



**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)

OFFICER USE ONLY

Application Number: BZA 15-071  
 Date Received: 05/26/2015  
 Commission/Civic: Harrison West  
 Existing Zoning: \_\_\_\_\_ Application Accepted by: W. Reiss Fee: \$ 320<sup>02</sup>  
 Comments: 8/25/15

**TYPE(S) OF ACTION REQUESTED**  
 (Check all that apply)

Variance     Special Permit

Indicate what the proposal is and list applicable code sections.

33.32.18, Basis of computing area. To increase the lot coverage from 40.4% (1,211 sq. ft.) to 56.5% (1,695 sq. ft.). (7A)

**LOCATION**

1. Certified Address Number and Street Name 995 Michigan Ave  
 City Columbus State OH Zip 43201  
 Parcel Number (only one required) 010037216

**APPLICANT: (IF DIFFERENT FROM OWNER)**

Name \_\_\_\_\_  
 Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

**PROPERTY OWNER(S):**

Name Titus A Kitchen  
 Address 995 Michigan Ave City/State Columbus Zip OH 43201  
 Phone # 614-632-0013 Fax # \_\_\_\_\_ Email allentak@yahoo.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 [Signature]  
 PROPERTY OWNER SIGNATURE [Signature]  
 ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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**BZA15-071**  
**995 Michigan Ave.**

**AFFIDAVIT**

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Titus A Kitchen  
 of (1) MAILING ADDRESS 995 Michigan Ave Columbus OH 43201  
 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  
 AND MAILING ADDRESS

(4) Titus A Kitchen  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Same as Above  
 \_\_\_\_\_

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

(5) Harrison West Society  
Tim Price  
PO Box 163442 Columbus, OH, 43216

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

SIGNATURE OF AFFIANT

(8) Titus A Kitchen  
 Subscribed to me in my presence and before me this 26 day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) David J. Reiss  
 \_\_\_\_\_

My Commission Expires:

**DAVID J. REISS**  
 NOTARY PUBLIC • STATE OF OHIO  
 MY COMMISSION EXPIRES MAY 30, 2020

Notary Seal Here

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Titus Kitchen  
995 Michigan Ave  
Columbus, OH 43201

Isom Nivins  
248 E Eleventh Ave  
Columbus, OH 43201

Joseph A Smith  
996 Michigan Ave  
Columbus, OH 43201-3331

Karl D Ruttan and Mary C Barkalow  
1105 Michigan Ave  
Columbus, OH 43201

Andrea M Schuster  
1012 Oregon Ave  
Columbus, OH 43201

St Paul Baptist Church  
496 W. First Ave  
Columbus, OH 43201

Joseph A Miller  
1002 Michigan Ave  
Columbus, OH 43201

Samuel C Peterson and Tania L Sherry  
460 W First Ave  
Columbus, OH 43201

Alan F Garcia  
911 Michigan Ave  
Columbus, OH 43201

Brian G Portez and Karla K Eldridge  
1004-06 Oregon Ave  
Columbus, OH 43201

Michael T Brehm  
464 W. First Ave  
Columbus, OH 43201

Nathan Evanoski & Thomas W McBride  
1003 Michigan Ave  
Columbus, OH 43201

Andrew D Gottesman  
1018 Oregon Ave  
Columbus, OH 43201

Gilbert M and Stephanie J Borlaza  
563 Morning Street  
Worthington, OH 43085

Alex Duprey  
492 W. First Ave  
Columbus, OH 43201

Tai T Kirk  
1006 Michigan Ave  
Columbus, OH 43201

Eric D and Elizabeth L Corll  
994 Michigan Ave  
Columbus, OH 43201

Hillary and Holly Lorton  
977 Michigan Ave  
Columbus, OH 43201

Michael R Willmann  
987 Michigan Ave  
Columbus, OH 43201

Kathrine E Boettcher  
983 Michigan Ave  
Columbus, OH 43201

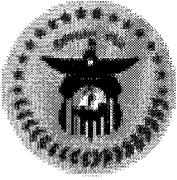
Barbara Marcum  
999 Michigan Ave  
Columbus, OH 43201

Scott Quigley  
1009 Michigan Ave  
Columbus, OH 43201

James F and Linda F Caultley  
990 Michigan Ave  
Columbus, OH 43201

Nicole K and Jeffrey P Davis  
1000 Oregon Ave  
Columbus, OH 43201

**BZA15-071**  
**995 Michigan Ave.**



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

**BZA15-071**  
995 Michigan Ave.

**One Stop Shop Zoning Report** Date: Tue Jun 9 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 995 MICHIGAN AVE COLUMBUS, OH  
**Mailing Address:** 6053 FASHION SQ DR STE200  
MURRAY, UT 84107

**Owner:** KITCHEN TITUS A  
**Parcel Number:** 010037216

### ZONING INFORMATION

**Zoning:** Z01-016, Residential, R2F  
effective 5/23/2001, 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:** N/A

