



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 21 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: ~~4019 EAST ALY COLUMBUS, OH~~ 1024 N. 6th CA.

Mailing Address: 6856 DUBLIN RD
DUBLIN OH 43017-1158

NEW VICTORIANS / JOE ARMENI

Owner: ~~WEINGARTEN JEFFRY~~

Parcel Number: ~~010054287~~

010-012347

ZONING INFORMATION

Zoning: Z73-025, Residential, R4
effective 6/19/1973, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: Italian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

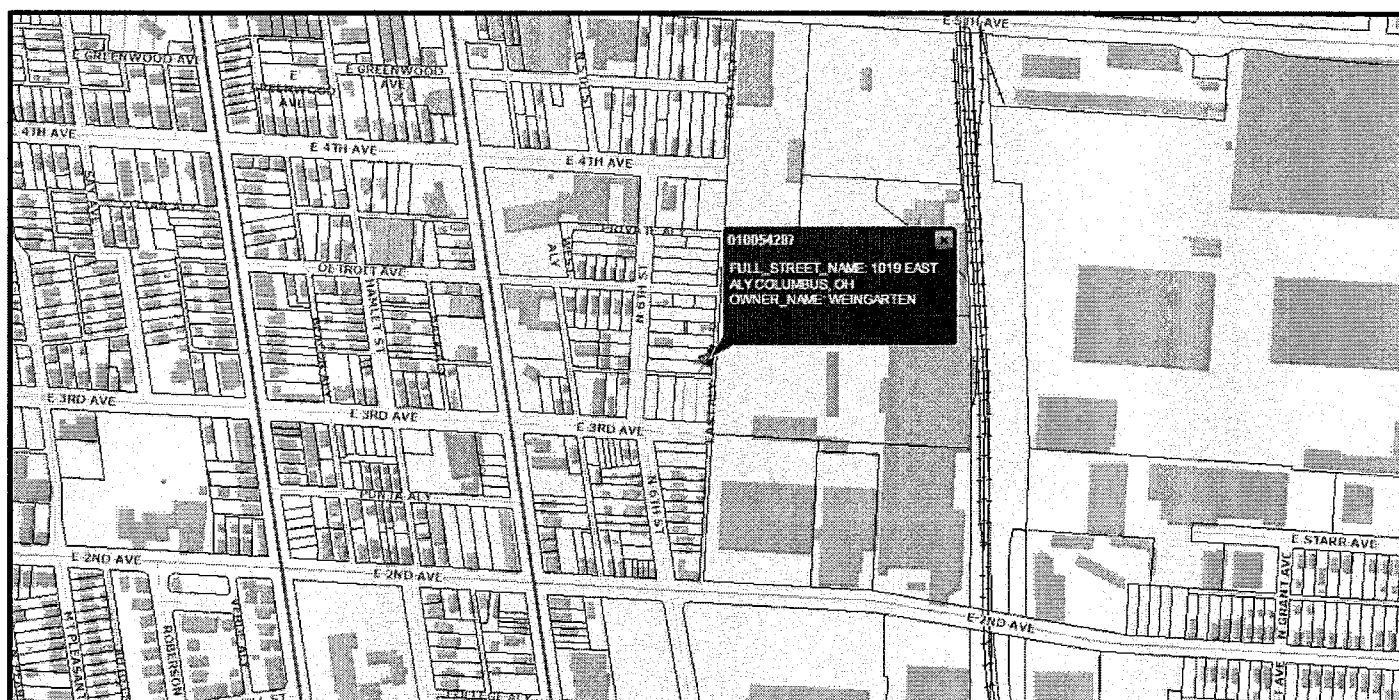
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

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: BZA15-115 Date Received: 15 Oct. 2015
Application Accepted by: JF Fee: \$320
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

3332.05 Lot width to allow 36.14 in lieu of 40'
3332.15 R-4 Area requires 5000sq. - 3450.9SF WEST AND 2782.78 SF EAST
3332.19 Not fronting a public street (for east lot only) LOT

LOCATION

Lot split proposed

Certified Address: 1024 N. Sixth Street City: Columbus Zip: _____

Parcel Number (only one required): 010 012347

APPLICANT (If different from Owner):

