



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 15-111 Date Received: 10/5/15
Application Accepted by: W. Reiss Fee: \$1,900.00
Commission/Civic: 5th by Northwest
Existing Zoning: C-4
Comments: 12/15/15

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

[X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

1. Reduce required number of off street parking spaces available in rear from 21 to 14 (7 spaces), section 3312.49. 2. Reduce required building set-back in front from 9' to 7', section 3356.11, to allow for a feature architectural element to define the entry.

LOCATION

Certified Address: 1375 / 1365 King Avenue City: Columbus Zip: 43212

Parcel Number (only one required): 010-061811-00

APPLICANT (If different from Owner):

Applicant Name: Richard B Brown, Pres - Phone Number: 614-298-2132 Ext.: 208
Brown Calabretta Architects Inc.
Address: 1165 W. 3rd Ave City/State: Columbus, OH Zip: 43212
Email Address: rick@bcenet.com Fax Number: 614-298-2151

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

Name: Dr. James R. Gleason, Pres, CEO Phone Number: 614-486-6708 Ext.: 215
MBA Research
Address: 1375 / 1365 King Ave City/State: Columbus, OH Zip: 43212
Email Address: Gleason@mbaresearch.org Fax Number: 614-486-1819

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 [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 checks payable to the Columbus City Treasurer

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Richard B Brown
of (1) MAILING ADDRESS Brown Calabretta Architects Inc. 1165 W. 3rd Ave, Columbus, OH 43212

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 1375 King 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) Dr James R. Gleason, CEO
MBA Research
1375 King Ave.
Columbus, OH 43212

APPLICANT'S NAME AND PHONE # (same as listed on front application) Richard B Brown
614-298-2132 x 208

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Fifth by Northwest Area Commission
1601 W. 5th Ave., Box 131
Columbus, OH 43212

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Includes empty rows for listing owners.

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

(8) SIGNATURE OF AFFIANT [Signature of Richard B Brown]

Sworn to before me and signed in my presence this 5th day of October, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature of David J. Reiss]

DAVID J. REISS Notary Seal Here
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires MAY 30, 2020

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Dr James R Gleason, Pres, CEO
Marketing Education Resources Ctr Inc
1375 King Ave
Columbus, OH 43212

1374 King Ave LLC
1374 King Ave
Columbus, OH 43212

Raleigh C Burges
1620 Grandview Ave
Columbus, OH 43212

Michael S Hughes and Tracy L Garrett
1263 Oakland Ave
Columbus, OH 43212

Strader Family L P
2550 Brixton Rd
Columbus, OH 43221

Kingsland Company LTD
PO Box 12216
Columbus, OH 43212

Neighborhood Liaison: Areas 4 & 6
Department of Development
Isom Nivins
248 E Eleventh Ave
Columbus, OH 43201

Scott M Buller and Janice Kuhar
1372A W 7th Ave
Columbus, OH 43212

John W Jeffers
2295 Haviland Road
Columbus, OH 43220

Wendy F and Norman B Penn
9390 Welch Rd
Orient, OH 43146

Robert H and Nina D Frederick
2366 Dorset Rd
Columbus, OH 43221

Davis Properties LLC
Cynthia L and Roberta A Bamattre
3805 N High Street
Columbus, OH 43214

Fifth by Northwest Area Commission
1601 W. 5th Ave., Box 131
Columbus, OH 43212

1392 King Ave LLC
1396 King Ave
Columbus, OH 43212

1385 King Ave. LLC
1600 Fishinger Rd
Columbus, OH 43221

Victorian Village Rentals LLC
1614 Grandview Ave
Columbus, OH 43212

Larry R Browne
1351 King Ave
Columbus, OH 43212



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Oct 5 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1375 KING AVE COLUMBUS, OH

Mailing Address: Null
Null

Owner: MARKETING EDUCATION RESOURCES

Parcel Number: 010061841

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: 5th by Northwest Area Commission

Planning Overlay: N/A

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



Board of Zoning Adjustment Application

STATEMENT OF HARDSHIP

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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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:

1. **Parking:** The property has been in its current use for over 30 years. Like other properties in this area constructed before modern zoning codes were adopted, there is not enough area on the lot to provide adequate parking for the buildings. The existing off street parking in the rear is already maximized on this subject property albeit not all are conforming to current standards. This proposed improvements project combining two existing buildings into one operation has no impact on the rear areas already maximized for parking, but does allow for an improved conforming layout with an increase in the number of spaces from 12 to 14 including 2 handicap spaces. This is the most parking geometrically possible on this lot.
2. **Front yard set-back:** The existing placement of the buildings on this lot as well as other buildings on this street have established an average front set-back standard of 9'. Our request to encroach 2' into this established set-back is necessary aesthetically to pronounce an entry element that is distinctive to the over-riding flatness of the facades. There is no impact on the street or neighborhood other than the obvious upgrade of an otherwise deteriorating property.

Note: See attached email from Chris Mokris, Zoning Clearance, for previous review and support of the requested variances.

