



10310-00000-00342

Comments: _____ Application Number: _____ Commission/Group: _____
 Date Received: 16 Aug. 2010 Planning Area: _____
 Date of Hearing: OCT. 2010 Acreage: _____
 Zoning Fee: \$ 3K- Address Fee _____
 Existing Zoning _____ Accepted by AF

BOARD OF ZONING ADJUSTMENT APPLICATION

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.

Describe: INCREASE MAX AREA FM 40% - 52 3/4
INCREASE MAX COVERAGE FM 25% - 33 1/2

LOCATION

1. Certified Address Number and Street Name 60 E. 18TH AVE
 City Colum State OH Zip 43201
 Parcel Number (only one required.) 010-009626

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name BARBET JARDINE
 3. Address 2561 WOODSTOCK DR City COLUMBUS Zip 43221
 4. Phone# 614.634.2382 Fax # 614.538.1309
 5. Email Address BJR23@NOWDAY.COM

PROPERTY OWNER(S)

6. Name BARLAND PROPERTIES, LTD.
 7. Address 48 E. 15th AVE. City COLUMBUS Zip 43201
 8. Phone# 614 294-4411 Fax # 614 299-3754
 9. Email Address WABARLAND@BUCKETEERREALESTATE.COM

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name _____
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature [Signature]
 15. Property Owner Signature [Signature]
 16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 8/26/2010 10:06:32 AM

Parcel Report

Parcel ID	Owner	Address
010009625	GARLAND PROPERTIES LTD	60 E 18TH AVE C COLUMBUS OH 43201
010009625	GARLAND PROPERTIES LTD	60 E 18TH AVE D COLUMBUS OH 43201
010009625	GARLAND PROPERTIES LTD	60 E 18TH AVE B COLUMBUS OH 43201
010009625	GARLAND PROPERTIES LTD	60 E 18TH AVE COLUMBUS OH 43201
010009625	GARLAND PROPERTIES LTD	60 E 18TH AVE A COLUMBUS OH 43201

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z79-030	R4	H-35	28	Residential	(View Document)

Zoning Overlay District

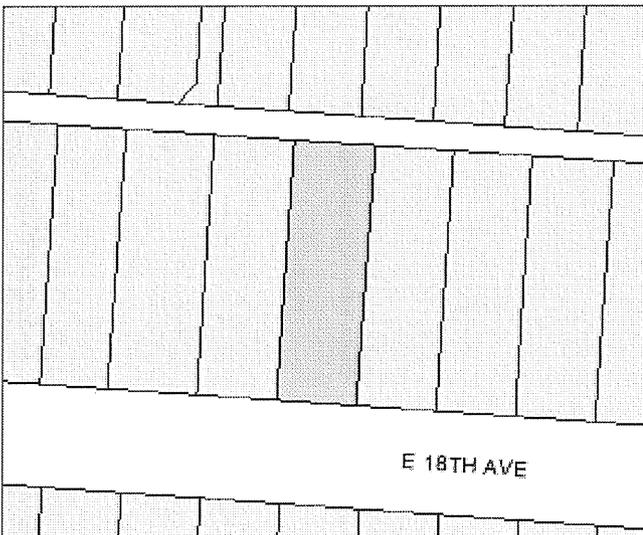
Overlay Name	District Name	Planning Overlay
University/Impact	PLANNING OVERLAY	PI
University/Impact	PLANNING OVERLAY	PI

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
University Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10310-00000-00342
60 SOUTH 18TH ST.

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



AFFIDAVIT

10310-00000-00342
60 SOUTH 18TH ST.

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME PARRIS JARDINE
of (1) MAILING ADDRESS 2561 WOODSTOCK RD COLUMBUS 43221

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 60 EAST 18TH AVE
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) WALTER GARDNER (GARDNER PROPERTIES LTD)
48 E 15TH AVE (COLUMBUS OH)
43201

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

PARRIS JARDINE
614.538.1309 614.634.2382

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

(5) University Area Commission
Ron Hupman
1298 Hunter 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
SDELISTA

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

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 5th day of August, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Dorothy Tasseffo

My Commission Expires:

11-30-13

Notary Seal Here



STATEMENT OF HARDSHIP

10310-00000-00342

APPLICATION # 10310 00000

60 SOUTH 18TH ST.

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 do 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:

THE CURRENT RESIDENCE (1 FAMILY) / 60 E. 18TH AVE) HAS BEEN ILLEGALLY
TURNED INTO A 4 UNIT, 12 BDRM APARTMENT BUILDING.
OUR AIM IS TO RETURN THE ORIGINAL STRUCTURE TO A 5 BDRM HOME.
WE ALSO WISH TO ADD A NEW 3 BDRM APT. AT THE REAR,
MAKING THE FINAL PROJECT A DUPLEX, WITH A TOTAL OF 8 BDRMS.
WE ARE PETITIONING TO RAISE THE AREA AND COVERAGE LIMITS OF
THE R-4 ZONING FROM 40% AREA TO 52% AND 25% COVERAGE TO 33%.
WE FEEL OUR REQUEST IS REASONABLE.
A) WE ARE RETURNING THE PROPERTY TO A CONFORMING USE,
B) THE OPPOSITE SIDE (SOUTH) OF 18TH AVE, IS ZONED AR-4
WHICH ALLOWS 60% AREA AND 40% COVERAGE



City of Columbus Zoning Plat

10310-00000-00342
60 SOUTH 18TH ST.

