



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

OFFICE USE ONLY

Application Number: BZA15-083
Date Received: 10 JULY 2015
Commission/Group: GERMAN VIL.
Existing Zoning: R-2F Application Accepted by: AF Fee: \$320
Comments: 9/22/15

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.

See Exhibit 'A'

LOCATION

1. Certified Address Number and Street Name 140 E. Kossuth Street

City Columbus

State OH

Zip 43206

Parcel Number (only one required) 010-044162

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Aimee DeLuca c/o Nathan Sampson (Behal Sampson Dietz)

Address 990 W. 3rd Avenue

City/State Columbus, OH

Zip 43212

Phone # 614-464-1983

Fax # 614-298-2149

Email nsampson@bsdarchitects.com

PROPERTY OWNER(S):

Name Aimee DeLuca

Address 140 E. Kossuth Street

City/State Columbus, OH

Zip 43206

Phone # 937-309-5982

Fax #

Email aimedeluca1@yahoo.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☐ Agent

Name Nathan Sampson (Behal Sampson Dietz)

Address 990 W. 3rd Avenue

City/State Columbus, OH

Zip 43212

Phone # 614-464-1933

Fax # 614-298-2149

Email: nsampson@bsdarchitects.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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 all checks payable to the Columbus City Treasurer



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AFFIDAVIT

BZA15-083
140 E. Kossuth St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nathan Sampson
of (1) MAILING ADDRESS Behal Sampson Dietz, 990 W. 3rd Avenue, Columbus, Ohio 43212

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

(4) Aimee DeLuca

AND MAILING ADDRESS

140 E. Kossuth Street / Columbus, OH 43206

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

Nathan Sampson

614-464-1933

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

(5) Historic Preservation Office

Cristin Moody

50 W. Gay Street, 4th floor, Columbus, OH 43215 / Phone: 614-645-8040

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
See Exhibit D

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of July, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Christina L. Huntley
01-01-2020

Notary Seal Here

CHRISTINA L. HUNTLEY
Notary Public, State of Ohio
My Commission Expires 01-01-2020

