

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: BZA22-165 Date Received: 11/29/2022
Assigned Planner: Steven Smedley Fee: \$1,500
Contact Information: SFSmedley@Columbus.gov
Existing Zoning: C-4, Commercial District Commission/Civic: Columbus Southside AC
Comments: January 5th, 2022 Staff Review

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Special Permit

Project Description:

Request a BZA variance to the South High St-South Front St UCO 3372.609 Parking & Circulation to allow 2 parking spaces and vehicle maneuvering between the front of an existing building and the right of way.

LOCATION

Certified Address: 1717 S High St City: Columbus Zip: 43207

Parcel Number (only one required): 010-023820 and 010-004577

APPLICANT (If different from Owner):

Applicant Name: John Ingwersen 614-361-0447 Phone Number: 614-361-0447 Ext.: _____

Address: 1050 Bryden Rd City/State: Columbus.OH Zip: 43205

Email Address: ccg.arch@gmail.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Claudia Realty Phone Number: 614-634-3304 Ext.: _____

Address: 1717 S High St City/State: Columbus, OH Zip: 43207

Email Address: albauto@sbcgolbal.net Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: John Ingwersen Phone Number: 614-361-0447 Ext.: _____

Address: 1050 Bryden Rd City/State: Columbus, OH Zip: 43205

Email Address: ccg.arch@gmail.com Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE 

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

STATEMENT IN SUPPORT OF VARIANCE(S)

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). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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 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.

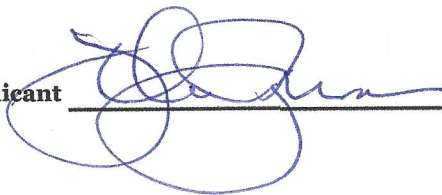
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

The variance to parking and maneuvering does not change the existing elements of the site, as the existing building and curb cuts already require non-conforming maneuvering at the front of the building and do not change the general character of the neighborhood. The request for variance is part of the re-stripping plan since the last approved site plan was dated 11-12-1975, and adds a handicapped accessible parking space. The variance is to UCO 3371.609 A, and does not fit the exclusion because an engineering site plan exists.

Signature of Applicant



Date

11.22.22

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John Ingwersen

of (1) MAILING ADDRESS 1050 Bryden Rd Columbus, OH 43205

deposes 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 PROPERTY ADDRESS 1717 S High St Columbus, OH 43207

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/29/2022

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Claudia Realty

1717 S High St

Columbus, OH 43207

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

John Ingwersen 614-361-0447

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

(5) Southside Area Commission

Kathy Green & Carly Maggio

kathryngreen@gmail.com & carly@410-studio.com

and that the attached document (6) 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

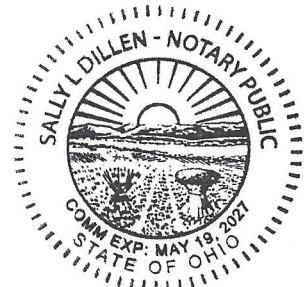
SIGNATURE OF AFFIANT

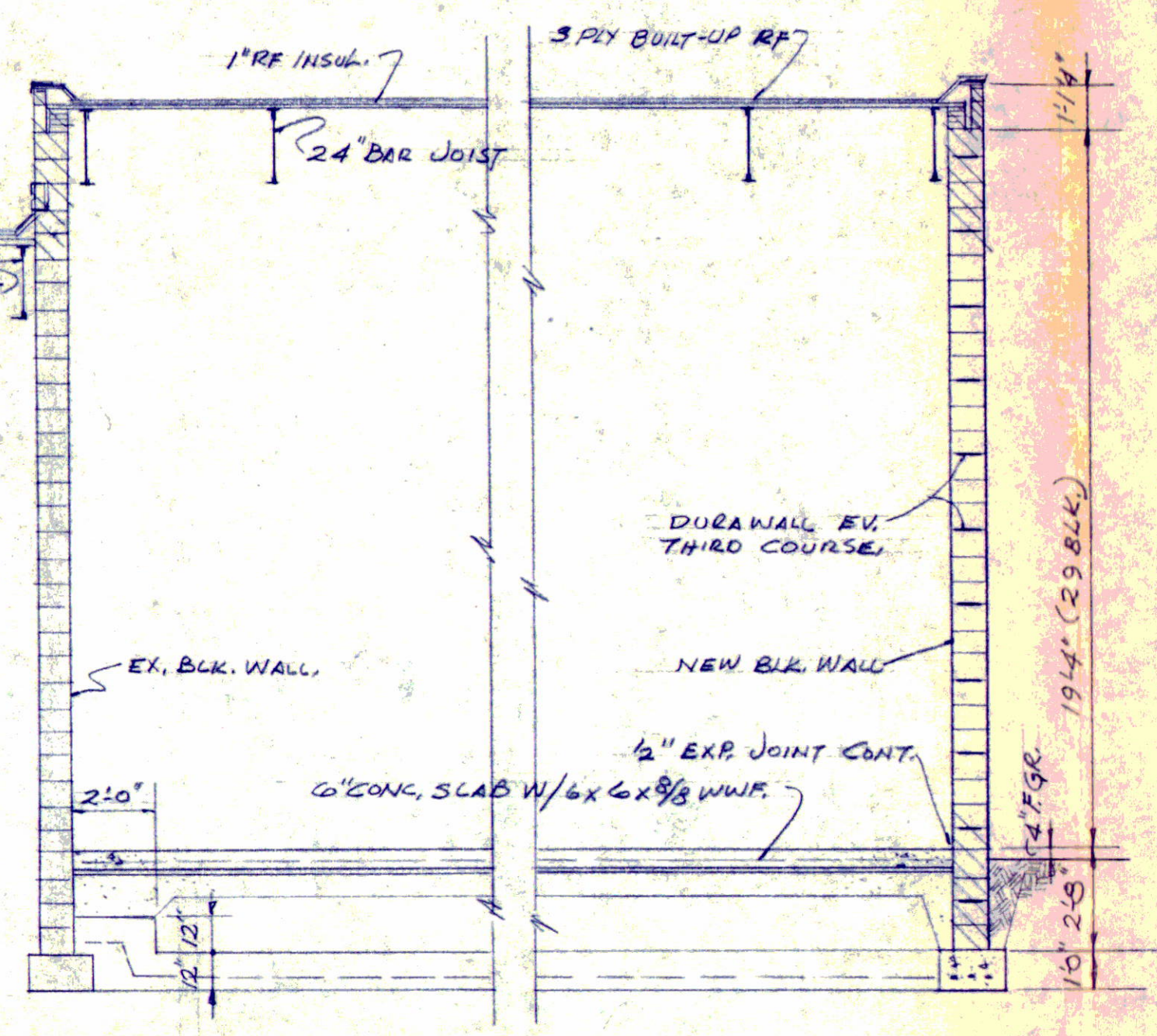
Sworn to before me and signed in my presence this 22nd day of November, in the year 2022