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: 010-009625

Zoning Number: 60

Street Name: E 18th AVE

Lot Number: 140

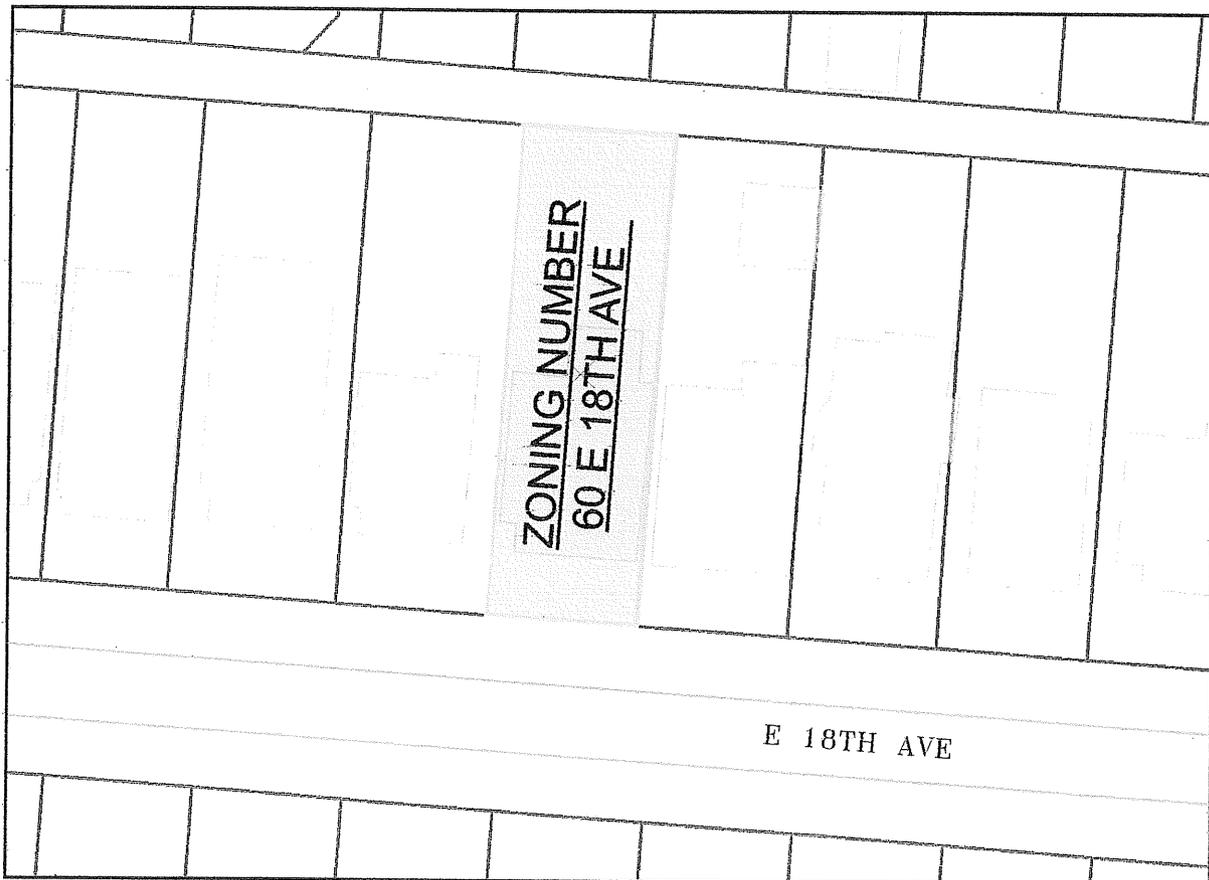
Subdivision: INDIANOLA FOREST

Requested By: BARRET JARDINE

Issued By:

Laura D. McLann

Date: 8/6/2010



SCALE: 1 inch = 50 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 8/12/10



Disclaimer

Scale = 80



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

10310-00000-00342
60 SOUTH 18TH ST.

Real Estate / GIS Department

Proximity Report Results

463867/2412414
The selection distance was **125 feet**.
The selected parcel was **010-009625**.

To view a table showing the **25 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

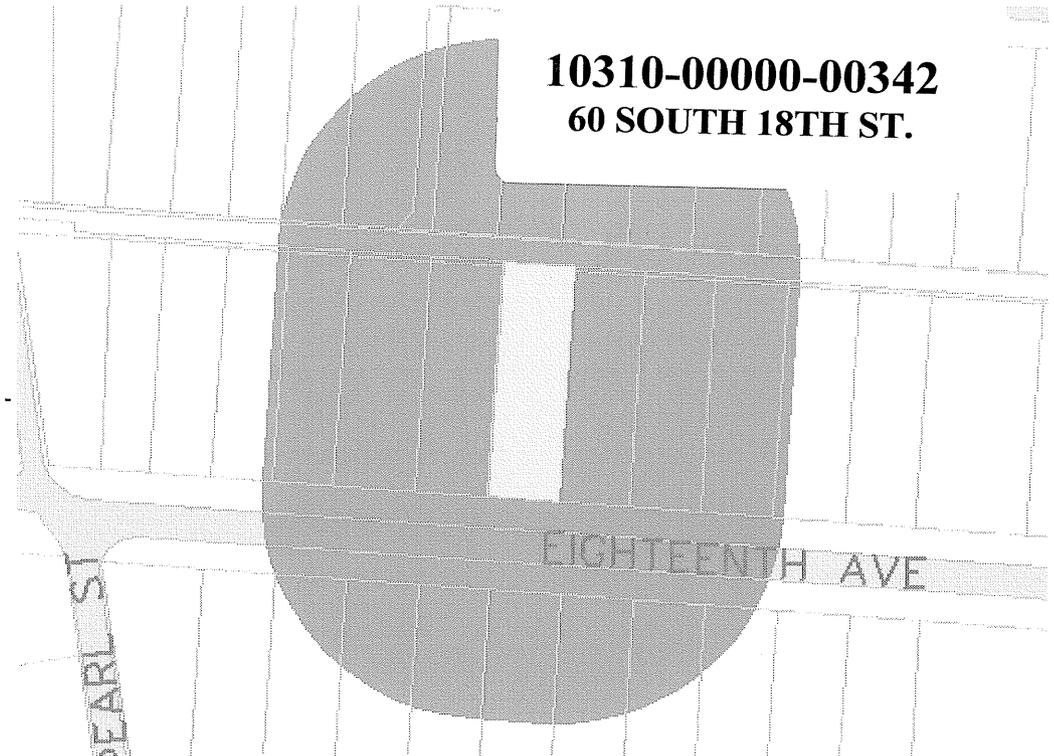


Image Date: Fri Aug 13 16:24:36 2010

Disclaimer

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 source 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.

Proximity Parcels

- Hint:** To copy this report to another program:
1. Hold down the left mouse button over the top-left corner of the area you want to get.
 2. Drag the mouse to the bottom-left corner of the desired area.
 3. Let go of the mouse button.
 4. Select **Edit Copy** from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
010-247722	55-57 E WOODRUFF LLC	61 E WOODRUFF AV
010-023548	55-57 EAST WOODRUFF LLC	55 - 57E WOODRUFF AV
010-010741	61-63 WOODRUFF LLC	61 - 63E WOODRUFF AV
010-006582	GARLAND GROUP IV LTD	66 E EIGHTEENTH AV
010-009625	GARLAND PROPERTIES LTD	60 E EIGHTEENTH AV
010-027246	KOLLINES 75 LLC	75 E EIGHTEENTH AV
010-028057	MARCHAN JACINTO L & KIRIAKI	38 - 40E EIGHTEENTH AV
010-028645	MESSING SCOTT	51 - 53E WOODRUFF AV
010-000949	MESSING SCOTT A	65 - 67E WOODRUFF AV
010-011498	MID CAMPUS REALTY LLC	65 E EIGHTEENTH AV
010-025392	MID CAMPUS REALTY LLC	E EIGHTEENTH AV
010-025309	MID CAMPUS REALTY LLC	E EIGHTEENTH AV
010-011855	OXFORD CAMPUS I LLC	43 E EIGHTEENTH AV
010-022771	OXFORD CAMPUS I LLC	85 E WOODRUFF AV
010-000989	RYAN MARK A & ANNE D	48 - 50E EIGHTEENTH AV
010-047350	SCOTT JAMES R & MARNA K	76 E EIGHTEENTH AV
010-002609	SCOTT JAMES R & MARNA K	70 - 72E EIGHTEENTH AV
010-039364	SCOTT JAMES R SCOTT MARNA K	79 - 81E WOODRUFF AV

8/13/2010

Franklin County Auditor - Parcel GIS

010-032058	SCOTT JAMES R SCOTT MARNA K	75 - 77E WOODRUFF AV
010-031306	SOLOMON SCOTT	44 - 46E EIGHTEENTH AV
010-013001	TALBOTT RICHARD A TR	E EIGHTEENTH AV
010-053493	TALBOTT RICHARD A TR	47 -49 E EIGHTEENTH AV
010-016125	UNIVERSITY MANORS LTD	54 E EIGHTEENTH AV
010-052644	VANCLEVE ROBERT T VANCLEVE KAREN F	71 - 73E WOODRUFF AV
010-039644	VITELLAS MICHAEL & ANGELINE	82 E EIGHTEENTH AV

10310-00000-00342
60 SOUTH 18TH ST.



