

## Council Variance 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: CV15-052 Date Received: 8/28/15  
Application Accepted by: S.P. Fee: \$320  
Comments: Assigned to Planner Michael Maret - Ph. (614) 645-2749 - mjmaret@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1069 SAY AVE Zip: 43201

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☐ NO

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address: 010-040408-00

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R-4

Area Commission or Civic Association: ITALIAN VILLAGE COMMISSION

Proposed Use or reason for Council Variance request:

Construction of carriage house with garage and living quarters

Acreage: 0.08

### APPLICANT:

Name: Jessica Moore & Timothy Foradis Phone Number: 614-330-6172 Ext.: \_\_\_\_\_

Address: 1069 SAY AVE City/State: Columbus, OH Zip: 43201

Email Address: tforadis@yahoo.com Fax Number: \_\_\_\_\_

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

Name: Jessica Moore & Timothy Foradis Phone Number: 614-330-6172 Ext.: \_\_\_\_\_

Address: 1069 SAY AVE City/State: Columbus, OH Zip: 43201

Email Address: tforadis@yahoo.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 Jessica Moore Timothy Foradis

PROPERTY OWNER SIGNATURE Jessica Moore Timothy Foradis

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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**CVIS-052**

### STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

#### **Section 3307.10 Variances by City Council**

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

SEE ATTACHED

Signature of Applicant

Jessie Moore R. L. Folsom

Date 8-27-15

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## Statement of Hardship For 1069 Say Ave

This property is located in Italian Village, a historic neighborhood. Many of the homes in this area have been restored or rebuilt. The property on 1069 Say Ave was restored in 2011; it is a two-story, 1400 square foot home that was completely remodeled inside and out. Before the remodel there was a small shed on the property, but it was in bad condition, and had to be torn down.

This application is to request zoning variances in order to build a second residential unit on the property. We are requesting to build a garage that will be a two-story structure in the style of a carriage house; previously typical in historical neighborhoods.

There are many homes in the area that have a carriage house/ garage space on their property. We would consider it an acceptable structure for Italian Village and it would allow us to keep with the history of the area.

The lot on 1069 Say Ave is large enough to accommodate the second structure and will provide enough room for stacked parking spaces (up to 4 parking spaces). The construction of the building will provide living quarters on the second floor as well as more privacy from the alley.

A council variance is required to permit two structures to be located on one lot. There are additional variances that are necessary to accommodate the new construction and to modify the zoning to accommodate the setbacks, side yards and other items attributable to the existing building, as built.

We are requesting the following zoning variances in addition to the variance.

3332.039 – R-4 residential district, Allow a second dwelling unit on lot developed with one dwelling

3332.05 – Lot Width, Reduced from 50' to 36'

3332.15 – R-4 area district requirements, Allow 2 dwellings on one 3668 square foot lot.

3332.19 – Fronting, Allow a dwelling to front on an alley

3332.25 – Max side yards required, 20% of lot width between 2 sides

3332.26 – Min side yard permitted, 3 feet required

3332.27 – Rear Yard, 25% of lot size required for each dwelling

3312.25 – Maneuvering

3312.29 (A) – Parking Space

Label Set  
1069 Say Ave

Applicant:  
Jessica Moore & Tim Foradis  
1069 Say Ave  
Columbus, Ohio 43201

Property Owners:  
Jessica Moore & Tim Foradis  
1069 Say Ave  
Columbus, Ohio 43201

Community Group/Coalition:  
Connie Torbeck; Asst. Historic Preservation Officer  
City Of Columbus  
Department of Development Neighborhood Svcs.  
109 N. Front St., Ground Fl  
Columbus, Ohio 43215

Surrounding Property Owners (125ft):