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TOM SAMPSON
BEHAL SAMPSON DIETZ
990 W THIRD AVE
COLUMBUS, OH 43212

AIMEE DELUCA
RON DELUCA
140 E KOSSUTH ST
COLUMBUS OH 43206

CRISTIN MOODY
HISTORIC PRESERVATION OFFICE
50 W GAY ST, 4TH FLOOR
COLUMBUS OH 43215

ANDREW CHRISTMAN
BROOKE NELSON
829 MOHAWK ST
COLUMBUS OH 43206

PAMELA RYAN
796 S 3RD ST
COLUMBUS OH 43206

JEFFREY SEITER
LONNIE SEITER
318 LENAPPE DR
COLUMBUS OH 43214

150 E KOSSUTH LLC
258 FALLIS RD
COLUMBUS OH 43214

TOM & LENITA PEPPER
800 S LAZELLE ST
COLUMBUS OH 43206

JOHN FINN
ALLISON FINN
791 S LAZELLE ST
COLUMBUS OH 43206

JILL FITCH
800 S 3RD ST
COLUMBUS OH 43206

KOSSMO INC
819 MOHAWK ST
COLUMBUS OH 43206

GEORGE GESOURAS
MARGARET GESOURAS
121-123 E KOSSUTH ST
COLUMBUS OH 43206

MICHAEL DALTON
799 S LAZELLE ST
COLUMBUS OH 43206

MARJORIE YANO
130 E KOSSUTH ST
COLUMBUS OH 43206

PHILIP & KIMBERLY BARGER
801-803 MOHAWK ST
COLUMBUS OH 43206

KAREN DRESSER
791 MOHAWK ST
COLUMBUS OH 43206

MARY MCFADDEN
HAROLD GABELMAN
129 E KOSSUTH ST
COLUMBUS OH 43206

JAMES MATYAS
143-145 KOSSUTH ST
COLUMBUS OH 43206

ELH INVESTMENTS LLC
22026 BOORD RD
MARYSVILLE OH 43040

JOYCE POLITI
196 REINHARD AVE
COLUMBUS OH 43206

JUDITH LEDDY
787 MOHAWK ST
COLUMBUS OH 43206

RINA VOLLMER
828 S LAZELLE ST
COLUMBUS OH 43206

HISTORICAL HOMES III LLC
13000 BEVELHYMER RD
WESTERVILLE OH 43081

MARY A MILLER &
ALAN A CO TRS
808 S LAZELLE ST
COLUMBUS OH 43206

JOHN KOSLAP
788 S 3RD ST
COLUMBUS OH 43206

JANE FLORES
IAN FLORES
799 MOHAWK ST
COLUMBUS OH 43206

BRYAN GORDON
119 E KOSSUTH ST
COLUMBUS OH 43206

MICHAEL GALLICCHIO
NOVA GALLICCHIO
795B MOHAWK ST
COLUMBUS OH 43206

SCHILLER PARK PARTNERS LLC
867 S PEARL ST
COLUMBUS OH 43206



EXHIBIT A

Board of Zoning Adjustment Application

List of Requested Variances

140 E. Kossuth Street, Columbus, OH 43206

BZA: _____

Zoning: Z72-055, Residential, R2F

Height district: H-35

Lot area: 4,352 sq.ft. (0.100 acres)

Existing

Building footprint: 1,071 sq.ft.

Detached garage footprint: 384 sq.ft.

Shed footprint: 96 sq.ft.

Total combined building area: 1,551 sq.ft. (35.6% total lot area)

Rear yard: 433 sq.ft. (9.9% total lot area)

Detached garage occupies 92 sq.ft. (21.2%) of existing rear yard

Proposed

Building footprint: 1,212 sq.ft.

Detached garage footprint: 384 sq.ft.

Shed footprint: 96 sq.ft.

Total combined building area: 1,692 sq.ft. (38.9% total lot area)

Rear yard: 298 sq.ft. (6.8% total lot area)

Detached garage occupies 63 sq.ft. (21.1%) of proposed rear yard

Variances

CCC3332.26 Minimum side yard permitted

To reduce the minimum side yard from 5 feet to 2.1 feet.

CCC3332.27 Rear yard

To reduce the required rear yard from 25% to 6.62%.

EXHIBIT B

Board of Zoning Adjustment Application

Statement of Hardship

140 E. Kossuth Street, Columbus, OH 43206

BZA: _____

This property is located within the boundaries of the German Village Commission. This uniquely-shaped parcel is bounded by E. Kossuth Street to the south, Lazelle Street and one adjacent corner lot to the west and adjacent parcels to the north and east.

This property is zoned R-2F, Residential and the current use of the existing structure as a single-family dwelling unit is a permitted use with this zoning district.

The existing parcel contains a two-story, single-family dwelling unit; a single-story 2-car detached garage; and a detached shed.

The proposed project consists of replacing an existing single-story addition on the north side of the dwelling unit with a two-story addition. The proposed addition will reduce the existing non-conforming rear yard from 433 sq.ft. (9.9% TLA) to 298 sq.ft. (6.8% TLA). This marginal reduction to the rear yard will allow for a more functional addition and is consistent with the adjacent parcel to the east and a other parcels in the vicinity of this property.

