



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 ONLY

Application Number: 11310-00000-000133
 Date Received: 11 MARCH 2011
 Commission/Group: ITALIAN VILLAGE
 Existing Zoning: _____ Application Accepted by: JF Fee: \$19.00
 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.

3312.49 - PARKING REQUIRED 4 SPACES, PROVIDED 11 SPACES. VARIANCE REQUESTED FOR 3 SPACES AS WELL AS BICYCLE SPACE
3312.21 LANDSCAPE VARIANCE REQUESTED FOR TREE IN PARKING LOT IN LIEU OF NEW LANDSCAPED POCKET PARK PROVIDED.

LOCATION

1. Certified Address Number and Street Name _____

City Columbus State OHIO Zip 43201
 Parcel Number (only one required) 610057642

APPLICANT: (IF DIFFERENT FROM OWNER)

Name BHAKTI BANIA, AIA LEED AP
 Address 2276 JOHNSTON RD City/State COLUMBUS OH Zip 43220
 Phone # 614.795.2549 Fax # - Email BHAKTI@BBCODESIGN.COM

PROPERTY OWNER(S):

Name STICKMEN PROPERTIES LTD.
 Address 22 E GAY STREET, SUITE 800 City/State COLUMBUS OH Zip 43215
 Phone # 614.227.0600 Fax # 614.227.0600 Email RTDAU@DAUCOMPANIES.NET
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name BHAKTI BANIA / BBCO DESIGN LLC
 Address 2276 JOHNSTON RD City/State COLUMBUS OH Zip 43220
 Phone # 614.795.2549 Fax # - Email: BHAKTI@BBCODESIGN.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.
 For all questions regarding this form and fees please call: 614-645-4522
 Please make all checks payable to the Columbus City Treasurer

One Stop Shop Zoning Report**Building Services Division****Department of Development**

Report date: 3/31/2011 4:22:03 PM

Parcel Report

Parcel ID	Owner	Address
010057642	STICKMEN PROPERTIES LTD	21 E 5TH AVE 100 COLUMBUS OH 43201
010057642	STICKMEN PROPERTIES LTD	1180 N PEARL ST COLUMBUS OH
010057642	STICKMEN PROPERTIES LTD	1188 N PEARL ST COLUMBUS OH
010057642	STICKMEN PROPERTIES LTD	19 E 5TH AVE COLUMBUS OH 43201
010057642	STICKMEN PROPERTIES LTD	19 E 5TH AVE 201 COLUMBUS OH 43201
010057642	STICKMEN PROPERTIES LTD	19 E 5TH AVE 202 COLUMBUS OH 43201
010057642	STICKMEN PROPERTIES LTD	21 E 5TH AVE 101 COLUMBUS OH 43201
010057642	STICKMEN PROPERTIES LTD	21 E 5TH AVE 102 COLUMBUS OH 43201
010057642	STICKMEN PROPERTIES LTD	21 E 5TH AVE 103 COLUMBUS OH 43201
010057642	STICKMEN PROPERTIES LTD	21 E 5TH AVE 104 COLUMBUS OH 43201
010057642	STICKMEN PROPERTIES LTD	1184 N PEARL ST COLUMBUS OH
010057642	STICKMEN PROPERTIES LTD	1184 N PEARL ST 201 COLUMBUS OH
010057642	STICKMEN PROPERTIES LTD	1184 N PEARL ST 202 COLUMBUS OH
010057642	STICKMEN PROPERTIES LTD	1184 N PEARL ST 203 COLUMBUS OH
010057642	STICKMEN PROPERTIES LTD	1184 N PEARL ST 204 COLUMBUS OH

Base Zoning Report

Case Number	<u>Classification</u>	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	C4	H-35	28	Commercial	(View Document)