(7) SIGNATURE OF NOTARY PUBLIC

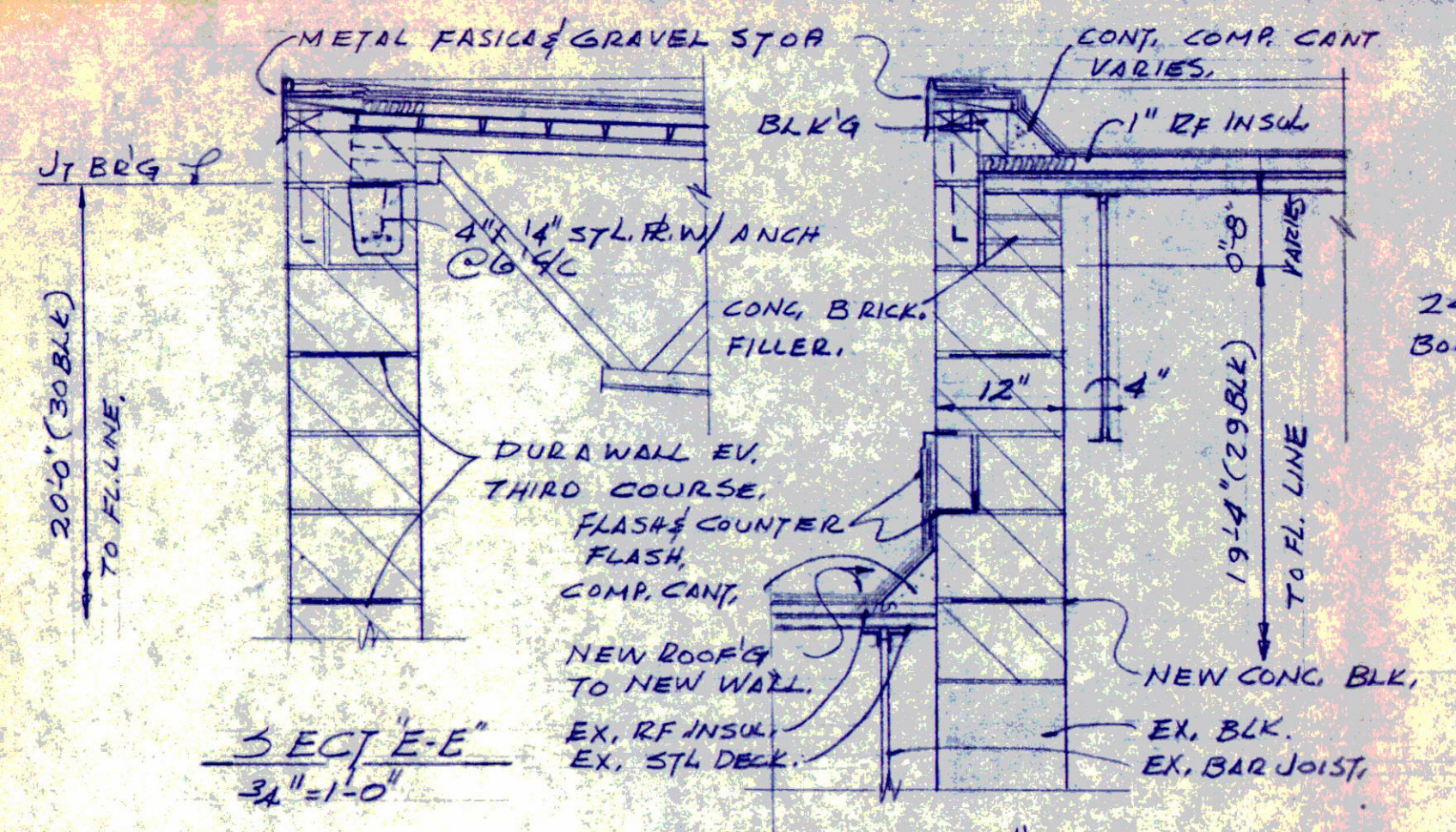
05/19/2027
My Commission Expires

Notary Seal Here

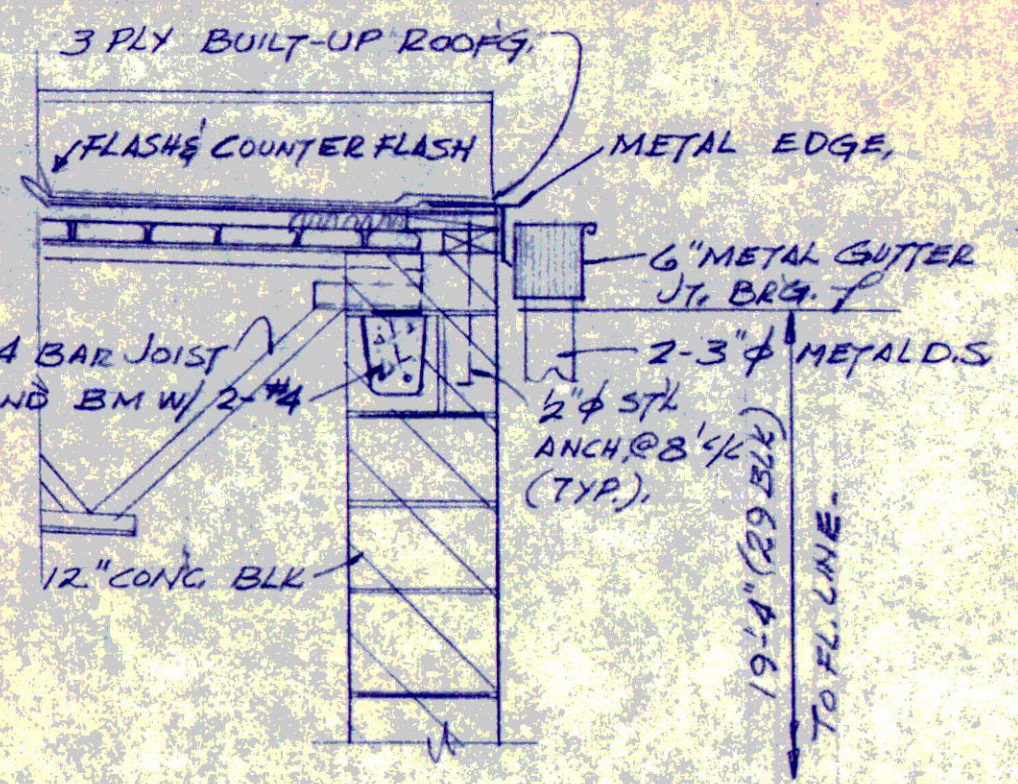




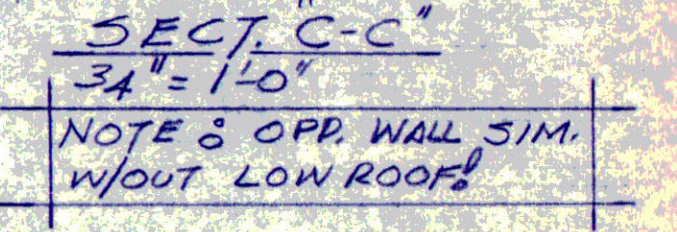
SECTION "B-B"
1/4" = 1'-0"



