

Date

Application #

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave, Columbus, Ohio 43224



Comments: \_\_\_\_\_ Application Number: BZA 15-078 Commission/Group: University  
Date Received: 7/2/15 Planning Area: \_\_\_\_\_  
Date of Hearing: 9/22/15 Acreage: \_\_\_\_\_  
Zoning Fee: \$320 Address Fee: \_\_\_\_\_  
Existing Zoning: R-4 Accepted by: LO. Reiss

## BOARD OF ZONING ADJUSTMENT APPLICATION

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☐ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.  
Describe: \_\_\_\_\_

### LOCATION

1. Certified Address Number and Street Name 1386 N 6TH  
City COLUMBUS State OH Zip 43201

Parcel Number (only one required.)

010-021897

### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Juliet Bullock Architects  
3. Address 1182 Wyandotte Road City Columbus Zip 43212  
4. Phone# 614-935-0944 Fax # \_\_\_\_\_  
5. Email Address Bullock.juliet@gmail.com

### PROPERTY OWNER(S)

6. Name Joe Armeni New Victorians  
7. Address 453 W 3rd Ave City Columbus Zip 43201  
8. Phone# 614-291-7555 Fax # \_\_\_\_\_  
9. Email Address joe@remaxcitycenter.com

☐ Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CIRCLE ONE)

10. Name Juliet Bullock Architects  
11. Address 1182 Wyandotte Rd City Columbus Zip 43212  
12. Phone# 614-935-0944 Fax # \_\_\_\_\_  
13. Email Address Bullock.juliet@gmail.com

### SIGNATURES

14. Applicant Signature Juliet Bullock  
15. Property Owner Signature Joe Armeni  
16. Attorney/Agent Signature Juliet Bullock

Date

Application #

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave, Columbus, Ohio 43224



## AFFIDAVIT

BZA15-078

1386 N. 6th St.

(See next page for instructions.)

STATE OF OHIO  
COUNTY OF FRANKLINBeing first duly cautioned and sworn (1) NAME John F. Gifford of(1) MAILING ADDRESS 265 Piedmont Rd

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) ADDRESS OF PROPERTY 1386 N 6th St Columbus, OH 43201

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS(4) New Victorians INC455 W 3rd Ave  
Columbus, OH 43201APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)John F Gifford 614-204-2230AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS(5) Susan Keeny  
358 King Ave  
Columbus, OH 43201

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
Robert H Gabbay III	1392 N. Sixth St	1392 N Sixth St Columbus, OH 43201
Robert H Gabbay III	1388 N. Sixth St	1392 N Sixth St Columbus, OH 43201
338 East Eighth AVE LLC	338 E. Eighth Ave	4272 Vista Walk LN Powell, OH 43065
Park Property Investments	1395-1397 N. Sixth St	4272 Vista Walk LN Powell, OH 43065

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

SIGNATURE OF AFFIANT(8)

Subscribed to me in my presence and before me this 30th day of June, in the year 2015

SIGNATURE OF NOTARY PUBLIC(8)

My Commission Expires: 12/28/2016

Notary Seal Here



1386 N SIXTH ST  
COLUMBUS OH 43201

WEINLAND PARK DEVELOPMENT  
LLC  
575W FIRST AVE STE 100  
COLUMBUS OH 43215

NEW VICTORIANS  
455 W THIRD AVE  
COLUMBUS OH 43201

ALYSSA SHAW  
379 E EIGHTH AVE  
COLUMBUS OH 43201

SUSAN KEENY  
358 KING AVE  
COLUMBUS OH 43201

1376 NORTH SIXTH STREET LLC  
4272 VISTA WALK LN  
POWELL OH 43065

ROBERT H GEBBY III  
1392 N SIXTH ST  
COLUMBUS OH 43201

ROBERT MCDONALD  
1370 N SIXTH ST  
COLUMBUS OH 43201

ROBERT H GEBBY III  
1392 N SIXTH ST  
COLUMBUS OH 43201

VELIKO VENTURES LLC  
1077 MT PLEASANT AVE  
COLUMBUS OH 43201

338 E EIGHTH AVE LLC  
4272 VISTA WALK LN  
POWELL OH 43065

WEINLAND PARK DEVELOPMENT  
LLC  
575W FIRST AVE STE 100  
COLUMBUS OH 43215

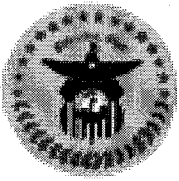
PARK PROPERTY INVESTMENTS  
4272 VISTA WALK LN  
POWELL OH 43065

