

# Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA/8-046 Date Received: 4/11/18  
Application Accepted by: DR/CA Fee: \$320.00  
Commission/Civic: South side  
Existing Zoning: R2F  
Comments: \_\_\_\_\_

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

- Variance    Special Permit

Indicate what the proposal is and list applicable code sections:

see attached list.

**LOCATION**

Certified Address: 385E Stewart Ave. City: \_\_\_\_\_ Zip: 43207

Parcel Number (only one required): 010-030017

**APPLICANT** (If different from Owner):

Applicant Name: Juliet Bullock Arch. Phone Number: 935-0944 Ext.: \_\_\_\_\_

Address: 1182 Wyandotts Rd City/State: Columbus Oh. Zip: 43212

Email Address: bullock.juliet@gmail.com Fax Number: \_\_\_\_\_

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

Name: Amna Cline Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 10019 Hyland Croy Rd City/State: Plain City OH Zip: 43064

Email Address: amnacline@gmail.com Fax Number: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE Juliet Bullock

PROPERTY OWNER SIGNATURE Amna Cline

ATTORNEY / AGENT SIGNATURE N/A

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
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Parcel 010-030017

385 E STEWART AVENUE

RESIDENTIAL R2-F

SOUTH SIDE AREA COMMISSION

PROPOSED LOT SPLIT

LOT A 3489 SF OR .08 ACRES

HOUSE/PORCH 1119.2 SF

GARAGE 441 SF

TOTAL LOT COVERAGE HOUSE A 1560.2 SF OR 44.71 SF (50% MAXIMUM ALLOWED)

LOT B 2723 SF OR .063 ACRES

HOUSE/PORCH 1360 SF

TOTAL LOT COVERAGE HOUSE B OR 49.94%

VARIANCES

3332.05, AREA DISTRICT LOT WIDTH REQUIREMENTS; TO REDUCE THE MINIMUM LOT WIDTH FROM 50' TO 36.55' FOR BOTH LOTS.

3332.14, R-2F AREA DISTRICT REQUIREMENTS; TO REDUCE THE MINIMUM LOT AREA REQUIRED FOR SINGLE FAMILY DWELLINGS FROM 6000 SF TO 3489 SF ON THE PROPOSED NORTH LOT AND 2723 SF ON THE PROPOSED SOUTH LOT.

3332.19, FRONTING; TO ALLOW THE PROPOSED HOUSE ON THE SOUTH LOT TO FRONT ONTO THE ALLEY INSTEAD OF THE PUBLIC STREET

3332.21 BUILDING LINE, 3' IN LIEU OF 10' FOR SOUTH LOT.

3332.26(C) MINIMUM SIDE YARD PERMITTED PROVIDE A MINIMUM 1.6' SIDEYARD ON THE NORTH LOT (A) WHERE 3' IS REQUIRED FOR EXISTING HOUSE.

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## STATEMENT IN SUPPORT OF VARIANCE(S)

APPLICATION #

### **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.

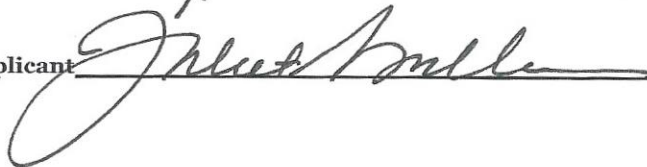
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**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):

*This lot split will create lots that are similar to lots in the block and will not modify the essential character of the neighborhood and provides minimal impact to the neighborhood. The delivery of gov't services should not be affected. The owner purchased the property aware of the zoning restrictions, but with the knowledge there were similar existing conditions. Allowing the variance setbacks (front) will allow the new build to align w/ existing and the proposed lot width/area is typical. Other units front the alley in this block*

Signature of Applicant



Date

*4/6/18*

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock  
of (1) MAILING ADDRESS 1182 Wyandotte Road

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 ADDRESS CARD FOR PROPERTY 385 Stewart

for which 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) Anna Cline  
10019 Hyland Croy Rd  
Plain City Ohio  
43064

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

Juliet Bullock  
614-935-0944

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

(5) Merion Village / Southside Area Comm.  
Curas Davis 584 E. Mohr St.  
Columbus Ohio 43207

