



# 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: 921 MT PLEASANT AVE COLUMBUS, OH

Mailing Address: N/A

N/A

Owner: N/A

Parcel Number: N/A

#### ZONING INFORMATION

Zoning: N/A, N/A, N/A

effective N/A, Height District N/A

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: I-670 Graphics Control

Historic District: Italian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

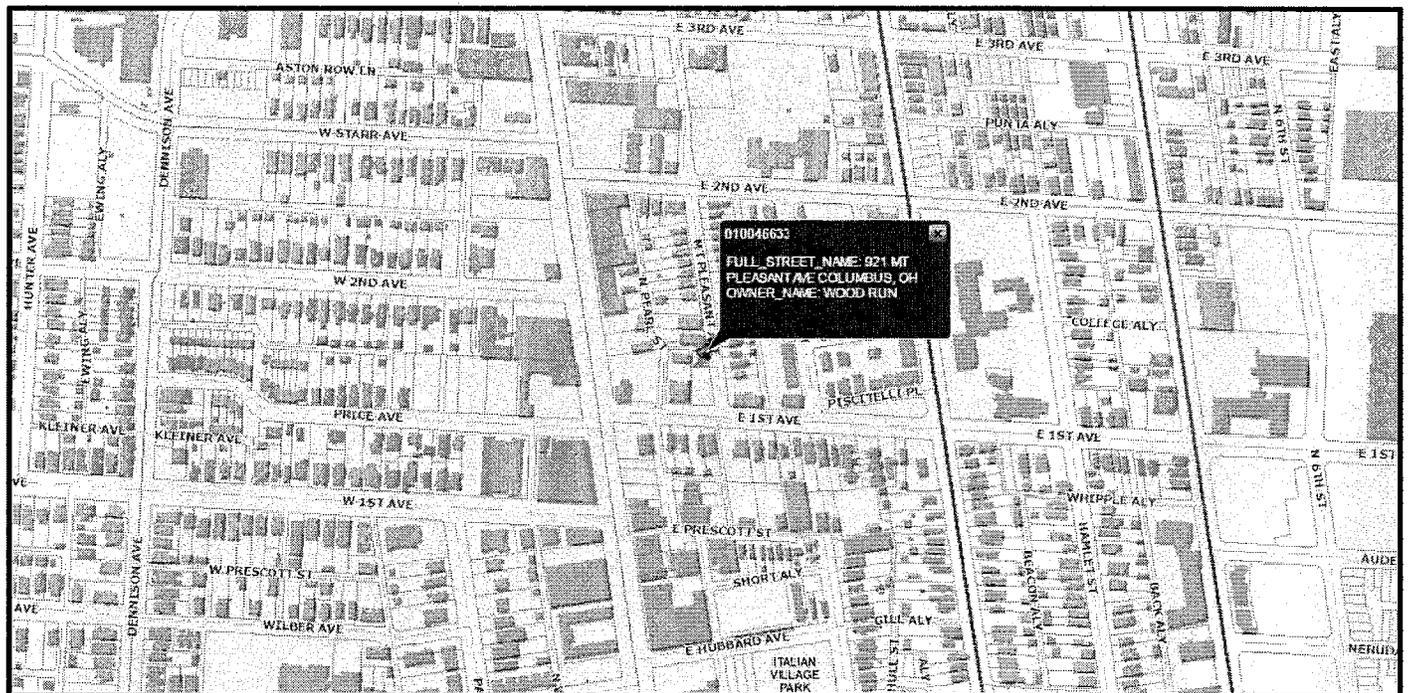
#### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



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: BZA15-116 Date Received: 15 Oct. 2015  
Application Accepted by: [Signature] Fee: \$320  
Commission/Civic: Italian Village  
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:

Area Variance to permit lot split and new improvements

LOCATION

Certified Address: 915 MT. PLEASANT AVE City: COLUMBUS Zip: 43201

Parcel Number (only one required): 010-045638 ± 010-046633

APPLICANT (If different from Owner):

Applicant Name: Connie J. Klema Attorney Phone Number: 614 374 8488 Ext.: —

Address: P.O. Box 991 City/State: PATAASKALA OH Zip: 43062

Email Address: cklemaattorney@gmail.com Fax Number: —

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

Name: WOOD RUN PARTNERS LLC Phone Number: 614 264 5044 Ext.: —

Address: 600 Stonehenge Parkway 2<sup>nd</sup> Fl City/State: DUBLIN OH Zip: 43017

Email Address: JEFF.BAUR@BORRORPROPERTIES.COM Fax Number: —

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

Name: Connie J. Klema, ATTORNEY Phone Number: 614 374 8488 Ext.: —

Address: P.O. Box 991 PATAASKALA OH City/State: PATAASKALA OH Zip: 43062

Email Address: cklema@rpo.cklemaattorney@gmail.com Fax Number: —

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

APPLICANT SIGNATURE Connie J. Klema attorney

PROPERTY OWNER SIGNATURE Wood Run Partners, LLC by Connie J. Klema, Attorney

ATTORNEY / AGENT SIGNATURE Connie J. Klema

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

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Connie J. Klema Attorney  
of (1) MAILING ADDRESS P.O. Box 991 PATASKALA OH 43062