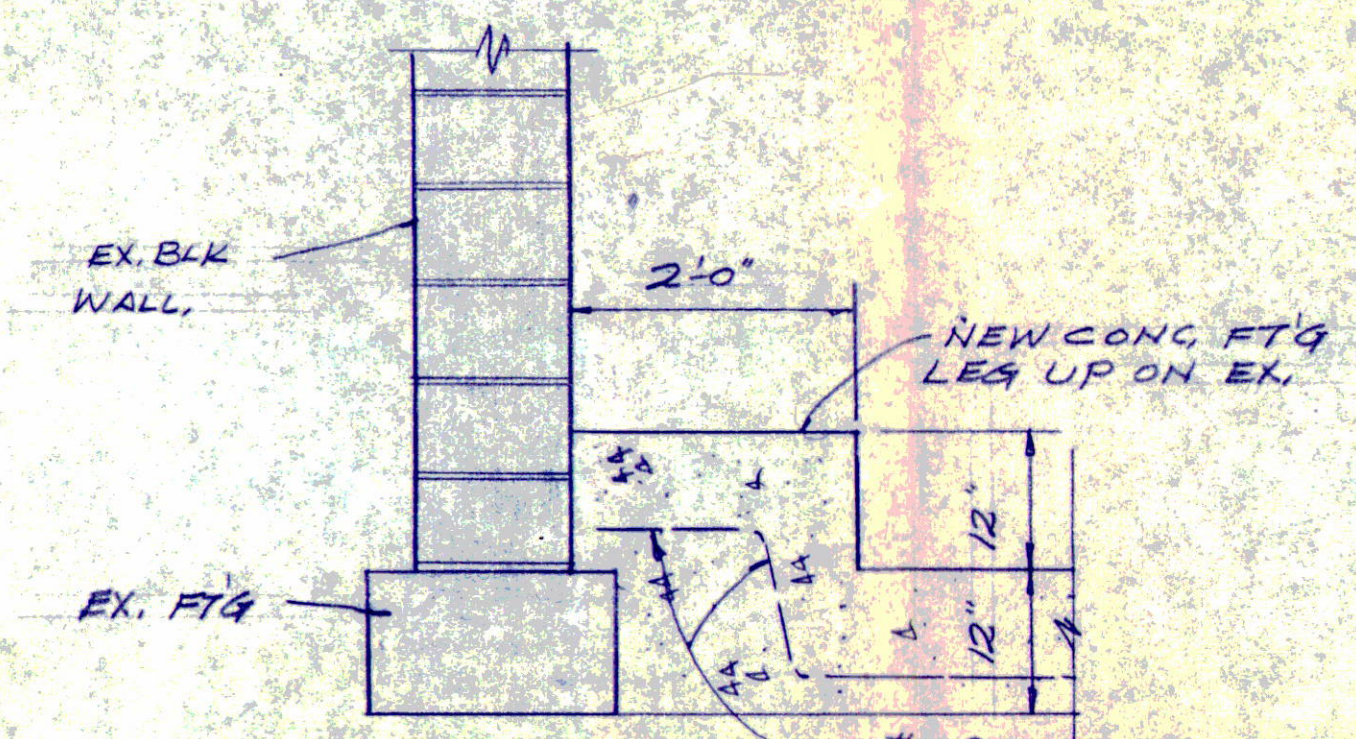
SECTION "E-E"
3/4" = 1'-0"



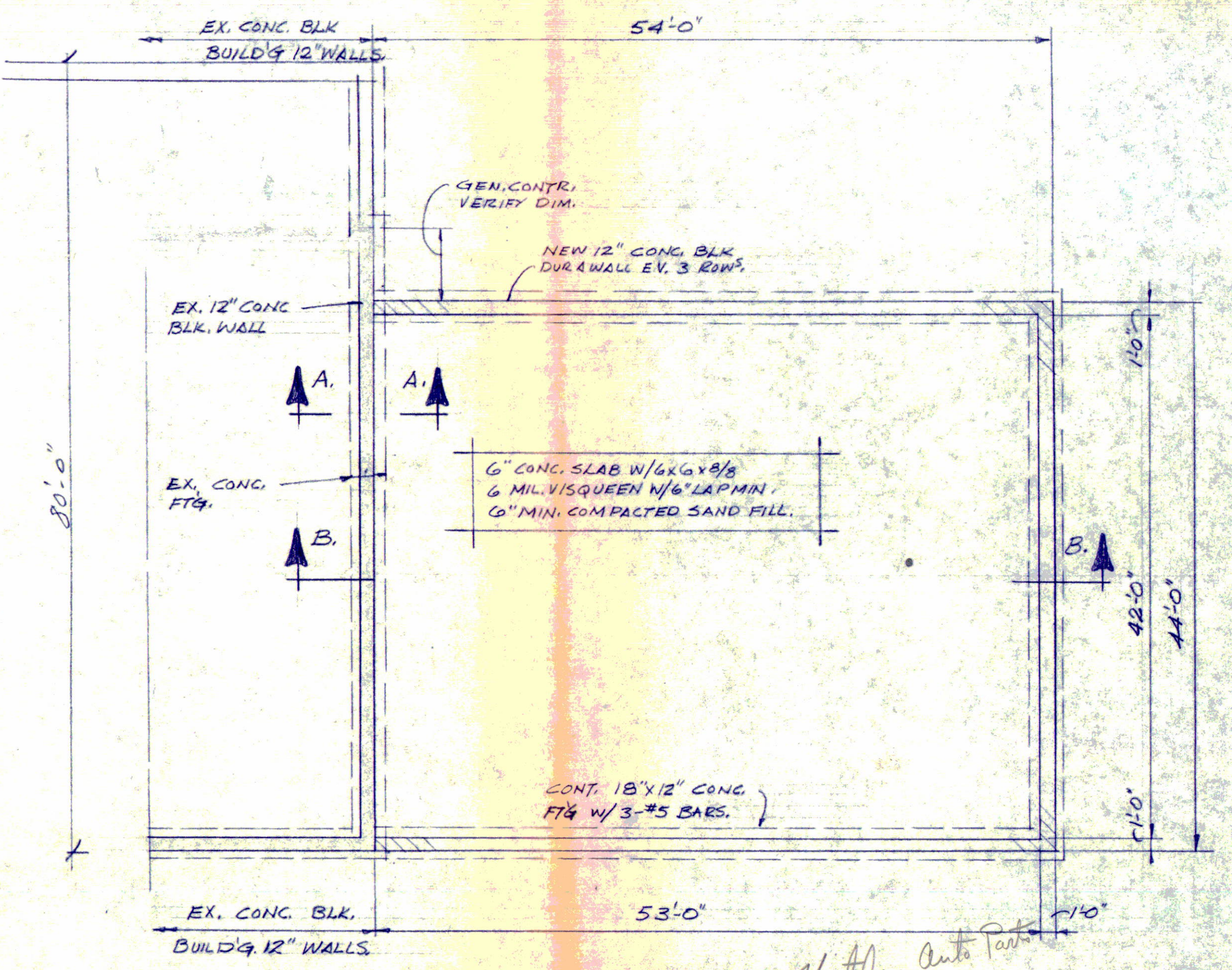
SECTION "D-D"
3/4" = 1'-0"



