



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 - 00392

Date Received: 7/13/12

Commission/Group: University

Existing Zoning: AR-4 Application Accepted by: W. Reiss Fee: \$1,900.00

Comments: 9/25/12

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.

3372.563 Bldg. Area to allow exist. 1874 sf 30.22%. (no additions proposed)
3372.564 Paving 2439 sf 39.33% in lieu of 35%. (this applic. reduces
existing paving 8 3372.567 (1)(c) maximum floor area 3870 sf
in lieu of 3720 allowed.

LOCATION

1. Certified Address Number and Street Name 90 W. 8th

City Columbus State OH Zip 43201

Parcel Number (only one required) 010-023492

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Juliet Bullock, Juliet Bullock Architects

Address 1182 Wyandotte Rd City/State Columbus OH Zip 43212

Phone # 935-0944 Fax # Email bullock.juliet@gmail.com

PROPERTY OWNER(S):

Name THOMAS NIENERTHEIM MISSILESS ROSS

Address 6124 KARRER PL City/State AKRON, OH Zip 44317

Phone # 330-791-9935 Fax # Email

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Juliet Bullock, Juliet Bullock Architects

Address 1182 Wyandotte Rd. City/State Columbus OH Zip 43212

Phone # 935-0944 Fax # Email: bullock.juliet@gmail.com

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

APPLICANT SIGNATURE Juliet Bullock

PROPERTY OWNER SIGNATURE Thomas Nienertheim Missile Ross

ATTORNEY / AGENT SIGNATURE Juliet Bullock

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 all checks payable to the Columbus City Treasurer



General Zoning Inquiries: 614-645-8637

Parcel Number: 010023492

Planning Overlay: University/Impact

Graphic Commission: N/A





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

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 43212
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 90 W. 8th Ave
(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
AND MAILING ADDRESS

(4) Thomas Niederhelman/Priscella Ross
6024 Karrer Place
Dublin, Ohio 43017

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

Juliet Bullock
614 935 0944

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

(5) University Area Commission
Susan Keeny
358 King Ave Columbus, OH 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:

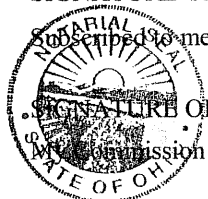
(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT

(8)

Juliet Bullock
10th day of July, in the year 2012



Subscribed to me in my presence and before me this
KAREN K. FULLER SMITH

SIGNATURE OF NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires: _____

(8)

[Signature]

Notary Seal Here

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Applicant

Juliet Bullock
1182 Wyandotte Road
Columbus Ohio 43212

Owner

Thomas Niedelhelman
6124 Karrer Place
Columbus Ohio 43017

University Area Commission

Susan Keeny
358 King Avenue
Columbus Ohio 43201

86 W 8th LLC

70 West Northwood
Suite 1E
Columbus Ohio 43201-1050

Jack Beatley

70 West Northwood
Suite 1E
Columbus Ohio 43201-1050

April Investment Co.

1179 Northwest Blvd
Columbus Ohio 43212-3560

Gas Properties Inc.

2425 North High Street
Columbus Ohio 43202-2984

Hornblower Family LP

87 King and 96 Levy Prop.
1776 West Lane Avenue Ste C
Columbus Ohio 43221-3363

Sunrise Management Inc

2621 Sandover Road
Columbus Ohio 43220-2867

Winkle OSU LLC

10 North High Street
Suite 401
Columbus Ohio 43215-3497

Ace PPG Investments

PO Box 12303
Columbus Ohio 43212-0303

Cooper State Bank

5811 Sawmill Road
Dublin Ohio 43017-1590

JWP LLC

6811 Paul Road
Westerville Ohio 43062-7968

David M. O'Reilly

PO Box 2831
Columbus Ohio 43216-2831

PHH Mortgage Corp

95 Methodist Hill Drive
Rochester, NY 14623

SIP III LTD

1228 Wyandotte Road
Columbus Ohio 43212

12310-00392
90 W. 8th Ave.