City of Columbus
Mayor Michael B. Coleman

University Area Review Board

109 North Front Street, First Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

RECOMMENDATION

property address
date
issued to

60 East 18th Avenue
August 6, 2010
Barry Jardine (Designer), Wayne Garland (Owner)

To members of the Board of Zoning Adjustment:

The University Area Review Board reviewed a proposal for 60 East 18th Avenue and on July 29, 2010 passed the following motion:

To recommend approval of all requested variances that allow for the modification and addition to the existing structure to convert it from a four family into a two-family dwelling based on the plans presented and dated July 29, 2010.

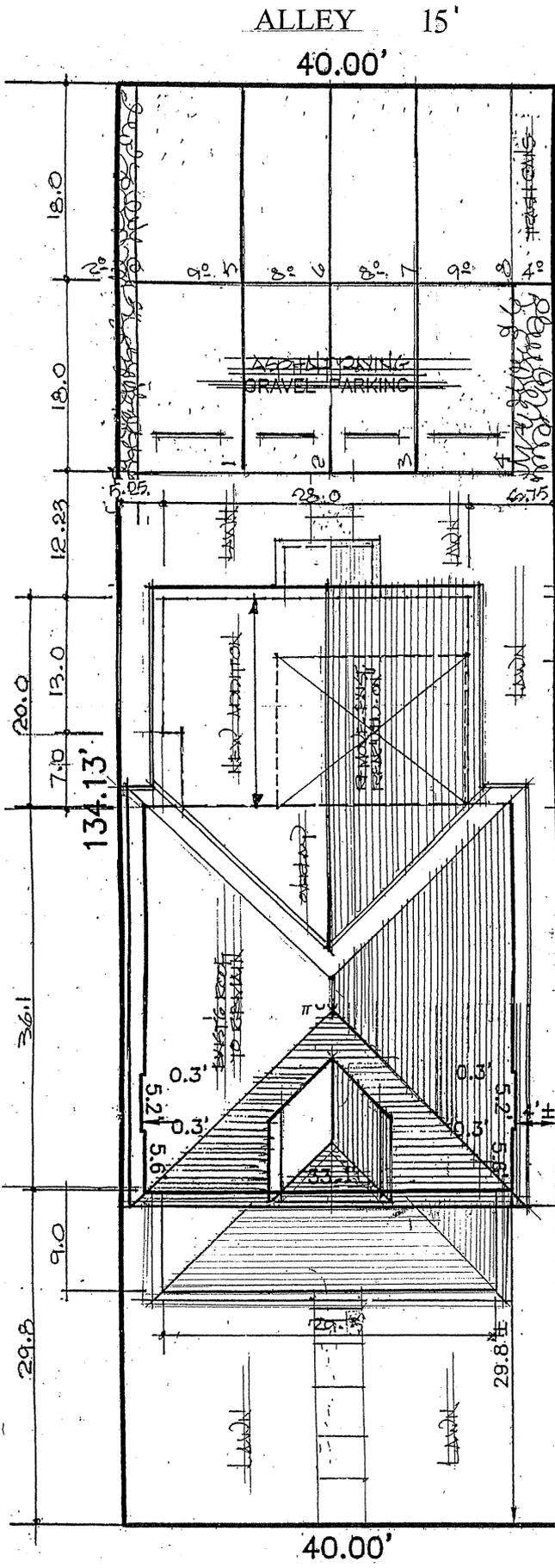
Respectfully submitted,

Daniel B. Ferdelman, AIA
University Area Review Board staff

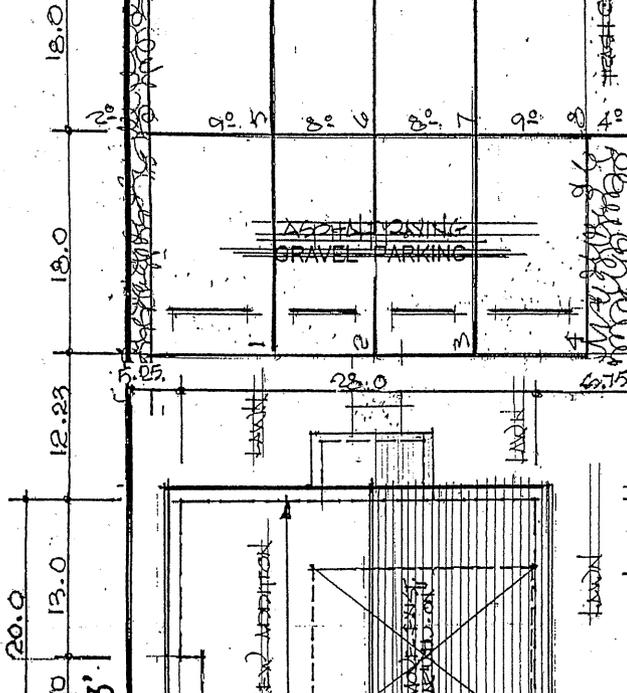
10310-00000-00342
60 SOUTH 18TH ST.

This Certificate is issued with a good faith understanding that the work to be performed was represented completely, accurately, and truthfully. Before performing any work for which this Certificate has been issued, all other clearances and permits must be obtained from the Building Services Division at 757 Carolyn Avenue. This Certificate of Approval should accompany your application for a zoning clearance, registration certificate, building permit, or installation permit.

Delivered: mailed faxed picked-up BDS dwg.



ALLEY 15'
40.00'



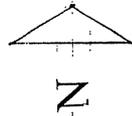
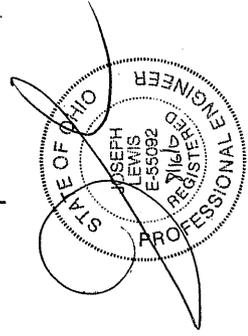
134.13'
134.13'
101140
TOTAL AREA 40' x 134.13' = 5,365 sq. ft.
ALLOWABLE COVERED AREA 5,365 x .4 = 2,146 sq. ft.
ALLOWABLE AREA 5,365 x .4 = 3,219 sq. ft.
COVERED UNIT A (EXISTING) 36.1 x 22.1 = 1,195
UNIT B (540 sq ft + 401 sq ft) = 940
25% = 5,365 x .25 = 1,341 sq. ft.
TOTAL = 1,195 + 940 + 1,341 = 3,476 (65%)

134.13'
134.13'
101140
BUILDING AREA (WITHOUT STAIRS)
UNIT A 1st flr = 929 sq. ft.
GARAGE = 912
UNIT B 1st flr = 392
2ND flr = 378
TOTAL = 1,782
TOTAL = 2,799 sq. ft. (52%)

SITE PLAN

1" = 10'-0"