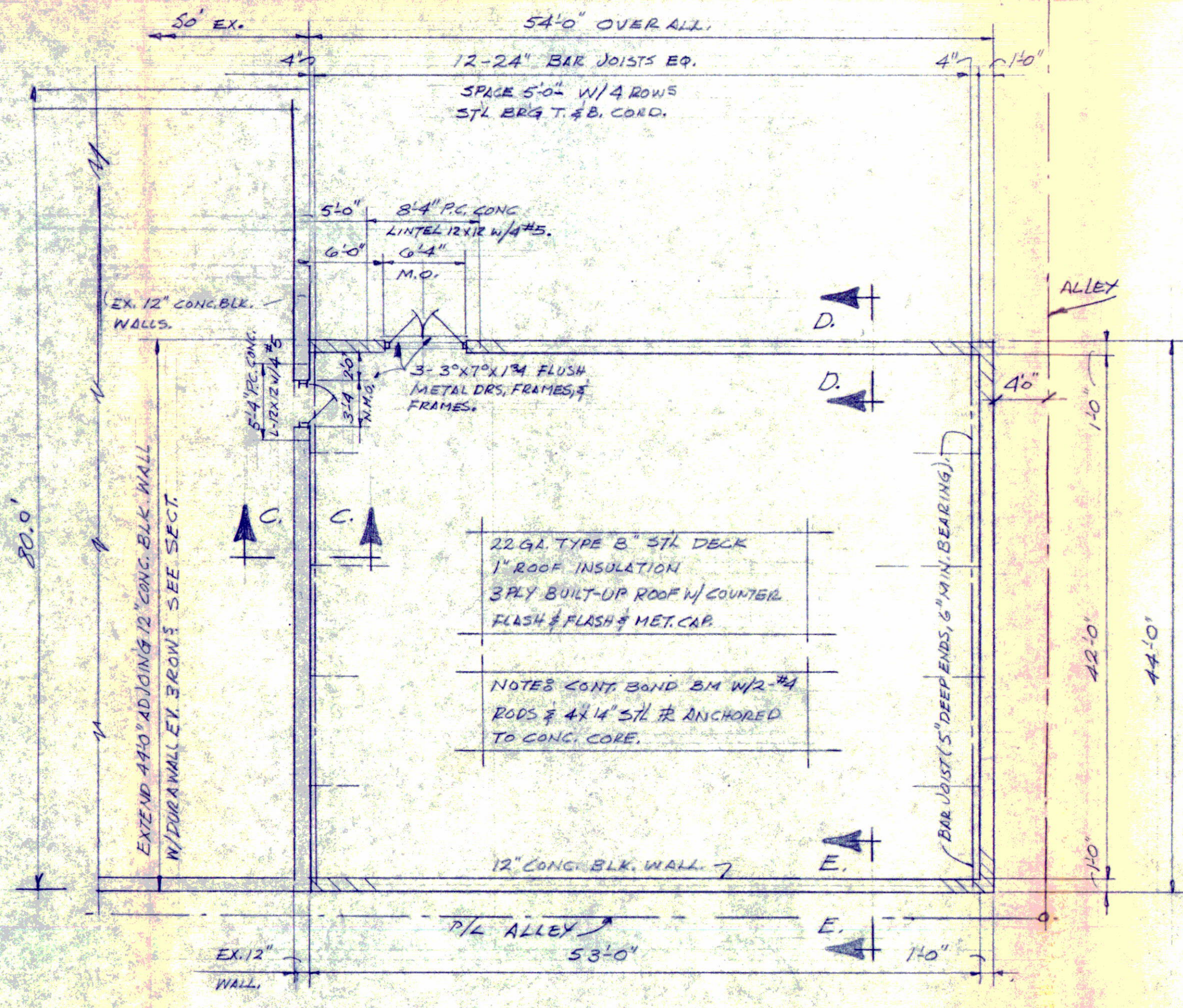
SECTION "C-C"
3/4" = 1'-0"
NOTE: OPPOSITE WALL SIMILAR WITHOUT LOW ROOF



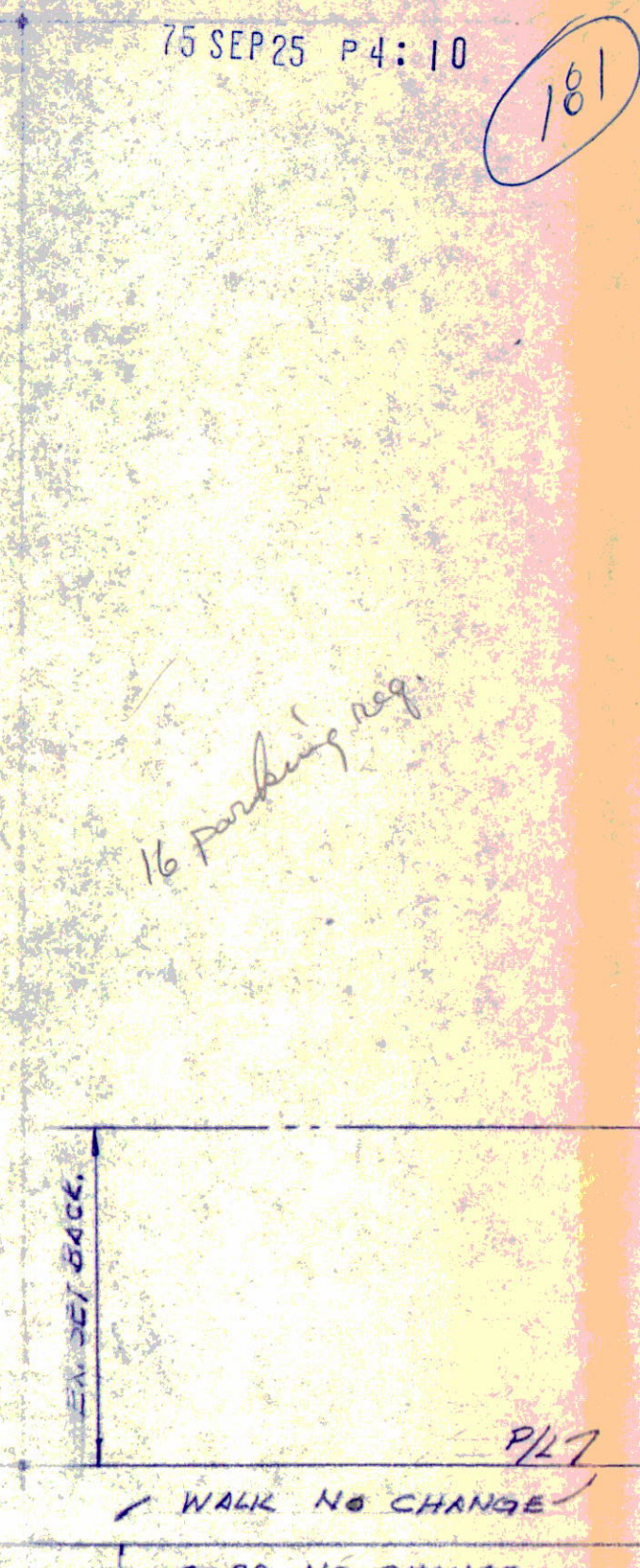
SECTION "A-A"
3/4" = 1'-0"



FOUNDATION PLAN
1/8" = 1'-0"



FLOOR & ROOF FRAMING PLAN
1/8" = 1'-0"



SITE PLAN
NOT TO SCALE

DIVISION OF ZONING ENTRY No. 75411
DISAPPROVED
DATE: 9-30-75 BY: L. HARRISON
Reasons: SEE ATTACHED LIST...