TANA RAPP  
1830 E BROADWAY BLVD STE 124  
TUCSON AZ 85719

WEINLAND PARK DEVELOPMENT  
LLC  
575W FIRST AVE STE 100  
COLUMBUS OH 43215

DELLABAY LLC  
4235 OXFORD DR  
COLUMBUS OH 43220

**BZA15-078**  
**1386 N. 6th St.**



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-078

1386 N. 6th St.

### One Stop Shop Zoning Report Date: Thu Jul 9 2015

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 1386 N 6TH ST COLUMBUS, OH

Mailing Address: 455 W 3RD AVE

COLUMBUS, OH 43201

Owner: NEW VICTORIANS INC

Parcel Number: 010021897

#### ZONING INFORMATION

Zoning: Z79-070, Residential, R4

effective 10/31/1979, 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

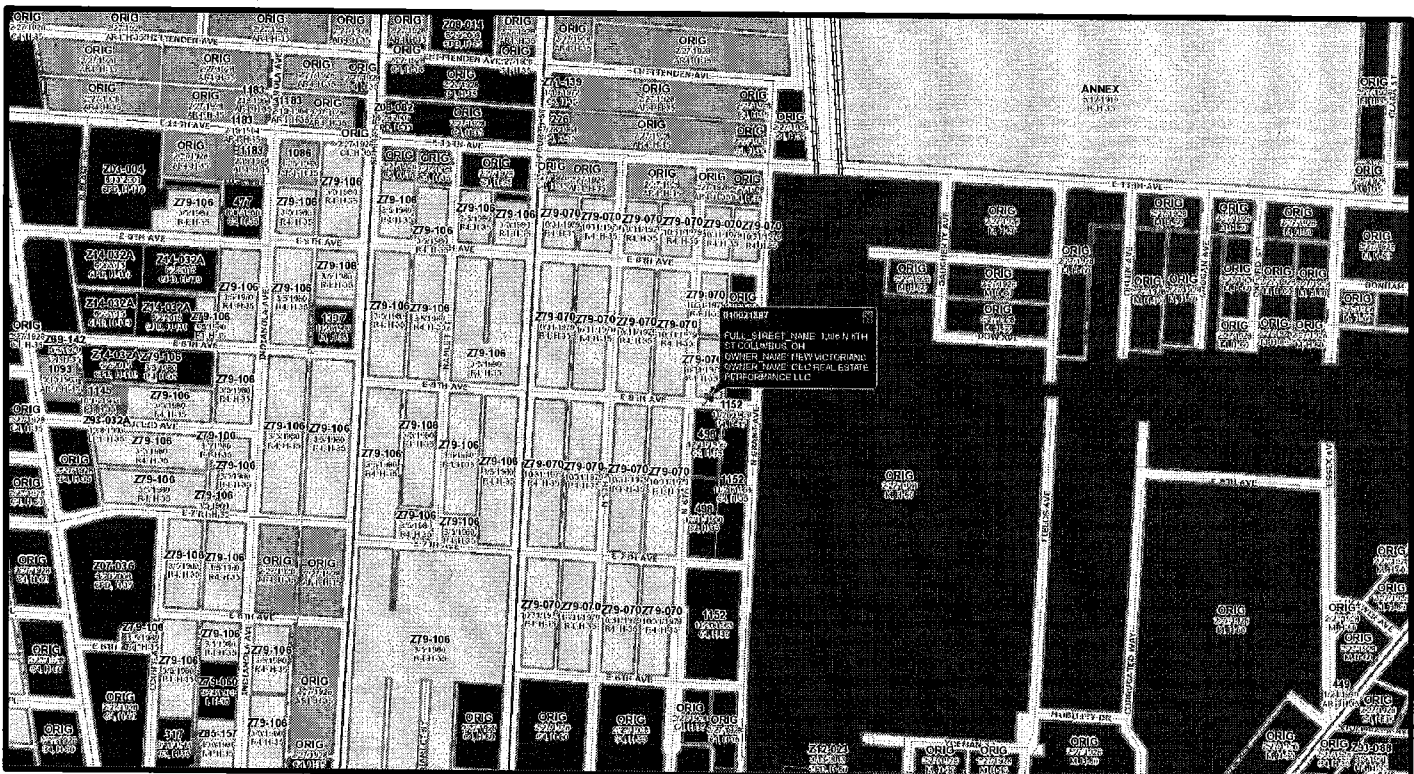
#### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



## STATEMENT OF HARDSHIP

The auditor notes this was a lot of record in the early 1900's and a building was built on site before the early 1920's. We are proposing a narrow single family "row house" type residence, similar to what might have been proposed when the lot was established. This lot is 15.3' wide, so to do any type of functional building would require a variance. This is the least intensive use, and this will be an owner occupied building which will be an asset to the community.

