



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: 12310-00428
Date Received: 7/26/12
Commission/Group: University
Existing Zoning: AR-1 Application Accepted by: W. Reim Fee: \$1,575.00
Comments: 10/23/12

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.
See Exhibit 'A'

LOCATION

1. Certified Address Number and Street Name 117-125
419 E. 7th Avenue

City Columbus State OH Zip 43201

Parcel Number (only one required) 010-063603

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Richard Bruggeman c/o Tom Sampson (Behal Sampson Dietz, Inc.)
Address 990 W. 3rd Avenue City/State Columbus, OH Zip 43212
Phone # 614-464-1933 Fax # 614-298-2149 Email kwitt@bsdarchitects.com

PROPERTY OWNER(S):

Name Richard Bruggeman
Address 11 Buttles Avenue City/State Columbus, OH Zip 43215
Phone # 614-496-1505 Fax # 614-621-2200 Email richard@bruggeman.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Tom Sampson (Behal Sampson Dietz, Inc.)
Address 990 W. 3rd Avenue City/State Columbus, OH Zip 43212
Phone # 614-464-1933 Fax # 614-298-2149 Email: kwitt@bsdarchitects.com

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

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



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

12310-00428
117-125 E. 7th Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Thomas Sampson (Behal Sampson Dietz, Inc.)

of (1) MAILING ADDRESS 990 W. 3rd Avenue / Columbus, OH 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

(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) Richard Bruggeman

AND MAILING ADDRESS

11 Buttles Avenue / Columbus, Ohio 43215

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

Richard Bruggeman c/o Thomas Sampson (Behal Sampson Dietz, Inc.)

614-464-1933

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, OH 43201 / Phone: (937) 479-0201

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
See Exhibit D

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 26th day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Notary Seal Here



JEFFREY HALAPARDA
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 6-27-16

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

EXHIBIT D

TOM SAMPSON
BEHAL SAMPSON DIETZ
990 W THIRD AVE
COLUMBUS, OH 43212

TOM SAMPSON
BEHAL SAMPSON DIETZ
990 W THIRD AVE
COLUMBUS, OH 43212

UNIVERSITY AREA COMMISSION
C/O SUSAN KEENY
358 KING AVENUE
COLUMBUS, OH 43201

UNIVERSITY AREA COMMISSION
C/O SUSAN KEENY
358 KING AVENUE
COLUMBUS, OH 43201

RICHARD BRUGGEMAN
11 BUTTLES AVENUE
COLUMBUS, OH 43215

RICHARD BRUGGEMAN
11 BUTTLES AVENUE
COLUMBUS, OH 43215

MAX ELM I / MIN-HSIU YANG
995 PENNSYLVANIA AVENUE
COLUMBUS, OH 43201

MAX ELM I / MIN-HSIU YANG
995 PENNSYLVANIA AVENUE
COLUMBUS, OH 43201

FAY M HAYCOOK
1313 SUMMIT STREET
COLUMBUS, OH 43201

FAY M HAYCOOK
1313 SUMMIT STREET
COLUMBUS, OH 43201

RED MORTGAGE CAPITAL, INC.
LOAN SERVICE & ASSET MGMT.
2 MIRANOVA PLACE, FLOOR 12
COLUMBUS, OH 43215

RED MORTGAGE CAPITAL, INC.
LOAN SERVICE & ASSET MGMT.
2 MIRANOVA PLACE, FLOOR 12
COLUMBUS, OH 43215

CHIN YUAN LIN
PO BOX 20560
COLUMBUS, OH 43220

CHIN YUAN LIN
PO BOX 20560
COLUMBUS, OH 43220

WAGENBRENNER REALTY
AKA ROYAL TALLOW
HOLDINGS
575 W. 1ST AVENUE, SUITE 100
COLUMBUS, OH 43215

WAGENBRENNER REALTY
AKA ROYAL TALLOW
HOLDINGS
575 W. 1ST AVENUE, SUITE 100
COLUMBUS, OH 43215

THOMAS P. HEILMAN II
222 E. 11TH AVENUE
COLUMBUS, OH 43201

THOMAS P. HEILMAN II
222 E. 11TH AVENUE
COLUMBUS, OH 43201

KEITH WALKER
PO BOX 2962
WESTERVILLE, OH 43086

KEITH WALKER
PO BOX 2962
WESTERVILLE, OH 43086

12310-00428
117-125 E. 7th Ave.



Board of Zoning Adjustment Application

List of Requested Variances

117-125 E. 7th Avenue, Columbus, OH 43201

BZA: _____

Townhouse Development Variance:

3333.41 Standards

- (b) To increase the permitted density of a townhouse development from 12 units per acres to the equivalent of 31 units per acres (5 units / 0.16 acres = 31.25 units per acre)

117 E. 7th Avenue

Zoning: AR-1

Height district: H-35

Lot area: 1,568 sq.ft. (0.036 acre)

Building footprint: 598 sq.ft. (38%)

Floor area: 1,266 sq.ft.

Rear yard: 459 sq.ft. (29%)

Private open space: 566 sq.ft. (36%)

Variances:

3312.09 Aisle

To reduce the minimum aisle width from 20 feet to 10 feet

3312.13 Driveway

To reduce the minimum width from 20 feet to 10 feet

3312.25 Maneuvering

To reduce the maneuvering area to 10 feet

3333.42 Standards

- (i) To reduce the side yard from 7.5 feet to 2.46 feet
- (j) To reduce the building line from 25 feet to 9.54 feet
- (t) To reduce common open space from 400 square feet per townhouse to 0
- (u) To provide access to parking spaces utilizing existing recorded access easement

EXHIBIT A

119 E. 7th Avenue

Zoning: AR-1

Height district: H-35

Lot area: 1,366 sq.ft. (0.031 acre)

Building footprint: 589 sq.ft. (43%)

Floor area: 1,281 sq.ft.

