

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: BZA22-131 Date Received: 9/20/2022
Assigned Planner: Steven Smedley Fee: \$300
Contact Information: SFSmedley@Columbus.gov
Comments: October 6, 2022 Staff Review

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

- Variance Special Permit

Project Description:
Split into two lots. Renovate the existing house on the northern lot and build a new single family residence on the southern lot.

LOCATION Check here if listing additional parcel numbers on a separate page
Certified Address: 1295 City Park Ave City: Columbus Zip: 43222

Parcel Number(s): 010-010231, 010-250521

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

APPLICANT (If different from Owner):

Applicant Name: Supra Investments LLC c/o Andrew Wappner Phone Number: 614-972-7799 Ext.: _____
Address: PO Box 732 City/State: Worthington Zip: 43085
Email Address: andreww@newcityohio.com Fax Number: _____

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

Name: Supra Investments LLC c/o Sean Knoppe Phone Number: 614-972-7799 Ext.: _____
Address: PO Box 732 City/State: Worthington Zip: 43085
Email Address: seank@newcityohio.com Fax Number: _____

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 [Signature] 9/19/2022
PROPERTY OWNER SIGNATURE [Signature] 09-19-2022
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 C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

See separate page for statement in support of zoning variances.

Signature of Applicant



Date

9/19/2022

Statement in Support of Variances

1295 City Park Avenue, Columbus, OH 43206

PID: 010-010231, 010-250521

The parcels are currently zoned R2F, H35. No change in zoning district or height are being requested. Parcel 010-010231 is an approximately 70' wide parcel. Parcel 010-250521 is 6' wide parcel that was part of an abandoned alley. We are looking to combine and re-split these parcels into two parcels that are more in line with the average size found in the neighborhood, which vary from 30' to 42' wide in the immediate vicinity. The following variances would be required:

- 1) **3332.05 (A)(4)- Area district lot width requirements:** "(A) No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than: (4) 50 feet in an R-1, R-2, R-3, R-2F or R-4 area district"

Northern Lot: A variance is needed to reduce the lot width from 50' to 34'

Southern Lot: A variance is needed to reduce the lot width from 50' to 43'

- 2) **3332.14 - R-2F area district requirements:** "In an R-2F area district a single-family dwelling or other principal building shall be situated on a lot of no less than 6,000 square feet in area"

Northern Lot: A variance is needed to reduce the required area from 6,000 square feet to 3,468 square feet.
 $(34' \times 3) \times 34' = 3,468$ square feet

Southern Lot: A variance is needed to reduce the required area from 6,000 square feet to 5,547 square feet.
 $(43' \times 3) \times 43' = 5,547$ square feet

- 3) **3321.07 – Landscaping, Tree requirement on residential property:** "... On a residentially zoned lot, a minimum of one tree, subject to minimum size requirements in General Landscaping Standards..."

Northern Lot: A variance is requested to reduce the required trees from one to zero. The lot currently does not have a tree on its property, however, has a very large street tree between the sidewalk and back of curb that would likely prohibit a new tree growing beneath its canopy.

Southern Lot: No variance requested

The requested variances will allow the creation of two parcels that are similar in size to other lots on the west side of City Park Avenue. The tree variance for the northern lot is being requested to allow that lot

and house to remain as-is with its large street tree and avoid the situation where one tree is growing below the canopy of another tree. The width and size variances would be required for any similar adjacent lots and would be typical variances of the neighborhood. The requested variances will not adversely affect the neighborhood, neighboring properties, or the delivery of any governmental services.



Signature of Applicant: Supra Investments LLC c/o Andrew Wappner



Date

STATEMENT IN SUPPORT OF SPECIAL PERMIT REQUEST

3307.06 Special Permits.

The board of zoning adjustment shall have the power:

- A. To grant special permits for uses listed in Chapter 3389 where it is shown that the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.
- B. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To 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 the Zoning Code and to otherwise safeguard the public safety and welfare.
- D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.
- E. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

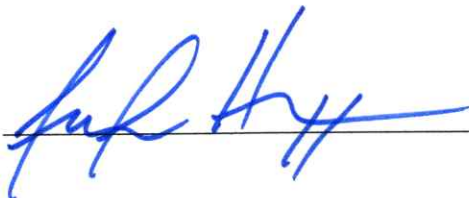
List all sections of Code relevant to your Special Permit request and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify the Special Permit required for the project. If the necessary Special Permit is not requested, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application meets the criteria of C.C. 3307.06 in the following ways (use separate page if needed or desired):

