

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

OFFICE USE ONLY

Application Number: BZA23-014 Date Received: 2/6/2023
Assigned Planner: Steven Smedley Fee: \$300
Contact Information: SFSmedley@Columbus.gov
Comments: March 2, 2023 Staff Review

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

Variance Special Permit

Project Description:

Build a new, 2 story, 2 family dwelling on empty land. Two connected units, one behind the other with parking pad attached to alley in back

LOCATION Check here if listing additional parcel numbers on a separate page

Certified Address: 1403 S 4th St City: Columbus Zip: 43207

Parcel Number(s): 010-000658-00

Neighborhood Group: Southside Area Commission Current Zoning: R2F, H-35

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Carvine Development Phone Number: 614-414-2224 Ext.: _____

Address: 1030 Harrison Park Pl City/State: Columbus, OH Zip: 43201

Email Address: jimmy@carvinedevelopment.com Fax Number: N/A

AGENT (Check one if applicable): Attorney Agent Licensed Architect or Engineer

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Jimmy

AGENT SIGNATURE _____

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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.

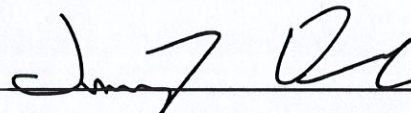
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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 C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

ZC section 3312.49 C, Table 1 - Reduce the required parking spaces for a 2-unit dwelling from 4 (2 per unit) to 3. Reasoning: The lot can only support 3 parking spaces on the back alley while still providing a reasonable back yard.

Signature of Applicant



Date

2/4/23

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Carvine Development LLC
of (1) MAILING ADDRESS 1030 Harrison Park Pl, Columbus, OH 43201

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 1403 S 4th St, Columbus, OH, 43207

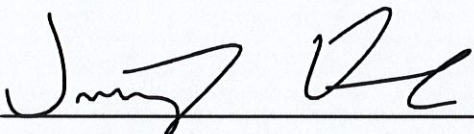
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (3) Carvine Development LLC
1030 Harrison Park Pl, Columbus, OH 43201

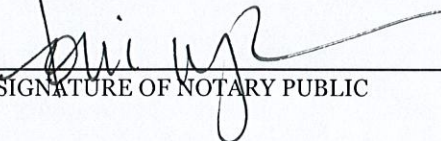
APPLICANT'S NAME AND PHONE # (same as listed on front application) Carvine Development LLC
614-414-2224

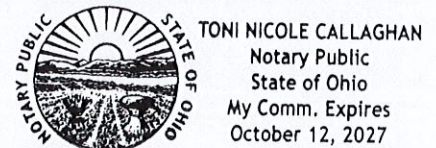
NEIGHBORHOOD GROUP ZONING CHAIR OR CONTACT PERSON AND EMAIL ADDRESS (4) Southside Area Commission
Kathy Green / Carly Maggio
Kathryngreen@gmail.com / carlymaggio@gmail.com

and that the attached document (5) 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.

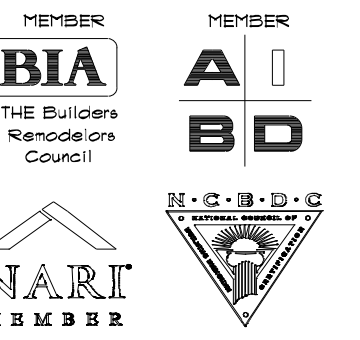
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 25TH day of JANUARY, in the year 2023

(6) SIGNATURE OF NOTARY PUBLIC  My Commission Expires 10.12.2027 Notary Seal Here



This Affidavit expires six (6) months after date of notarization.