Rear yard: 393 sq.ft. (29%)

Private open space: 421 sq.ft. (31%)

Variances:

3312.09 Aisle

To reduce the minimum aisle width from 20 feet to 10 feet

3312.13 Driveway

To reduce the minimum width from 20 feet to 10 feet

3312.25 Maneuvering

To reduce the maneuvering area to 10 feet

3312.29 Parking space

To reduce the rectangular area of a parking space from 9 feet by 18 feet to 8 feet by 18 feet

3333.41 Standards

- (f) To reduce the minimum area of a townhouse lot from 1,500 square feet to 1,366 square feet
- (u) To reduce the building line from 25 feet to 9.61 feet
- (t) To reduce common open space from 400 square feet per townhouse to 0
- (u) To provide access to parking spaces utilizing existing recorded access easement

12310-00428
117-125 E. 7th Ave.

EXHIBIT A

121 E. 7th Avenue
Zoning: AR-1
Height district: H-35
Lot area: 1,345 sq.ft. (0.031 acre)
Building footprint: 581 sq.ft. (43%)
Floor area: 1,236 sq.ft.
Rear yard: 394 sq.ft. (29%)
Private open space: 422 sq.ft. (31%)

Variances:

3312.10 Aisle

To reduce the minimum aisle width from 20 feet to 10 feet

3312.13 Driveway

To reduce the minimum width from 20 feet to 10 feet

3312.25 Maneuvering

To reduce the maneuvering area to 10 feet

3312.29 Parking space

To reduce the rectangular area of a parking space from 9 feet by 18 feet to 8 feet by 18 feet

3333.41 Standards

- (f) To reduce the minimum area of a townhouse lot from 1,500 square feet to 1,345 square feet
- (j) To reduce the building line from 25 feet to 9.68 feet
- (t) To reduce common open space from 400 square feet per townhouse to 0
- (u) To provide access to parking spaces utilizing existing recorded access easement

12310-00428
117-125 E. 7th Ave.

EXHIBIT A

123 E. 7th Avenue

Zoning: AR-1

Height district: H-35

Lot area: 1,349 sq.ft. (0.031 acre)

Building footprint: 582 sq.ft. (43%)

Floor area: 1,267 sq.ft.

Rear yard: 387 sq.ft. (29%)

Private open space 423 sq.ft. (31%)

Variances:

3312.09 Aisle

To reduce the minimum aisle width from 20 feet to 10 feet

3312.13 Driveway

To reduce the minimum width from 20 feet to 10 feet

3312.25 Maneuvering

To reduce the maneuvering area to 10 feet

3312.29 Parking space

To reduce the rectangular area of a parking space from 9 feet by 18 feet to 8 feet by 18 feet

3333.41 Standards

- (f) To reduce the minimum area of a townhouse lot from 1,500 square feet to 1,349 square feet
- (j) To reduce the building line from 25 feet to 9.74 feet
- (t) To reduce common open space from 400 square feet per townhouse to 0
- (u) To provide access to parking spaces utilizing existing recorded access easement

12310-00428
117-125 E. 7th Ave.

EXHIBIT A

125 E. 7th Avenue

Zoning: AR-1

Height district: H-35

Lot area: 1,512 sq.ft. (0.035 acre))

Building footprint: 599 sq.ft. (40%)

Floor area: 1,265 sq.ft.

Rear yard: 444 sq.ft. (29%)

Private open space: 513 sq.ft. (34%)

Variances:

3312.09 Aisle

To reduce the minimum aisle width from 20 feet to 10 feet

3312.13 Driveway

To reduce the minimum width from 20 feet to 10 feet

3312.25 Maneuvering

To reduce the maneuvering area to 10 feet

3333.41 Standards

- (i) To reduce the side yard from 7.5 feet to 1.3 feet
- (j) To reduce the building line from 25 feet to 9.81 feet
- (t) To reduce common open space from 400 square feet per townhouse to 0
- (u) To provide access to parking spaces utilizing existing recorded access easement

Board of Zoning Adjustment Application**Statement of Hardship****117-125 E. 7th Avenue, Columbus, OH 43201****BZA: _____**

The project site is located at the southwest corner of East Seventh Avenue and Frances Place, between Indianola Avenue and Summit Street. The property is zoned AR-1, Apartment Residential District. The current use of the existing structure as an apartment complex is a permitted use with this zoning district. This proposal is to change these five (5) apartments into five (5) townhouses. Townhouses are a permitted use within the AR-1 zoning district.

The requested variances generally fall into two categories:

1. Parking Area

These variances will allow code required parking for each townhouse.

2. Development Standards

These variances are technical variances to allow the existing 1915 apartments to be converted to townhouses with separate ownership.

No additions are proposed to the existing structure that would increase the floor area. The parking area is being increased to provide more off-street parking than currently exists.

Requested Variances (see Exhibit A):

3312.09 Aisle

The applicant is requesting a variance to allow a reduction to the minimum aisle width. There are two existing recorded 10 feet wide access easements at the south property line. One is on the subject parcels and the other is on the parcel to the south providing a total 20 feet wide aisle width.