No special permit is requested

Signature of Applicant



Date

9/19/2022

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Andrew Wappner
of **(1)** MAILING ADDRESS 156 E 3rd Ave, 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 1295 City Park Avenue, Columbus, OH 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 **(3)** Supra Investments LLC
AND MAILING ADDRESS P.O. Box 732
Worthington, OH 43085

APPLICANT'S NAME AND PHONE # Andrew Wappner
(same as listed on front application) 614-972-7799

NEIGHBORHOOD GROUP **(4)** Southside Area Commission
ZONING CHAIR OR CONTACT PERSON Curtis Davis
AND EMAIL ADDRESS 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 [Signature] 9/19/2022

Sworn to before me and signed in my presence this 19th day of September, in the year 2022

[Signature]
(6) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



BEVERLY L. KAZEE
Notary Public
State of Ohio
My Comm. Expires
April 28, 2025

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

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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

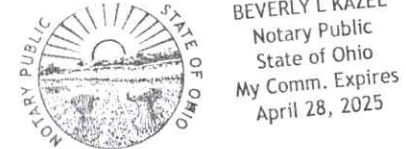
Being first duly cautioned and sworn (NAME) Andrew Wappner
of (COMPLETE ADDRESS) 156 E 3rd Ave, Columbus, OH 43201
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Supra Investments LLC	PO BOX 732, Worthington, OH 43085

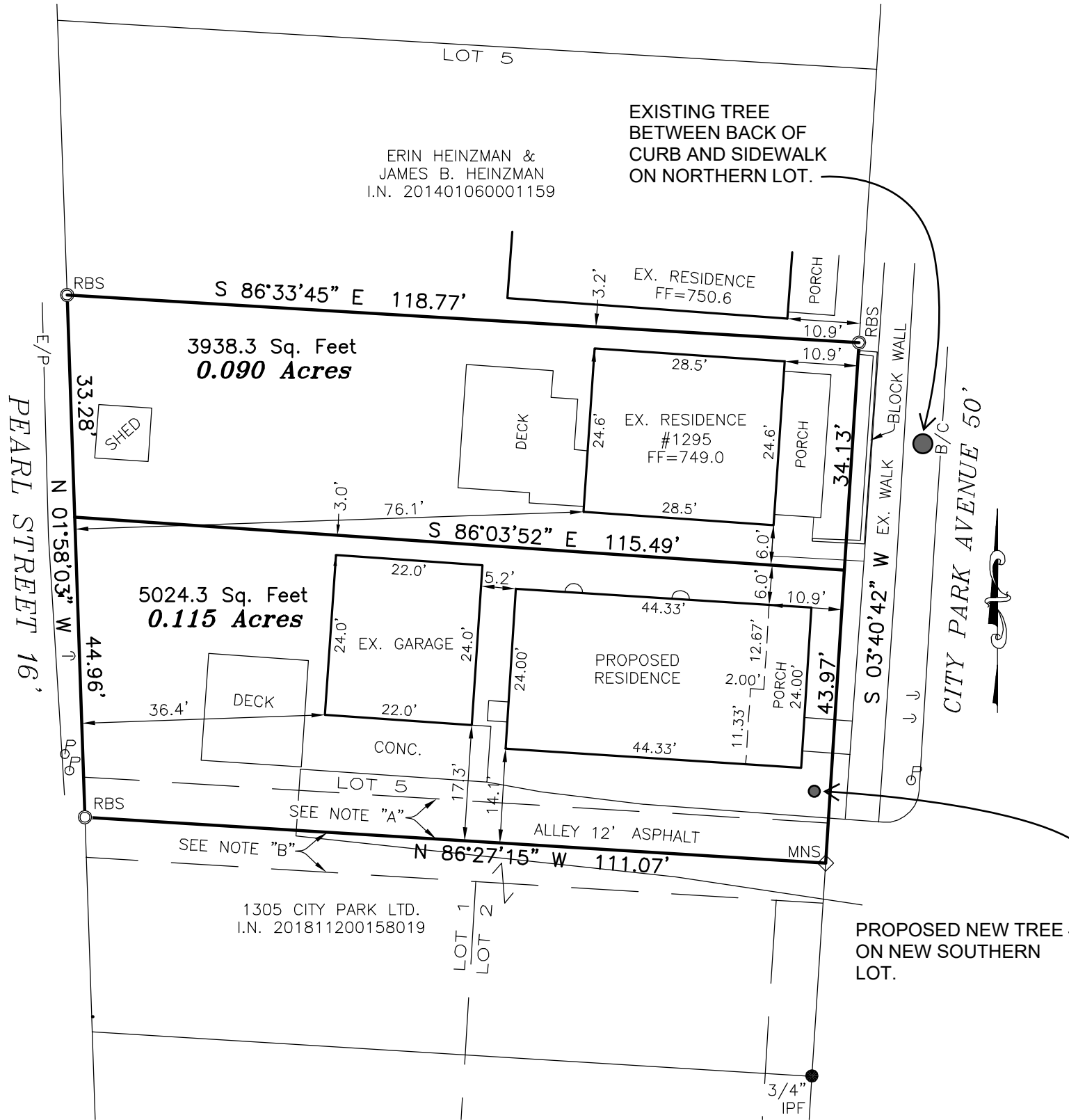
SIGNATURE OF AFFIANT [Signature] 9/19/2022
Sworn to before me and signed in my presence this 19th day of September, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