**Airport Overlay Environs:** N/A

**Planning Overlay:** N/A

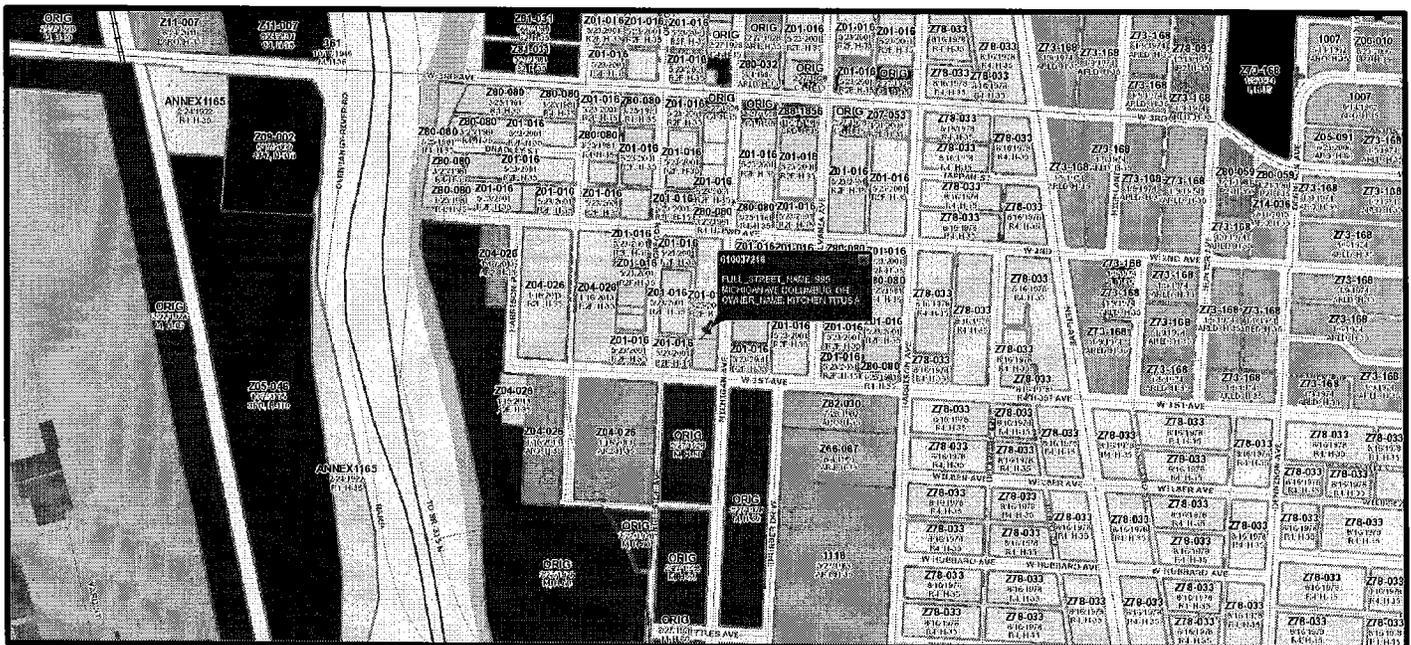
### PENDING ZONING ACTION

**Zoning:** N/A

**Council Variance:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Graphic Commission:** N/A





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### STATEMENT OF HARDSHIP

**BZA15-071**  
**995 Michigan 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:

As a turn of the century house, <sup>my</sup> property is located on a painfully small substandard lot of 30' wide x 100' deep creating a severe difficulty in getting the envelope of the house and a reasonable 2-car garage to fit within the lot coverage dictates of the current modern day code. Other houses on this block have 2-car garages as a standard. Anything less than a 2-car garage on this lot would be harmful to neighborhood comparables and subsequently values. Thus, I respectfully request a variance to the lot coverage restriction so that I may enjoy the benefits of a 2-car garage, the same as my neighbors ~~also~~.

Signature of Applicant

*T.A. H. Kim*

Date

*5/26/2015*

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# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:  
**Columbus Title Agency, Inc. and/or State Savings Bank**

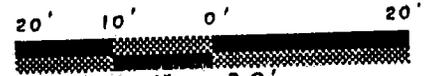
Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being Lot 677 Collins, Atkinson and Guitner's 3rd Addition, Plat Book 2, Page 222

Applicant: Kitchen

Posted Address: 995 Michigan Avenue, Columbus, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0235G

Apparent Encroachments: 1) None



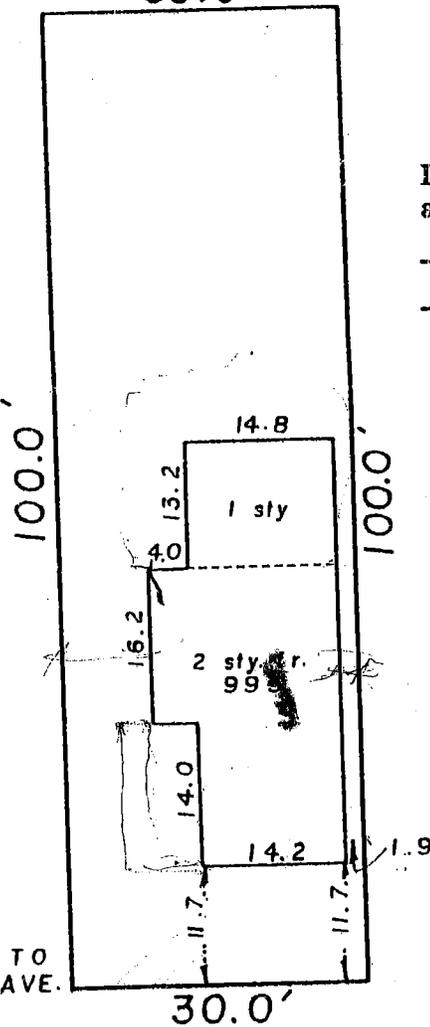
Scale: 1" = 20'

Date: 2 - 1 - '96



20' ALLEY

30.0'



152.12' TO FIRST AVE.

I/We acknowledge receipt of survey and the same is acceptable to me/us.

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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 provide information unless specifically requested.

APPLICATION # **BZA15-071**  
**995 Michigan Ave.**

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Titus A Kitchen  
 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
<u>Titus A Kitchen</u>	<u>995 Michigan Ave</u> <u>Columbus OH 43201</u>

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 26<sup>th</sup> day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC David J. Reiss

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

*Notary Seal Here*

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