3312.13 Driveway

The applicant is requesting a variance to allow a reduction to the minimum driveway width. There are two existing recorded 10 feet wide access easements at the south property line. One is on the subject parcels and the other is on the parcel to the south providing a total 20 feet wide driveway width.

3312.25 Maneuvering

The applicant is requesting a variance to allow a reduction to the required maneuvering area. There are two existing recorded 10 feet wide access easements at

EXHIBIT B

the south property line. One is on the subject parcels and the other is on the parcel to the south providing a total 20 feet wide maneuvering area.

3312.29 Parking space

The applicant is requesting a variance to C.C. 3312.29 to allow a reduction in the rectangular area of a parking space. The university area planning overlay C.C. 3372.521 establishes this reduction in parking space width within this area. This variance request is applicable to the specific addresses listed in Exhibit A. It is a technicality that the university area standards in C.C. 3372.520 through 3372.522 and C.C. 3372.560 through 3372.571 are not applicable (since no construction of habitable floor area is proposed and no change of use is proposed) otherwise this parking space variance would not be requested.

3333.41 Standards

(b) Density

The applicant is requesting a variance to allow an increase in the density that equals the existing density on the subject parcel.

(f) Minimum lot area

The applicant is requesting a variance to allow the reduction in minimum lot area for three of the five parcels. The proposed property lines are established by the location of the existing building fire walls and minimum parking space width including the variance request to C.C. 3312.29.

(i) Side yard

The applicant is requesting a variance to allow a reduction in the minimum side yards for two townhouses due to the existing building's location in relation to the property lines.

(j) Building line

The applicant is requesting a variance to allow a reduction in the distance from the building line to the front lot line due to the existing building's location in relation to the front lot line.

(t) Common open space

The applicant is requesting a variance to allow a reduction in the common open space due to the space limitations of the parcels established by the lot lines, size of the existing building, parking space requirements and vehicular aisle, driveway and maneuvering space requirements.

(u) Parking space access

The applicant is requesting a variance to allow access to the parking spaces utilizing the existing recorded access easement.

12310-00428
117-125 E. 7th Ave.

12310-00428
117-125 E. 7th Ave.

SEVENTH STREET (50')
6" WATER

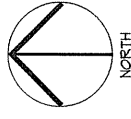
BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

890 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-464-1833
FAX 614-464-1833
WWW.BSDARCHITECTS.COM

EXISTING ZONING

PID #010-063603
ZONING: ARI
EXISTING USE: APARTMENT
HEIGHT DISTRICT: H-35
LOT AREA: 4,269 SQ.FT. (0.098 ACRE)
FLOOD ZONE: OUT

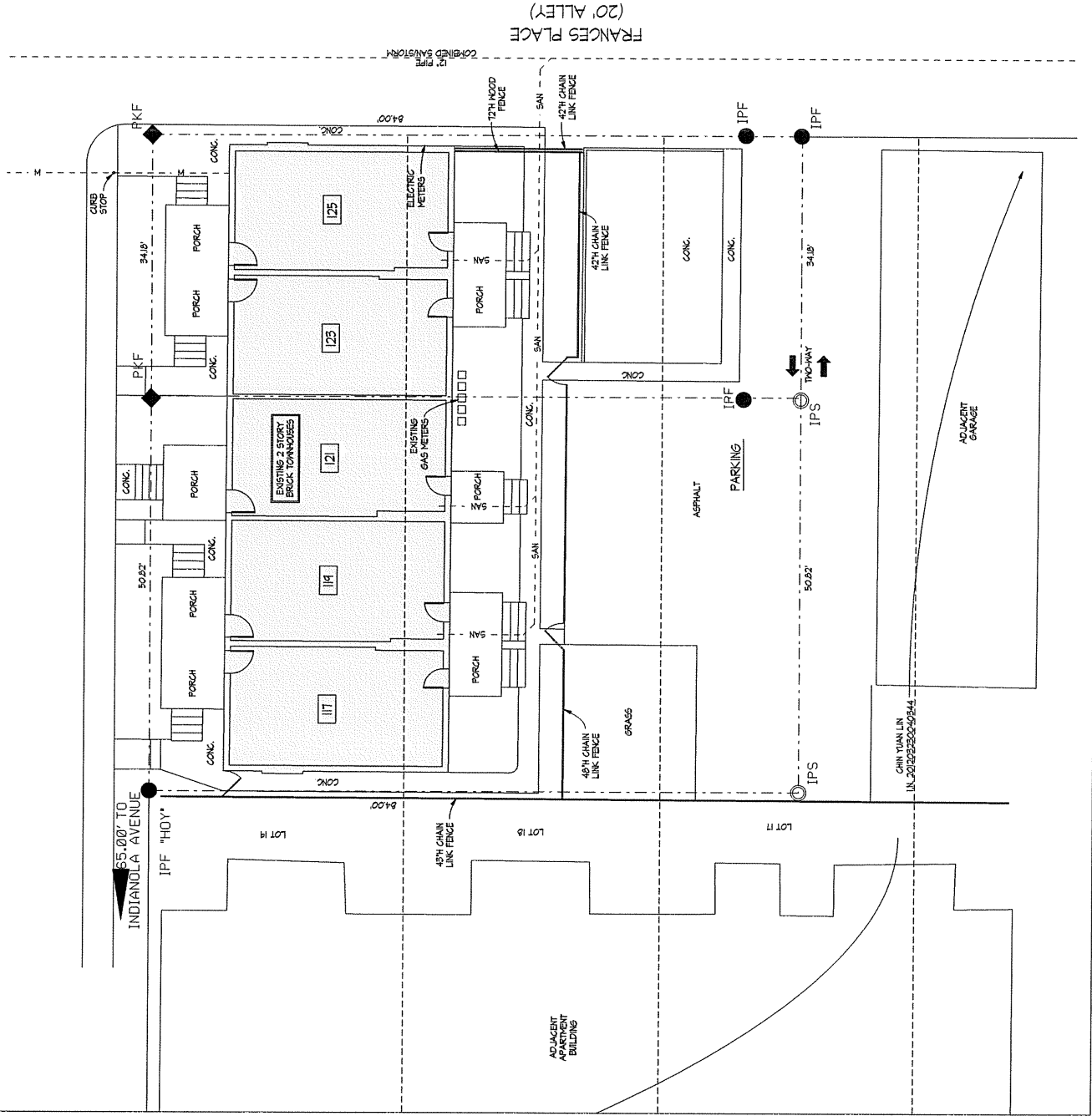
PID #010-263050
ZONING: ARI
EXISTING USE: APARTMENT
HEIGHT DISTRICT: H-35
LOT AREA: 2,871 SQ.FT. (0.066 ACRE)
FLOOD ZONE: OUT