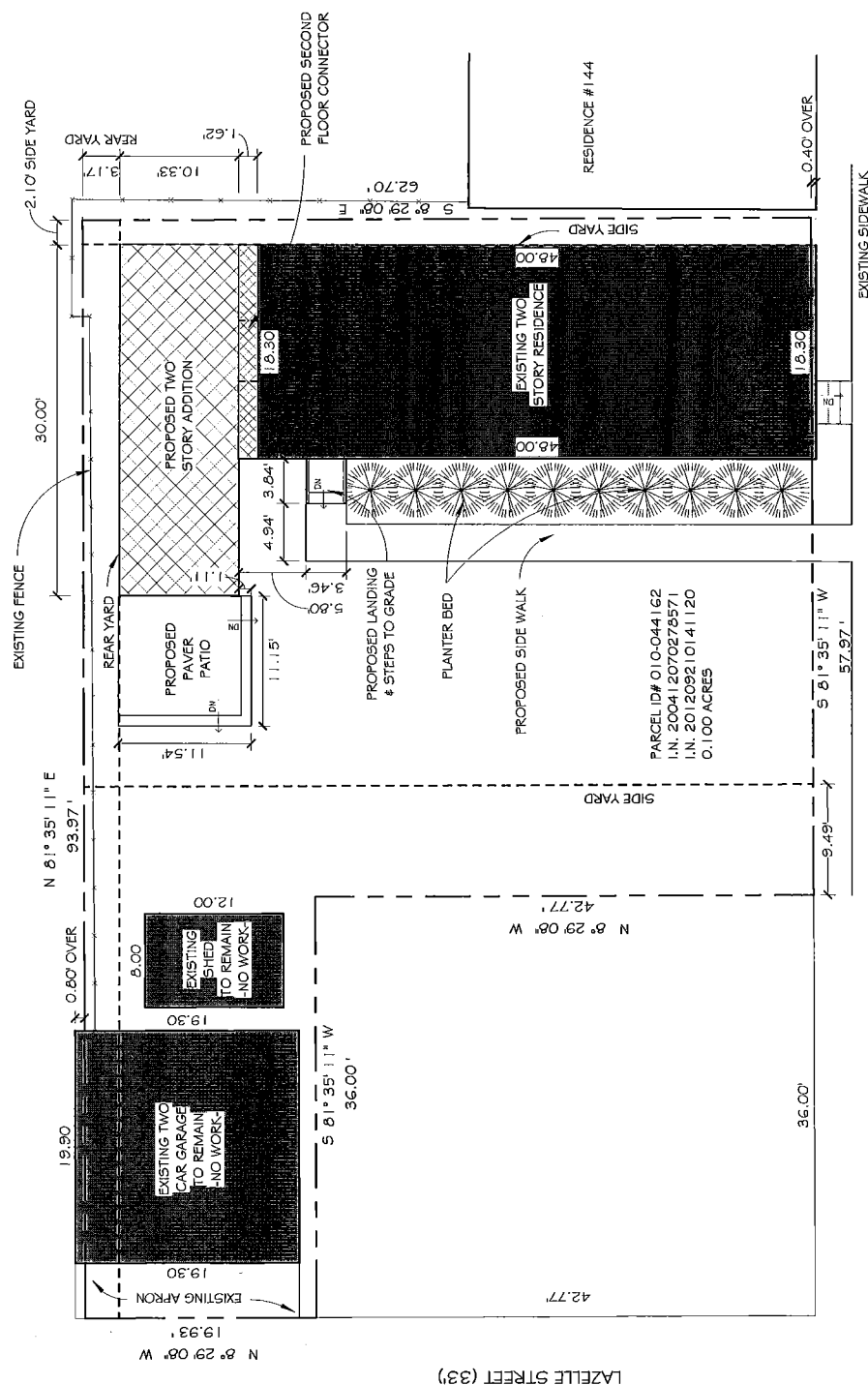
While the addition is permitted to extend along the existing side yard line per CC3332.26(G), we are requesting a variance to CCC3332.26 to reduce the minimum side yard from 5 feet to 2.1 feet to permit the structure to be rebuilt to the existing side yard if the existing structure is ever damaged to the extent that 50 percent or more of the existing total floor area is destroyed by any means.

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212

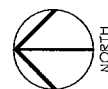
SCHEMATIC DESIGN DRAWINGS FOR

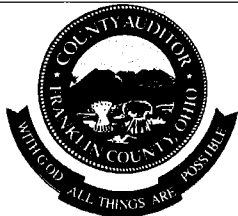
DeLUCA RESIDENCE
140 E. KOSSUTH ST.
COLUMBUS, OHIO
7-9-2015