July 29, 2010

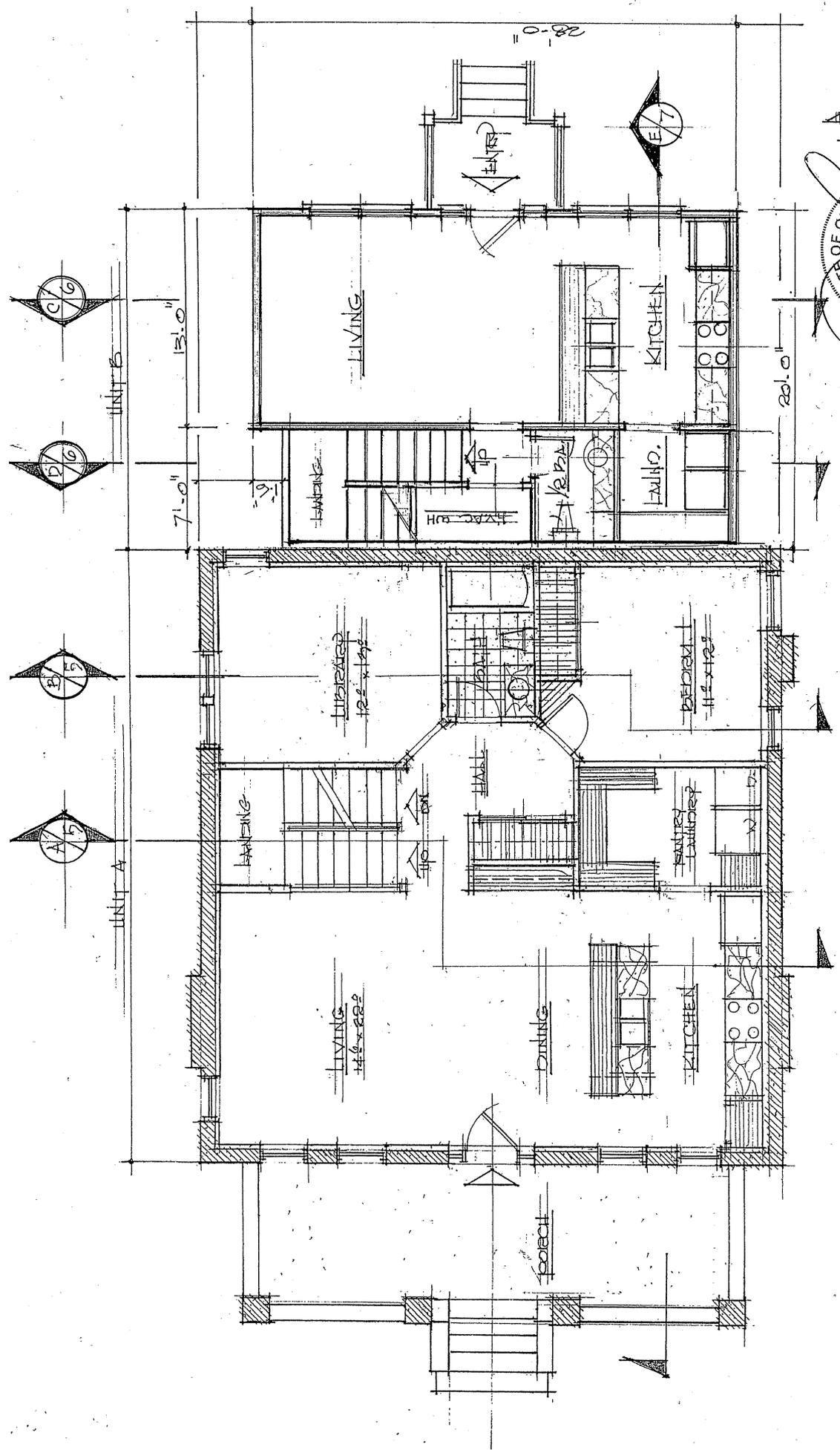


A-1

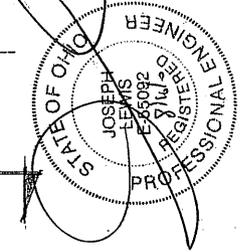
BUCKEYE REAL ESTATE 60 E. 18TH AVE. BARRET JARDINE and ASSOCIATES

10310-00000-00342
60 SOUTH 18TH ST.

EAST 18TH AVE. 50'