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

DESCRIPTION	DATE
BZA/UAC SUBMITTAL	7-30-2012
REPLAT PARCELS FOR 117-125 E. 7TH AVE. COLUMBUS, OHIO 43201	
DRAWN BY KMW	REVIEWED BY TS
JOB NUMBER 12137	
EXISTING SITE PLAN	SD.1



CHIN YUAN LIN
LIN 20120320-0244

12310-00428
117-125 E. 7th Ave.

SEVENTH STREET (50')

6" WATER

NEW WATER SERVICE CONNECTION
SPLITS AND CURB BOXES (INSTALL
PER CITY OF COLUMBUS REQUIREMENTS
AND STANDARD DRAWINGS)

BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

990 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-464-1933
FAX 614-464-1934
WWW.BSDARCHITECTS.COM

INDIANOLA AVENUE

IPF "HOV"

CURB STOP

PKF

PKF

PKF

PKF

PKF

PKF

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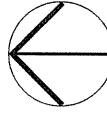
PKF

CODED SITE PLAN NOTES

- 1 PARKING LOT STRIPING, TYPICAL
- 2 EXISTING FENCE
- 3 WHEEL STOP DEVICE
- 4 EXISTING 48" HIGH CHAIN LINK FENCE
- 5 EXISTING 42" HIGH CHAIN LINK FENCE
- 6 NEW GATE
- 7 EXISTING 12" HIGH WOOD FENCE

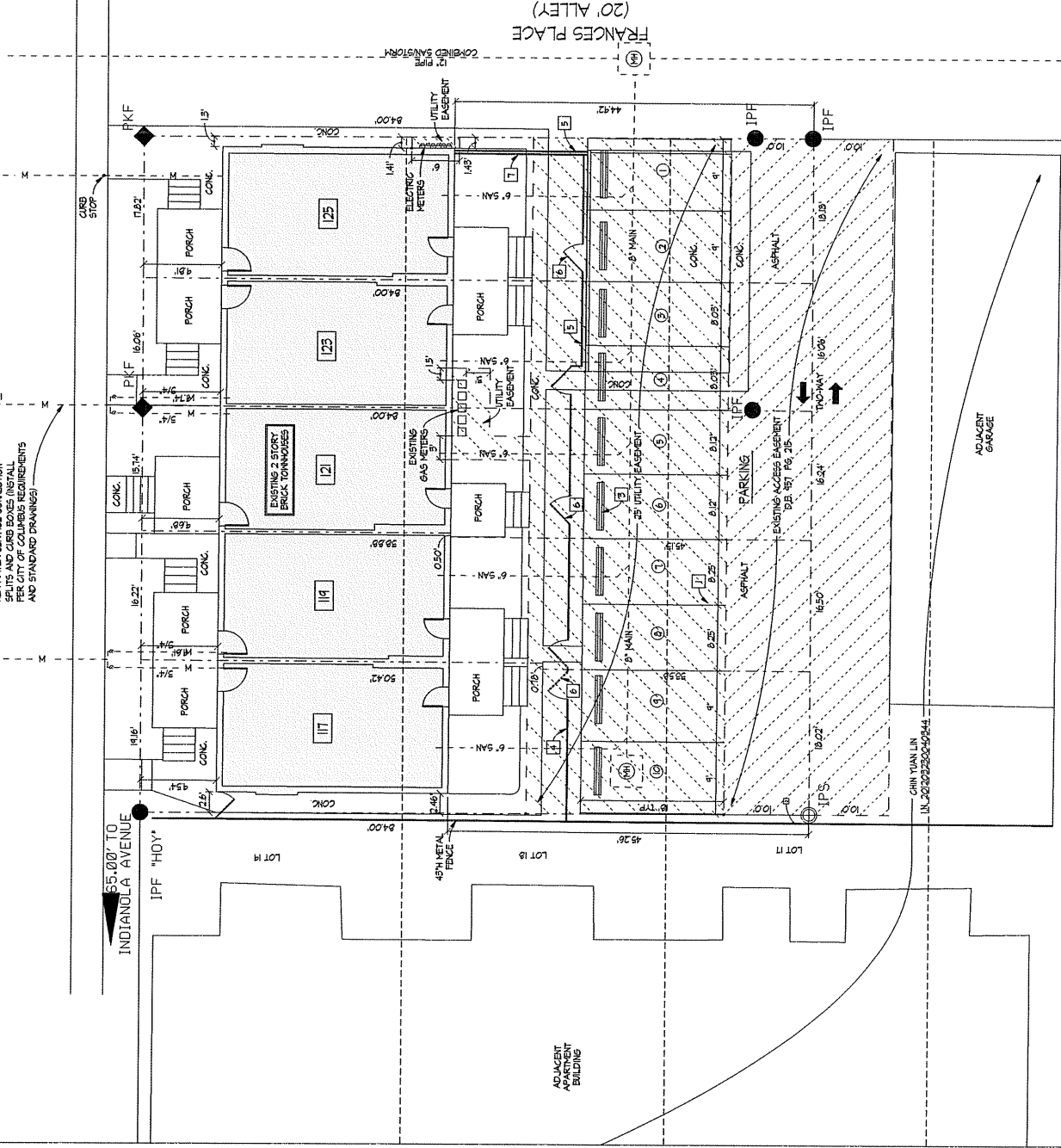
PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