DATE	BY	REVISION
01.04.2023	DL	SITE STUDY

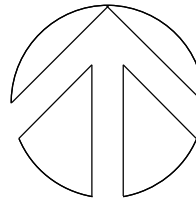
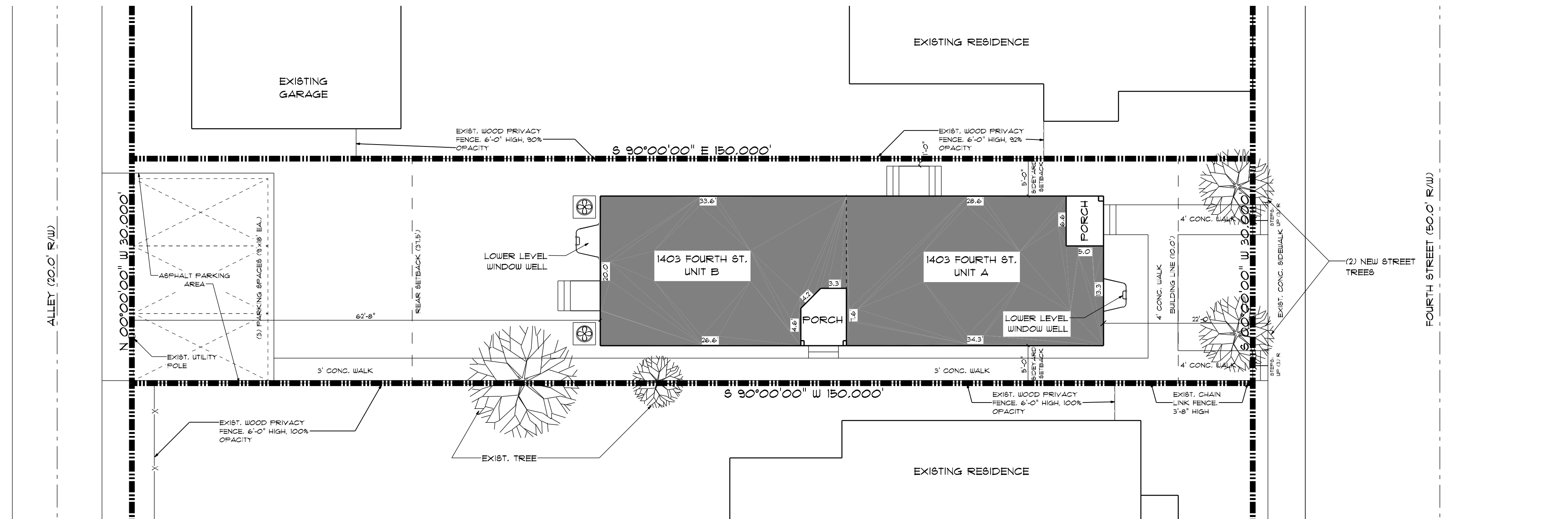
ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THESE DOCUMENTS AND DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

CD.14038.FOURTH (22238)

CARYNE DEVELOPMENT LLC

MARKET DUPLEX RESIDENCE
1403 S. FOURTH ST.
COLUMBUS, OH 43201

SITE STUDY



SITE STUDY
SCALE: ~ 1" = 20'-0"
1403 S. FOURTH ST.
COLUMBUS, OH 43201
PARCEL ID.: 010-000658

NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.

LOT CALCULATIONS:	
LOT AREA:	4,500.0 sq.ft.
BUILDING COVERAGE:	1,346.6 sq.ft. (29.9%)
REAR YARD:	2,180.1 sq.ft. (48.8%)

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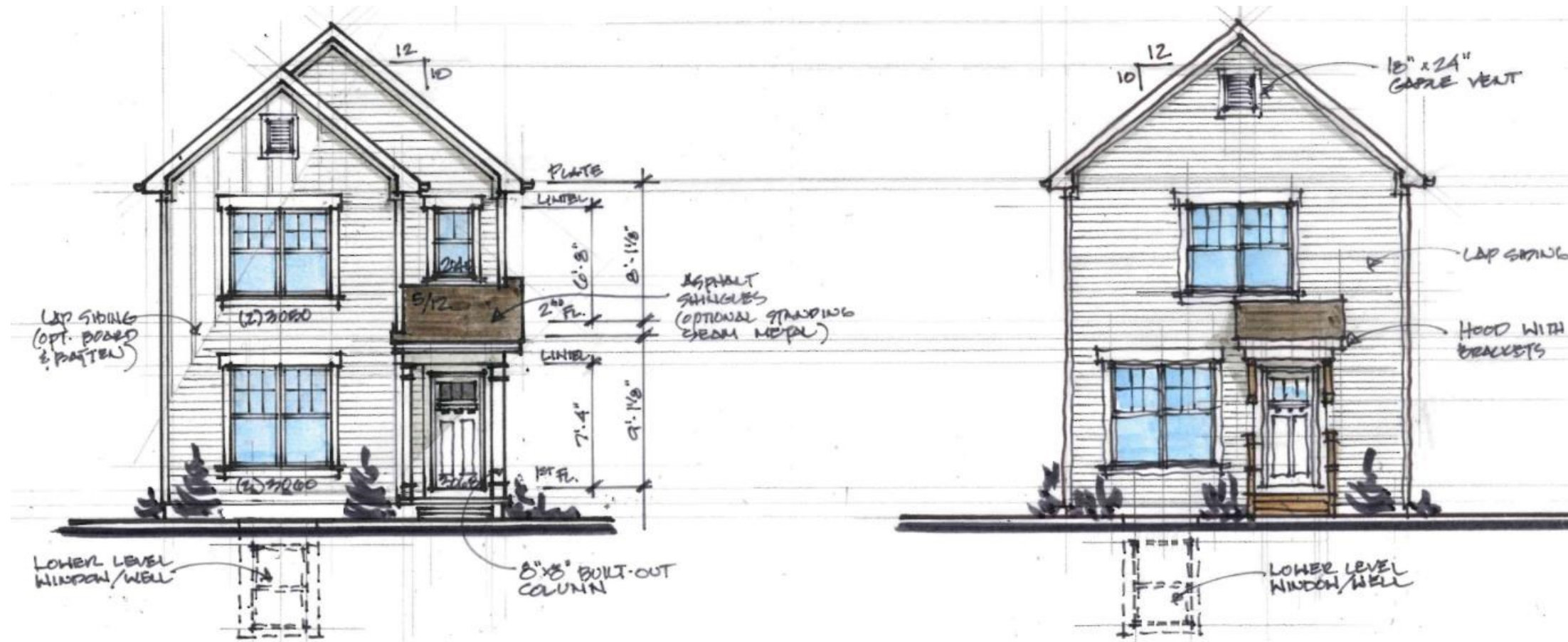
DESIGNER	DL	11.28.2022
LAYOUT		
CHECK		
FINISH		