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 915 MT. PLEASANT 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) WOOD RUN PARTNERS, LLC  
600 STONEHENGE PARKWAY 2ND FL.  
DUBLIN OH 43017

APPLICANT'S NAME AND PHONE # (same as listed on front application) Connie J. Klema Attorney  
614 374 8488

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) ITALIAN VILLAGE COMMISSION  
Connie Torbeck  
50 W Bay St 4th Fl 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 Connie J. Klema

Sworn to before me and signed in my presence this 15<sup>TH</sup> day of October in the year 2015

Darci L. Valentine  
(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here  
My Commission Expires \_\_\_\_\_  
**DARCI L. VALENTINE**  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 1/1/2017



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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:**

*See ATTACHED*

Signature of Applicant

*Conni J. Klen*

Date

*10.12.15*

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**STATEMENT OF HARDSHIP**

The Property is composed of two parcels, one that is improved with a single family house fronting on Mt. Pleasant Avenue, and one that is not on the corner of E. First Avenue and Mt. Pleasant Avenue. The Property is zoned R-4.

The Property is in an area that is rapidly regenerating with new residential and commercial buildings being constructed and old structures being renovated. The owner proposes to join and then re-split the Property into two lots, one to accommodate the renovation of the single family house with the addition of a garage and second parking place, and the second to accommodate a building with two residential units and two detached two car garages.

The variances requested will permit the single family lot to accommodate a garage and required parking two residences with garden areas and garages. No parking variance is required. The area variances required to accommodate the restoration of the single family house and the construction of the low density two family townhouse and detached garages are few and are in the spirit of the area improvements.

The preservation of existing structures through renovation and the improvement of vacant land with new structures are in keeping with the neighborhood. The practical difficulties of operating under zoning requirements that were not written to accommodate small City lots require area variances.

The use of the Property for residential dwellings will not adversely affect the surrounding neighborhood. The development will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of the 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.

The requested area variances address the practical difficulties of improving the Property.

**915 MT. PLEASANT AVE****LIST OF VARIANCES**

The following variances will permit the subject property (certified address 915 Mt. Pleasant Ave) to be divided into two lots and will permit the development of each lot as follows:

**North Lot: 1 single family home with detached 1 car garage and 1 car off street parking**

**South Lot: 1 building with two dwelling units and 2 detached, 2 car garages**

**VARIANCES:****NORTH LOT:**

1. **3332.15: R-4 AREA DISTRICT REQUIREMENTS:** To permit a single family dwelling to be situated on a lot that is less than 5000 square feet in area and to be situated on a lot that is 2303 square feet in area.
2. **3332.21(B): BUILDING LINES:** To permit the building line to be less than 10 feet from the front street property line and to be 8 feet.
3. **3332.26(C)(2)&(E): MINIMUM SIDE YARD PERMITTED:** To permit the minimum side yard to be less than 5' on the north side and to be 0.30 feet and to permit the minimum side yard of a detached garage on the south side to be less than 3 feet and to be 2 feet.
4. **3332.27: REAR YARD:** To permit a rear yard to be less than 25 percent of the total lot area (575.57 square feet) and to be 106 square feet.
5. **3332.28(E): SIDE OR REAR YARD OBSTRUCTION:** To permit the area required in a side yard to be unobstructed except for a private detached garage.

**SOUTH LOT:**

1. **3332.15: R-4 AREA DISTRICT REQUIREMENTS/UNDER R-2F STANDARDS:** To permit a two-story, two family dwelling to be situated on a lot less than 3000 square feet per dwelling unit and to be situated on a lot 5805 square feet in area.
2. **3332.21(B): BUILDING LINES:** To permit the building line to be less than 25 feet from the East First Avenue property line and to be 9.50 feet, and to permit the building line to be less than 20 feet from the Mount Pleasant Avenue property line and to be 0 feet.
3. **3332.25(B): MAXIMUM SIDE YARDS REQUIRED:** To permit the maximum side yards to be less than 20 percent of the width of the lot (14 feet) and to be 3 feet.
4. **3332.26(C)(3): MINIMUM SIDE YARD PERMITTED:** To permit the minimum side yard to be less than 5 feet and to be 3 feet.



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) Connie J. Klemm of (COMPLETE ADDRESS) P.O. Box 99 PATASKALA OH 43062

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

DOUG BORRON

LORI STEINER

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 15th day of October, in the year 2015

[Signature] SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



DARCI L. VALENTINE NOTARY PUBLIC, STATE OF OHIO My Commission Expires 1/1/2017

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