Without a lot coverage variance we would only be allowed to construct a 401 sf footprint for our home, our request is fairly minimal, 557sf which we think is the minimum footprint for a single family home.

Similarly a .4 floor area ratio only allows for a FAR of 642.6sf, which would be the total for basement/first and second floor, clearly not viable square footage for a single family freestanding home from either a size or economic standpoint.

The side yard setback along the north allows us for reasonable width home, and although the home doesn't require a setback along the street, the garage requires a side yard setback. We are requesting that the garage be allowed the same setback along the street as the residence.

The vision clearance is required because of the narrow nature of the lot.

Our hardships are dictated by the established width of the lot, we are proposing a modest two bedroom home less than 1200 sf and feel these variances are a reasonable request given the existing conditions.

**LIST OF REQUESTED VARIANCES**

3372.542 Maximum Lot Coverage – To allow the building to cover 557 SF of the lot or 34.67% in lieu of the 25% or 401.625 sf allowed by code.

3372.544 Maximum Floor Area - To allow for a floor area ratio of 400 sf Basement + 468 sf first floor +488 sf second floor = 1368 sf or .85 FAR in lieu of the .4 or 642.6 allowed by code.

3332.22(C) Garage Setback along 8<sup>th</sup> – To allow for a 6" setback along 8<sup>th</sup> for garage

3332.25(b) Maximum Sideyard Sum – To allow for 15 5/8" sideyard sum in lieu of the 3.06' required by code (20%) of lot width.

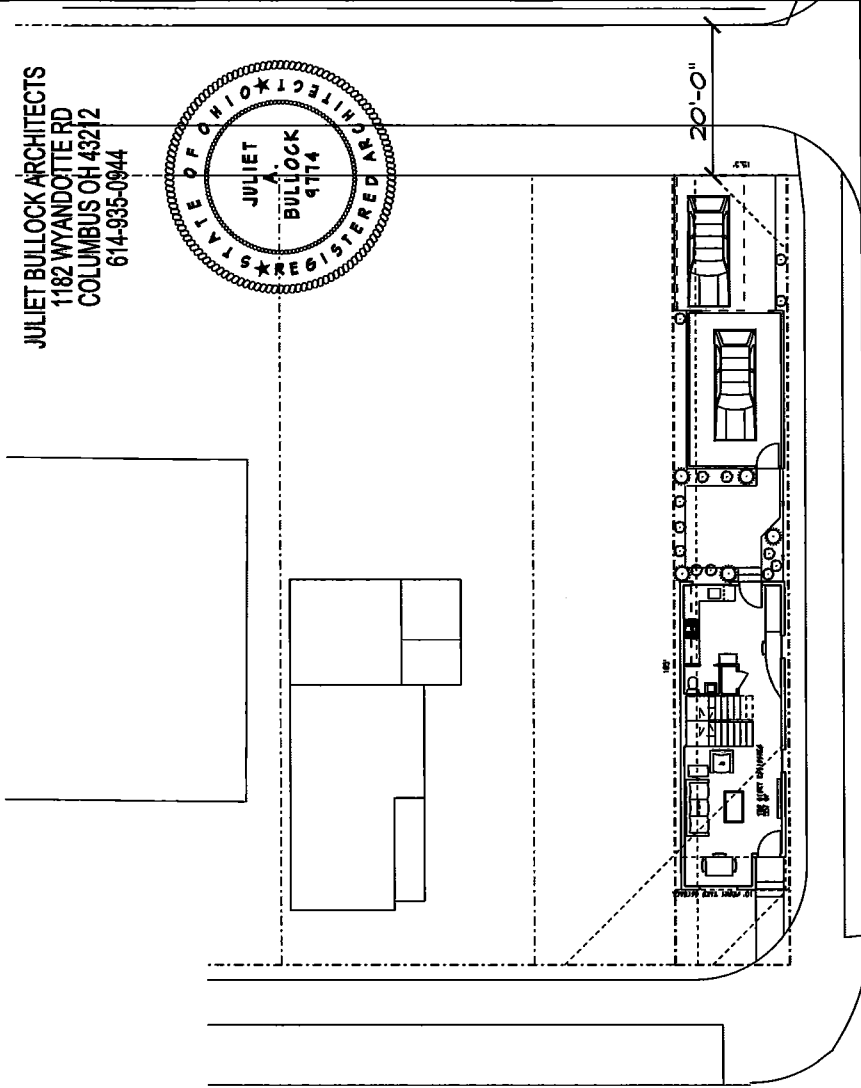
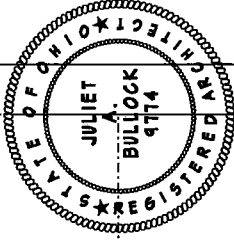
3332.26 (c)(1) Minimum Sideyard – to allow for a 9 5/8" sideyard along north property line in lieu of 3' required by code.