BZA15-083
140 E. Kossuth St



E. KOSSUTH STREET (60')

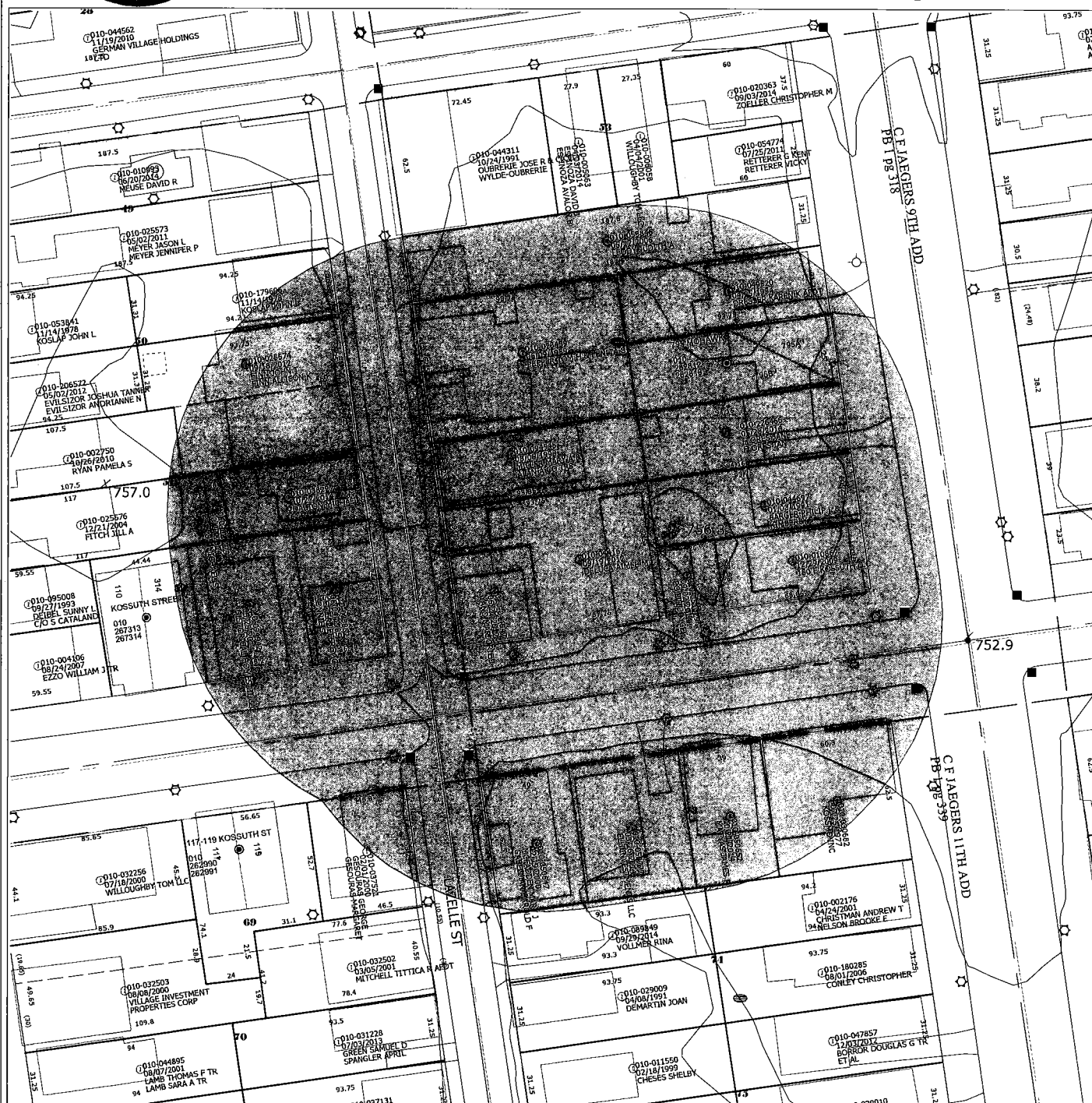
SITE PLAN
1" = 10'-0"



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/16/15



Disclaimer

Scale = 67'



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.