Audra & Lacey Wheeler  
1087 Say Ave  
Columbus, Ohio 43201

Donald Snavley  
1083 Say Ave  
Columbus, Ohio 43201

Brandon Salamone  
1077 Say Ave  
Columbus, Ohio 43201

Ryan Konst  
1073 Say Ave  
Columbus, Ohio 43201

Edward Schiebel and Laura Cotton  
1065 Say Ave  
Columbus, Ohio 43201

Christopher Perry  
1059 Say Ave  
Columbus, Ohio 43201

Mark Rivers  
1060 Say Ave  
Columbus, Ohio 43201

Michael Clark  
1072 Say Ave  
Columbus, Ohio 43201

Robert Carvalho  
1076 Say Ave  
Columbus, Ohio 43201

Molly E. Wilcox  
1080 Say Ave  
Columbus, Ohio 43201

Janis Hott  
1086 Say Ave  
Columbus, Ohio 43201

Andrew Klein  
1090 Say Ave  
Columbus, Ohio 43201

Nelson Novak  
1094 Say Ave  
Columbus, Ohio 43201

Andrew Kauffman  
1096 Say Ave  
Columbus, Ohio 43201

Jeffrey Wang  
1098 Say Ave  
Columbus, Ohio 43201

Roger Farrell  
76 E. 3rd Ave  
Columbus, Ohio 43201

Philip Armbruster  
60 E. 3rd Ave  
Columbus, Ohio 43201

Urban Restorations LLC  
815 N. High St. Ste. R  
Columbus, Ohio 43215

Juliann & Christopher South  
102 E. Third Ave  
Columbus, Ohio 43201

Lindsay Malacos  
1068 Mt. Pleasant Ave  
Columbus, Ohio 43201

Janise & James Turso  
1070 Mt. Pleasant Ave  
Columbus, Ohio 43201

April Hart  
1076 Mt. Pleasant Ave  
Columbus, Ohio 43201

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# McSteen & Associates

ENGINEERS & SURVEYORS

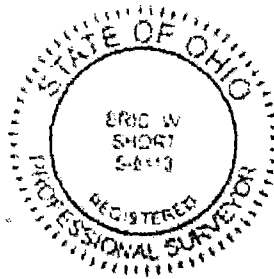
PO Box 715132  
Columbus, Ohio 43271-5132

Phone# (800) 250-3451  
Fax# (440) 585-9801

CV15-052

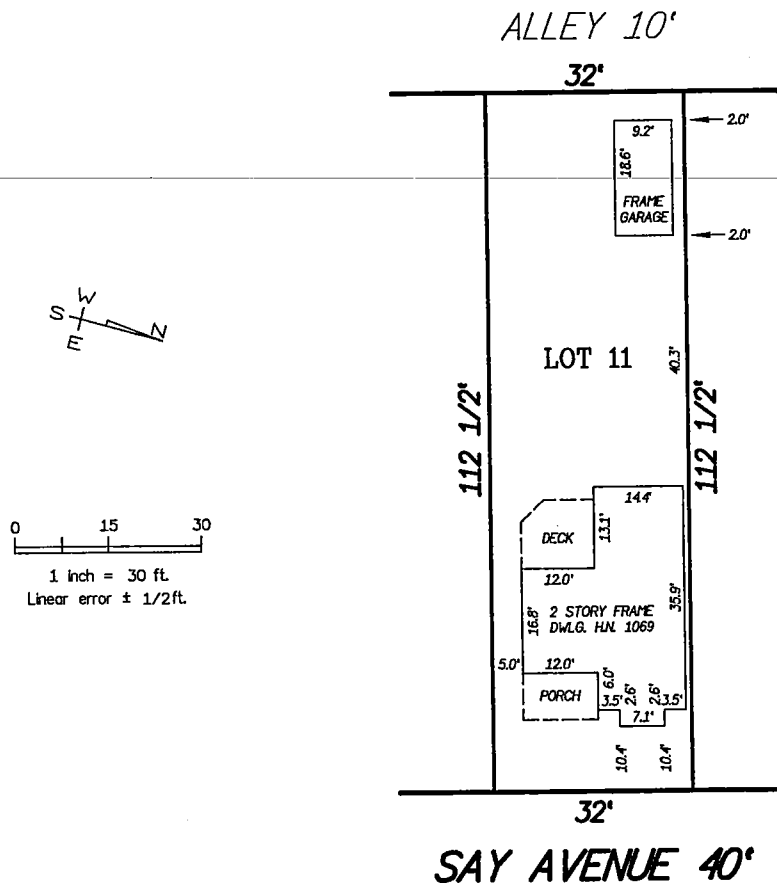
This survey is a mortgage location survey prepared in accordance with chapter 4733-38, Ohio administrative code and is not a boundary survey pursuant to chapter 4733-37, Ohio administrative code. A mortgage location survey does not locate or determine boundary lines and is intended for lending and underwriting purposes only. Any other use of this survey is unauthorized and the user assumes all risk. Liability for this survey is limited to fees charged in its preparation.