Applicant Name: Juliet Bullock Architects Phone Number: 614.935.0944 Ext.: _____

Address: 1182 Wyandotte Road City/State: Columbus Zip: 43212

Email Address: bullock.juliet@gmail.com Fax Number: _____

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

Name: New Victorians / Joe Armeni Phone Number: _____ Ext.: _____

Address: 455 W. Third Ave (Remax City Center) City/State: Columbus, Ohio Zip: 43201

Email Address: joe@remaxcitycenter.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Juliet Bullock Architects Phone Number: _____ Ext.: _____

Address: (see above) City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: Juliet A. Bullock

PROPERTY OWNER SIGNATURE: [Signature]

ATTORNEY / AGENT SIGNATURE: Juliet A. Bullock

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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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 Juliet Bullock
of (1) MAILING ADDRESS 1182 Wyandotte Rd Columbus, Ohio

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 010 012347 1024 N. Sixth St

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) Joe Armeni / New Victorian
455 W. 3rd Ave
Columbus Ohio

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

Juliet Bullock Architects
935-0944

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

(5) Italian Village - Connie Torbeck
50 W. Gay 4th flr.
Columbus, Ohio 43215

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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>(see attached)</u>	_____	_____
_____	_____	_____
_____	_____	_____

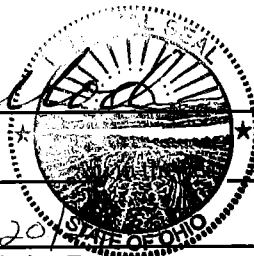
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Juliet A. Bullock

Sworn to before me and signed in my presence this 9 day of Oct

Deborah L Bellisari
(8) SIGNATURE OF NOTARY PUBLIC

DEBORAH L BELLISARI
Notary Public
In and for the State of Ohio
My Commission Expires
October 20, 2016
Notary Seal Here



10/20/2015
My Commission Expires

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STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

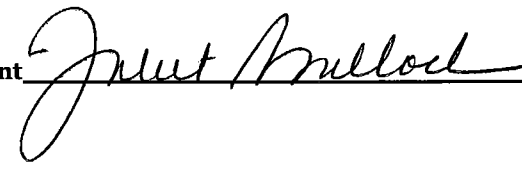
- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance 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:

3332.05 The lot width is existing, only triggered by lot split.

3332.15 Area - there is historic precedent in this area for smaller lots - in fact there were originally 4 units on this property 2 single family & 1 duplex. (See attached) Neighbouring properties have similar configurations.