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



DEED REFERENCE:
 SUPRA INVESTMENTS, LLC
 I.N. 202208100116054
 P.I.D. 010-010231 & 010-250521

NOTE "A":
 NORTH HALF OF 12 ALLEY SOLD BY CITY OF COLUMBUS IN
 I.N. 199911020275669

NOTE "B":
 SOUTH HALF OF 12 ALLEY SOLD BY CITY OF COLUMBUS IN
 I.N. 199911020275670

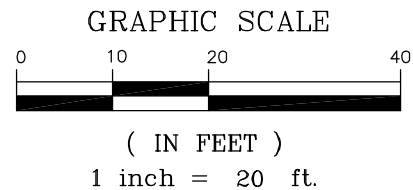
BASIS OF BEARINGS:
 THE BEARINGS ARE BASED ON THE OHIO STATE PLANE
 COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID
 BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS
 REFERENCED TO SAID COORDINATE SYSTEM BY GPS
 OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN
 THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL
 REFERENCE STATION NETWORK.

NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT
 MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY
 UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL
 REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP
 STAMPED "LANDMARK SURVEY"

FLOOD NOTE:
 THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE
 OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC
 INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER
 39049C0336K, WITH AN EFFECTIVE DATE OF 6/17/2008,
 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

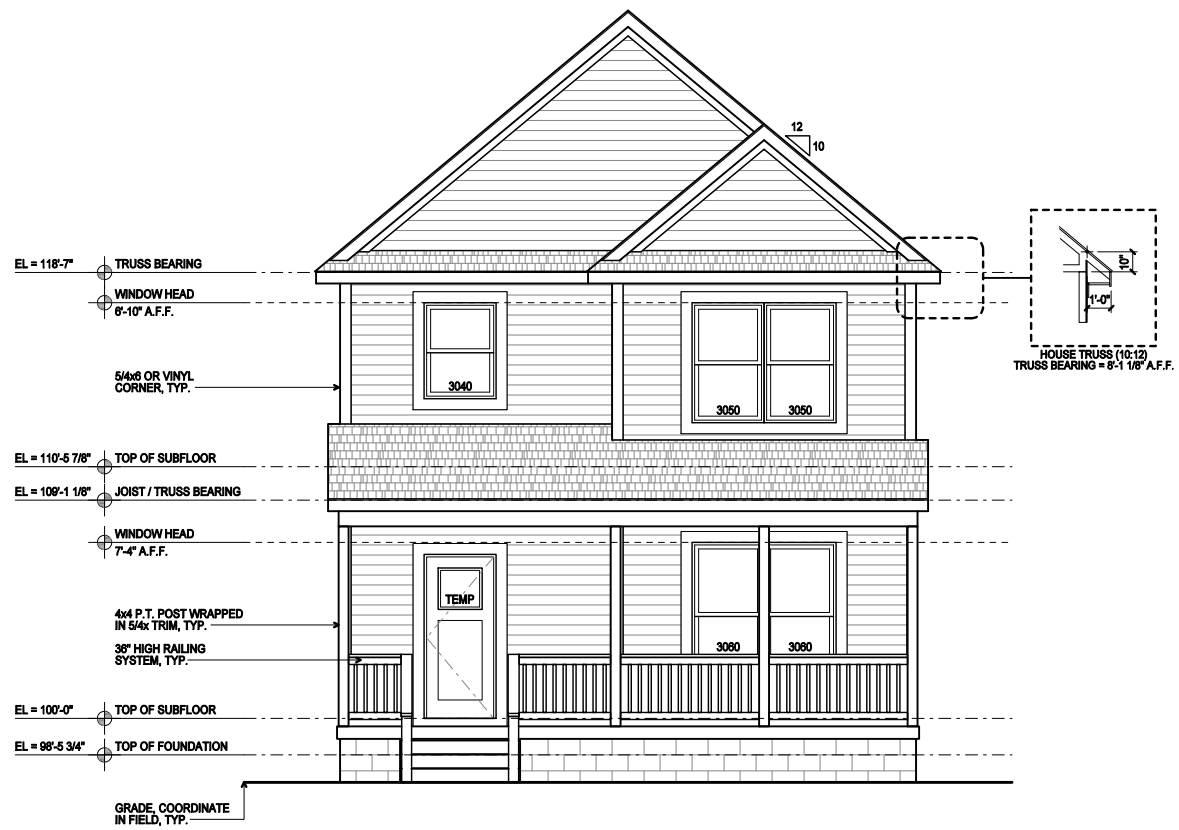
●	IPF	IRON PIN FOUND
○	RBF	REBAR FOUND
⊙	RBS	REBAR SET
◇	MNS	MAG NAIL SET
⊕	UTILITY POLE	
→	GUY WIRE ANCHOR	
B/C	BACK OF CURB	
E/P	EDGE OF PAVEMENT	
XXX.X	EXISTING SPOT GRADE	



