

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: BZA22-032 Date Received: 2/25/2022
Assigned Planner: TBD Fee: \$300
Contact Information: JFFreise@columbus.gov
Comments: Scheduled for 3/10/2022 Staff Review

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

Variance Special Permit

Project Description:

To construct a 2 story addition to an existing 2 story residence.

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

Certified Address: 373 Thurman Avenue City: Columbus Zip: 43206

Parcel Number(s): 010-053066-00

Neighborhood Group: South Side Area Commission Current Zoning: R2F

APPLICANT (If different from Owner):

Applicant Name: Miles Thomas Phone Number: 614-578-8480 Ext.: _____

Address: 373 Thurman Avenue City/State: Columbus, Ohio Zip: 432201

Email Address: MilesThomas123@gmail.com Fax Number: _____

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

Name: Miles Thomas and Monica Thomas Phone Number: _____ Ext.: _____

Address: 373 Thurman Avenue City/State: Columbus, Ohio Zip: 43206

Email Address: MilesThomas123@gmail.com Fax Number: _____

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

Name: Charles M. Paros, AIA Phone Number: 614-202-0789 Ext.: _____

Address: 357 W. 7th Avenue City/State: Columbus, Ohio Zip: 43201

Email Address: cparos@parosad.com Fax Number: _____

SIGNATURES

APPLICANT SIGNATURE Miles Thomas

PROPERTY OWNER SIGNATURE Miles Thomas Monica Thomas

AGENT SIGNATURE Charles M. Paros, AIA

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Miles Thomas
of **(1)** MAILING ADDRESS 373 Thurman Avenue, Columbus, Ohio 43206

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 373 Thurman Avenue, Columbus, Ohio 43206

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)** Miles Thomas and Monica Thomas
373 Thurman Avenue
Columbus, Ohio 43206

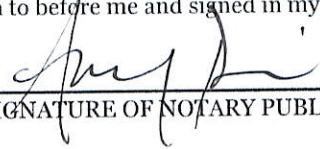
APPLICANT'S NAME AND PHONE # (same as listed on front application) Miles Thomas
614-578-8480

NEIGHBORHOOD GROUP ZONING CHAIR OR CONTACT PERSON AND EMAIL ADDRESS **(4)** South Side Area Commission
Curtis Davis
cdavis@team-icsc.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 22 day of February, in the year 2022