TOLEDO, OHIO
ZIP 43624

HORACE W. WACHTER A. I. A.
ARCHITECT

1230 MADISON AVE
(419) 241-8722

DATE	REVISION
9/11/75	

MIDAS SERVICENTER
SOUTH HIGH ST.
COLUMBUS, OHIO

FOUNDATION & FLOOR PLAN
SITE PLAN - SECTIONS

COMM. NO. 75411
SHEET NO. 1



HORACE W. WACHTER A.I.A.
 ARCHITECT
 1220 MADISON AVE.
 TOLEDO, OHIO 43624
 (419) 241-8722

REVISION
 11-4-75

DATE
 9/11/75

MIDAS SERVICENTER
 SOUTH HIGH ST.
 COLUMBUS, OHIO

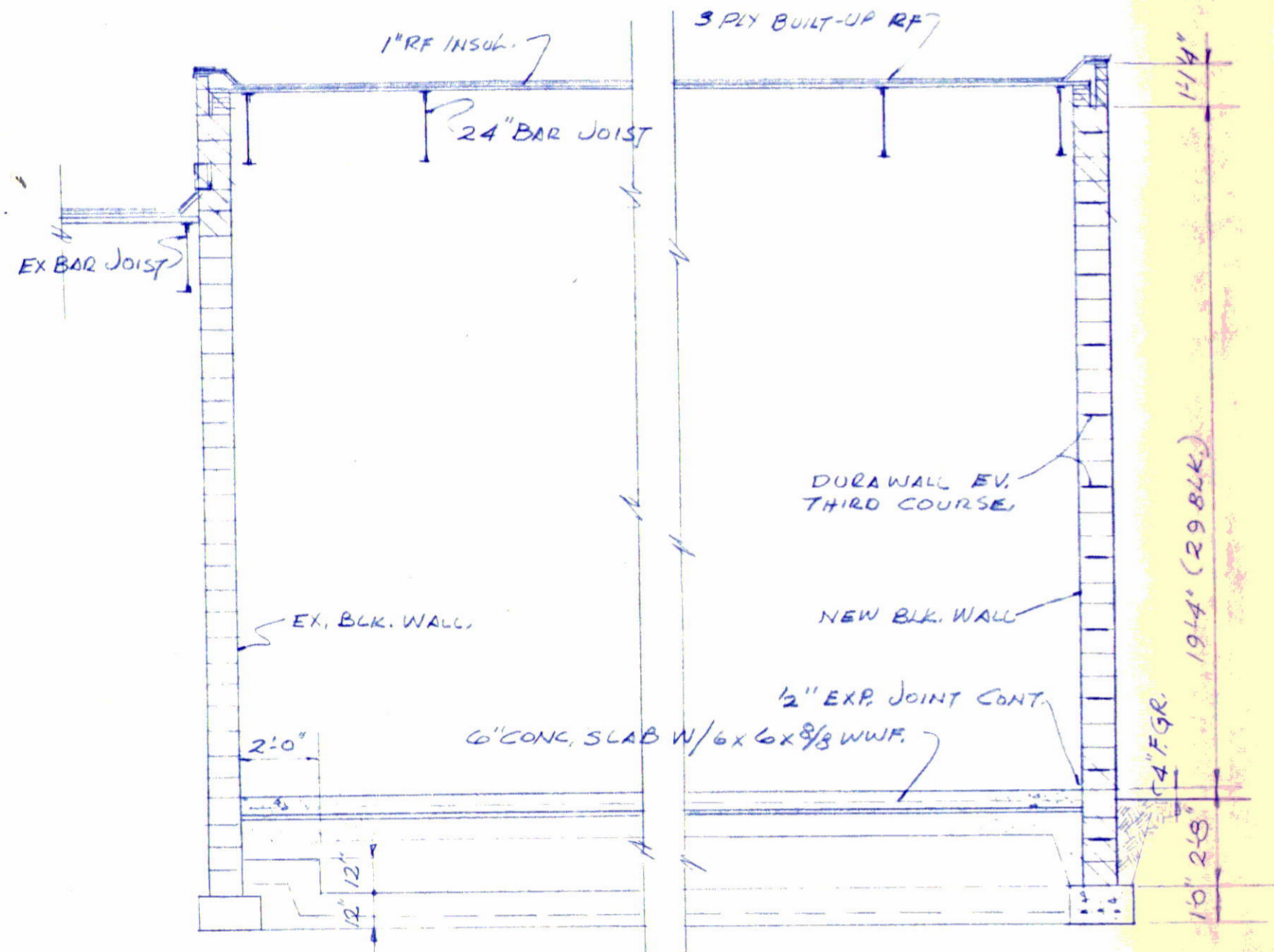
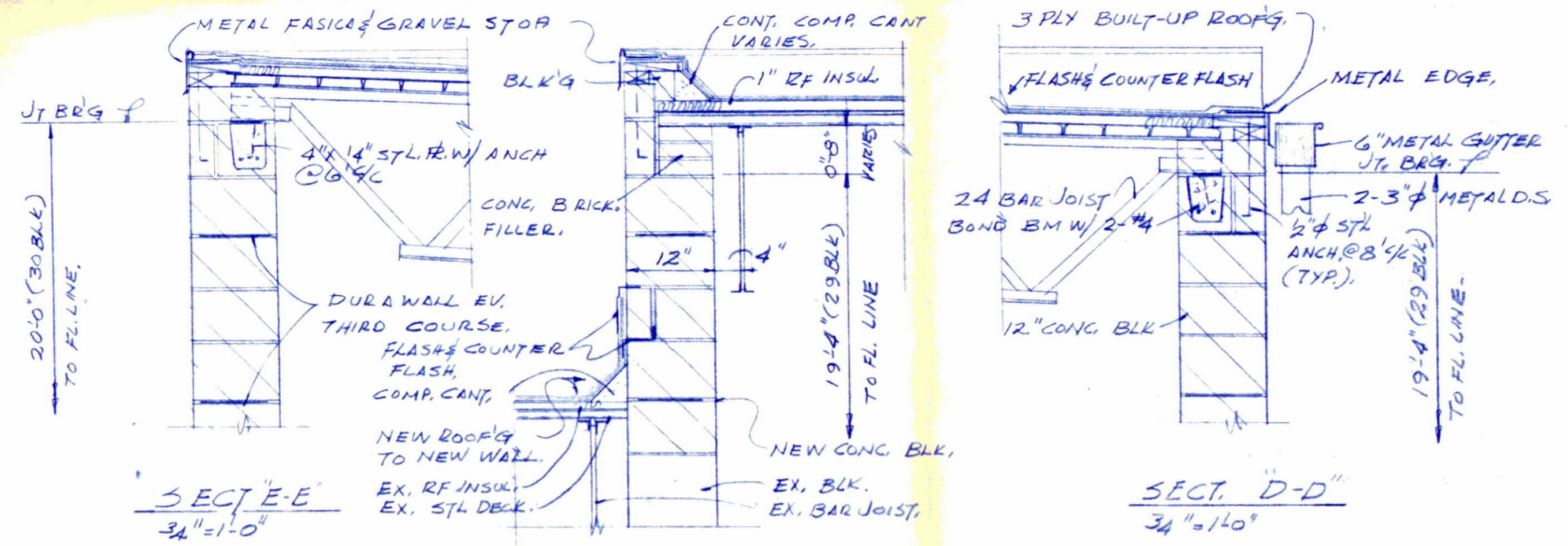
FOUNDATIONS & FLOOR PLAN
 SITE PLAN - SECTIONS