3332.05 (c) Vision Clearance – To allow for a 10' vision clearance triangle in lieu of the 30' required by code.

The Lot was established pre 1959 – the auditor shows it as a lot of record between 1900 – 1920 when a home was constructed.

R-4 ZONING. LOT AREA 1606.5 SF

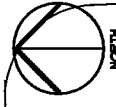
JULIET BULLOCK ARCHITECTS  
1182 WYANDOTT RD  
COLUMBUS OH 43212  
614-935-0944



AVE  
6TH STREET 50'

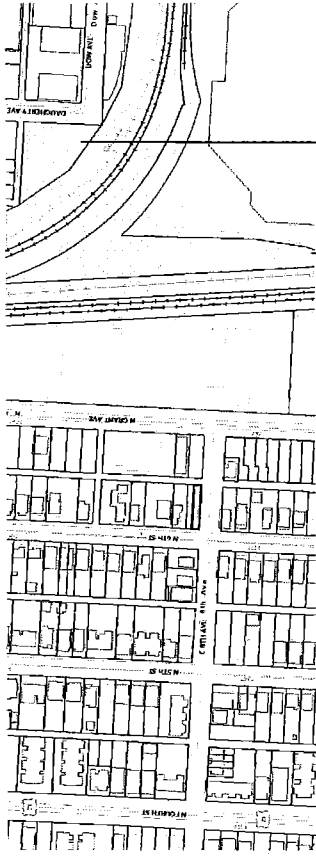
PROPOSED  
SITE PLAN

SCALE: 1/16" = 1'-0"



6/29/15

A NEW RESIDENCE  
1386 NORTH SIXTH STREET  
COLUMBUS OHIO



one way  
N 6TH STREET 50'

**BZA15-078**  
1386 N. 6th St.

20'

THE MAJORITY OF THE FRONT PRINCIPLE  
CORNER/EAVE SHALL BE AT A HEIGHT WITHIN  
0% OF THE AVERAGE CORNICE/EAVE HEIGHT.

30' VISION CLEARING

XISTING 510EVALK

N 6TH STREET 50'

6/29/15

A NEW RESIDENCE  
1386 NORTH SIXTH STREET  
COLUMBUS OHIO

# PROPOSED SITE PLAN

**SCALE: 1/8" = 1'-0"**

8TH ~~STREET~~ AVE. 50'

**BZA15-078**  
**1386 N. 6th St.**





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/29/15



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.

Real Estate / GIS Department



Signature of Applicant Mut Boulton Date 7/2/15

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this appl-  
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION

**BZA15-078**

**1386 N. 6th St.**

Being first duly cautioned and sworn (NAME) THE NEW VICTORIANS INC  
of (COMPLETE ADDRESS) 455 W 3RD 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 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>THE NEW VICTORIANS INC</u>	<u>455 W 3RD AVE</u>
<u>JOSEPH ARMEANI PRESIDENT</u>	<u>COLUMBUS, OH 43201</u>

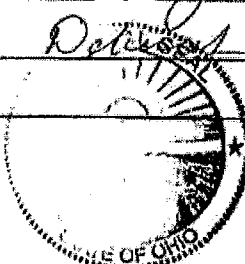
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29 day of June, In the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



**DEBORAH L BELLISARI**  
Notary Public

In and for the State of Ohio  
My Commission Expires  
October 20, 2016