Prepared For: ALLODIAL TITLE LLC  
STRATEGIC MORTGAGE CO.  
Present Owner: FEDERAL NATIONAL MORTGAGE  
New Owner: MOORE, JESSICA L.  
Occupied By: Vacant  
Work: None Observed  
Street Improvements: None Apparent  
Title Co. File #: 20100875



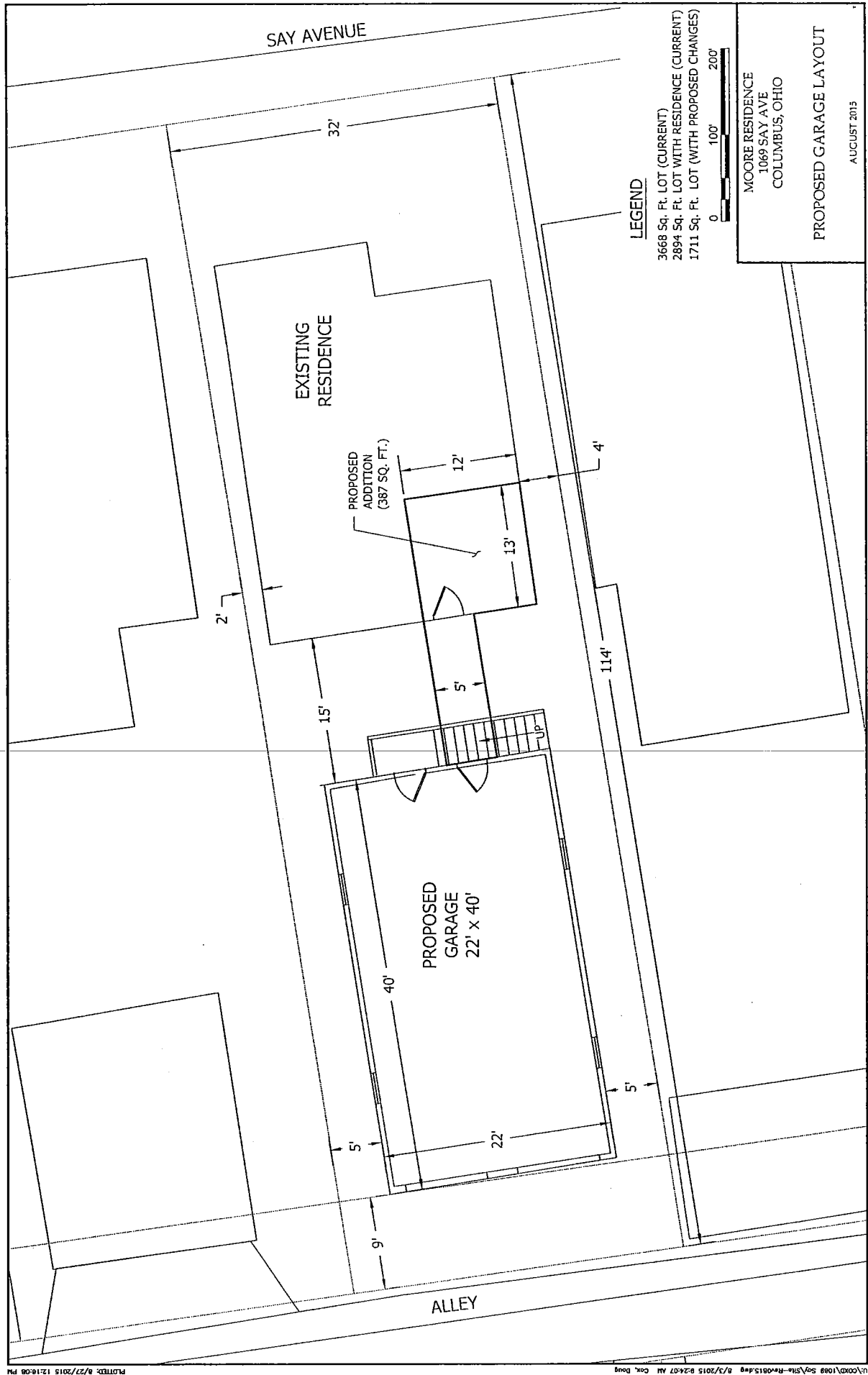
*Eric W. Short*

NO ENCROACHMENTS



DRH

CV15-052



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**AFFIDAVIT** (See instruction sheet)

Application Number: \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jessica Moore & Timothy Foradis  
of (1) MAILING ADDRESS 1069 SAY 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 1069 SAY AVE

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) Jessica Moore & Timothy Foradis  
1069 SAY AVE  
Columbus, OH 43201

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

Jessica Moore & Timothy Foradis  
614-330-6172

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

(5) ITALIAN VILLAGE COMMISSION  
Connie Torbeck, Assistant Historic Preservation Officer  
50 W. GAY ST., Columbus OH 43215

and that the attached document (6) 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 (7)

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

(8) SIGNATURE OF AFFIANT

Jessica Moore

Sworn to before me and signed in my presence this 28 day of August, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



ANTIONETTE M. GILLUM  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 17, 2019

This Affidavit expires six (6) months after the date of notarization.

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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 # CV15-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jessica Moore & Timothy Foradis  
of (COMPLETE ADDRESS) 1069 SAY 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 in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. JESSICA Moore & Timothy Foradis 1069 SAY AVE Columbus, OH 43201 Number of Columbus based Employees: NA 614-330-6172	2.
3.	4.

