

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

BZA15-104

357 W. 7th Avenue

OFFICE USE ONLY

Application Number: BZA 15-104 Date Received: 9/8/15
Application Accepted by: D. Reiss Fee: \$320.00
Commission/Civic: Columbus College University
Existing Zoning: R-4
Comments: 11/17/15

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

To reduce the minimum side yard required from 3'-0" to 2'-0" to allow 36'-0" of width to construct a 4 car garage. (9'x4=36')

Columbus Code Section: CC 3332.38 (E) and CC 3312.49 Table 1

LOCATION

Certified Address: 357 West 7th Avenue City: Columbus Zip: Ohio

Parcel Number (only one required): 010-011994

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Charles Paros and Laura Kresty Phone Number: 614-202-0789 Ext.: _____

Address: 357 West 7th Avenue City/State: Columbus, Ohio Zip: 43201

Email Address: cparos@parosad.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 Charles W. Paros

PROPERTY OWNER SIGNATURE Charles W. Paros Laura A. Kresty

ATTORNEY / AGENT SIGNATURE _____

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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BZA15-104

357 W. 7th Avenue

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Charles Paros

of (1) MAILING ADDRESS 357 West Seventh Avenue, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 357 West 7th 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) Charles Paros and Laura Kresty
357 West 7th Avenue, Columbus, Ohio 43201

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

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

(5) University Area Commission
Susan Keeny, Zoning Chair
358 King Avenue, Columbus, Ohio 43201

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>Timothy and Beth Gerber</u>	<u>341 West Seventh Ave</u>	<u>341 West Seventh Ave, Columbus, Ohio 43201</u>
<u>Joseph and Susan Travers</u>	<u>346 West Seventh Ave</u>	<u>346 West Seventh Ave, Columbus, Ohio 43201</u>
<u>Michael and Caroline Para</u>	<u>347 West Seventh Ave</u>	<u>347 West Seventh Ave, Columbus, Ohio 43201</u>
<u>Michael Oram</u>	<u>350 West Seventh Ave</u>	<u>354 West Sixth Ave, Columbus, Ohio 43201</u>
<u>Paula Butterfield</u>	<u>351 West Seventh Ave</u>	<u>351 West Seventh Ave, Columbus, Ohio 43201</u>

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

(8) SIGNATURE OF AFFIANT

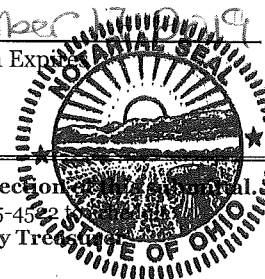
Charles M. Paros

Sworn to before me and signed in my presence this 4th day of September, in the year 2015

Nancy Gannon
(8) SIGNATURE OF NOTARY PUBLIC

September 17, 2019
My Commission Expires

Notary Seal Here



Nancy Gannon
Notary Public, State of Ohio
My Commission Expires 09-17-19

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LABEL SET

APPLICANT

Charles Paros
357 West Seventh Avenue
Columbus, Ohio 43201

PROPERTY OWNER

Charles Paros and Laura Kresty
357 West Seventh Avenue
Columbus, Ohio 43201

ATTORNEY

N/A

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

University Area Commission
c/o Susan Keeny, Zoning Chair
358 King Avenue
Columbus, Ohio 43201

SURROUNDING PROPERTY OWNERS

Timothy and Beth Gerber
341 West Seventh Ave.
Columbus, Ohio 43201

Michael Colby and Emily Colby
363 West Seventh Ave.
Columbus, Ohio 43201

Donald Stenta and Scott Boden
360 West Sixth Ave.
Columbus, Ohio 43201

Joseph and Susan Travers
346 West Seventh Ave.
Columbus, Ohio 43201

William and Kathleen Dancey
366 West Seventh Ave.
Columbus, Ohio 43201

Cheryl L. Taunt
368 West Sixth Ave.
Columbus, Ohio 43201

Michael and Caroline Para
347 West Seventh Ave.
Columbus, Ohio 43201

Heather and Raymond Mineau
372 West Seventh Ave.
Columbus, Ohio 43201

370 West Sixth Ave.
c/o Timothy and Mary O'Neill
1771 Doone Road
Columbus, Ohio 43221

350 West Seventh Ave.
c/o Michael Oram
354 West Sixth Ave.
Columbus, Ohio 43201

373-375 West Seventh Ave.
c/o Michael and Corrine Reilly
1153 Fairview Ave.
Columbus, Ohio 43212