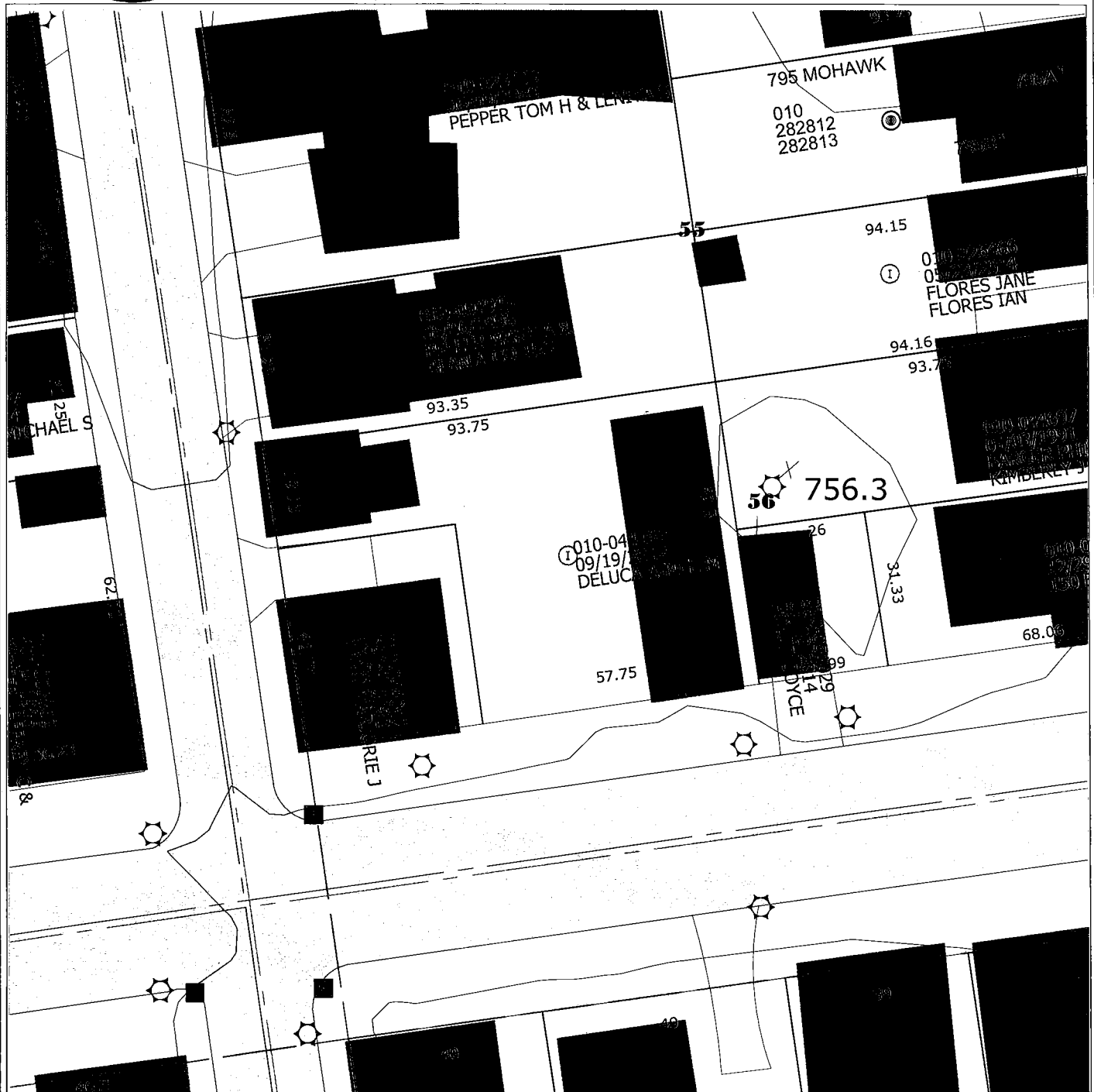
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/16/15



Disclaimer

Scale = 30



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map are information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for. Please notify the Franklin County GIS Division of any discrepancies.