Signature of Applicant _____

Richard B. Brown

Date _____

10/2/15

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Please make checks payable to the Columbus City Treasurer

Rick Brown

From: Mokris, Chris M. [CMMokris@Columbus.gov]
Sent: Wednesday, August 26, 2015 8:51 AM
To: Rick Brown
Subject: 1375/1365 King Ave.
Attachments: BOARD OF ZONING ADJUSTMENT APPLICATION(4).pdf

Rick,

I talked to the Chief Zoning Official about your buildings. For your parking we will count only those spaces that are in the rear of the building. We can use a parking count for the warehouse use for 1365 because it is non-conforming and can remain that way. The parking calculation follows:

5862 + 1775 = 7637/450 = 17 spaces (office)
1770/1,000 = 2 spaces (warehouse)
920/450 = 2 spaces (office)
Total Required Parking 21 spaces

You were going to redesign the site and remove the dumpster and the loading dock to create approximately 14 spaces. Since we are aiming for 21 spaces the parking variance you would need would be 7 spaces. Also, you will need a building setback variance for the number of feet that your new entry protrudes from the existing façade. The Chief Zoning Official, Chris Presutti, believes that these variance are "very supportable" by our staff.

I am attaching a Board of Zoning Adjustment application form to this email.

Thanks, Chris

Christine Mokris
Planning Manager - Zoning
Commercial Zoning Clearance
(614) 645-8629
cmmokris@columbus.gov



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: 010061811

Zoning Number: 1375

Street Name: KING AVE

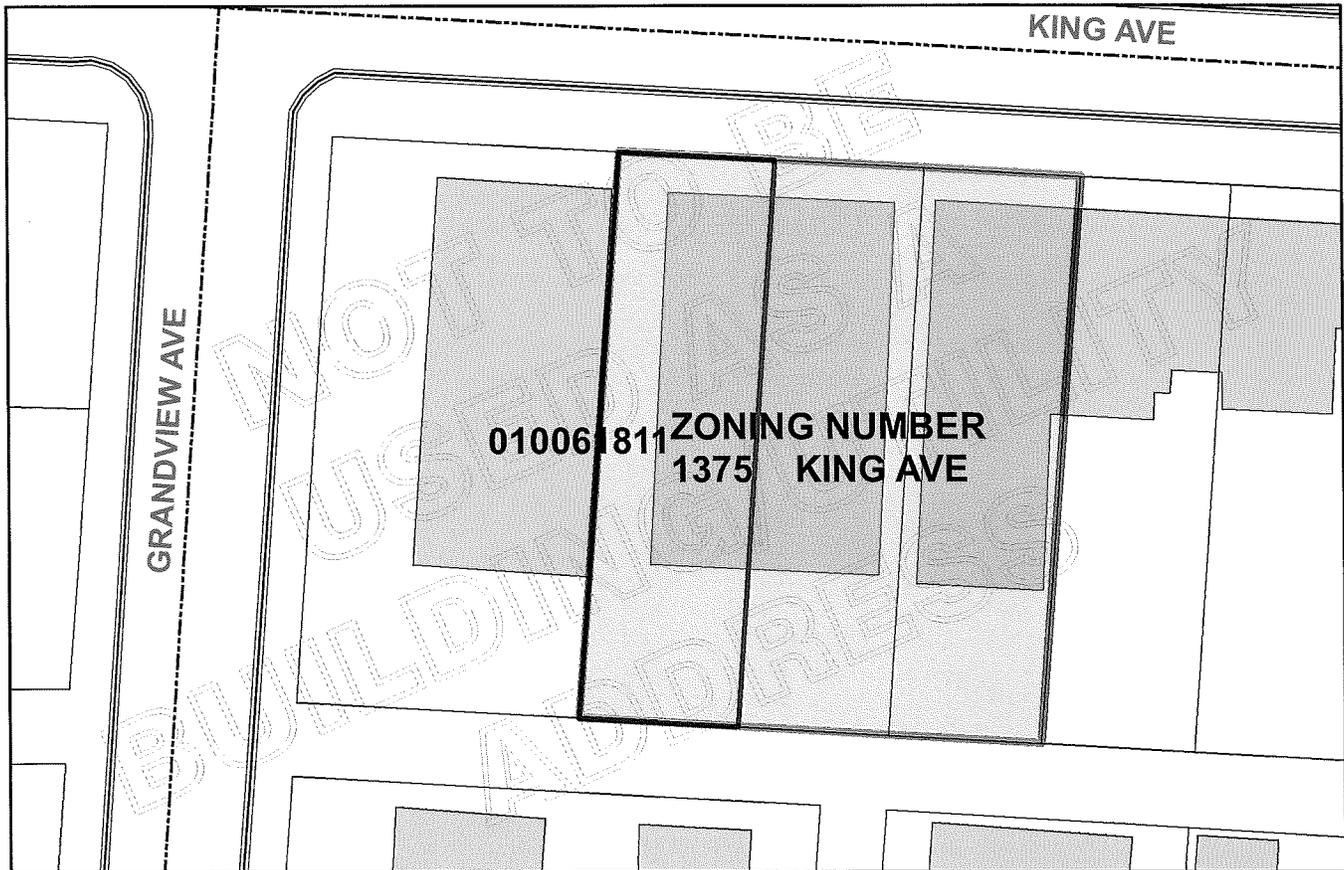
Lot Number : N/A

Subdivision: N/A

Requested By: MBA RESEARCH (JAMES GLEASON PhD)

Issued By: *Edyana Amarian*

Date: 9/28/2015



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 44625

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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Richard B Brown
of (COMPLETE ADDRESS) Brown Calabretta Architects Inc., 1165 W 3rd Ave., Columbus, OH 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

Dr. James R. Gleason, CEO MBA Research, 1375 King Ave., Columbus, OH 43212

SIGNATURE OF AFFIANT

Richard B Brown

Sworn to before me and signed in my presence this 5th day of October, 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

Notary Seal Here

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