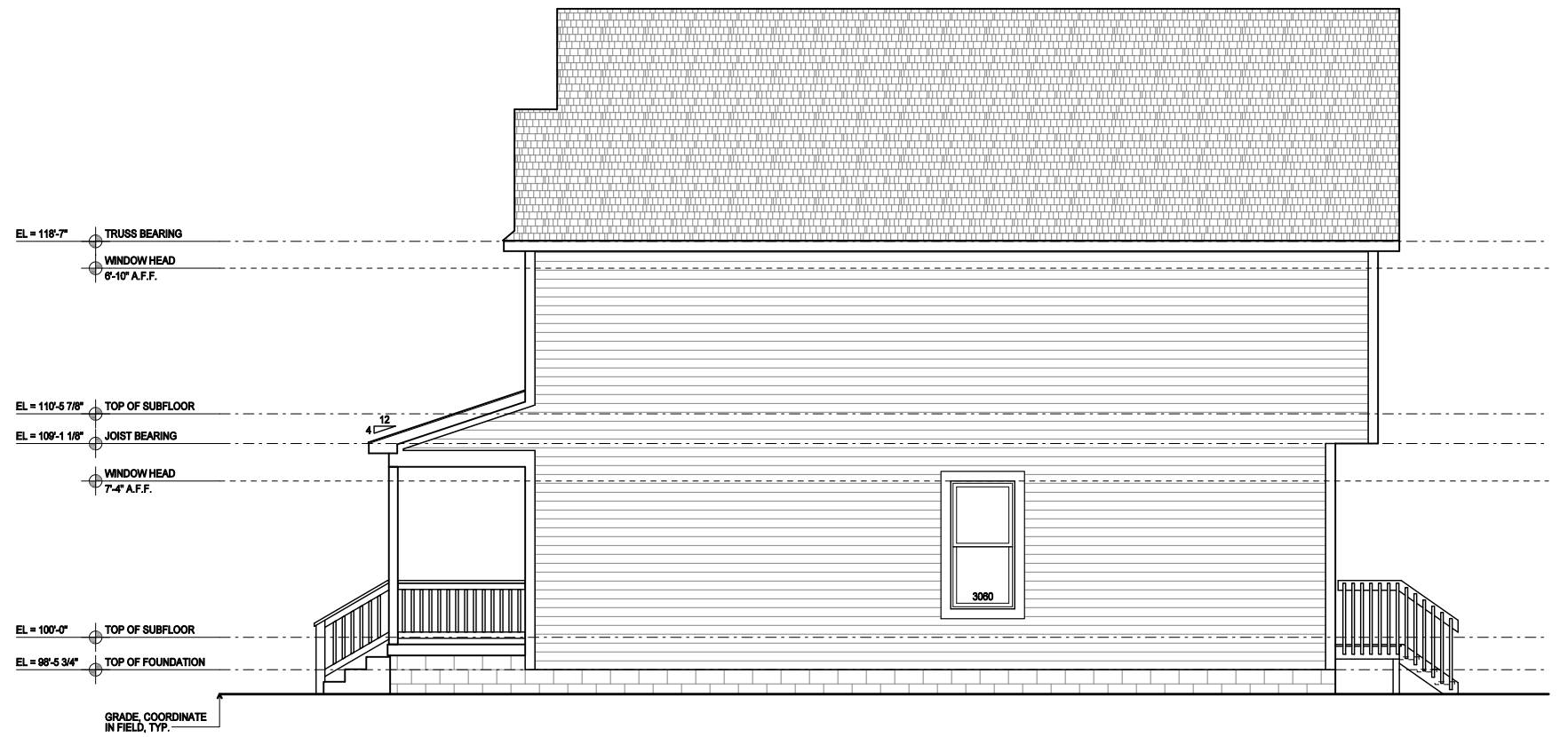
PROPOSED LOT SPLIT OF
0.206 ACRES
 LYING IN
 PART OF LOT 5
 AND PART OF A 12 FEET WIDE ALLEY
 GOTTFRIED AND CATHARINE LOECHLER'S SUBDIVISION
 PLAT BOOK 2, PAGE 355
 CITY OF COLUMBUS, COUNTY OF FRANKLIN
 STATE OF OHIO