BZA15-083
140 E. Kossuth St.

ent



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: 010044162

Zoning Number: 140

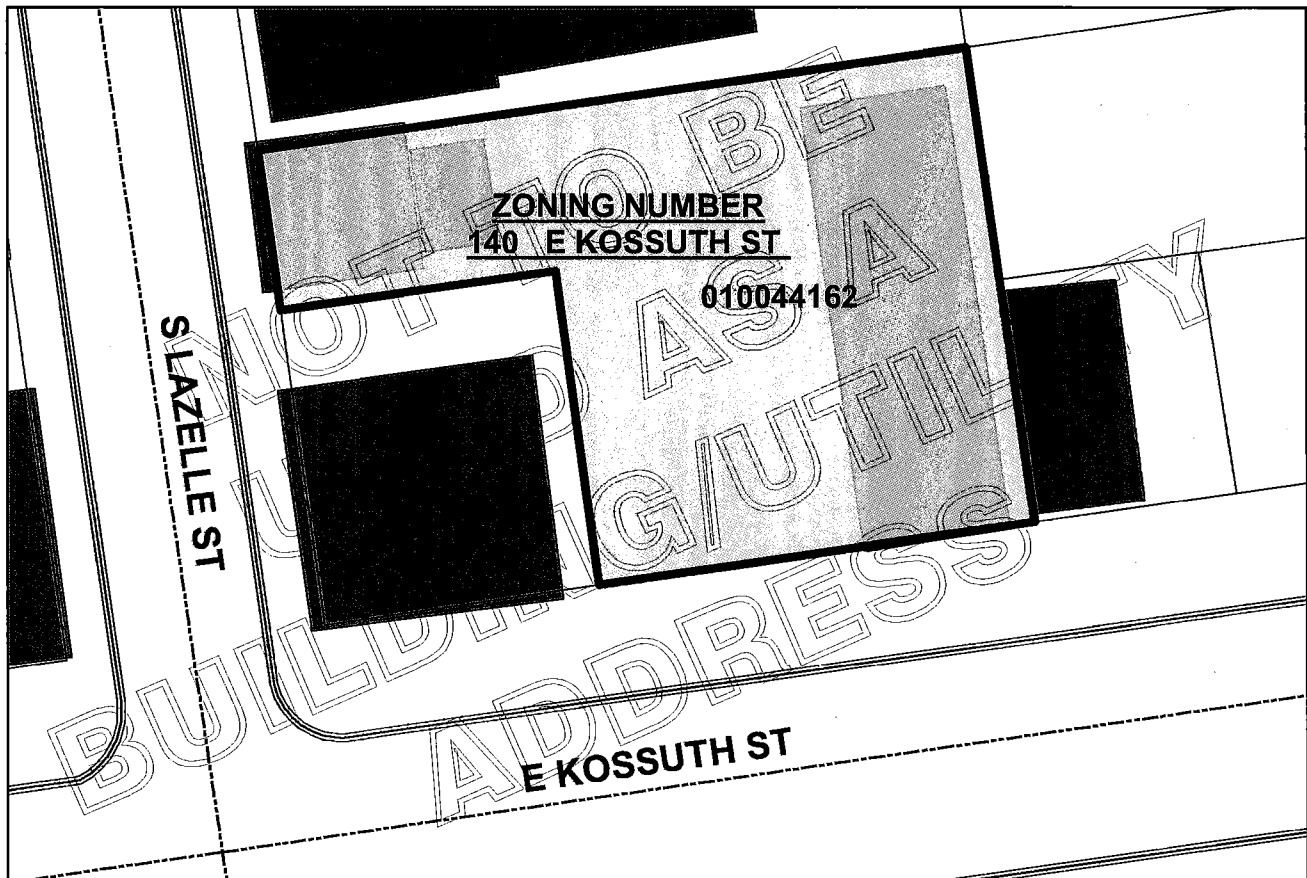
Street Name: E KOSSUTH ST

Lot Number: PT 56

Subdivision: JAEGER

Requested By: BEHAL SAMPSON DIETZ (KEITH WITT)