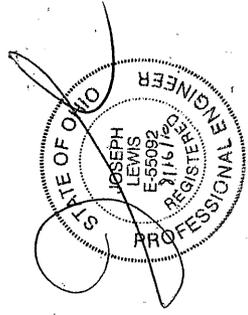


A-2

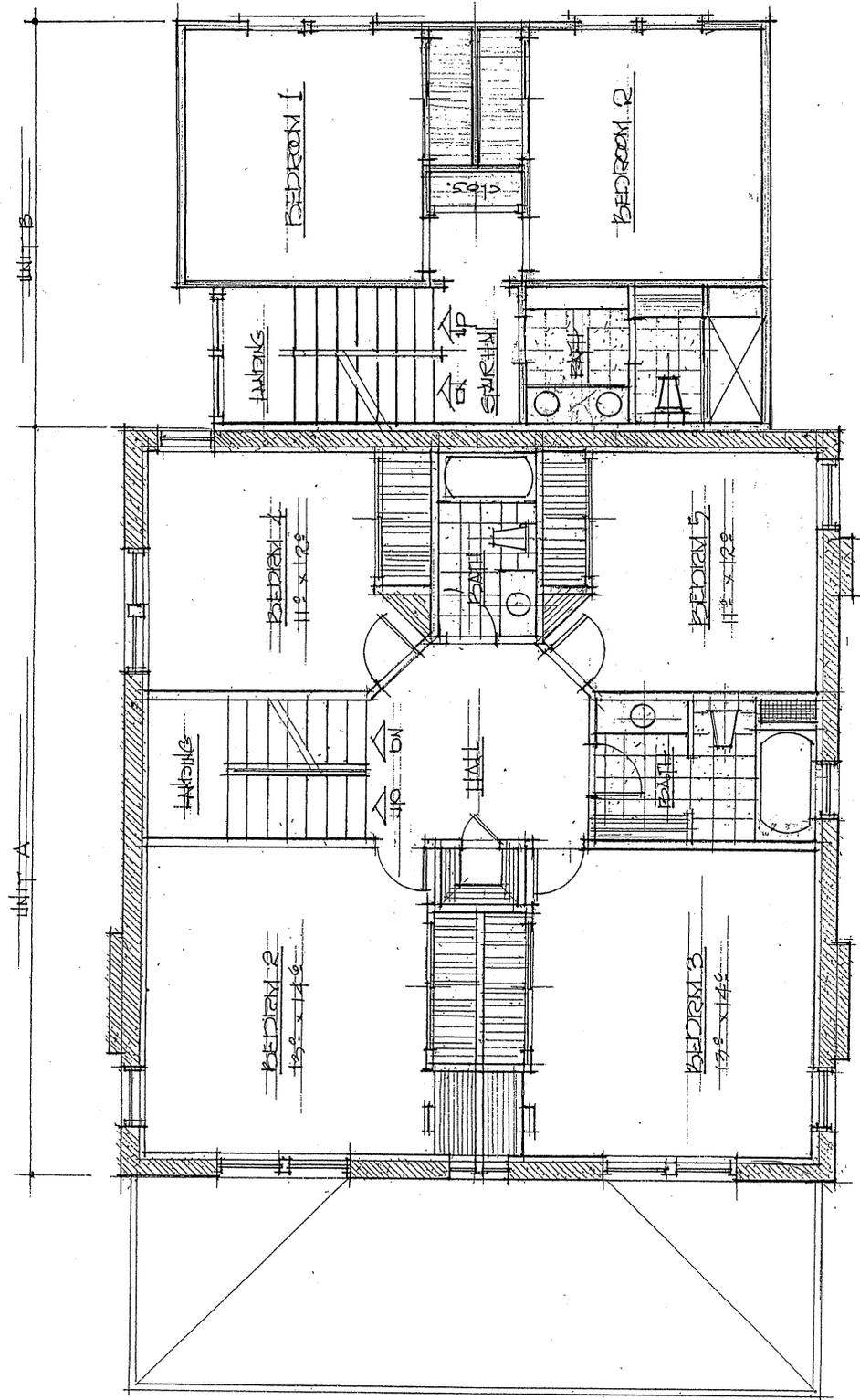


FIRST FLOOR PLAN
3/16" = 1'-0"

10310-00000-00342
60 SOUTH 18TH ST.

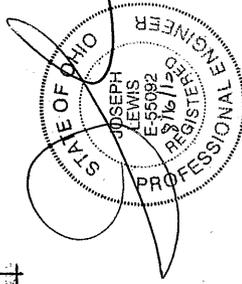


A-3

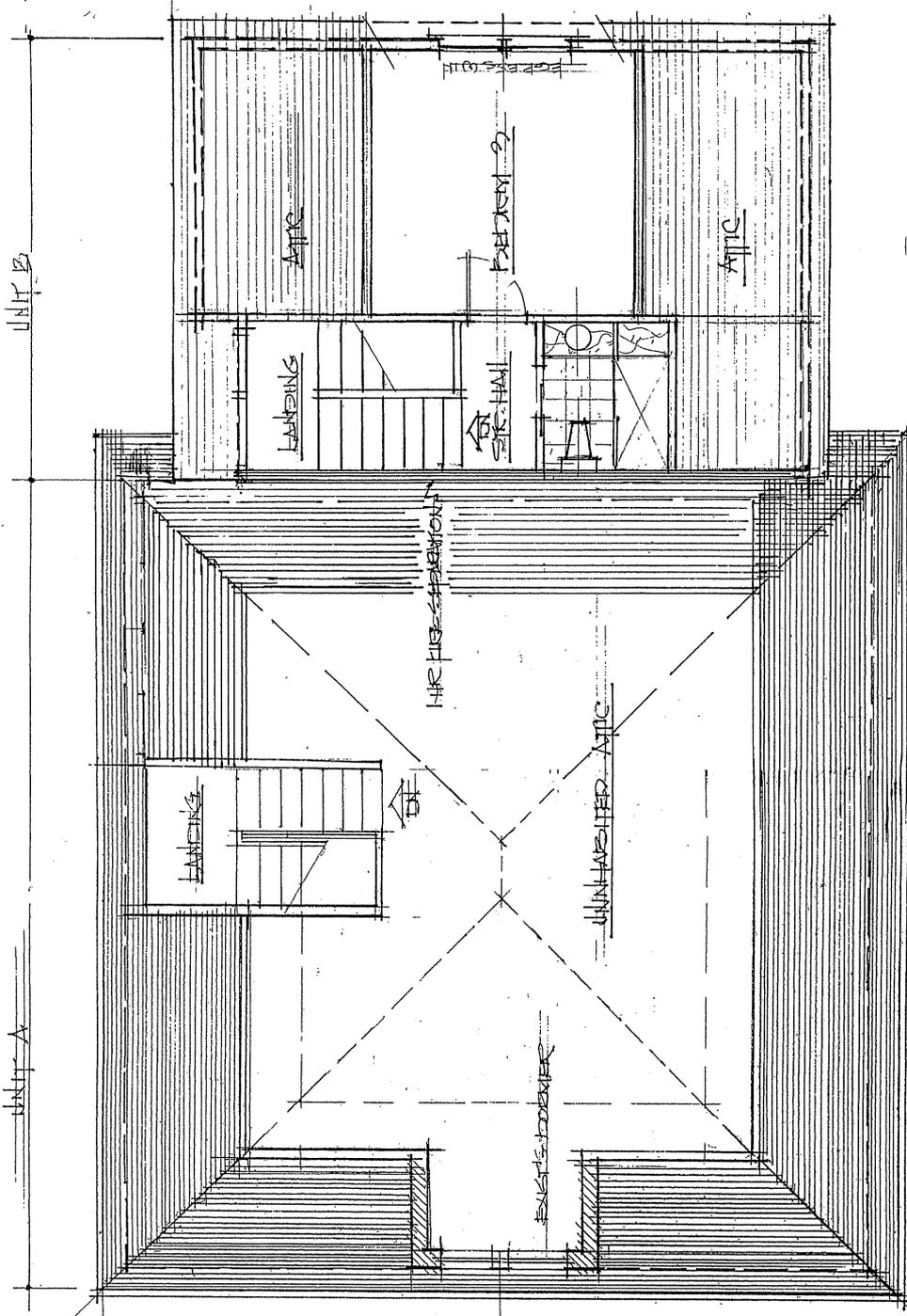


SECOND FLOOR PLAN 3/16"=1'-0"

10310-00000-00342
60 SOUTH 18TH ST.



A-4

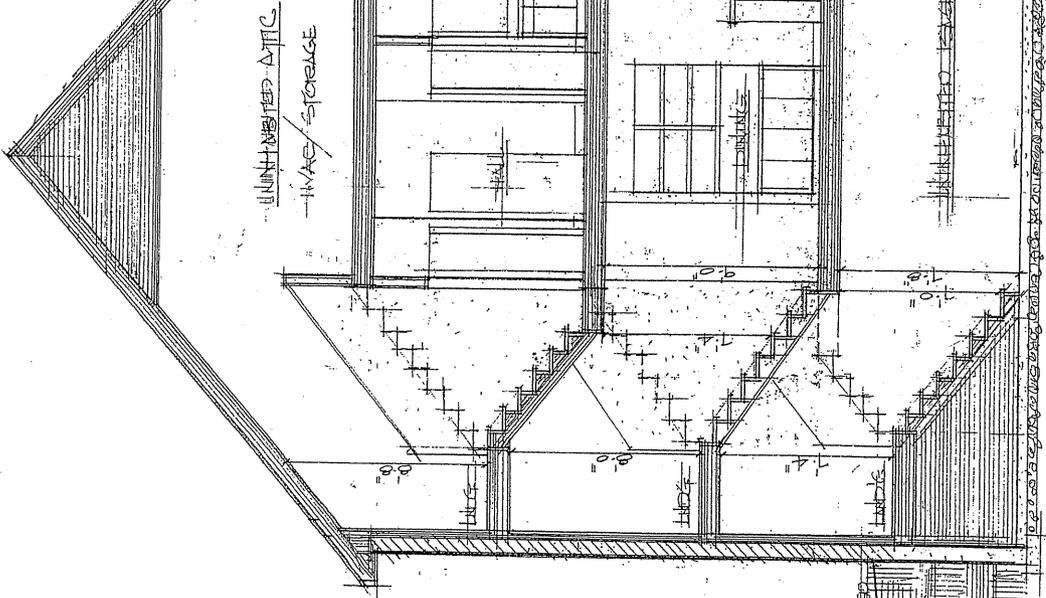
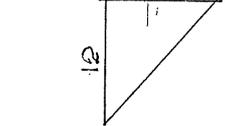