Historic District

District Name
Italian Village

Zoning Overlay District

Overlay Name	District Name	Planning Overlay
N/A	PLANNING OVERLAY	P
ITALIAN VILLAGE UCO	COMMERCIAL OVERLAY	P
N/A	PLANNING OVERLAY	P

Flood Zone

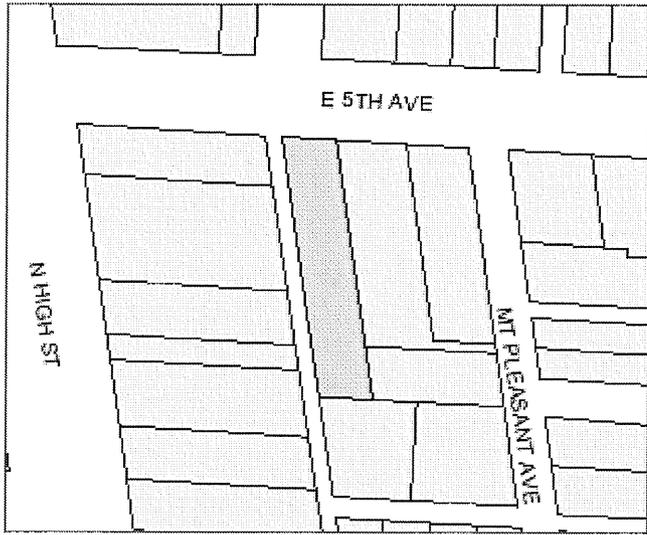
Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
Italian Village 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.

11310-00000-00133
21 EAST 5th AVENUE





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AFFIDAVIT

11310-00000-00133
21 EAST 5th AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BHAKTI BANIA
of (1) MAILING ADDRESS 2276 JOHNSTON RD, COLUMBUS OH 43220
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
AND MAILING ADDRESS

(4) STICKMEN PROPERTIES LTD
22E GAU ST, SUITE 800
COLUMBUS OH ~~43220~~ 43215

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

BHAKTI BANIA, AIA LEED AP
614.795.2549

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

(5) ITALIAN VILLAGE
COMMISSION

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 11th day of March, in the year 2011

SIGNATURE OF NOTARY PUBLIC

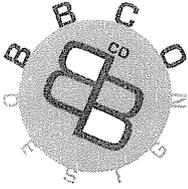
My Commission Expires:

(8) Bania
Virginia Sansom Branham
August 1 2014



Virginia Sansom Branham
Notary Public, State of Ohio
My Commission Expires 08-01-2014

For more complete information will result in the rejection of this submittal.
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BBCO DESIGN LLC
2276 JOHNSTON ROAD
COLUMBUS OH 43220
P + 1 614 443 2624
BBCODESIGN.COM

Board of Zoning Adjustment

Variance Request - Statement of Hardship

Thursday, March 10, 2011

The project under consideration involves primarily the interior renovation of an existing 2-story building located at 21 E Fifth Avenue into 4 office suites on the first floor and 6 loft apartments on the second floor. The site has some parking on the South side of the building, but in order to meet the requirements of the new use, we are trying to be creative with the existing neighborhood and spaces available.

A. ZONING CODE 3312.49 - MINIMUM NUMBERS OF PARKING SPACES REQUIRED

Since this is an existing condition, we are trying our best to accommodate maximum parking on the site, but are not able to meet to code minimum requirement. We can provide spaces to the residential tenants, but cannot meet the commercial parking needs.

As per 3312.49, the spaces required for the building are:

General office

Total office area on first floor = 4088sf

Parking required = 1/450sf

Total office spaces required = 9 spaces.

Urban Commercial Overlay parking reduction = 50% = 4.5 spaces required i.e. **5 spaces required**

Residential

Total number of units = 6 apartments

Parking required = 1.5 per unit

Total residential spaces required = **9 spaces**

TOTAL REQUIRED FOR PROJECT = 14 SPACES

TOTAL PROVIDED FOR PROJECT = 11 SPACES

VARIANCE REQUESTED FOR 3 PARKING SPACES.