 05/02/2022
(6) SIGNATURE OF NOTARY PUBLIC My Commission Expires

Notary Seal Here



Amy Davis
Notary Public, State of Ohio
My Commission Expires 05-02-2022

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

**BZA22-032
373 THURMAN AVE.**

AREA COMMISSION:	Owners:	Architect:
<p>Southside Area Commission c/o , Curtis Davis 175 S. Third Street, Suite 340 Columbus, Ohio 43215</p>	<p>Miles Thomas & Monica Thomas 373 Thurman Avenue Columbus, Ohio 43206</p>	<p>Charles Paros, AIA Paros Architecture + Design llc 357 W. 7th Avenue Columbus, Ohio 43201</p>
<p>DAVID AND KELLY MISBRENER OR CURRENT OCCUPANT 378 THURMAN AVE COLUMBUS OH 43206</p>	<p>JAMES AND AUDREY ROSS OR CURRENT OCCUPANT 382 THURMAN AVE COLUMBUS OH 43206</p>	<p>STEPHANIE WAGONER OR CURRENT OCCUPANT 386 THURMAN AVE COLUMBUS OH 43206</p>
<p>SYDNEE AND SIMCHA KOZBERG OR CURRENT OCCUPANT 390 THURMAN AVE COLUMBUS OH 43206</p>	<p>NEAL HARRISON CROPPER OR CURRENT OCCUPANT 350 E MITHOFF ST COLUMBUS OH 43206</p>	<p>JAMES HARRY CHAKERES 402 REINHARD AVE COLUMBUS OH 43206</p>
<p>ELLEN FAULHABER OR CURRENT OCCUPANT 372 E MITHOFF ST COLUMBUS OH 43206</p>	<p>RAY GOOCH III 668 PLATOON DR GALLOWAY OH 43119</p>	<p>MEGAN OSTENDORF OR CURRENT OCCUPANT 352 E MITHOFF ST COLUMBUS OH 43206</p>
<p>THOMAS M MAHER PO Box 9202 Coppell TX 75019-9208</p>	<p>MALVIN LONG OR CURRENT OCCUPANT 393 THURMAN AVE COLUMBUS OH 43206</p>	<p>MICHAEL AND LEIGH WOLF OR CURRENT OCCUPANT 379 THURMAN AVE COLUMBUS OH 43206</p>
<p>DEMETRA STEFANIDIS OR CURRENT OCCUPANT 363 THURMAN AVE COLUMBUS OH 43206</p>	<p>KARA GREITZER OR CURRENT OCCUPANT 363 THURMAN AVE REAR COLUMBUS OH 43206</p>	<p>CONNOR AND JENNA VERDELL OR CURRENT OCCUPANT 389 THURMAN AVE COLUMBUS OH 43206</p>
<p>BETH WATERHOUSE OR CURRENT OCCUPANT 372 THURMAN AVE COLUMBUS OH 43206</p>	<p>JOSHUA BARKAN OR CURRENT OCCUPANT 394 THURMAN AVE COLUMBUS OH 43206</p>	<p>KAVITHA APPAKAYALA 507 N CASCADE TERRACE SUNNYVALE CA 94087</p>
<p>OHIO BELL TELEPHONE CO 1010 PINE ST 9E-L-01 ST LOUIS, MO 63101-2070</p>	<p>JASON JOHNSON OR CURRENT OCCUPANT 360 E MITHOFF ST COLUMBUS OH 43206</p>	<p>ROBERT TYLER BROWN OR CURRENT OCCUPANT 367 THURMAN AVE COLUMBUS OH 43206</p>
<p>362 EAST MITHOFF STREET LLC 367 THURMAN AVE COLUMBUS OH 43206</p>	<p>CHRISTINA AND RYAN SCHAFFNER OR CURRENT OCCUPANT 383 THURMAN AV COLUMBUS OH 43206</p>	<p>BARRETT NB LLC 250 CIVIC CENTER DR SUITE 500 COLUMBUS OH 43206</p>

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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):

CC3332.26 (C) (2) Minimum Side Yard Permitted. To request a variance to 3332.26 (C) (2) to allow a 3'-2" side yard setback on the west property line to permit the construction of an addition that is more than 50% of the existing single family residence.