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STATEMENT OF HARDSHIP

12310-00392

90 W. 8th Ave.

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:

This variance request was triggered by a code violation order brought against the previous owner, who installed bsmt wdw wells without a permit. All variance requests are in response to existing conditions. bldg area, paving and max. floor area - and when the original bldg was built, it would have been in violation, so perhaps these ordinances were put in place after the bldg was constructed. The work done by previous owner triggered the req. for variances. Even w/ basement left unfinished, since max. floor area is req. to include unfinished bsmt, so the bldg as blt was over. The previous owner did not finish the bsmt, and the bldg as constructed had a bsmt bathroom. All neighboring properties have as much if not more paving, so this bldg is consistent w/ the neighboring developments.

Signature of Applicant

Went M. Block

Date

7/11/12

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Please make all checks payable to the Columbus City Treasurer

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTIE RD
COLUMBUS OH 43212
614-935-0944

PROJECT NO. 012-00392
90 W. 8TH AVENUE UNIT 1321

OWNER: JULIET BULLOCK ARCHITECTS
1182 WYANDOTTIE RD
COLUMBUS OH 43212
ARCHITECT: JULIET BULLOCK ARCHITECTS
1182 WYANDOTTIE RD
COLUMBUS OH 43212

EXISTING BUILDING 46' x 11.25' SPACES 4.44' x 7.25' OR
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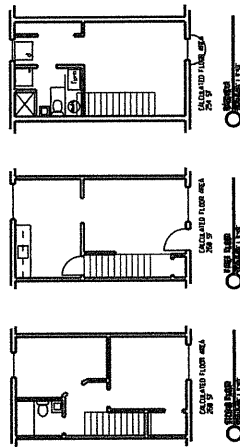
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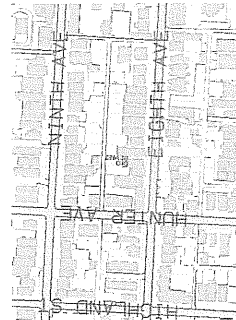
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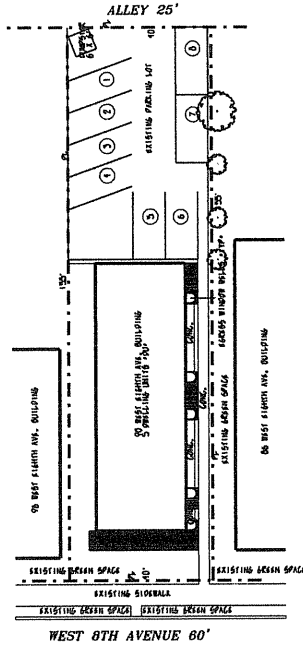


TYPICAL
UNIT PLAN

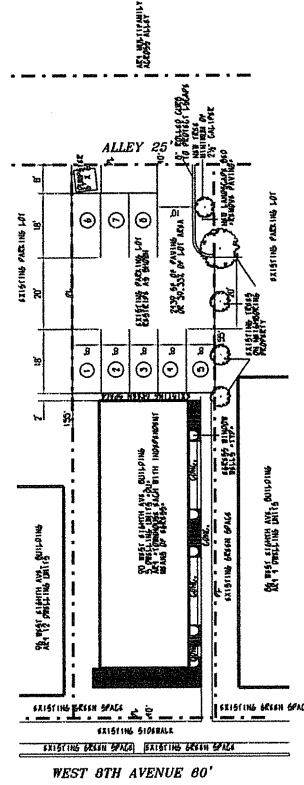


VICINITY PLAN
NOT TO SCALE

12310-00392
90 W. 8th Ave.



EXISTING
SITE PLAN
SCALE 1/8" = 1'-0"



PROPOSED
SITE PLAN
SCALE 1/8" = 1'-0"



THE BOARD OF ARCHITECTS HAS REVIEWED THE PROPOSED SITE PLAN AND FOUND IT TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE ARCHITECTURAL ACT.