We would also be required to provide bicycle parking spaces for this facility, and based on the parking provided on site, we would require one bicycle stand for this site. Due to the extremely minimal space available on site, we would also request a variance to this requirement.

Other factors to consider that would make it feasible for a business to operate in this neighborhood with less parking are:

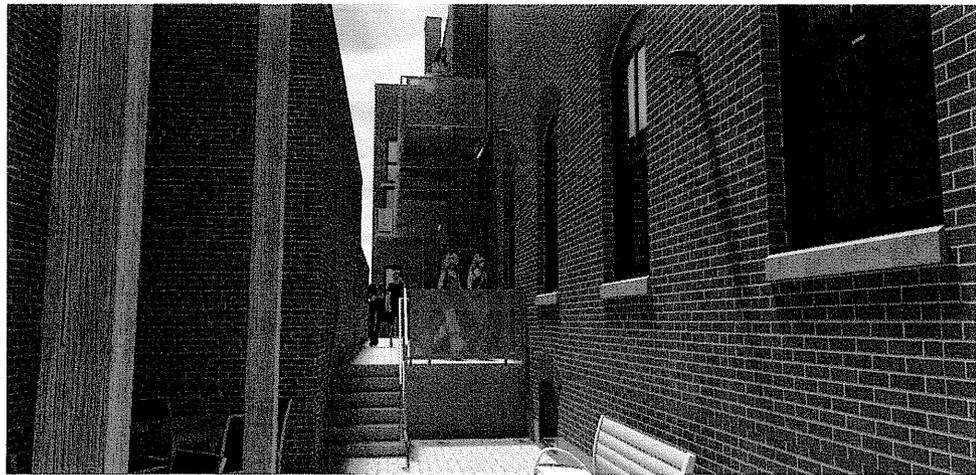
1. There are parking meters on High Street, which is only a block away from the building.
2. Public transportation is available on High Street and Fifth Avenue, and the bus stops are in the immediate vicinity of the building.
3. There is an existing public parking lot on High Street just south of the project.

11310-00000-00133
21 EAST 5th AVENUE

B. ZONING CODE 3312.21-LANDSCAPING AND SCREENING

As per the code, since we have 11 parking spaces, we are required to have 1 shade tree for the parking lot. Due to the extremely tight site that we have, and our effort to accommodate the maximum parking spaces for the building tenants, we do not have the space available for a tree.

However, we would like to point out that we are adding a pocket park on the site, in the existing space between this and the adjacent building to its East. The space that is currently just dirt, will be paved and landscaped with a wood deck, some outdoor furniture and some potted plants, in an



effort to provide the building tenants with the option of an outdoor retreat. As this space will only be accessed with a keycard by the residents, it will also be a safe and secure location.

Screening would not be required for this parking lot since it does not have any adjacency to a residentially-zoned property. We would be providing a fence with a gated access for parking, as shown on the site plan submitted.