SHEET: CS.2

Duplex Residence

1403 S. Fourth St., Columbus, OH 43207

Carvine Development LLC



Front Elevation
Scale: 1/8" = 1'-0"

Rear Elevation
Scale: 1/8" = 1'-0"

(Scalable at 11"x17" Sheet Size)

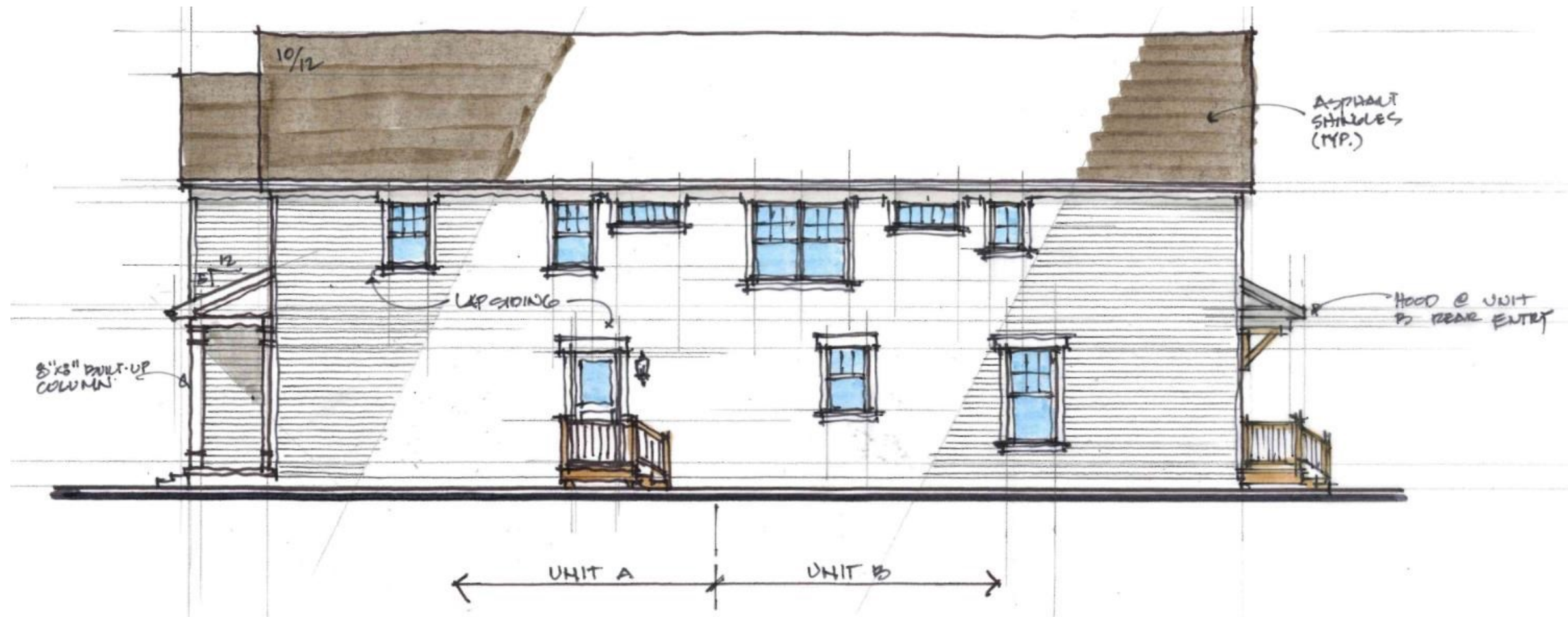


D. J. [Signature]
12/8/2022

Duplex Residence

1403 S. Fourth St., Columbus, OH 43207

Carvine Development LLC



Right Side Elevation

Scale: 1/8" = 1'-0"

(Scalable at 11"x17" Sheet Size)

RESIDENTIAL
Designed
 SOLUTIONS

Inspired Ideas. Proven Plans.

D. J. [Signature]
 12/8/2022

Duplex Residence

1403 S. Fourth St., Columbus, OH 43207