Randal Knutti and Heather Rice
374 West Sixth Ave.
Columbus, Ohio 43201

Paula Butterfield
351 West Seventh Ave.
Columbus, Ohio 43201

376 West Seventh Ave.
c/o Kenneth Wightman
1130 Neil Ave.
Columbus, Ohio 43201

Dea Boster and Johannes Wuerdig
376 West Sixth Ave.
Columbus, Ohio 43201

Richard A. Klein
355 West Seventh Ave.
Columbus, Ohio 43201

Karl Sutter
379 West Seventh Ave.
Columbus, Ohio 43201

Andrew and Elena Christofides-
Hall
382 West Sixth Ave.
Columbus, Ohio 43201

Ronald and Louisa Green
356 West Seventh Ave.
Columbus, Ohio 43201

1355-1357 W. Pennsylvania Ave
c/o Michael Oram
354 West Sixth Ave.
Columbus, Ohio 43201

David Miller
388 West Sixth Ave.
Columbus, Ohio 43201

Christopher Pruzzo
360 West Seventh Ave.
Columbus, Ohio 43201

Michael Oram
354 West Sixth Ave.
Columbus, Ohio 43201

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BZA15-104

357 W. 7th Avenue

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. My property is a Two Family Dwelling Unit and currently has space for 4 surface parking spaces.

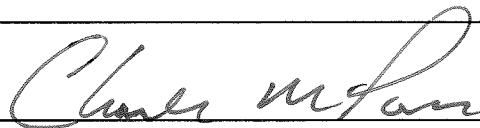
I want to build a 4 car garage and that requires 36'-0" of width, minimum.

2. All circumstances are existing conditions.

3. Numerous properties in the zoning district have structures, both Garages and Houses, within the minimum side yard requirement of both 3'-0" and 5'-0".

4. The garage will be constructed per all remaining zoning and building codes.

Signature of Applicant



Date

09.04.15

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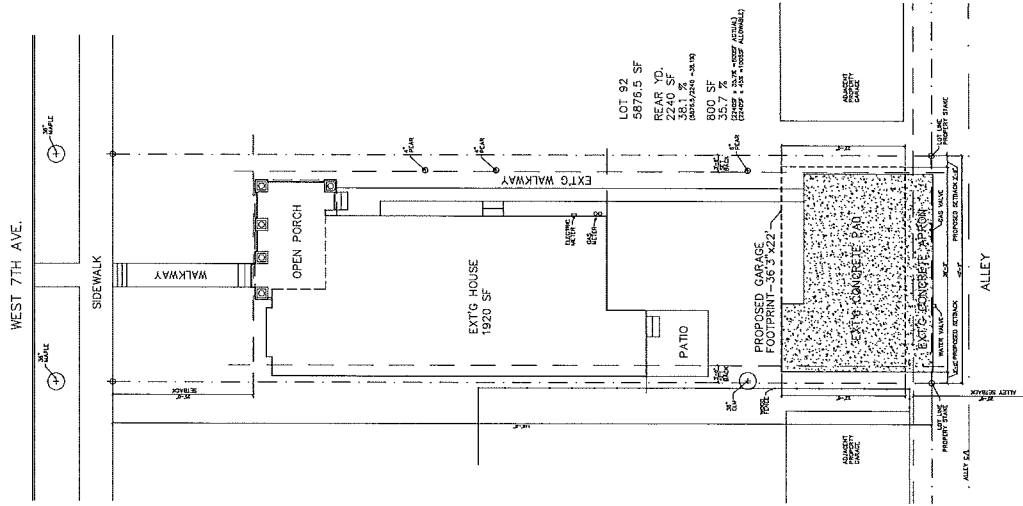
Please make checks payable to the Columbus City Treasurer