NORTH

DESCRIPTION	DATE
BZA/UAC SUBMITTAL	7-30-2012
REPLAT PARCELS FOR	
117-125 E. 7TH AVE.	
COLUMBUS, OHIO 43201	
DRAWN BY KMW	REVIEWED BY TS
JOB NUMBER 12137	
PROPOSED SITE PLAN	
SD. 2	



CHIN YUAN LIN
LIN 20120320042944

ADJACENT
GARAGE

ADJACENT
APARTMENT
BUILDING

FRANCES PLACE
(20' ALLEY)

GENERAL ZONING INFORMATION	PROPOSED ZONING INFORMATION	PROPOSED ZONING INFORMATION
<p>PROPOSED WORK:</p> <p>REPLAT EXISTING PARCELS, EXISTING 2 STORY BRICK TOWNHOUSES TO REMAIN (NO ADDITION PROPOSED, NO CHANGE OF USE PROPOSED), RESTRIPE OFF-STREET PARKING SPACES, NEW SEWER SERVICE, NEW WATER SERVICE, INGRESS AND EGRESS EASEMENT, UTILITY EASEMENTS</p> <p>ZONING: ORIG. MULTI-FAMILY, ARI, EFFECTIVE 2/27/1429</p> <p>HEIGHT DISTRICT: H-35</p> <p>AREA COMMISSION: UNIVERSITY AREA COMMISSION</p> <p>PLANNING OVERLAY: UNIVERSITY</p> <p>FLOOR ZONE: OIT</p> <p>GENERAL CODE INFORMATION:</p> <p>3333.02 ARI-1 APARTMENT RESIDENTIAL DISTRICT</p> <p>(5) TOWNHOUSE DEVELOPMENT</p> <p>3333.41 STANDARDS</p> <p>3312.520 APPLICATION</p> <p>- UNIVERSITY AREA STANDARDS IN C.C. 3312.520 TO 3312.522 ARE NOT APPLICABLE (NO ADDITIONAL CONSTRUCTION OF HABITABLE FLOOR AREA PROPOSED, NO CHANGE OF USE PROPOSED)</p> <p>3312.560 APPLICATION</p> <p>- UNIVERSITY AREA STANDARDS IN C.C. 3312.560 TO 3312.571 ARE NOT APPLICABLE (NO CONSTRUCTION OF HABITABLE FLOOR AREA PROPOSED, NO CHANGE OF USE PROPOSED)</p> <p>CHANGE OF USE IS NOT APPLICABLE PER C.C. 3312.502. DEFINITIONS: (E) "CHANGE OF USE"</p> <p>TOWNHOUSE DEVELOPMENT VARIANCE:</p> <p>3333.41 STANDARDS</p> <p>(b) TO INCREASE THE PERMITTED DENSITY OF A TOWNHOUSE DEVELOPMENT FROM 12 UNITS PER ACRES TO THE EQUIVALENT OF 31 UNITS PER ACRES (5 UNITS / 0.16 ACRES = 31.25 UNITS PER ACRE)</p>	<p>114 E. 7TH AVENUE</p> <p>ZONING: ARI-1</p> <p>HEIGHT DISTRICT: H-35</p> <p>LOT AREA: 1,366 SQ.FT. (0.031 ACRE)</p> <p>BUILDING FOOTPRINT: 594 SQ.FT. (43%)</p> <p>FLOOR AREA: 1,291 SQ.FT.</p> <p>REAR YARD: 343 SQ.FT. (25%)</p> <p>PRIVATE OPEN SPACE: 421 SQ.FT. (31%)</p> <p>VARIANCES:</p> <p>3312.04 AISLE</p> <p>TO REDUCE THE MINIMUM AISLE WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.15 DRIVEWAY</p> <p>TO REDUCE THE MINIMUM WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.25 MANEUVERING</p> <p>TO REDUCE THE MANEUVERING AREA TO 10 FEET</p> <p>3312.24 PARKING SPACE</p> <p>TO REDUCE THE RECTANGULAR AREA OF A PARKING SPACE FROM 9 FEET BY 18 FEET TO 8 FEET BY 18 FEET.</p> <p>3333.41 STANDARDS</p> <p>(f) TO REDUCE THE MINIMUM AREA OF A TOWNHOUSE LOT FROM 1500 SQUARE FEET TO 1366 SQUARE FEET</p> <p>(j) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 9.61 FEET</p> <p>(b) TO REDUCE COMMON OPEN SPACE FROM 400 SQUARE FEET PER TOWNHOUSE TO 0</p> <p>(u) TO PROVIDE ACCESS TO PARKING SPACES UTILIZING EXISTING RECORDED ACCESS EASEMENT</p>	<p>123 E. 7TH AVENUE</p> <p>ZONING: ARI-1</p> <p>HEIGHT DISTRICT: H-35</p> <p>LOT AREA: 1,344 SQ.FT. (0.031 ACRE)</p> <p>BUILDING FOOTPRINT: 592 SQ.FT. (45%)</p> <p>FLOOR AREA: 1,261 SQ.FT.</p> <p>REAR YARD: 397 SQ.FT. (29%)</p> <p>PRIVATE OPEN SPACE: 423 SQ.FT. (31%)</p> <p>VARIANCES:</p> <p>3312.04 AISLE</p> <p>TO REDUCE THE MINIMUM AISLE WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.15 DRIVEWAY</p> <p>TO REDUCE THE MINIMUM WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.25 MANEUVERING</p> <p>TO REDUCE THE MANEUVERING AREA TO 10 FEET</p> <p>3312.24 PARKING SPACE</p> <p>TO REDUCE THE RECTANGULAR AREA OF A PARKING SPACE FROM 9 FEET BY 18 FEET TO 8 FEET BY 18 FEET</p> <p>3333.41 STANDARDS</p> <p>(f) TO REDUCE THE MINIMUM AREA OF A TOWNHOUSE LOT FROM 1500 SQUARE FEET TO 1344 SQUARE FEET</p> <p>(j) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 9.74 FEET</p> <p>(b) TO REDUCE COMMON OPEN SPACE FROM 400 SQUARE FEET PER TOWNHOUSE TO 0</p> <p>(u) TO PROVIDE ACCESS TO PARKING SPACES UTILIZING EXISTING RECORDED ACCESS EASEMENT</p>