JULIET BULLOCK ARCHITECTS

DATE

90 WEST 8TH AVENUE
COLUMBUS OHIO

Juliet Bullock Architects, LLC

1182 Wyandotte Road Columbus, Ohio 43212

April 12th, 2012

Mr. Keith Wagenknecht
Chief Building Official
Building and Zoning Services
757 Carolyn Avenue
Columbus Ohio 43224

Re: 90 West 8th Avenue
Columbus Ohio 43201
010023492

Dear Mr. Keith Wagenknecht:

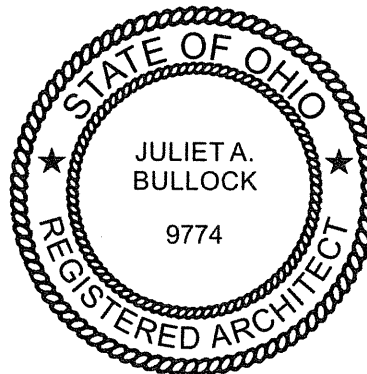
I am an architect and I have been hired by the owner of the above referenced property. The previous owner of the property finished the basements of this five unit apartment building without a permit, and my client has inherited the problem. My client initially had been working with a contractor to resolve the issue, but that has not worked out, so I am trying to facilitate getting the matter taken care of.

My client's previous architect prepared construction drawings and submitted for permit in March 2011. The permit was approved, then two weeks later he was notified by the building department that the permit was being revoked by the building department because he needed approval of the University Area Commission. Apparently the permit had been approved in error. The permit is set to expire today, and I am requesting an extension to the permit so that I can go before the University Area Commission and get this matter resolved to the City's satisfaction. This extension would also allow us to resolve any other questions the City might have and provide any additional documentation as required. I realize that typically you must request the extension ten days in advance, however my client was not aware of the permit expiring this quickly. In addition, I was just hired beginning of this week, and it has taken a few days for me to get the information I need from the City in order to understand how we need to move forward.

We would appreciate this extension and I will work diligently to get this issue resolved as quickly as possible. I am emailing this letter, but will also follow up with a mailed copy as well. Thank you in advance for your consideration in this matter.

Sincerely


Juliet A. Bullock, Architect
635-0944 or bullock.juliet@gmail.com



12310-00392
90 W. 8th Ave.



City of Columbus
Mayor Michael B. Coleman

Department of Building & Zoning Services

757 Carolyn Avenue | Columbus, Ohio 43224-3218
Tracie Davies, Director

April 17, 2012

Juliet Bullock Architects LLC
Attn: Juliet Bullock
1182 Wyandotte Road
Columbus, Ohio 43212

Re: Request for Permit Extension
Permit #MBLD1106160
90 W 8th Ave, 1-5

Dear Customer,

We are in receipt of your letter requesting an extension of the above-referenced permit. Please be advised that per Section 4113.03 of the Columbus Building Code, your request for an extension to permit #MBLD1106160 is herewith granted for one (1) year. The above referenced permit will be extended until **April 18, 2013**. **Said extension is valid only upon payment of the applicable fee of \$100.** Payment must be received by our office within 30 days from the date of this letter. Failure to make payment within the stated timeframe shall result in an expired permit. A new permit may only be obtained by making application and paying the appropriate fees for such.

Please submit this letter to our Intake Staff at 757 Carolyn Ave when making payment for the extensions. A copy of the newly printed permit must be posted at the job site for all inspectors to review as necessary.





Sincerely,

Keith E. Wagenknecht, AIA
Chief Building Official
City of Columbus

12310-00392
90 W. 8th Ave.

Director's Office 614 645 7776
Building Plan Review 614 645 7563
Customer Service Center 614 645 8090
Engineering Plan Review 614 645 9032
Inspection Information 614 645 8698

Licensing & Registration 614 645 8083
Research/Records Center 614 645 8082
Zoning Clearance 614 645 8637
Zoning Public Hearings 614 645 4522
Zoning Confirmation Letters 614 645 8637

Address: 90 W 8TH AVE, COLUMBUS, 43201 **Submit**  **Reset**  **Cancel**  **Help** **Condition Detail**  **Condition History****Type ***

Parcel

Condition Name *

Illegal basement conversion

Severity

Notice

Status

Applied(Applied)

Applied Date

01/22/2009

Effective Date

01/22/2009

Expiration Date**Applied By Dept ***

Building

Applied By User * **Current User**

Randy Eddy

Action By Dept

Building

Action By User **Current User**

Randy Eddy

Short Comments  **Standard Comment**

Illegal basement conversion to bedrm & bathrm w/o permits /no wwop fee

Include In Condition Notice☐ Condition Name☐ Short Comments**Display Notice**☒ Accela Automation☒ ACA☐ ACA Fee Estimate Page**New Address Condition Edit****Agency****12310-00392**
90 W. 8th Ave.