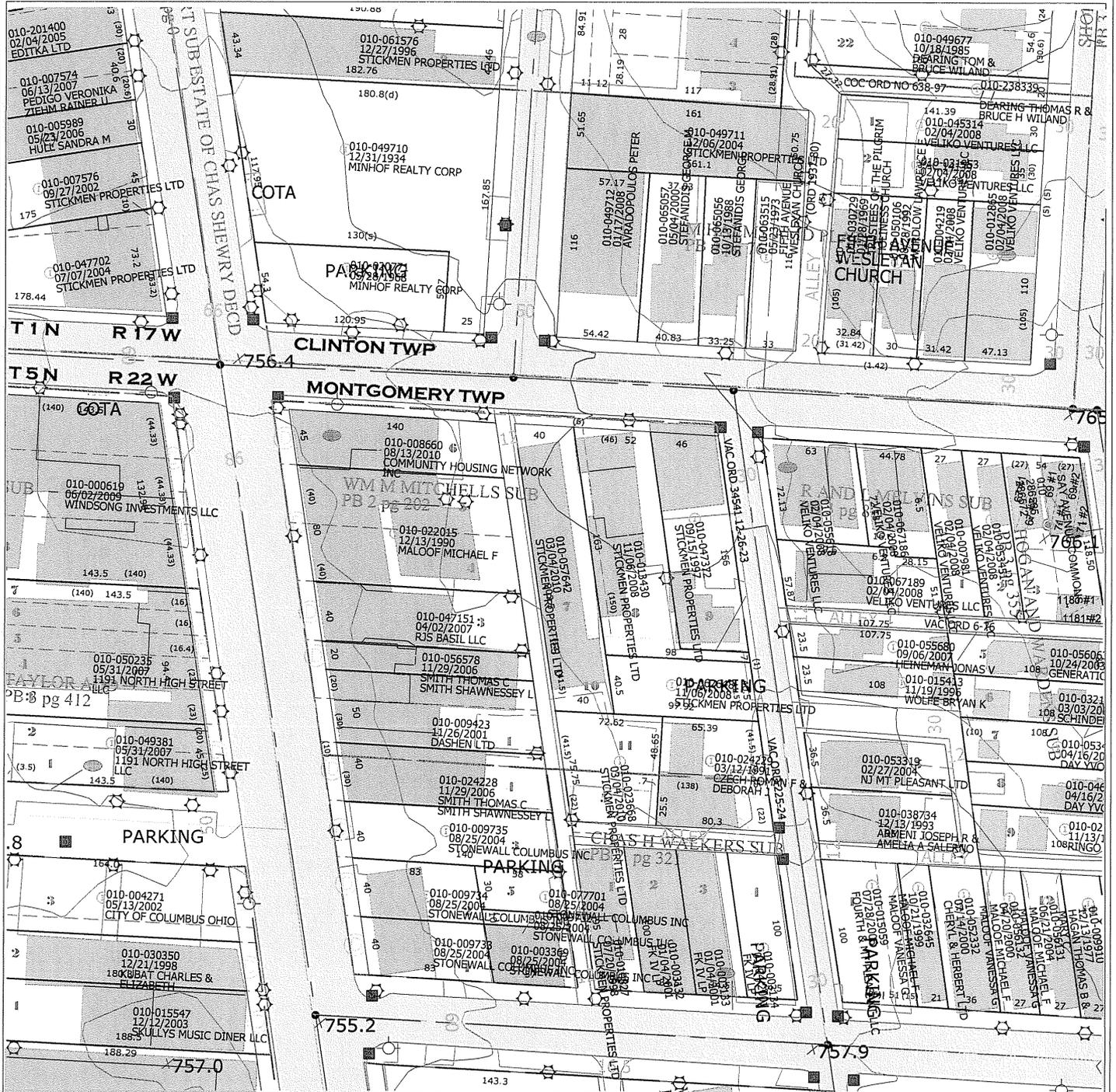
11310-00000-00133
21 EAST 5th AVENUE



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 1/20/11



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.



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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 not indicate 'NONE' in the space provided.

API **11310-00000-00133**
21 EAST 5th AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) BHAKTI BANIA
of (COMPLETE ADDRESS) 2276 JOHNSTON RD, COLUMBUS OH 43220
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
<u>STICKMEN PROPERTIES LTD.</u>	<u>22E 6AM ST, SUITE 800, COLUMBUS OH 43215</u>

SIGNATURE OF AFFIANT *Bhakti Bania*

Subscribed to me in my presence and before me this 11th day of March, in the year 2011

SIGNATURE OF NOTARY PUBLIC *Virginia Sansom Branham*

My Commission Expires: August 1 2014



Here **Virginia Sansom Branham**
Notary Public, State of Ohio
My Commission Expires 08-01-2014

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