Carvine Development LLC



Left Side Elevation

Scale: 1/8" = 1'-0"

(Scalable at 11"x17" Sheet Size)

RESIDENTIAL
Designed
 SOLUTIONS

Inspired Ideas. Proven Plans.

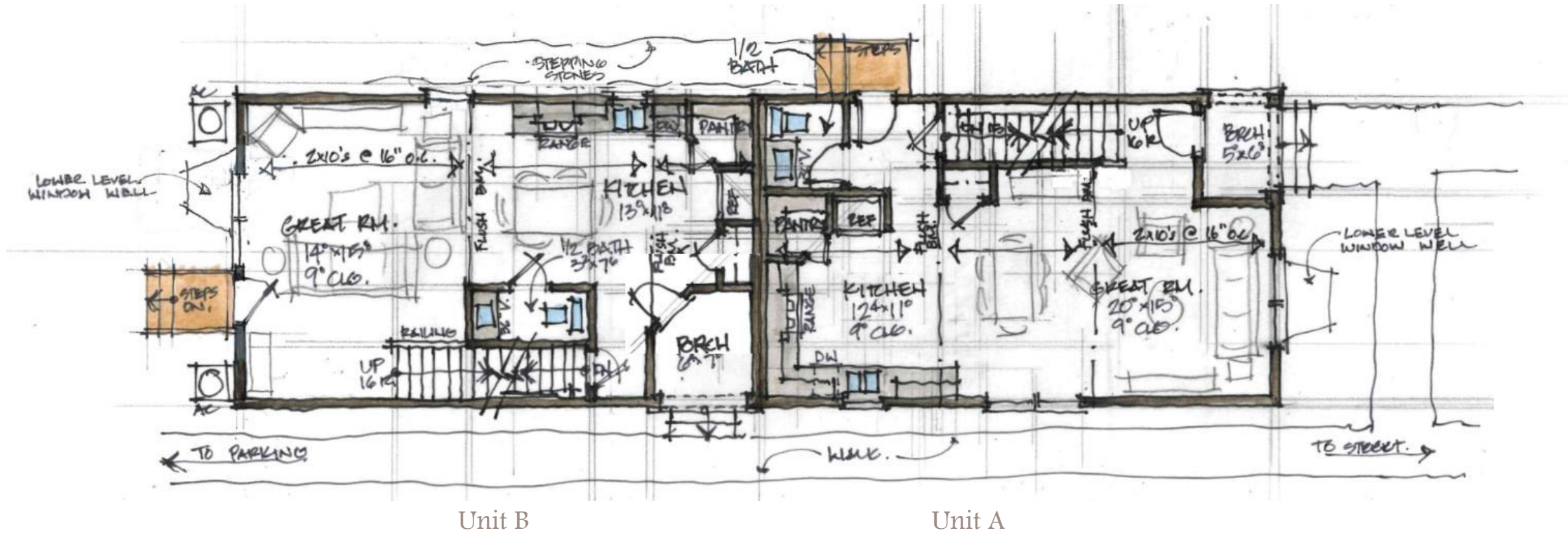
D. J. [Signature]
 12/8/2022

Duplex Residence

1403 S. Fourth St., Columbus, OH 43207

Carvine Development
LLC

D. J. W.
12/8/2022



First Floor Plan

Scale: 1/8" = 1'-0"

(Scalable at 11"x17" Sheet Size)

Living Area:

	Unit A	Unit B
First Floor:	635 sq.ft.	622 sq.ft.
Second Floor:	619 sq.ft.	643 sq.ft.
Lower Level:	216 sq.ft.	231 sq.ft.
TOTAL:	1,470 sq.ft.	1,496 sq.ft.