PAROS RESIDENCE
357 WEST 7TH AVENUE
COLUMBUS, OHIO 43206
PARCEL 010-011994
LOT 92

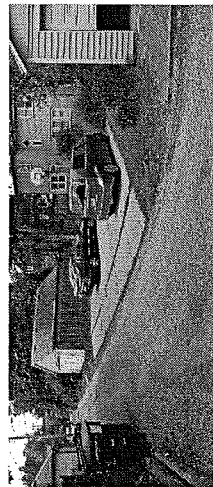
**BOARD OF ZONING ADJUSTMENTS
APPLICATION DRAWING
FOR PROPOSED GARAGE**

SITE PLAN

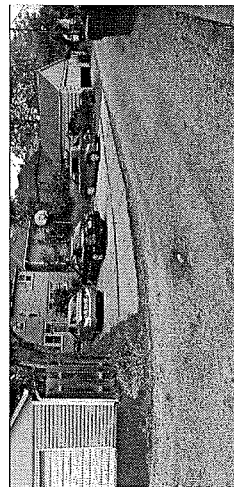
General Notes



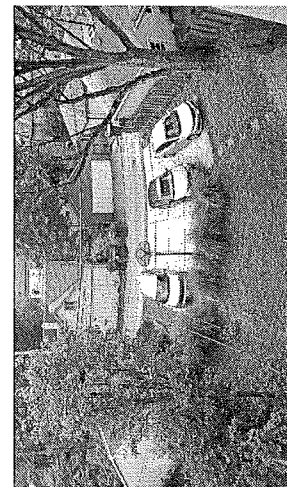
2 SITE PLAN
SCALE 1" = 10'-0"
EXISTING
10'
20'