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

(7) SIGNATURE OF AFFIANT Juliet Bullock

Sworn to before me and signed in my presence this 9 day of April, in the year 2018

(7) SIGNATURE OF NOTARY PUBLIC

11/08/2021  
My Commission Expires



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Juliet Bullock Architects  
1182 Wyandotte Road  
Columbus Ohio 43212

Diana & John Marzluf  
Or current occupant  
369 E Stewart Ave  
Columbus, Ohio 43206

Judith Alfred  
Or current occupant  
373 Stewart Ave  
Columbus, Ohio 43206

Timothy & Susan Gall  
Or current occupant  
361 E Whittier Street  
Columbus, Ohio 43206

Todd Rosen & Carlie Hanson  
Or current occupant  
377 Stewart Ave  
Columbus, Ohio 43206

Louie Enterprises LLC  
Or current occupant  
12710 W Bank Dr  
Millersport, Ohio 43046

Gregory Price & Juliana  
Graham-Price  
Or occupant  
391 Stewart Ave  
Columbus, Ohio 43206

Jeffrey Haycook  
Or occupant  
1319 Hunter Ave  
Columbus Ohio 43201

Sharon Lynn Properties LLC  
Or occupant  
934 Middlebury Dr  
Worthington, Ohio 43085

Tom Willoughby LLC  
Or occupant  
297 S Cassady Ave  
Columbus Ohio 43209

Norabelle Anderson  
Or occupant  
403 E Stewart Ave  
Columbus Ohio 43206

Kathryn Seay  
Or occupant  
388 Stewart Ave  
Columbus Ohio 43206

Erek Nass  
Or occupant  
392 Stewart Ave  
Columbus Ohio 43206

John Barber  
Or occupant  
396 E Stewart Ave  
Columbus Ohio 43206

Kelly McClellan  
Lori Kelley  
Or occupant  
8045 Pickerington Rd  
Canal Winchester, Ohio 43110

Amber Stroh & Eric Drake  
Or occupant  
406 E Stewart Ave  
Columbus, Ohio 43206

Steven & Deborah Chrisman  
Or occupant  
378 Stewart Ave  
Columbus Ohio 43206

April Jones  
Or occupant  
376 E Stewart Ave  
Columbus Ohio 43206

Edward Macek  
Or occupant  
372 Stewart Ave  
Columbus, Ohio 43206

Roger Noble  
Or occupant  
356 E Deshler Ave  
Columbus, Ohio 43206

Chandler Mercer & Robert Podlogar  
Or occupant  
376 E Deshler Ave  
Columbus, Ohio 43206

Evan & Carolyn Remer  
Or occupant  
380 E Deshler Ave  
Columbus, Ohio 43206

Matthew & Julie Beeghley  
Or occupant  
384 Deshler Ave  
Columbus, Ohio 43206

Southside Area Commission  
Curtis Davis  
584 E. Moler Street  
Columbus, Ohio 43207

# Board of Zoning Adjustment Application

## 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.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Amna Cline  
of (COMPLETE ADDRESS) 10019 Hyland Croy Rd Plain City OH 43064

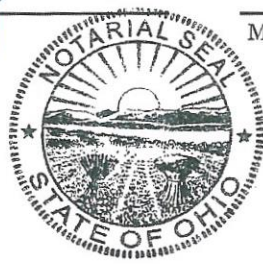
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Amna Cline</u>	<u>10019 Hyland Croy Rd Plain City OH 43064</u>
<u>Scott Zach</u>	<u>16630 Country Creek Lane SE Cedar Rapids IA 52402</u>

SIGNATURE OF AFFIANT Amna Cline

Sworn to before me and signed in my presence this 5th day of April, in the year 2018

SIGNATURE OF NOTARY PUBLIC Okja S Henning (Notarized Anna Cline's signature only) 12/23/2020 Notary Seal Here  
My Commission Expires



**OKJA S. HENNING**  
Notary Public, State of Ohio  
My Commission Expires 12-23-2022

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# City of Columbus Zoning Plat