GENERAL ZONING INFORMATION	PROPOSED ZONING INFORMATION	PROPOSED ZONING INFORMATION
<p>PROPOSED ZONING INFORMATION</p> <p>117 E. 7TH AVENUE</p> <p>ZONING: ARI-1</p> <p>HEIGHT DISTRICT: H-35</p> <p>LOT AREA: 1,366 SQ.FT. (0.031 ACRE)</p> <p>BUILDING FOOTPRINT: 594 SQ.FT. (43%)</p> <p>FLOOR AREA: 1,291 SQ.FT.</p> <p>REAR YARD: 343 SQ.FT. (25%)</p> <p>PRIVATE OPEN SPACE: 421 SQ.FT. (31%)</p> <p>VARIANCES:</p> <p>3312.04 AISLE</p> <p>TO REDUCE THE MINIMUM AISLE WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.15 DRIVEWAY</p> <p>TO REDUCE THE MINIMUM WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.25 MANEUVERING</p> <p>TO REDUCE THE MANEUVERING AREA TO 10 FEET</p> <p>3312.24 PARKING SPACE</p> <p>TO REDUCE THE RECTANGULAR AREA OF A PARKING SPACE FROM 9 FEET BY 18 FEET TO 8 FEET BY 18 FEET.</p> <p>3333.41 STANDARDS</p> <p>(f) TO REDUCE THE MINIMUM AREA OF A TOWNHOUSE LOT FROM 1500 SQUARE FEET TO 1366 SQUARE FEET</p> <p>(j) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 9.61 FEET</p> <p>(b) TO REDUCE COMMON OPEN SPACE FROM 400 SQUARE FEET PER TOWNHOUSE TO 0</p> <p>(u) TO PROVIDE ACCESS TO PARKING SPACES UTILIZING EXISTING RECORDED ACCESS EASEMENT</p>	<p>121 E. 7TH AVENUE</p> <p>ZONING: ARI-1</p> <p>HEIGHT DISTRICT: H-35</p> <p>LOT AREA: 1,345 SQ.FT. (0.031 ACRE)</p> <p>BUILDING FOOTPRINT: 591 SQ.FT. (43%)</p> <p>FLOOR AREA: 1,236 SQ.FT.</p> <p>REAR YARD: 344 SQ.FT. (26%)</p> <p>PRIVATE OPEN SPACE: 422 SQ.FT. (31%)</p> <p>VARIANCES:</p> <p>3312.04 AISLE</p> <p>TO REDUCE THE MINIMUM AISLE WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.15 DRIVEWAY</p> <p>TO REDUCE THE MINIMUM WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.25 MANEUVERING</p> <p>TO REDUCE THE MANEUVERING AREA TO 10 FEET</p> <p>3312.24 PARKING SPACE</p> <p>TO REDUCE THE RECTANGULAR AREA OF A PARKING SPACE FROM 9 FEET BY 18 FEET TO 8 FEET BY 18 FEET</p> <p>3333.41 STANDARDS</p> <p>(f) TO REDUCE THE MINIMUM AREA OF A TOWNHOUSE LOT FROM 1500 SQUARE FEET TO 1345 SQUARE FEET</p> <p>(j) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 9.68 FEET</p> <p>(b) TO REDUCE COMMON OPEN SPACE FROM 400 SQUARE FEET PER TOWNHOUSE TO 0</p> <p>(u) TO PROVIDE ACCESS TO PARKING SPACES UTILIZING EXISTING RECORDED ACCESS EASEMENT</p>	<p>123 E. 7TH AVENUE</p> <p>ZONING: ARI-1</p> <p>HEIGHT DISTRICT: H-35</p> <p>LOT AREA: 1,312 SQ.FT. (0.035 ACRE))</p> <p>BUILDING FOOTPRINT: 594 SQ.FT. (40%)</p> <p>FLOOR AREA: 1,265 SQ.FT.</p> <p>REAR YARD: 444 SQ.FT. (29%)</p> <p>PRIVATE OPEN SPACE: 515 SQ.FT. (34%)</p> <p>VARIANCES:</p> <p>3312.04 AISLE</p> <p>TO REDUCE THE MINIMUM AISLE WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.15 DRIVEWAY</p> <p>TO REDUCE THE MINIMUM WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.25 MANEUVERING</p> <p>TO REDUCE THE MANEUVERING AREA TO 10 FEET</p> <p>3333.41 STANDARDS</p> <p>(i) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 13 FEET</p> <p>(j) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 9.81 FEET</p> <p>(b) TO REDUCE COMMON OPEN SPACE FROM 400 SQUARE FEET PER TOWNHOUSE TO 0</p> <p>(u) TO PROVIDE ACCESS TO PARKING SPACES UTILIZING EXISTING RECORDED ACCESS EASEMENT</p>