PARKING PAD VIEW NORTH WEST

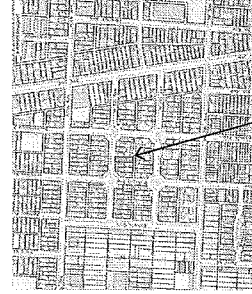


PARKING PAD VIEW NORTH EAST



PARKING BAD, NEW SOUTH

357 WEST 7TH AVENUE
SITE PHOTOS
NOT TO SCALE
EXISTING

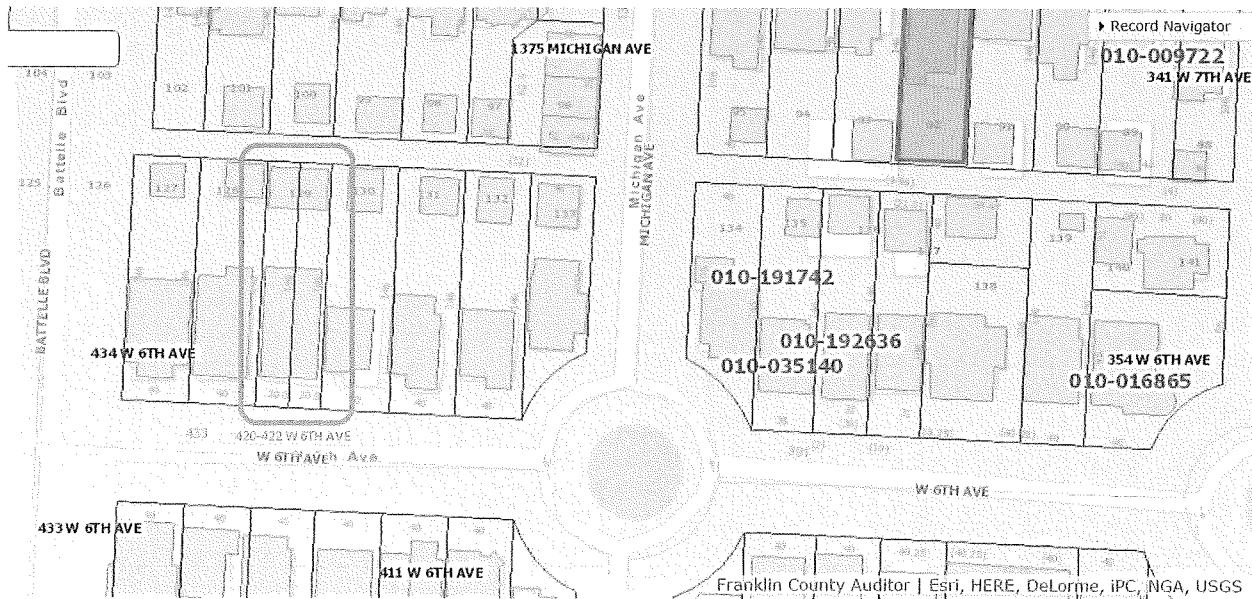
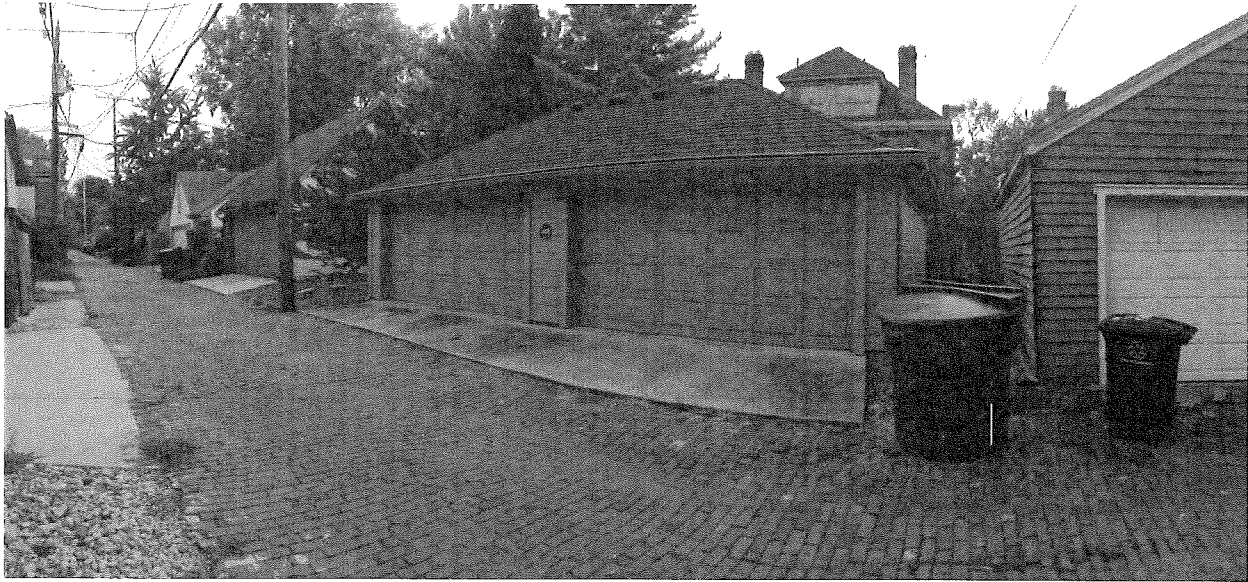


357 WEST 7TH AVENUE
"Located in the State of Ohio, County of Franklin,
City of Columbus, being Lot #92, Dennison Park
Addition, Plot Book 4, page 106 (parcel #11994)
also known as 357 West Seventh Avenue."
University Area Commission
R-4 Zoning District

1 LOCATION PLAN
NOT TO SCALE

Charles Paros Zoning Adjustment Application:

Zoning District precedent – 4 car garage on a 40' lot. (20' lot + 20' lot)