Signature of Applicant



Date

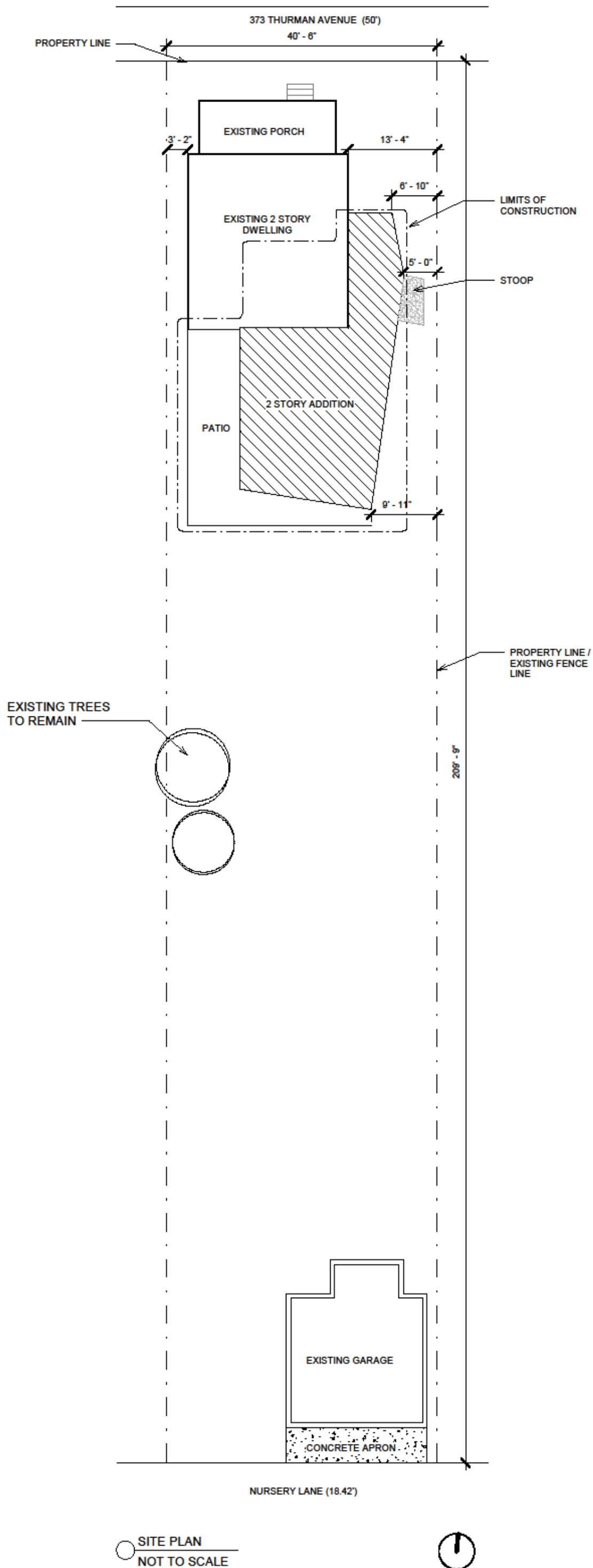
2/22/22

Statement in Support of Variance – 373 Thurman Ave.

This property is in Merion Village, just two blocks east of the historic German Village neighborhood and has been occupied by my family for the past 37 years. My parents raised me in this house starting in 1985 but retired to a one-story home almost two years ago and have passed on this house for myself, my wife and two daughters to live.

As my parents aged, they performed less, and less upkeep and the house has become functionally obsolete. My wife and I are planning to add an expanded family room, additional 1.5 bathrooms and bedroom quarters to bring this house up to today's standards of living and create the space to continue to expand our family.

The variance we are requesting is only to legitimize an existing condition where our 100-year-old house was house was built only 3'-2" from the property line in lieu of the 5'-0" requirement in today's standards. Our planned addition does not encroach on the 5'-0" set back and the size and style are in line with comparable houses in the area. The intent of this project is to update this classic, traditional house to a modern standard for the next generation of my family.



BZA Zoning Variance Application

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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) Miles Thomas
of (COMPLETE ADDRESS) 373 Thurman Avenue, Columbus, Ohio 43206
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
Monica Thomas	373 Thurman Avenue, Columbus, Ohio 43206

SIGNATURE OF AFFIANT 

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


SIGNATURE OF NOTARY PUBLIC

05/02/2022
My Commission Expires

Notary Seal Here



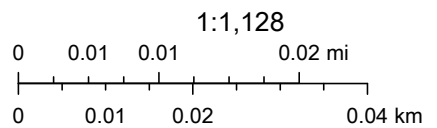
Amy Davis
Notary Public, State of Ohio
My Commission Expires 05-02-2022

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

BZA22-032: ' + ' THURMAN AVE.



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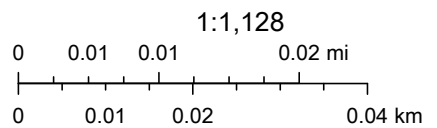
City of Columbus GIS, Franklin County Auditor, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

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BZA22-032: 373 THURMAN AVE.



2/25/2022, 10:58:51 AM



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