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

SIGNATURE OF AFFIANT Jessica Moore

Sworn to before me and signed in my presence this 28 day of August, in the year 2015

[Signature]  
SIGNATURE OF NOTARY PUBLIC

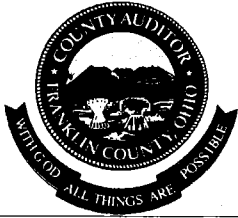


Notary Seal Here

ANTIONETTE M. GILLUM  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 17, 2019

*This Project Disclosure expires six (6) months from the date of notarization.*

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# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 8/27/15

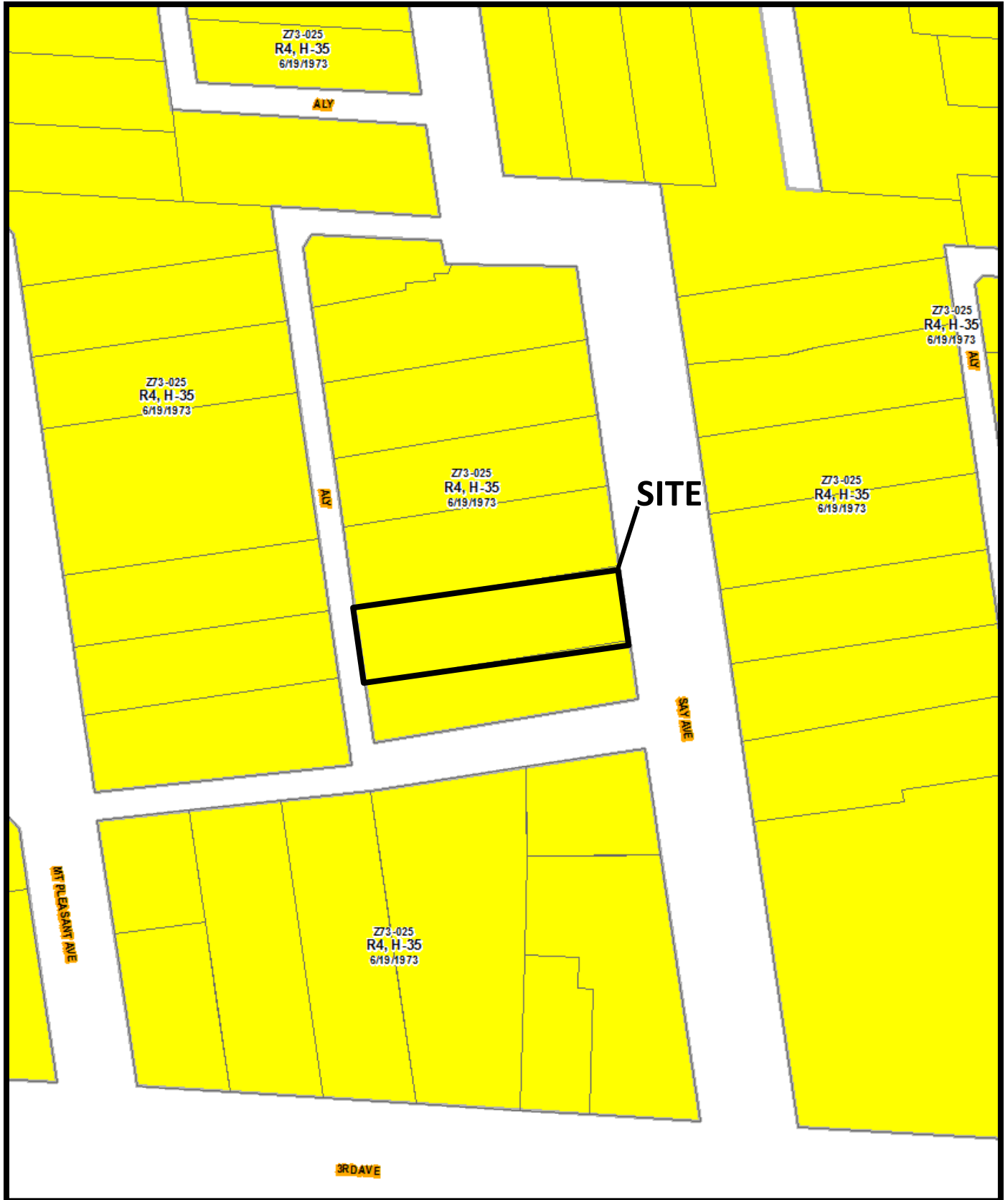


Disclaimer

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.



CV15-052  
1069 Say Avenue  
Approximately 0.08 acres



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Approximately 0.08 acres