420-422 West 6th Avenue



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: 010011994

Zoning Number: 357

Street Name: W 7TH AVE

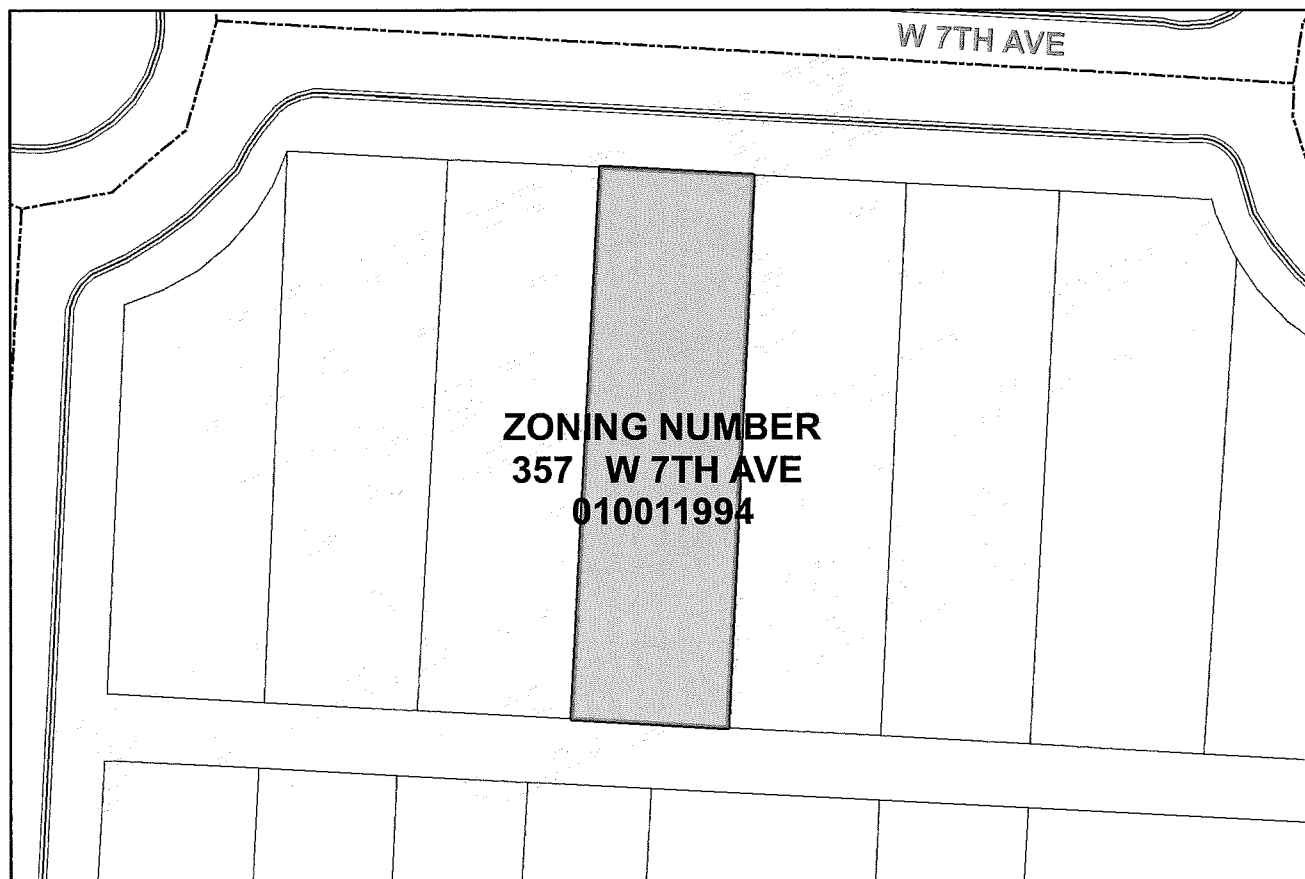
Lot Number: 92

Subdivision: DENNISON PARK

Requested By: CHARLES PAROS (OWNER)