$\frac{3}{16}'' = 1'-0''$

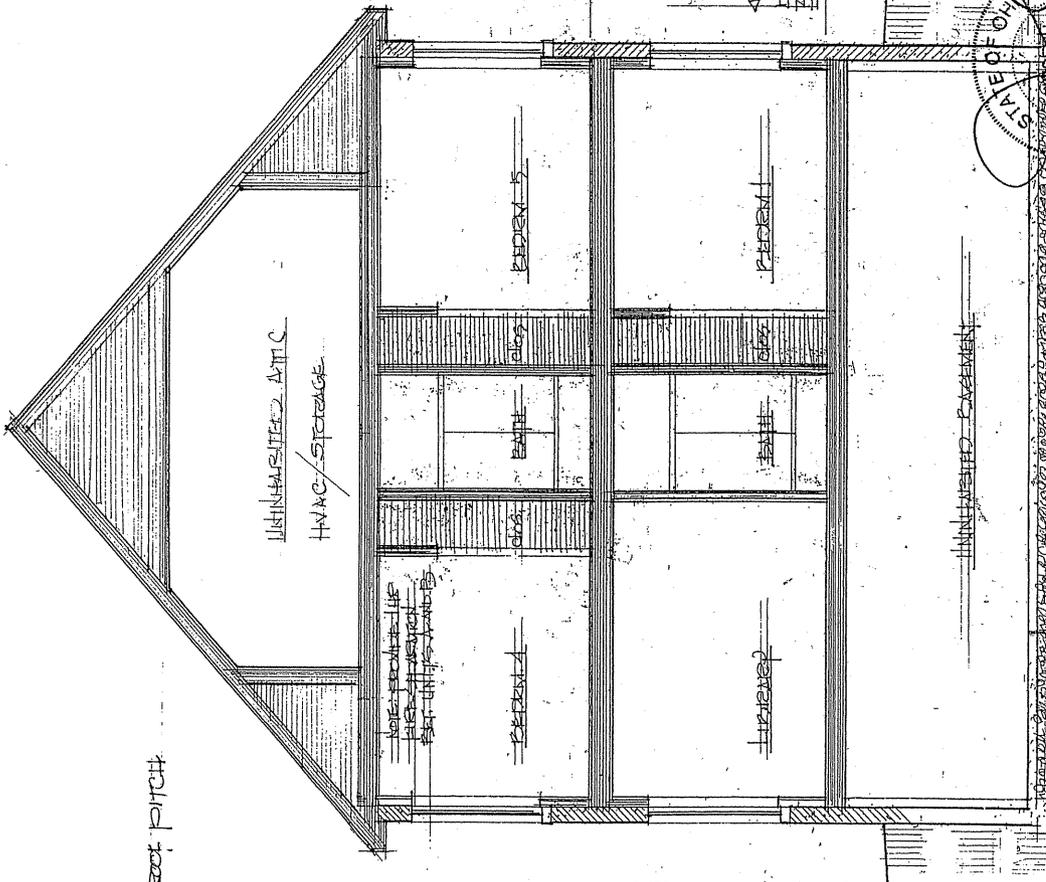
ATTIC FLOOR PLAN

10310-00000-00342
60 SOUTH 18TH ST.

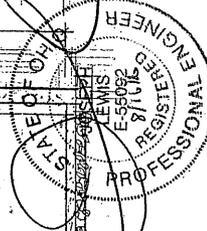
10' 0" $\frac{1}{2}$ 12'



A/5 SECTION
3/16" = 1'-0"

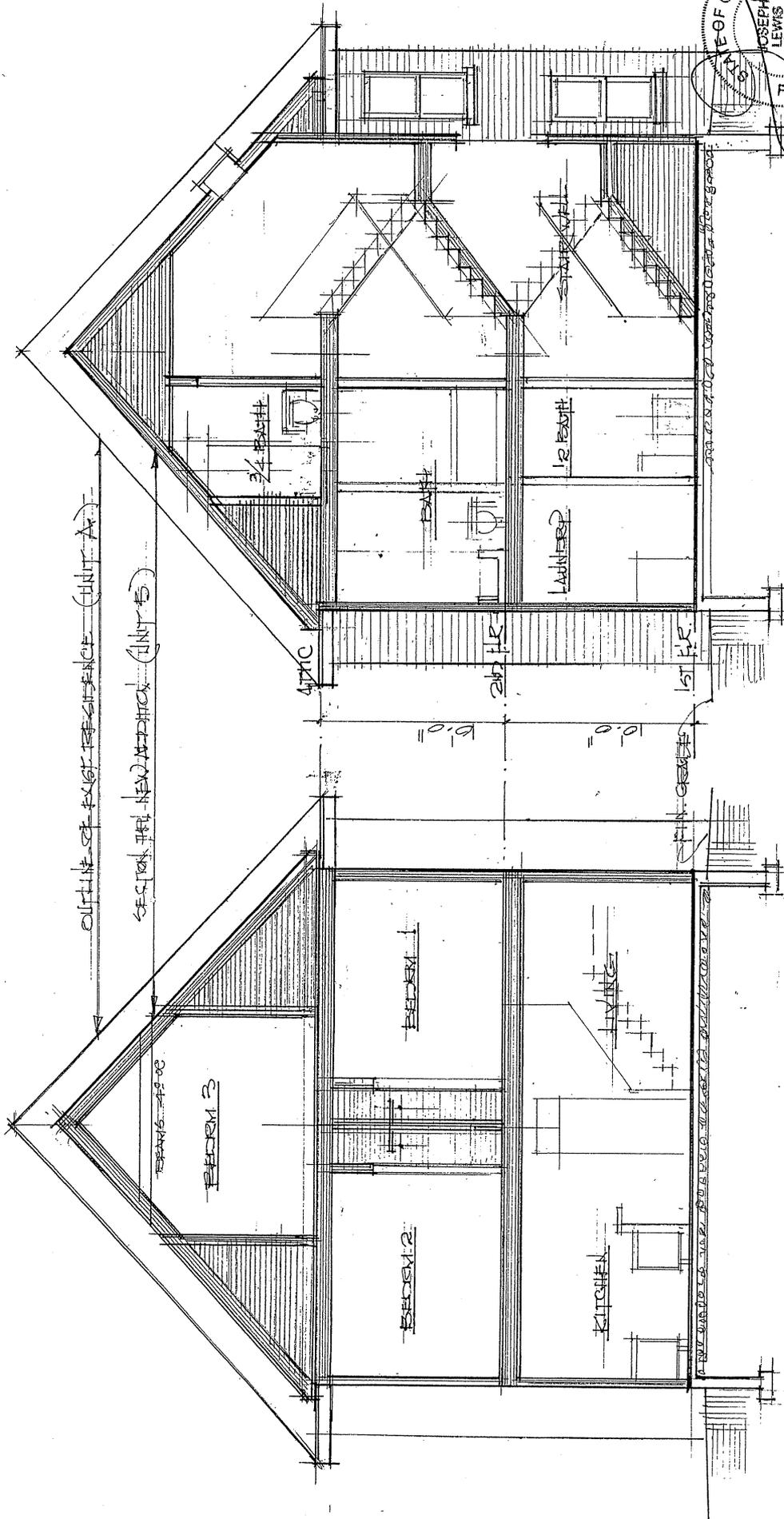


B/5 SECTION
3/16" = 1'-0"



A-5

10310-00000-00342
60 SOUTH 18TH ST.