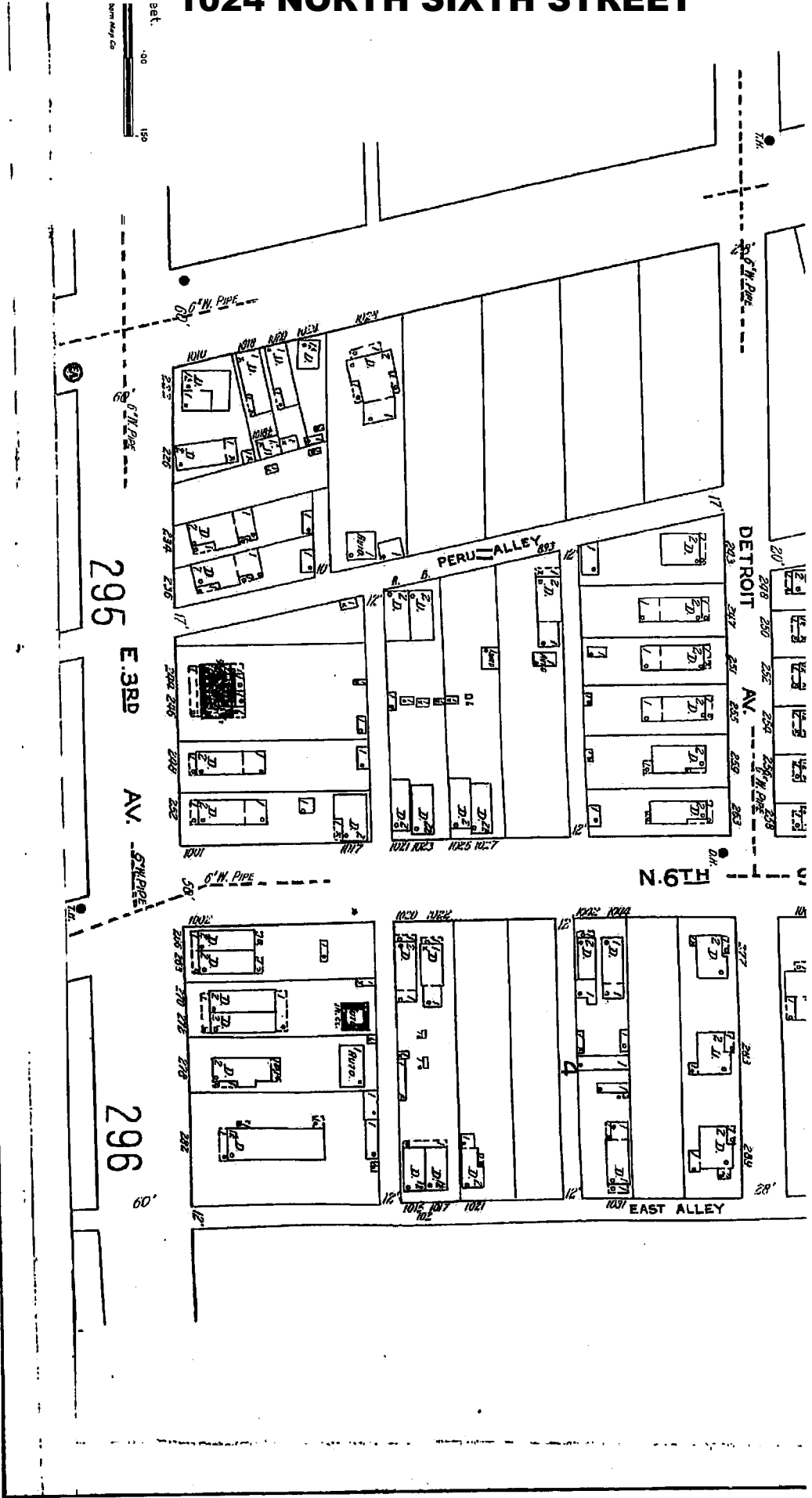
3332.19 Historically there were 2 houses on lot fronting the alley. There are other properties north that also front the alley