Issued By: *Adriana Amador*

Date: 9/2/2015



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

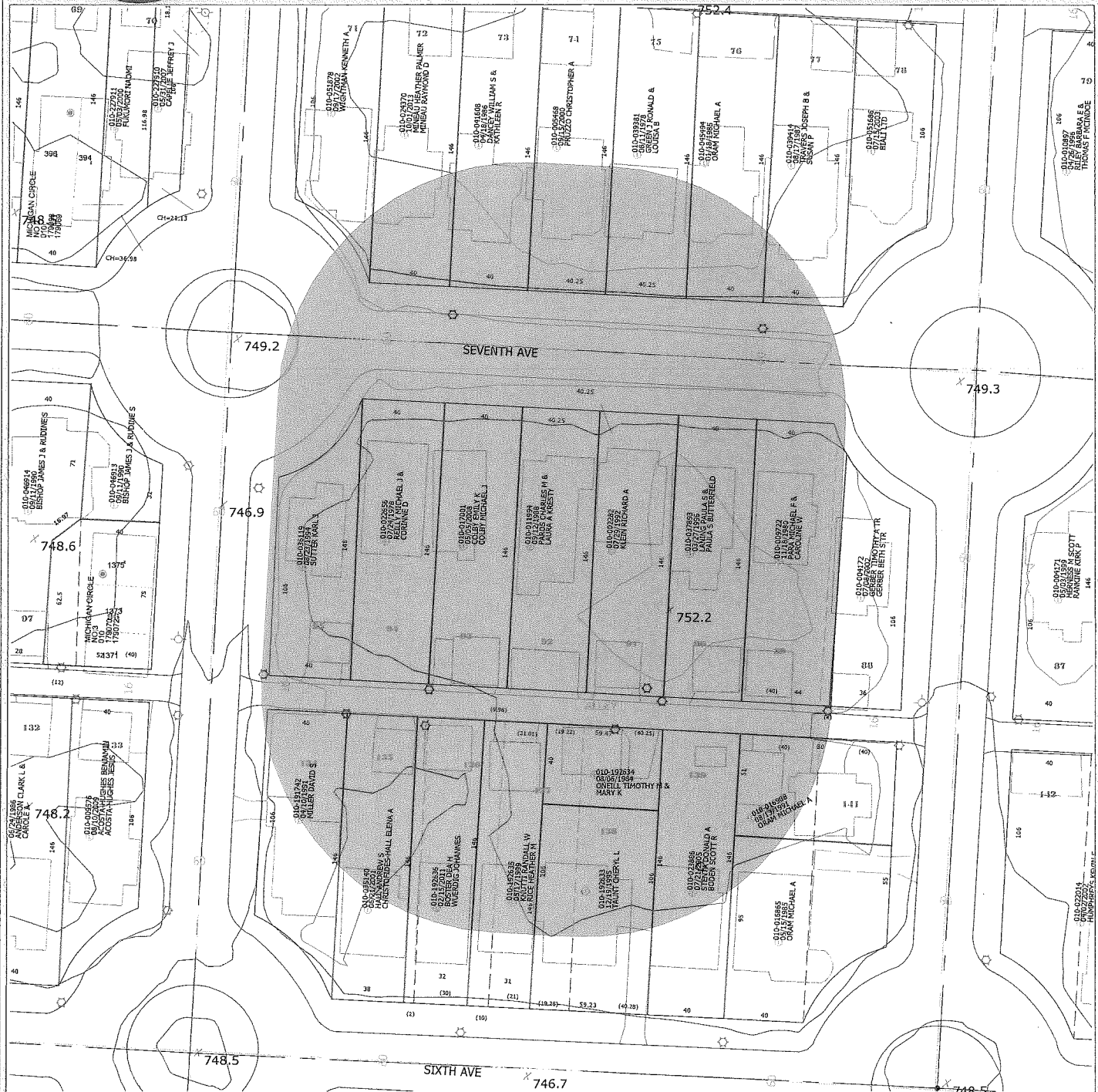
SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 43004



MAP ID: c

DATE: 9/2/15



Scale = 75'



Real Estate / GIS Department

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) Charles Paros
of (COMPLETE ADDRESS) 357 West Seventh Avenue, 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
Charles Paros and Laura Kresty	357 West Seventh Avenue, Columbus, Ohio, 43201

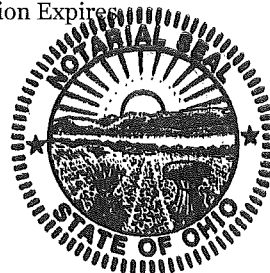
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 4th day of September, in the year 2015


SIGNATURE OF NOTARY PUBLIC

September 17, 2019
My Commission Expires

Notary Seal Here



Nancy Gannon
Notary Public, State of Ohio
My Commission Expires 09-17-19

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