## 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: 010-030017

Zoning Number: 385

Street Name: STEWART AVE

Lot Number: 70

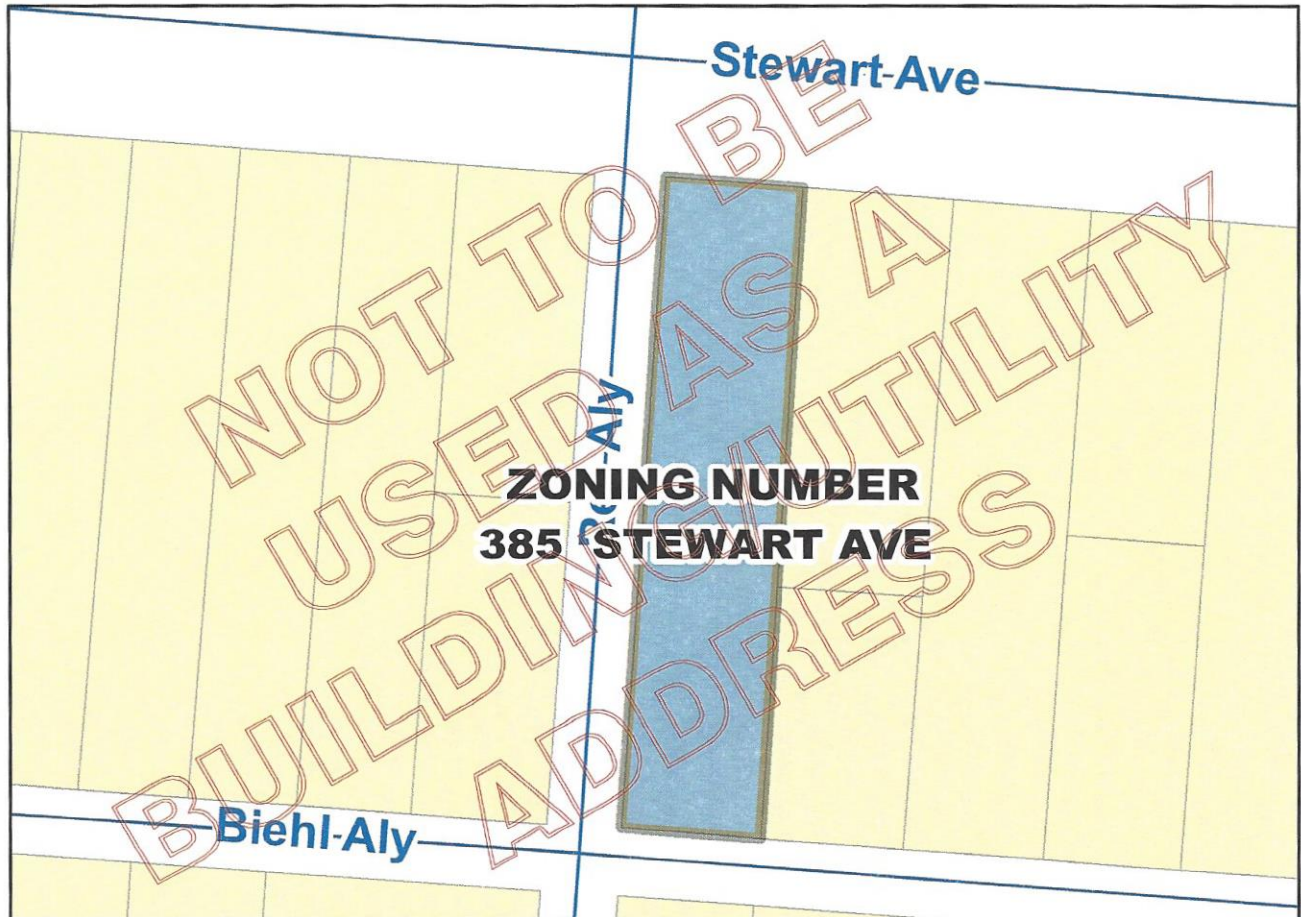
Subdivision: WIRTH BARTH & HUBER

Requested By: JULIET BULLOCK

Issued By: \_\_\_\_\_

*Phil Y. Smith*

Date: 4/9/2018



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 118531

Legal Description

Situated in the County of Franklin and State of Ohio and in the City of Columbus and bounded and described below:

Existing parcels

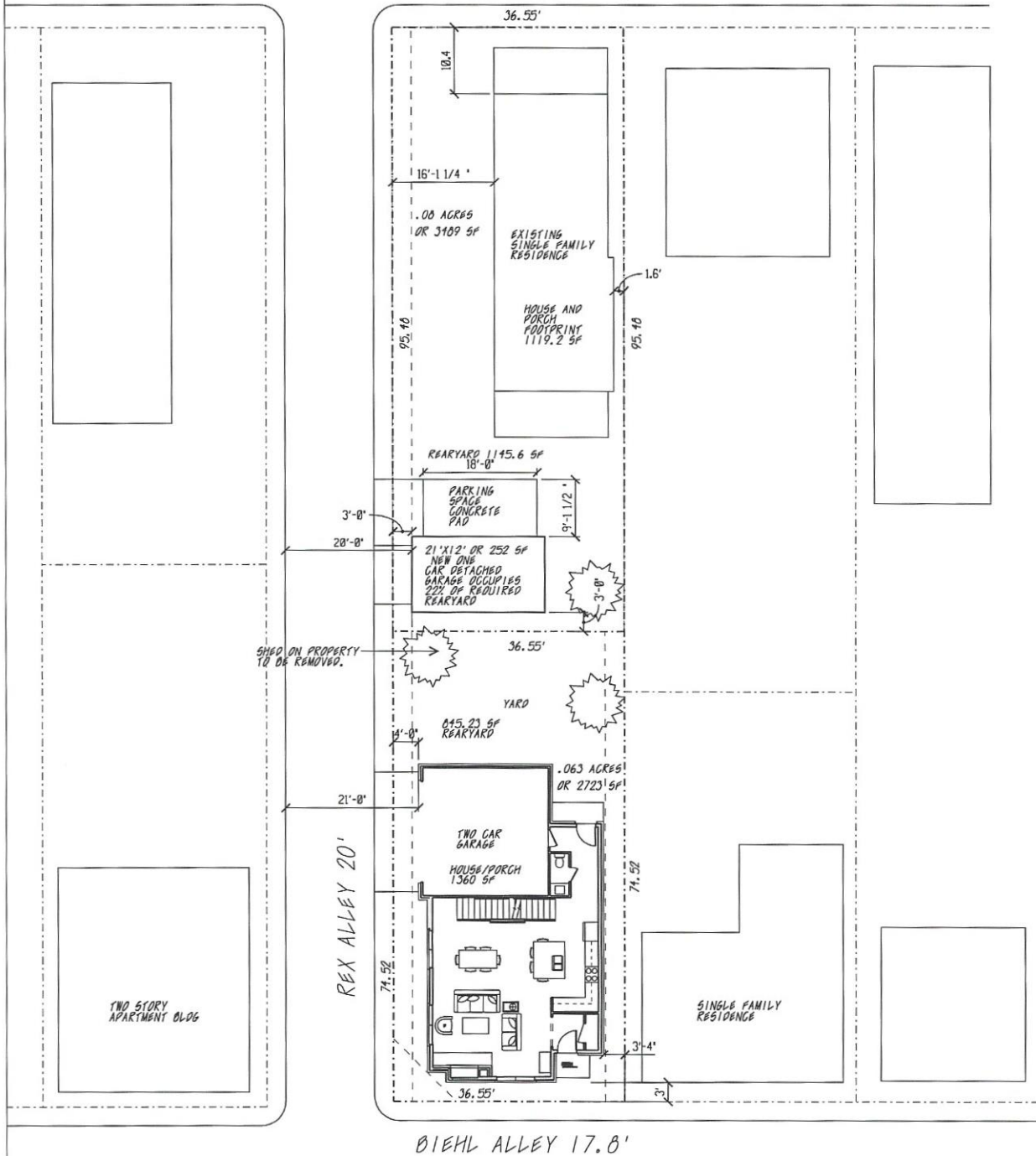
385 Stewart Avenue Wirth Barth and Huber Lot 70 = .14 acres effective front 36.55' and effective depth 170'

New parcels

385 Stewart Avenue Wirth Barth and Huber Lot 70 = front lot .08 acres effective width 36.55' and effective depth 95.48' and rear lot .063 acres effective width 36.55' and effective depth 74.52'



STEWART AVENUE



A

PROPOSED  
SITE PLAN

SCALE: 1" = 16'-0"

4/4/18



REAR LOT  
385 STEWART  
COLUMBUS OHIO