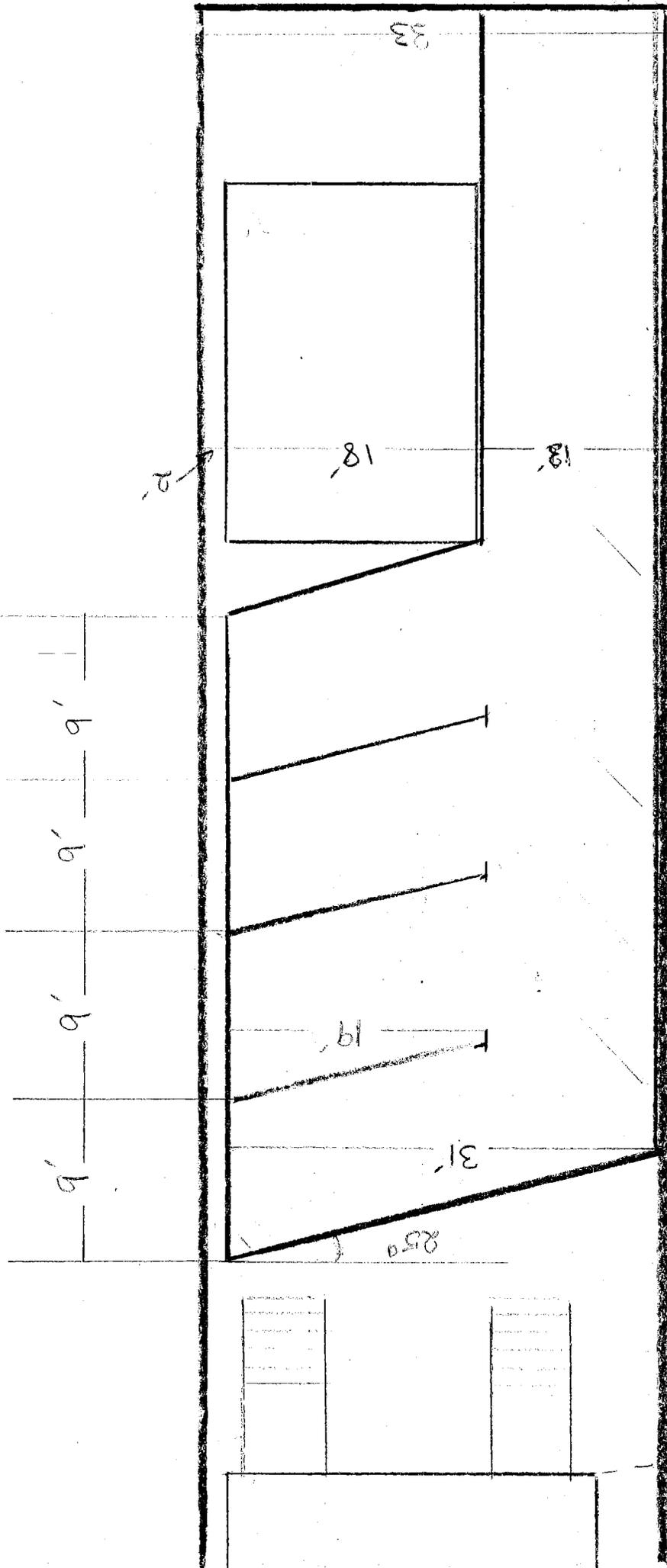
Total Backyard Area	2343 sq. ft.	100%
Garage (Including Driveway)	640 sq. ft.	26%
4 New Parking Spaces & Driveway	1554 sq. ft.	65%
The Rest (Green Area)	149 sq. ft.	7%

BZA 15-057
1360-1362 Indiana Ave.