OUTLINE OF EXIST. RESIDENCE (UNIT A)

SECTION THROUGH (UNIT B)

~~C/G~~ SECTION 3/16" = 1'-0"

~~D/G~~ SECTION 3/16" = 1'-0"

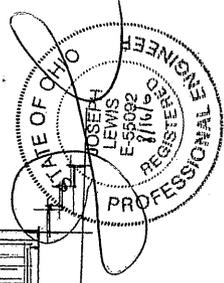
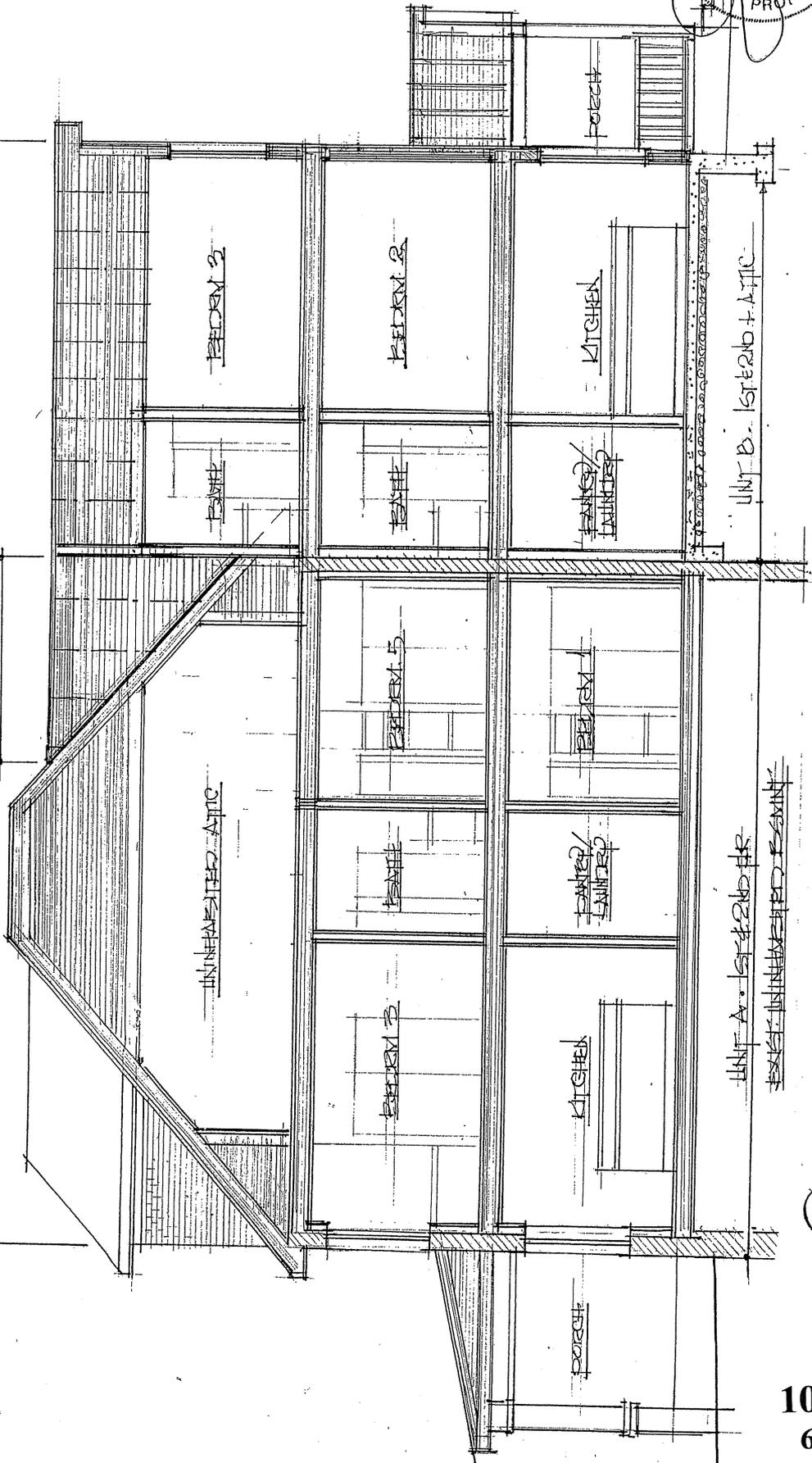
10310-00000-00342
60 SOUTH 18TH ST.

A-6

UNIT A - ORIG. ROOF STRUCTURE TO REMAIN

NEW OVERLAY

NEW OVERLAY

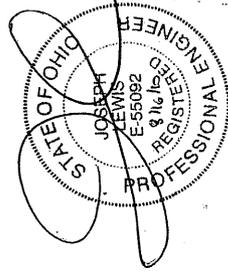


A-7

E/7 SECTION

3/16" = 1'-0"