Inspired Ideas. Proven Plans.

Duplex Residence

1403 S. Fourth St., Columbus, OH 43207

Carvine Development LLC



Unit B

Unit A

Second Floor Plan

Scale: 1/8" = 1'-0"

(Scalable at 11" x 17" Sheet Size)



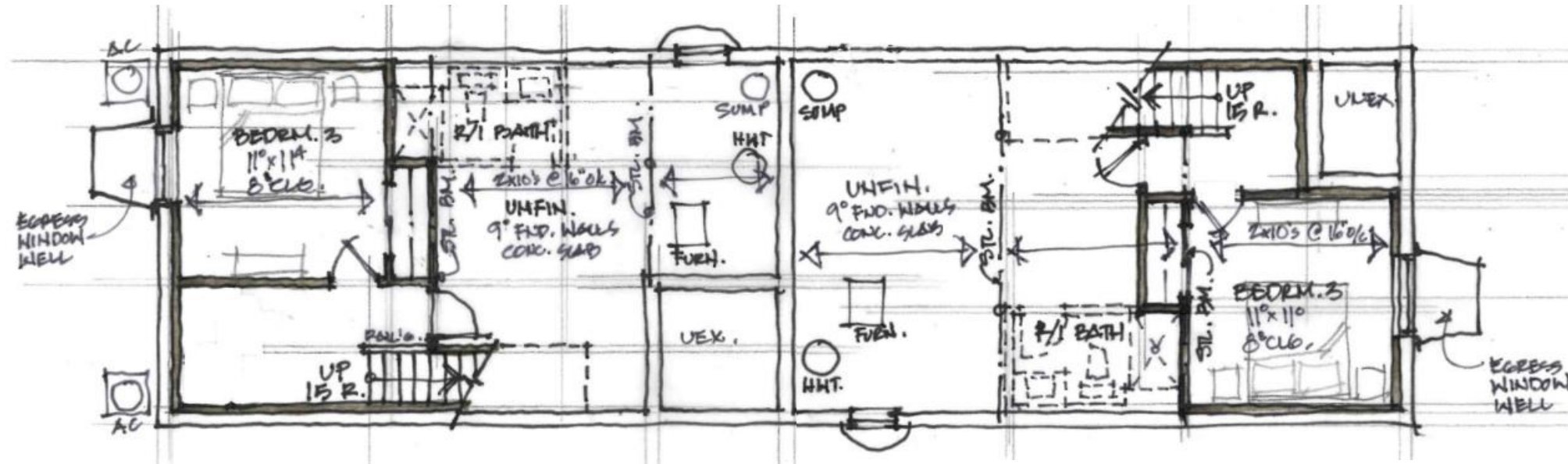
Inspired Ideas. Proven Plans.

D. J. [Signature]
12/8/2022

Duplex Residence

1403 S. Fourth St., Columbus, OH 43207

Carvine Development LLC



Unit B

Unit A

Foundation/Lower Level Plan

Scale: 1/8" = 1'-0"

(Scalable at 11"x17" Sheet Size)

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PROJECT DISCLOSURE STATEMENT

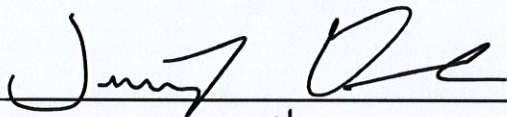
Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

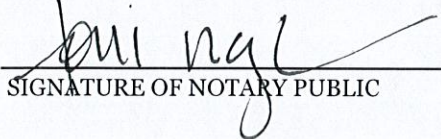
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Carvine Development LLC
of (COMPLETE ADDRESS) 1030 Harrison Park Pl, Columbus, OH 43201
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>Carvine Development LLC</u>	<u>1030 Harrison Park Pl, Columbus, OH 43201</u>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 25TH day of JANUARY, in the year 2023


SIGNATURE OF NOTARY PUBLIC

10.12.2027
My Commission Expires

Notary Seal Here



TONI NICOLE CALLAGHAN
Notary Public
State of Ohio
My Comm. Expires
October 12, 2027

This Project Disclosure Statement expires six (6) months after date of notarization.

Standardized Recommendation Form

DEPARTMENT OF BUILDING
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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.