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<p>PROPOSED ZONING INFORMATION</p> <p>117 E. 7TH AVENUE</p> <p>ZONING: ARI-1</p> <p>HEIGHT DISTRICT: H-35</p> <p>LOT AREA: 1,366 SQ.FT. (0.031 ACRE)</p> <p>BUILDING FOOTPRINT: 594 SQ.FT. (43%)</p> <p>FLOOR AREA: 1,291 SQ.FT.</p> <p>REAR YARD: 343 SQ.FT. (25%)</p> <p>PRIVATE OPEN SPACE: 421 SQ.FT. (31%)</p> <p>VARIANCES:</p> <p>3312.04 AISLE</p> <p>TO REDUCE THE MINIMUM AISLE WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.15 DRIVEWAY</p> <p>TO REDUCE THE MINIMUM WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.25 MANEUVERING</p> <p>TO REDUCE THE MANEUVERING AREA TO 10 FEET</p> <p>3312.24 PARKING SPACE</p> <p>TO REDUCE THE RECTANGULAR AREA OF A PARKING SPACE FROM 9 FEET BY 18 FEET TO 8 FEET BY 18 FEET.</p> <p>3333.41 STANDARDS</p> <p>(f) TO REDUCE THE MINIMUM AREA OF A TOWNHOUSE LOT FROM 1500 SQUARE FEET TO 1366 SQUARE FEET</p> <p>(j) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 9.61 FEET</p> <p>(b) TO REDUCE COMMON OPEN SPACE FROM 400 SQUARE FEET PER TOWNHOUSE TO 0</p> <p>(u) TO PROVIDE ACCESS TO PARKING SPACES UTILIZING EXISTING RECORDED ACCESS EASEMENT</p>	<p>121 E. 7TH AVENUE</p> <p>ZONING: ARI-1</p> <p>HEIGHT DISTRICT: H-35</p> <p>LOT AREA: 1,345 SQ.FT. (0.031 ACRE)</p> <p>BUILDING FOOTPRINT: 591 SQ.FT. (43%)</p> <p>FLOOR AREA: 1,236 SQ.FT.</p> <p>REAR YARD: 344 SQ.FT. (26%)</p> <p>PRIVATE OPEN SPACE: 422 SQ.FT. (31%)</p> <p>VARIANCES:</p> <p>3312.04 AISLE</p> <p>TO REDUCE THE MINIMUM AISLE WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.15 DRIVEWAY</p> <p>TO REDUCE THE MINIMUM WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.25 MANEUVERING</p> <p>TO REDUCE THE MANEUVERING AREA TO 10 FEET</p> <p>3312.24 PARKING SPACE</p> <p>TO REDUCE THE RECTANGULAR AREA OF A PARKING SPACE FROM 9 FEET BY 18 FEET TO 8 FEET BY 18 FEET</p> <p>3333.41 STANDARDS</p> <p>(f) TO REDUCE THE MINIMUM AREA OF A TOWNHOUSE LOT FROM 1500 SQUARE FEET TO 1345 SQUARE FEET</p> <p>(j) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 9.68 FEET</p> <p>(b) TO REDUCE COMMON OPEN SPACE FROM 400 SQUARE FEET PER TOWNHOUSE TO 0</p> <p>(u) TO PROVIDE ACCESS TO PARKING SPACES UTILIZING EXISTING RECORDED ACCESS EASEMENT</p>	<p>123 E. 7TH AVENUE</p> <p>ZONING: ARI-1</p> <p>HEIGHT DISTRICT: H-35</p> <p>LOT AREA: 1,312 SQ.FT. (0.035 ACRE))</p> <p>BUILDING FOOTPRINT: 594 SQ.FT. (40%)</p> <p>FLOOR AREA: 1,265 SQ.FT.</p> <p>REAR YARD: 444 SQ.FT. (29%)</p> <p>PRIVATE OPEN SPACE: 515 SQ.FT. (34%)</p> <p>VARIANCES:</p> <p>3312.04 AISLE</p> <p>TO REDUCE THE MINIMUM AISLE WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.15 DRIVEWAY</p> <p>TO REDUCE THE MINIMUM WIDTH FROM 20 FEET TO 10 FEET</p> <p>3312.25 MANEUVERING</p> <p>TO REDUCE THE MANEUVERING AREA TO 10 FEET</p> <p>3333.41 STANDARDS</p> <p>(i) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 13 FEET</p> <p>(j) TO REDUCE THE BUILDING LINE FROM 25 FEET TO 9.81 FEET</p> <p>(b) TO REDUCE COMMON OPEN SPACE FROM 400 SQUARE FEET PER TOWNHOUSE TO 0</p> <p>(u) TO PROVIDE ACCESS TO PARKING SPACES UTILIZING EXISTING RECORDED ACCESS EASEMENT</p>