Signature of Applicant  Date 10/14/15

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BZA15-115

1024 NORTH SIXTH STREET



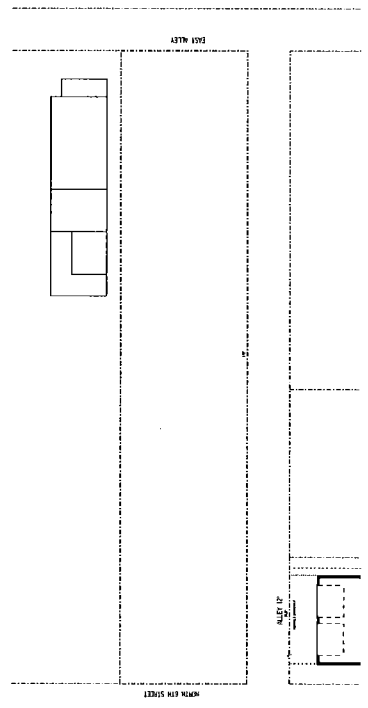
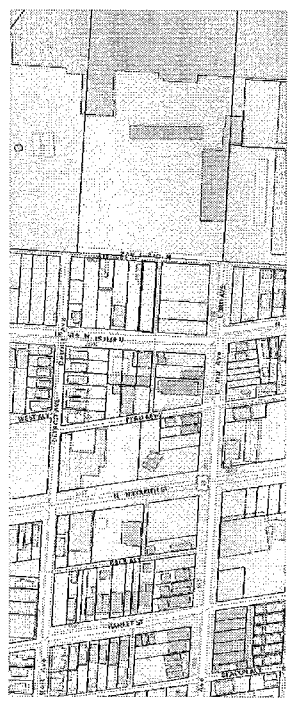
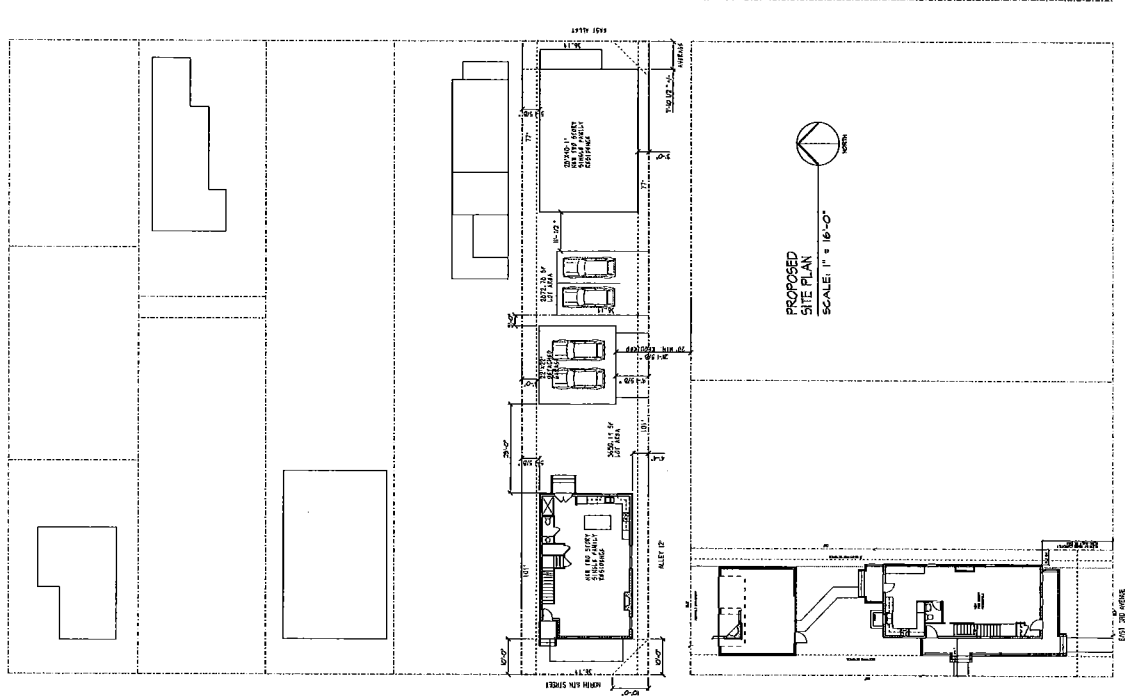
1921 SANBORN - LOT SHOWS TWO
 SIWELC FAMILYS AND ADURS LE DWIT

1024 NORTH SIXTH STREET

JULIET BULLOCK ARCHITECTS
1111 WEST 11TH STREET
COLUMBUS, OH 43212
614-333-0944

ZONING INFORMATION (VARIANCES)
3332.06 AREA DISTRICT LOT WIDTH REQUIREMENTS
TO BE SMALLER THAN 40' AND TO BE 35.14'
3332.08 AREA DISTRICT REQUIREMENTS
3332.18 FRONTING FOR EAST LOT ONLY, NOT
FRONTING A PUBLIC STREET.

8/31/15
SIXTH STREET
TWO NEW SINGLE-FAMILIES



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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) Joseph Armeni
of (COMPLETE ADDRESS) 455 W. Third Ave Columbus, Ohio 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>Joseph Armeni</u>	<u>455 W. Third Ave Columbus, Oh 43201</u>

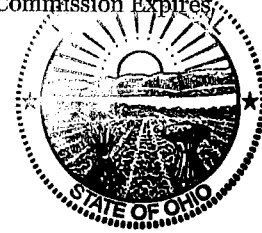
SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 9 day of Oct, in the year 2015

[Signature]
SIGNATURE OF NOTARY PUBLIC

10/20/2015
My Commission Expires

Notary Seal Here



DEBORAH L BELLISARI
Notary Public
In and for the State of Ohio
My Commission Expires
October 20, 2016

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