BZA15-057
 1360-1362 Indianola Ave.

existing



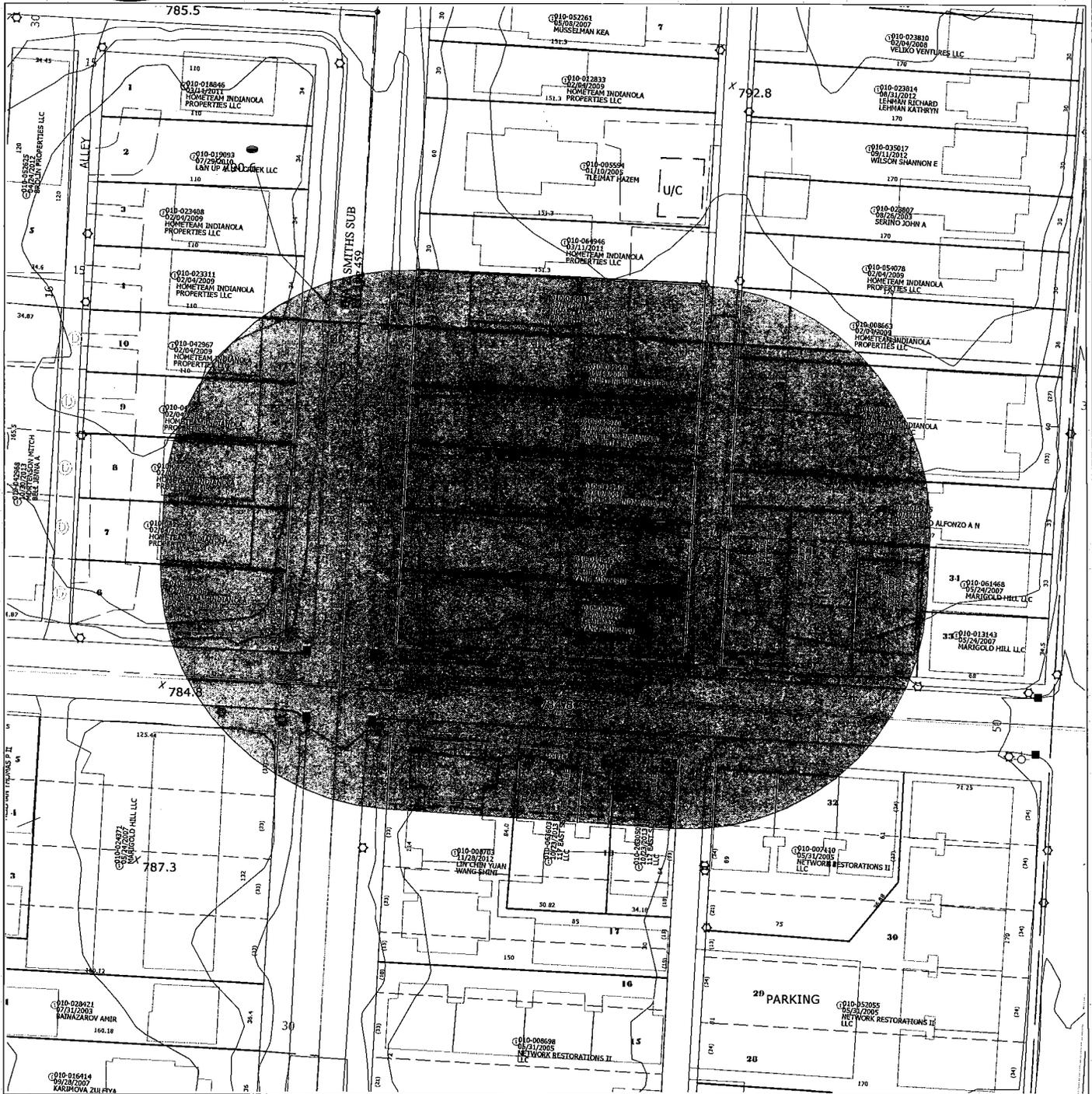
BZA15-057
 1360-1362 Indianola Ave.

proposed



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C DATE: 2/17/15



Disclaimer

Scale = 77'



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.

Real Estate / GIS Department

BZA15-057 13042 INDIANOLA AVE.