COMM NO
 1747

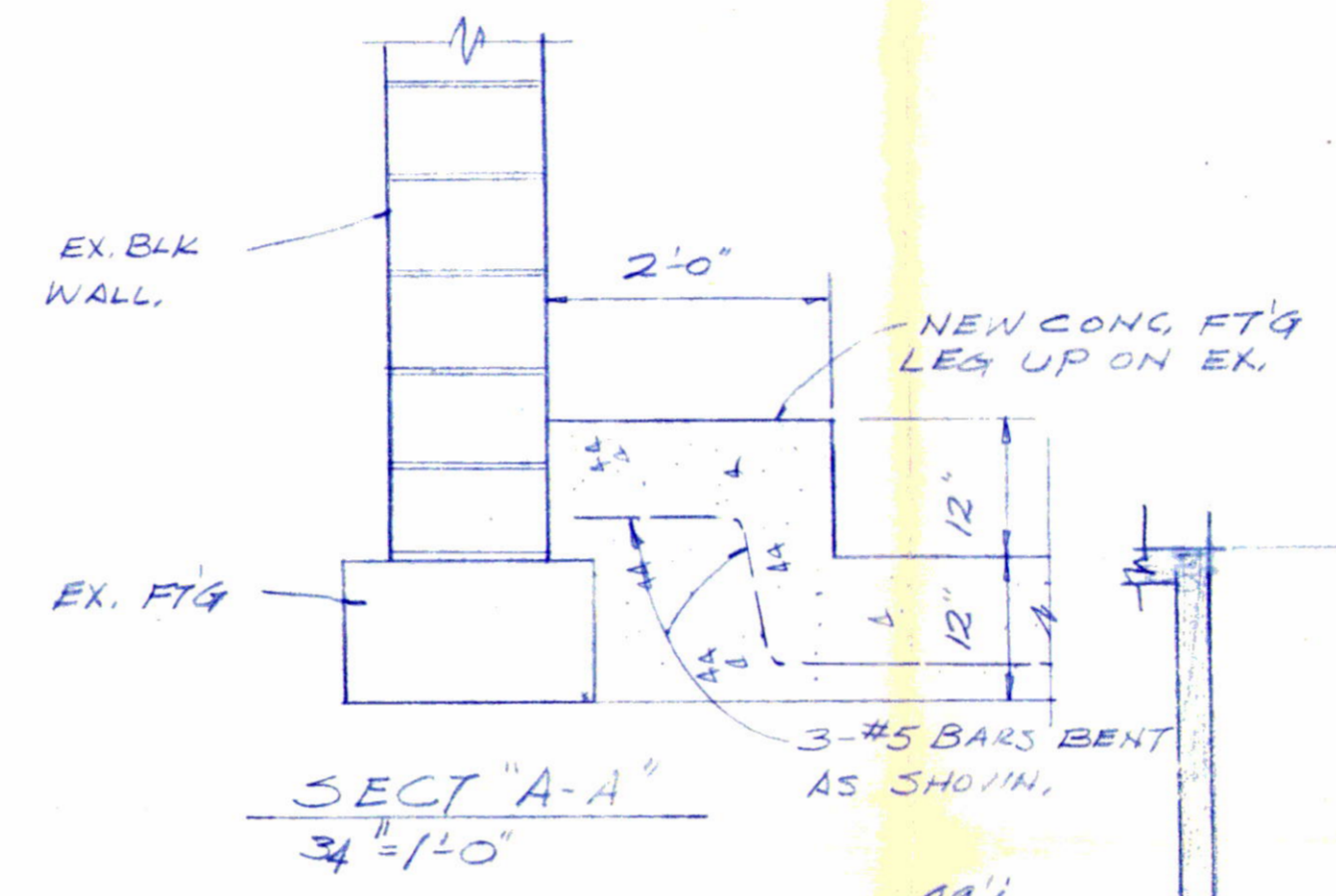
SHEET NO
 1

DIV. OF BLDG REGULATION

75 NOV 12 A 9: 05



SECTION "B-B"
 1/4" = 1'-0"

