



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

OFFICE USE ONLY

Application Number: 12310-0-00194
Date Received: _____
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: _____ Fee: 1900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

We are requesting relief from Section 3312.49 "Minimum Number of Parking Spaces Required". We are specifically requesting a Variance from 11 required to 0 (zero).

LOCATION

1. Certified Address Number and Street Name 6 East 13th Avenue
City Columbus State Ohio Zip 43201
Parcel Number (only one required) 010-018622-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Christopher Zimmerman, Gilligan Oil Company
Address 4030 Smith Rd Suite 450 City/State Cincinnati, Ohio Zip 45209
Phone # 513 317 4400 Fax # 513-321-9864 Email czimmerman@gilliganoil.com

PROPERTY OWNER(S):

Name Oxford Campus I, LLC
Address 68 South Fourth Street City/State Columbus, Ohio Zip 43215
Phone # 614 221 6048 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Timothy A. Bass, AIA, Bass Studio Architects
Address 36 king Avenue City/State Columbus Zip Ohio
Phone # 614 294 4893 Fax # 614 294 2709 Email: tim@bassstudioarchitects.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

Revised 02/01/11

*Please call Tim Bass for PIV - 294-4893



12310-00000-00194
6 EAST 13th AVENUE

One Stop Shop Zoning Report Date: Wed Apr 25 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 6 13TH AVE COLUMBUS OH 43201

Mailing Address: 68 S FOURTH ST
COLUMBUS, OH 43215

Owner: OXFORD CAMPUS I LLC

Parcel Number: 010018622

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: UNIVERSITY UCO

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University/Impact

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





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AFFIDAVIT

12310-00000-00194
6 EAST 13th AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Sanford Solomon

of (1) MAILING ADDRESS _____

deposed 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 _____

for which the 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

(4) Oxford Campus II

AND MAILING ADDRESS

68 S 4th

Columbus Ohio 43215

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

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

(5) University Area Review Board
C/O Dan Ferdelman
109 N. Front ST.
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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8)

5th

day of

April

, in the year

2012

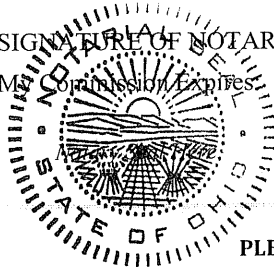
SIGNATURE OF NOTARY PUBLIC

(8)

James H. Coridan

My Commission Expires

JAMES H. CORIDAN
Notary Public, State of Ohio
My Commission Expires 04-20-13



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STATEMENT OF HARDSHIP

12310-00000-00194

6 EAST 13th AVENUE

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

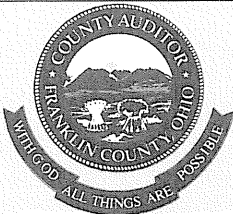
1. The subject property is located in the densely developed central area of the University District. The property has been continuously occupied for this and like uses with no designated parking for decades. The property contains no area in which additional parking can be developed. The use is compatible and complimentary to the adjacent uses and district as a whole and is sustained by a predominantly pedestrian clientele.
2. The current Owners acquired the property in 1995. At that time the mix of uses and parking limitations were as they exist today. There were no actions of the Owner that contributed to the hardship.
3. The property is consistent with a majority of similar uses in the immediate vicinity; restaurants and retail uses that operate successfully with little, or no, designated parking. Being in the heart of the pedestrian focused central High Street commercial zone on the east border of The Ohio State University, this and similar uses thrive with no parking.
4. Granting a variance for this property will not confer special privilege to this Owner, it will enhance the pedestrian mix and will not be injurious to other property Owners. The variance request is consistent with development and use of neighboring properties.

Signature of Applicant

Date

4/5/2012

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 4/11/12



Disclaimer

Scale = 60


Grid North

This map is prepared for the real property inventory within survey plats, and other public records and data. Users of this information sources should be consulted for verification of county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

12310-00000-00194
6 EAST 13th AVENUE

feet,
e
his map.

IS Department



36 KING AVENUE
 Columbus, OH 43201
 ph. 614.294.4893
 fax. 614.294.2709
 BSA@columbus.rr.com

13th Ave Subway
 6-8 E. Thirteenth Ave
 Columbus, Ohio 43201

DATE & SCALE

Site Plan

SP-1



A Parcel 010-018622 Site Plan
Sheet 1 of 2

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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 provided.

APPLICATION # **12310-00000-00194**
6 EAST 13th AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) _____
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

Pat Gilligan 625 Edgewood Park Drive Suite 525 Cincinnati, Ohio
45202

Chris Zimmermann 625 Edgewood Park Drive Suite 525 Cincinnati, Ohio
45202

SIGNATURE OF AFFIANT

[Signature]

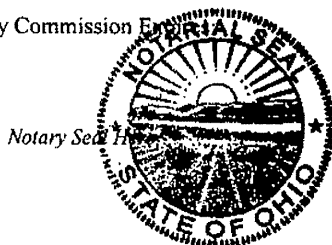
Subscribed to me in my presence and before me this 5th day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Stephanie S. Bruemmer

My Commission Expires

5-18-2016



Stephanie S. Bruemmer
Notary Public, State of Ohio
My Commission Expires 05-18-2016

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