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: 010011445

Zoning Number: 1360

Street Name: INDIANOLA AVE

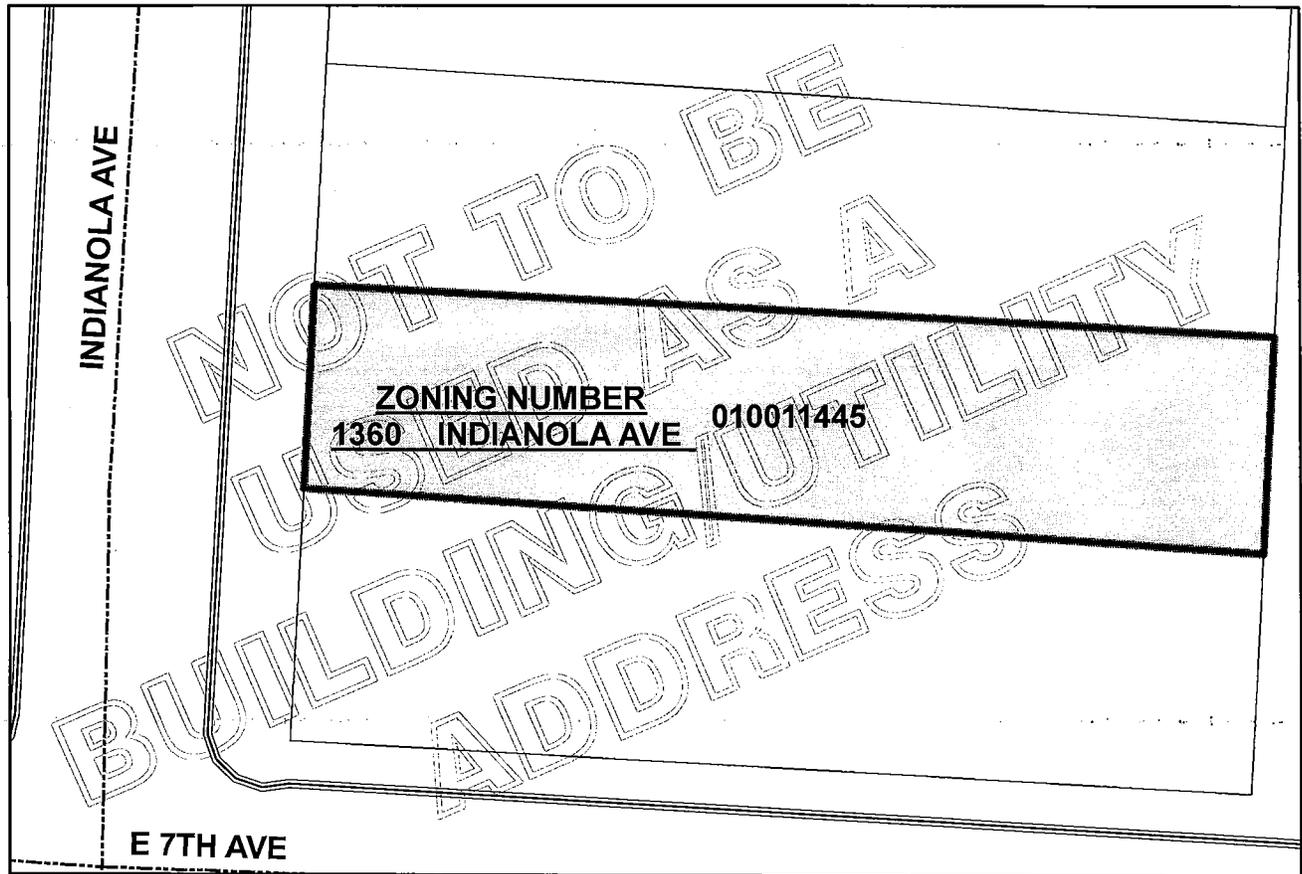
Lot Number :PT 21 & 22

Subdivision: J E RUDISILLS 7TH AVE TERR ADD

Requested By: MAX ELMI (OWNER)

Issued By: *Lyana Ahmarian*

Date: 2/18/2015



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 28579

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AND ZONING SERVICES

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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 #

BZA15-057
1360-1362 Indianola Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Max Elmi
of (COMPLETE ADDRESS) _____

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

Max Elmi

2700 York Rd

Upper Arlington OH 43221

(614) 619-3564.

SIGNATURE OF AFFIANT

Max Elmi

Sworn to before me and signed in my presence this 27th day of April, in the year 2015

David J. Reiss
SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2020
My Commission Expires

Notary Seal Here

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