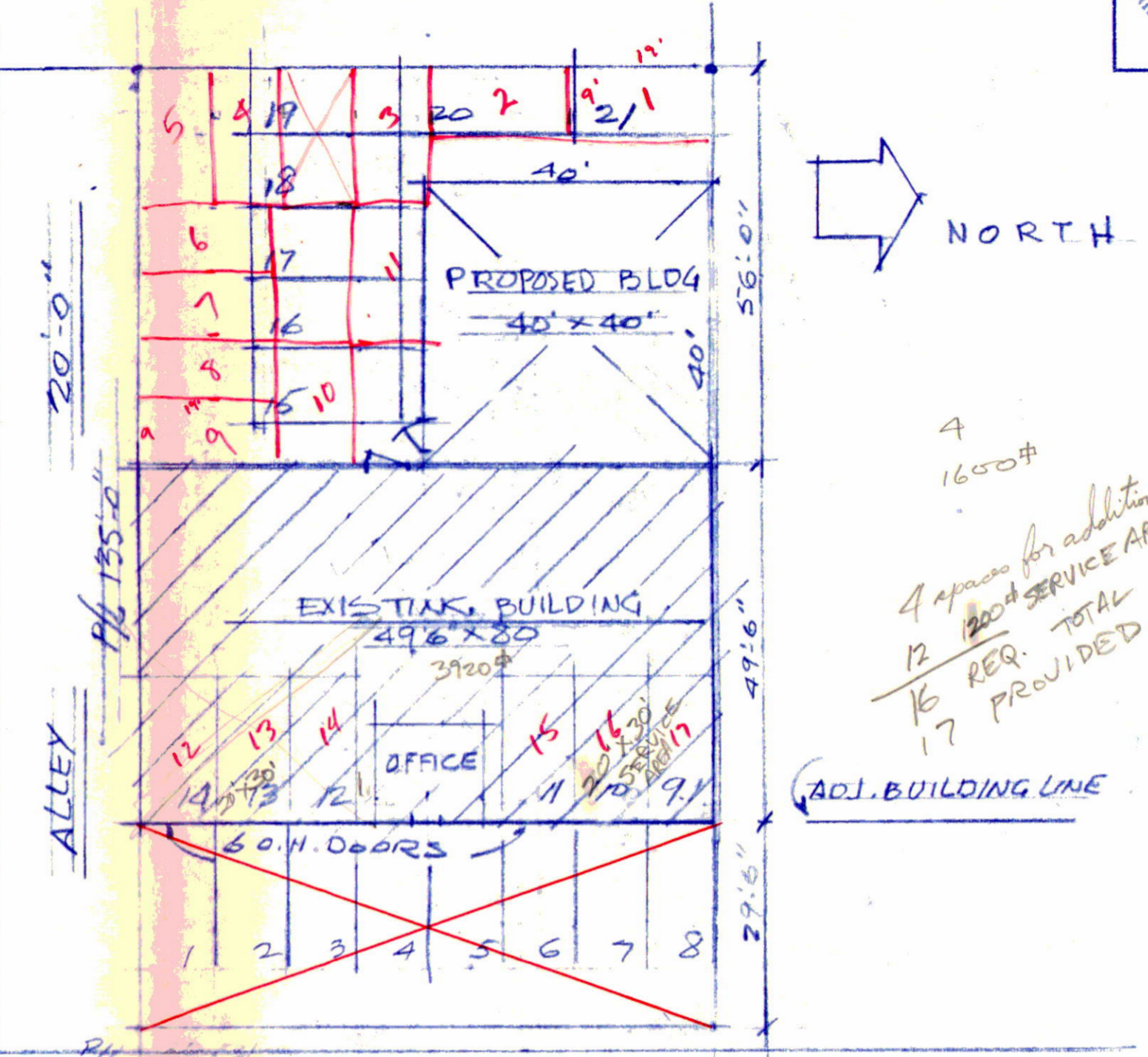


SECT. "A-A"
 3/4" = 1'-0"

APPROVED
 DIVISION OF TRAFFIC ENGINEERING
 BY: *R. McCoy*
 DATE: 11-12-75

CONSTITUTES APPROVAL OF PARKING LOT LAYOUT AND DRIVEWAY WIDTH/LOCATION ONLY

SECURE PERMIT FOR DRIVEWAY CONSTRUCTION FROM DIVISION OF ENGINEERING AND CONSTRUCTION PRIOR TO BUILDING DRIVEWAY



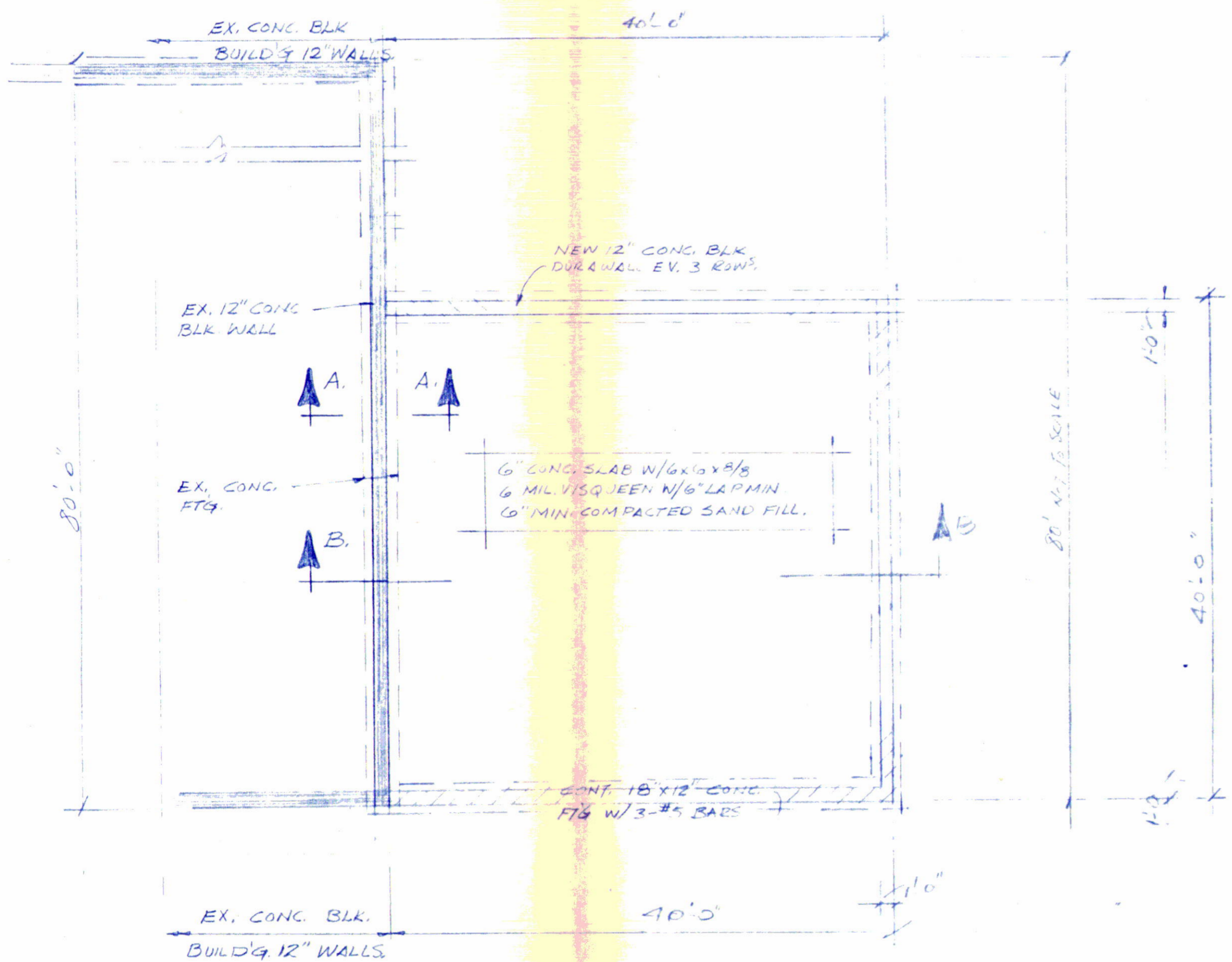
SITE PLAN
 SCALE 1" = 20'

LOTS NUMBER 15 & 16
 INNIS SUBDIVISION.