DESCRIPTION	DATE	
BZA/UAC SUBMITTAL	7-30-2012	
REPLAT PARCELS FOR 117-125 E. 7TH AVE. COLUMBUS, OHIO 43201		
DRAWN BY KMN	REVIEWED BY TS	JOB NUMBER 12137
ZONING INFORMATION		SD.3



BEHAL | SAMPSON | DIETZ

ARCHITECTURE & CONSTRUCTION

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COLUMBUS, OHIO 43212
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WWW.BSDRIGHTTEXTS.COM

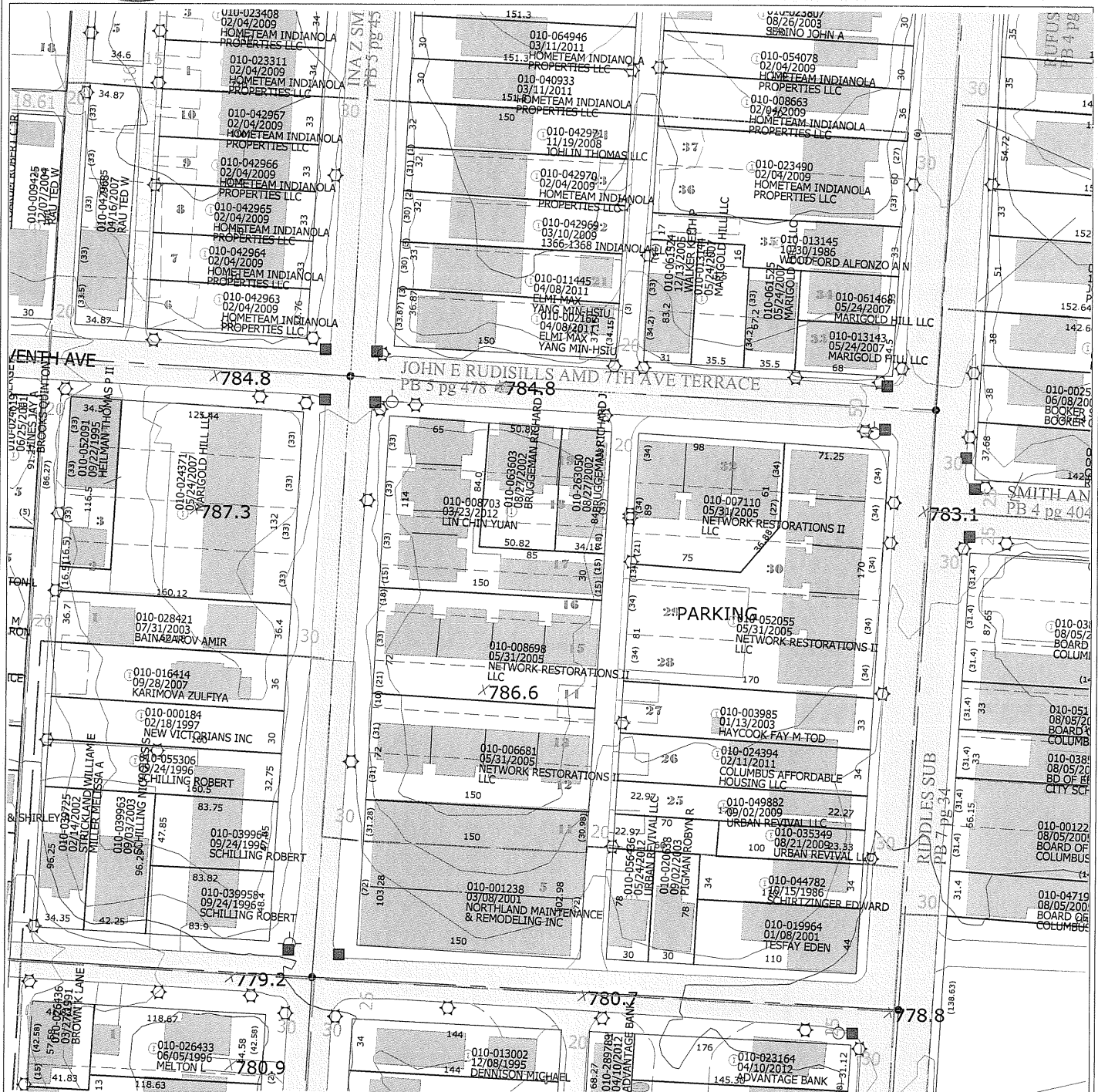


Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 7/11/12



Disclaimer

Scale = 100



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