Issued By: *Edyona Whisman* Date: 7/7/2015



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

SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 38520



0 East Kossuth Street, Colum...

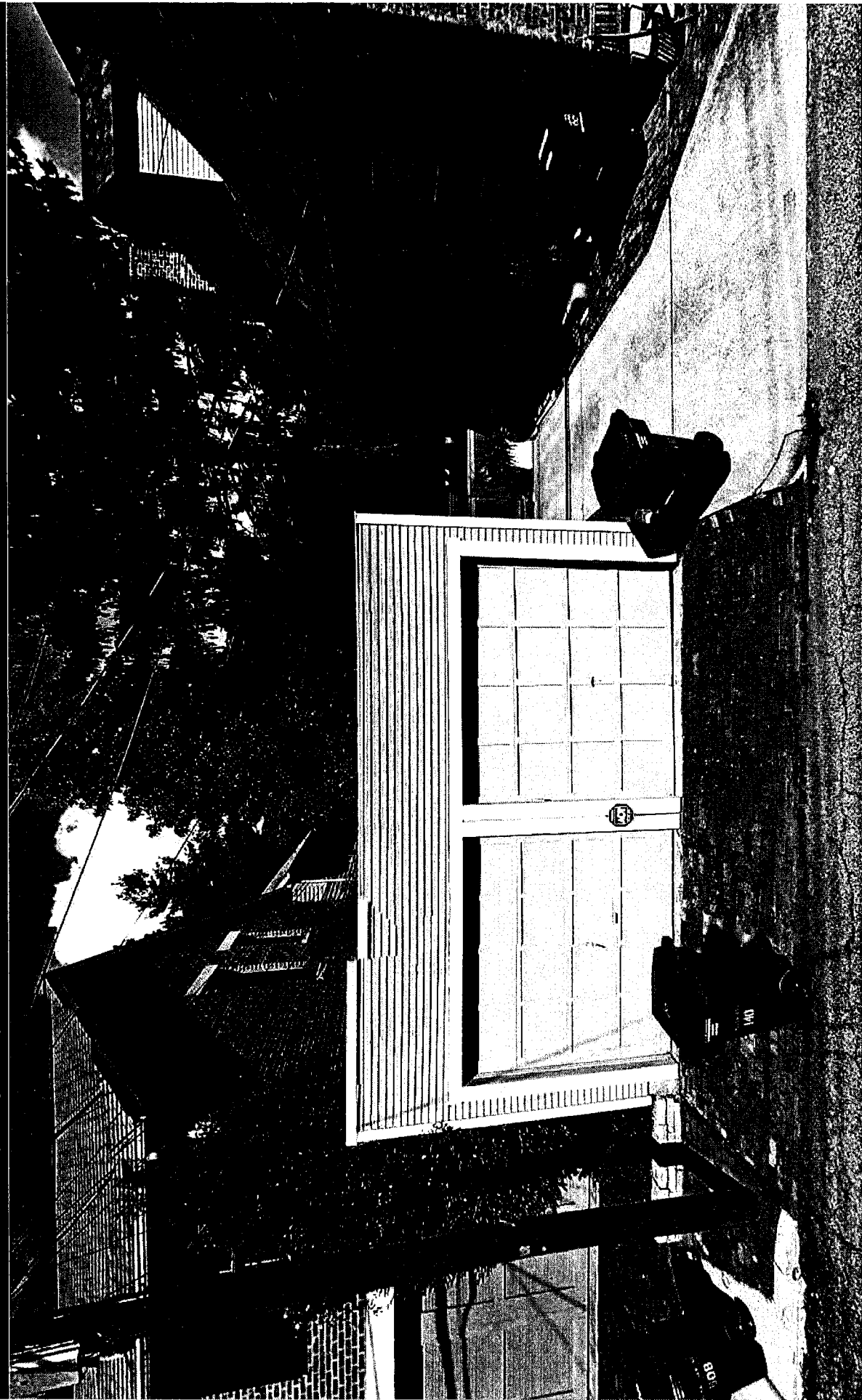
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Image capture: Aug





Mayor Michael B. Coleman

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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

BZA15-083
140 E. Kossuth St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nathan Sampson
of (COMPLETE ADDRESS) Behal Sampson Dietz, 990 W. 3rd Avenue, Columbus, Ohio 43212

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
Aimee DeLuca	140 E. Kossuth Street / Columbus, Ohio 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of July, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

01-01-2020

Notary Seal Here

CHRISTINA L. HUNTLEY
Notary Public, State of Ohio
My Commission Expires 01-01-2020

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