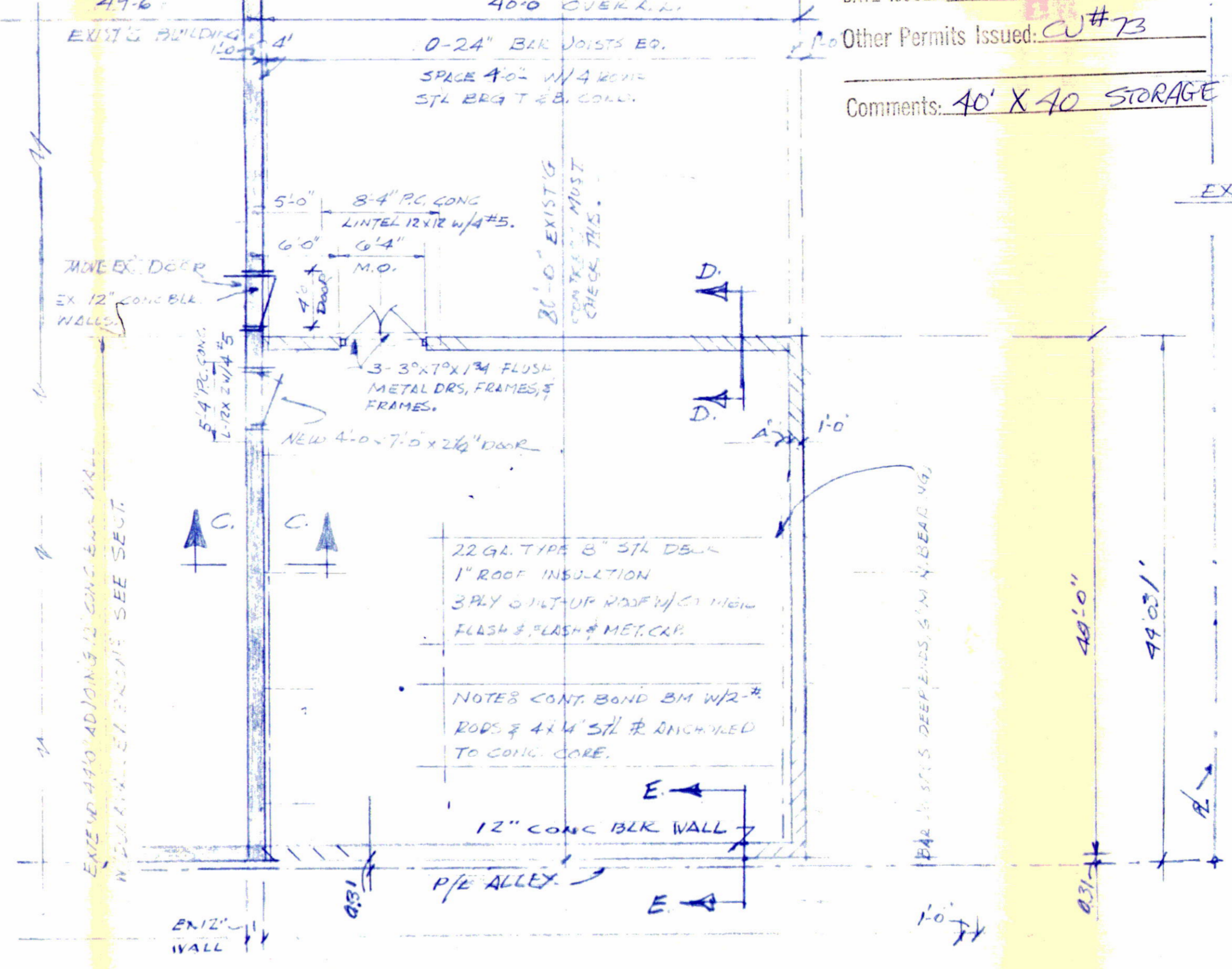
CERTIFICATE OF ZONING CLEARANCE No. 1295
 DIVISION OF ZONING ENTRY No. 75411
 DATE ISSUED: 11-13-75 BY: L. HARRISON

Other Permits Issued: CU #13

Comments: 40' X 40' STORAGE ADDITION



FOUNDATION PLAN
 1/8" = 1'-0"



FLOOR & ROOF FRAMING PLAN
 3/8" = 1'-0"

4 spaces for addition
 12 2000 SERVICE AREA
 16 REQ. TOTAL
 17 PROVIDED

CLAUDIA REALTY LLC
SPARTAK SELIMAJ: OWNER & STATUTORY AGENT
2385 S HIGH ST
COLUMBUS, OH 43207

ZONING CODE VIOLATION NOTICE

Re: 1717 S HIGH ST

An inspection has been made at the above address on **April 21, 2022**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **20** calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Code Enforcement Officer. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

For further information on this notice contact the Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Marcus Johnson
Code Enforcement Officer
Phone: 614-645-2669
mdjohnson1@columbus.gov
111 North Front St.
Columbus Ohio 43215

ITEM#	CODE SECTION	COMMENTS
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Zoning Violations**1 3305.03 Authority and compliance**

There are violations of previously approved site plan. Observed violations include but are not limited to:

OBSERVATION

> Parking and storage of vehicles outside of the approved 17 parking spaces: 11 in the rear of the property and 6 inside the building where the repair bays are. There is no parking permitted in front of the building.

> Storage of inoperable vehicles.

A vehicle shall be deemed inoperable when any of the following conditions exist:

> A license with a distinctive number and valid for the current year is not displayed thereon.

> 1 or more wheels are missing,

> 1 or more tires are missing,

> 2 or more tires are flat,

> 1 or more windows are missing or broken,

> Windshield is shattered or missing,

> Parts necessary for the operation of the vehicle are missing.

The above-stated changes, uses, and/or activities do not follow the approved site plan.

HERNANDEZ AUTO SERVICES LLC
EDWIN HERNANDEZ: PROPRIETOR
1717 S HIGH ST
COLUMBUS, OH 43207

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> Parts necessary for the operation of the vehicle are missing.

The above-stated changes, uses, and/or activities do not follow the approved site plan.

HERNANDEZ AUTO SERVICES LLC
EDWIN ALEXANDER HERNANDEZ MARTINEZ: PROPRIETOR
124 SAINT CHIRSTOPHER LN
COLUMBUS, OH 43213

ZONING CODE VIOLATION NOTICE

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The above-stated changes, uses, and/or activities do not follow the approved site plan.

CARLOS HERNANDEZ: PROPIERTOR
1717 S HIGH ST
COLUMBUS, OH 43207

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Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Ingwersen 614-361-0447

of (COMPLETE ADDRESS) 1050 Bryden Rd

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:

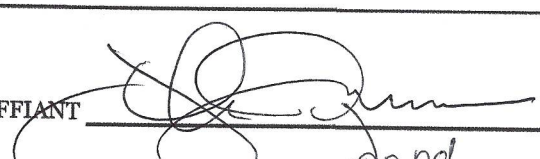
NAME

COMPLETE MAILING ADDRESS

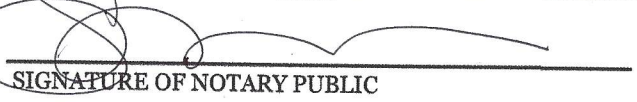
Claudia Realty

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SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 22nd day of November, in the year 2022


SIGNATURE OF NOTARY PUBLIC

05/19/2027
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