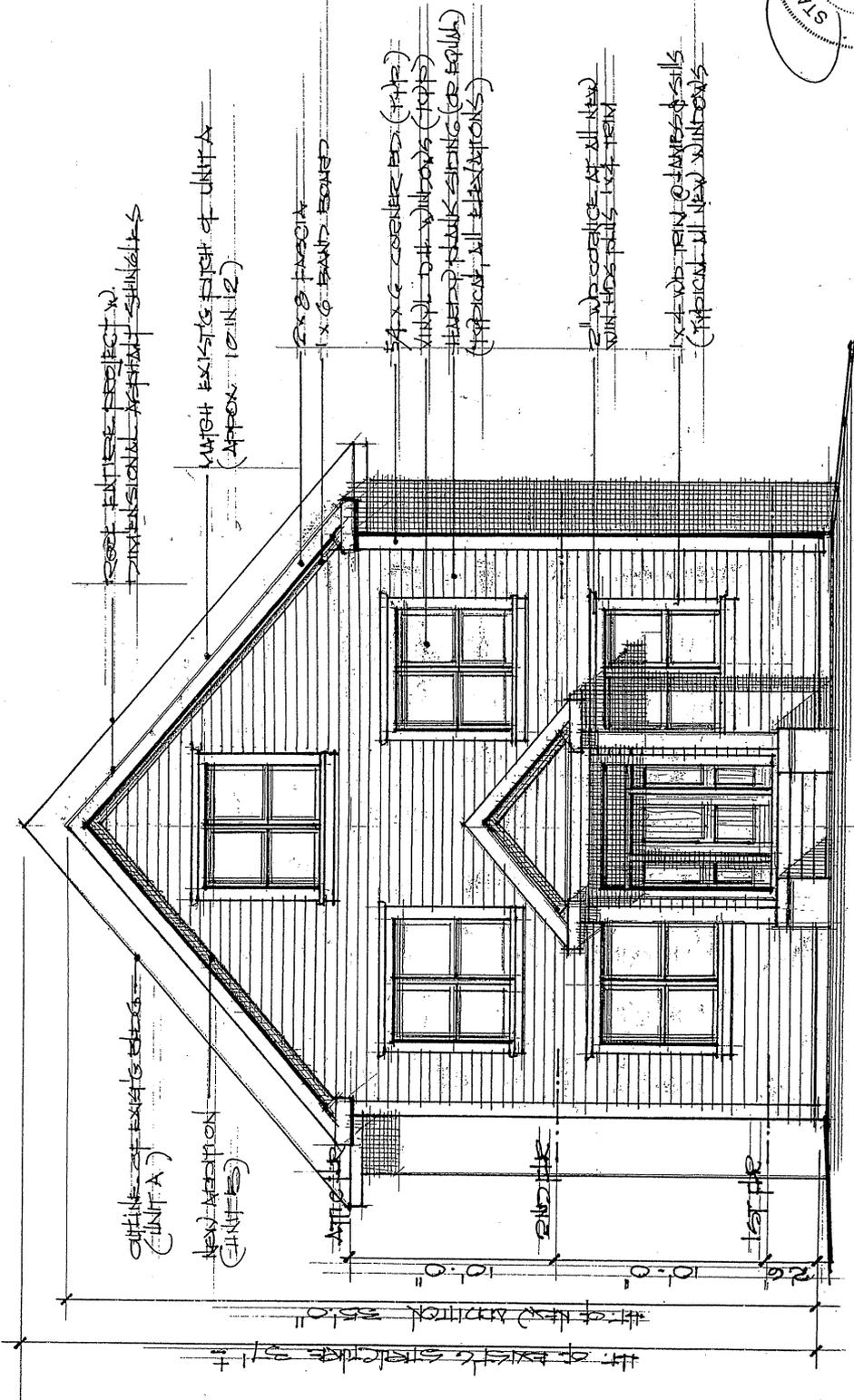
10310-00000-00342
60 SOUTH 18TH ST.



A-8

3/16" = 1'-0"

NORTH ELEVATION



10310-00000-00342
60 SOUTH 18TH ST.

NEW GARAGE ROOF (UNIT 2)

EXIST. THIP ROOF (UNIT A)

OVERLAP

NEW TYPICAL SHINGLE ROOF

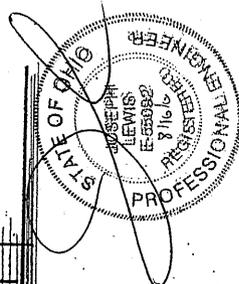
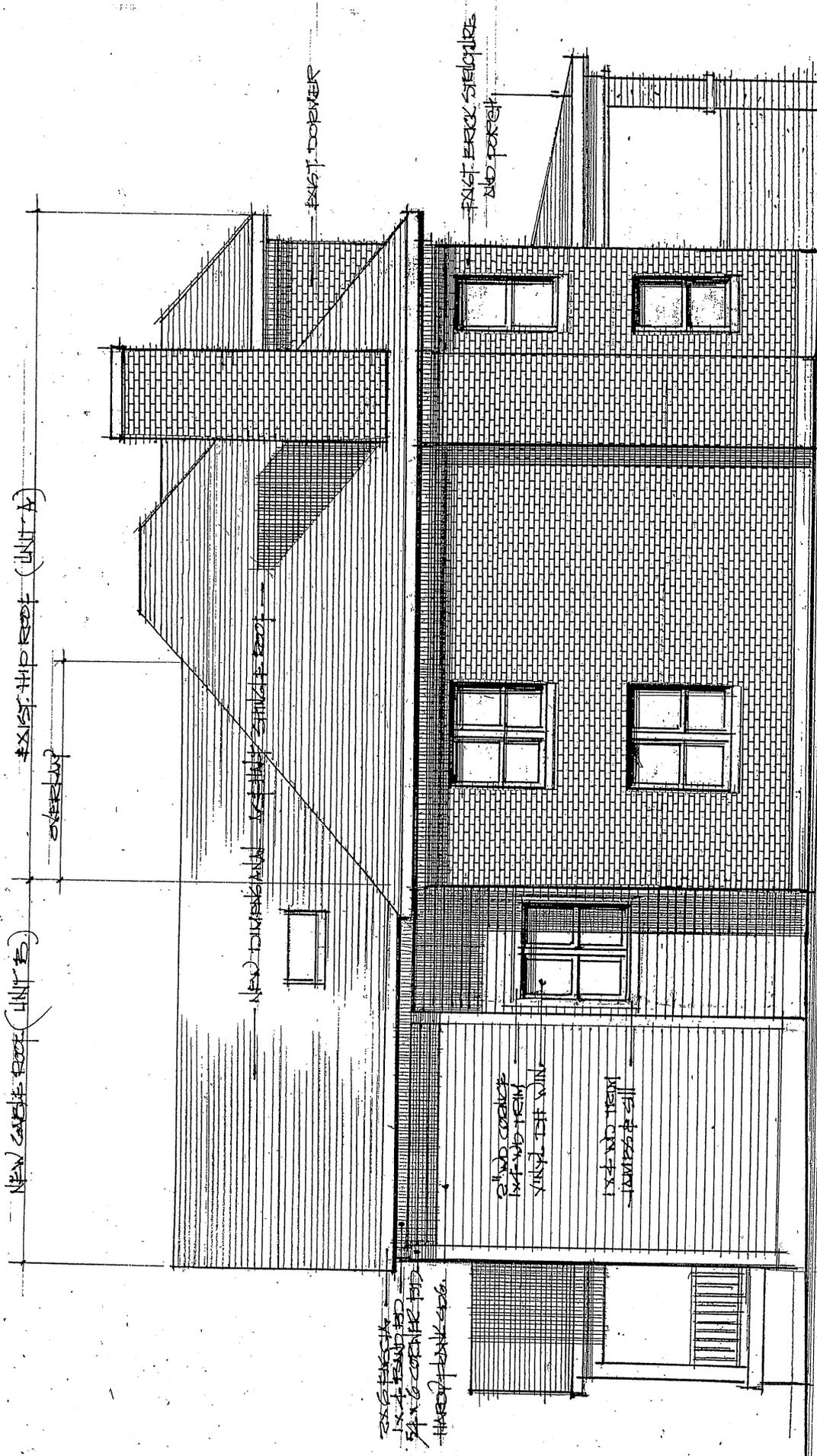
EXIST. DOOR

EXIST. BRICK SIGNATURE AND PORCH

2" x 4" COULDS
BEHIND TRIM
UNDER THE WIN

EXIST. AND TRIM
UNDER THE WALL

EXIST. BRICK
SIGNATURE AND
PORCH
HARDY BANK SIGN.



A-9

3/16" = 1'-0"

WEST ELEVATION

10310-00000-00342
60 SOUTH 18TH ST.