Issue Date: 4/20/2011
Status: Issued
Mayor Michael B. Coleman

City of Columbus
Department of Building and Zoning Services

BUILDING PERMIT
757 Carolyn Avenue, Columbus, OHIO 43224
To Cancel Inspection call 645-7847

Building
Multi Family
New Construction
Addition

THIS PERMIT EXPIRES IN ACCORDANCE WITH THE APPLICABLE SECTION OF CCC TITLE 41 FOR WHICH IT WAS ISSUED

CONTRACTOR INFORMATION

Phone #: 614-799-2428

PROFESSIONAL DESIGNS INC
7615 OLENTANGY RIVER RD
COLUMBUS OH 43235

OWNER OF RECORD

TEEPEE LLC
1776 W LANE AVE

COLUMBUS OH 43221

IT SHALL BE UNLAWFUL TO REMOVE THIS PERMIT FROM THE JOB SITE

The acquisition of this permit does not necessarily mean that other permits which are required have been obtained. Permit holder is responsible to obtain all required inspections including the final inspection. Failure to do so will result in an expired permit and additional fees to complete the project.

ADDRESS AND PROJECT INFORMATION

Permit Number: MBLD1106160
Parcel No.: 010023492
Project Address: 90 W 8TH AVE - 1 THRU 5

OBC
Use Group: Construction Type: Sq Ft: 1800
Cost of Const.: \$0.00

WORK DESCRIPTION

*05/03/2012 - PERMIT EXTENSION GRANTED FOR (1) YEAR UNTIL APRIL 18, 2013
PER K.E.W.-AGA
90 W 8TH AVE, SRTS090076
APARTMENT BASEMENTS RENOVATED TO BE SLEEPING AREAS. INCLUDES NEW
BATHROOMS, AND EMERGENCY EGRESS WINDOWS.

CODE: (2007 OBC) TYPE (V-B (602.5)) USE (R-2 (310.1))

DESIGN OCCUPANT LOAD: 6

CERTIFICATE OF OCCUPANCY :(EXISTING BUILDING) (ALTERATION) () ()

CONDITIONS, LIMITATIONS, VARIANCES AND SPECIAL STIPULATIONS OF THE
OCCUPANCY:
NONE.

FIRE SUPPRESSION SYSTEMS:

Subdiv/Lot #:

CONTRACTOR, ARCHITECT, AND ENGINEER INFORMATION

Title	Lic #	Business Name	Phone	Fax	Address
Description	G3303	PROFESSIONAL DESIGNS INC	614-799-2428	614-799-1426	7615 OLENTANGY RIVER RD COLUMBUS OH 43235

FOOTER EXCAVATION	ELECTRIC: INSP/DATE	GAS: PRESSURE TEST	PLBG: INSP/DATE	DOMESTIC WATER:
INSPECTOR:	UG	INSPECTOR:	UG	CALL/645-5850

*** INSPECTION TYPE ***

DATE

ROUGH

INSPECTOR

DATE

FINAL

INSPECTOR

INTERIOR DRAINAGE 1,2,3 FAMILY

SIGNATURE REQUIRED BEFORE PLACING CONCRETE IN
BASEMENT

FOUNDATION//645-8235

ELECTRIC/645-8265

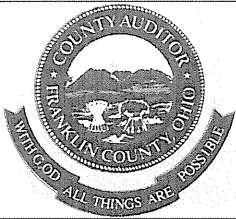
FIRE ALARM/645-8265

MEDICAL GAS /645-8355

PLUMBING/645-8355

HEATING--A/C--ECS/645-8138

12310-00392
90 W. 8th Ave.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 6/6/12



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



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

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' if no interest is provided.

APPLICATION #

12310-00392
90 W. 8th Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Juliet Bullock
of (COMPLETE ADDRESS) 1182 Wyandotte Rd Columbus Ohio 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

Tom. Niederhelman

6124 Karrer Place Dublin Columbus, Oh
43017

Priscella Ross

6124 Karrer Place Columbus, OH 43017

SIGNATURE OF AFFIANT

Juliet Bullock

Subscribed to me in my presence and before me this 10th day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Karen K. Fuller Smith



KAREN K. FULLER SMITH

Notary Public

In and for the State of Ohio

My Commission Expires

Notary Seal Here

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 all checks payable to the Columbus City Treasurer