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

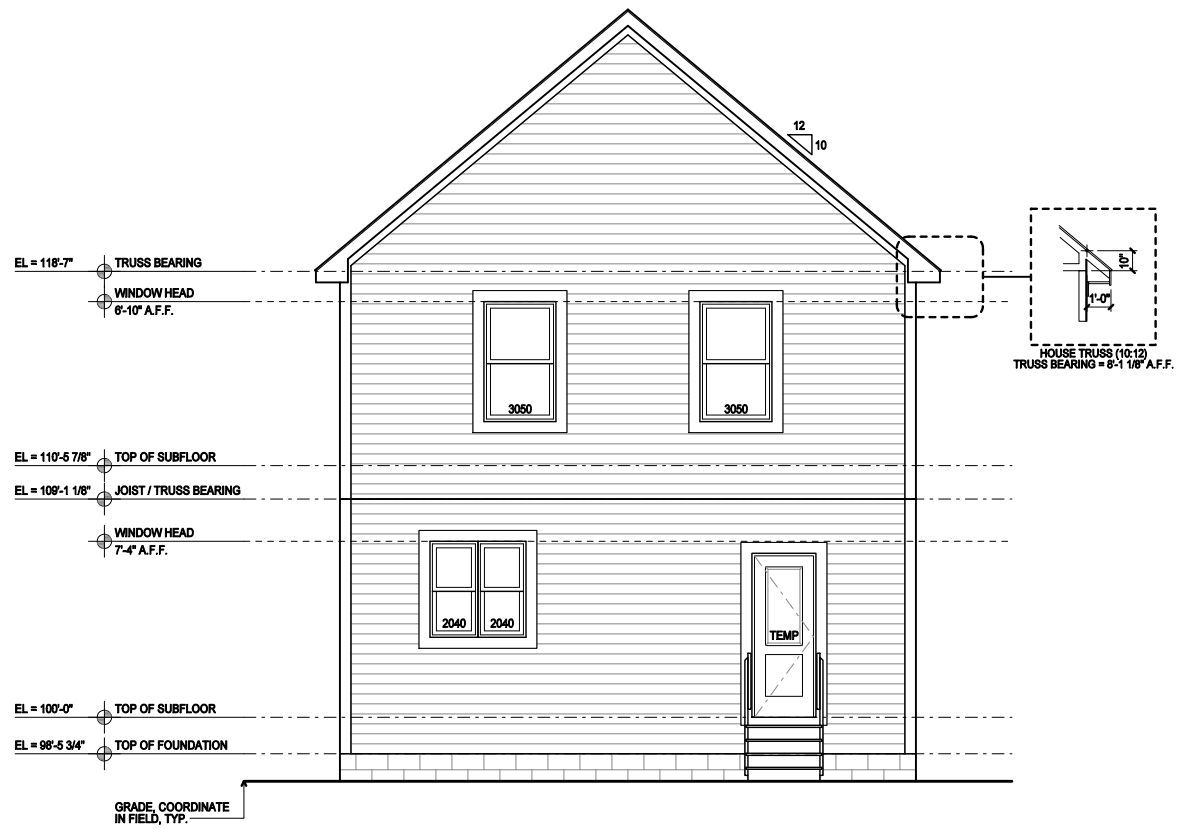
690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
 PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM
 DATE: 8/24/22 FILE NO. NCH1-JOB15-BTP



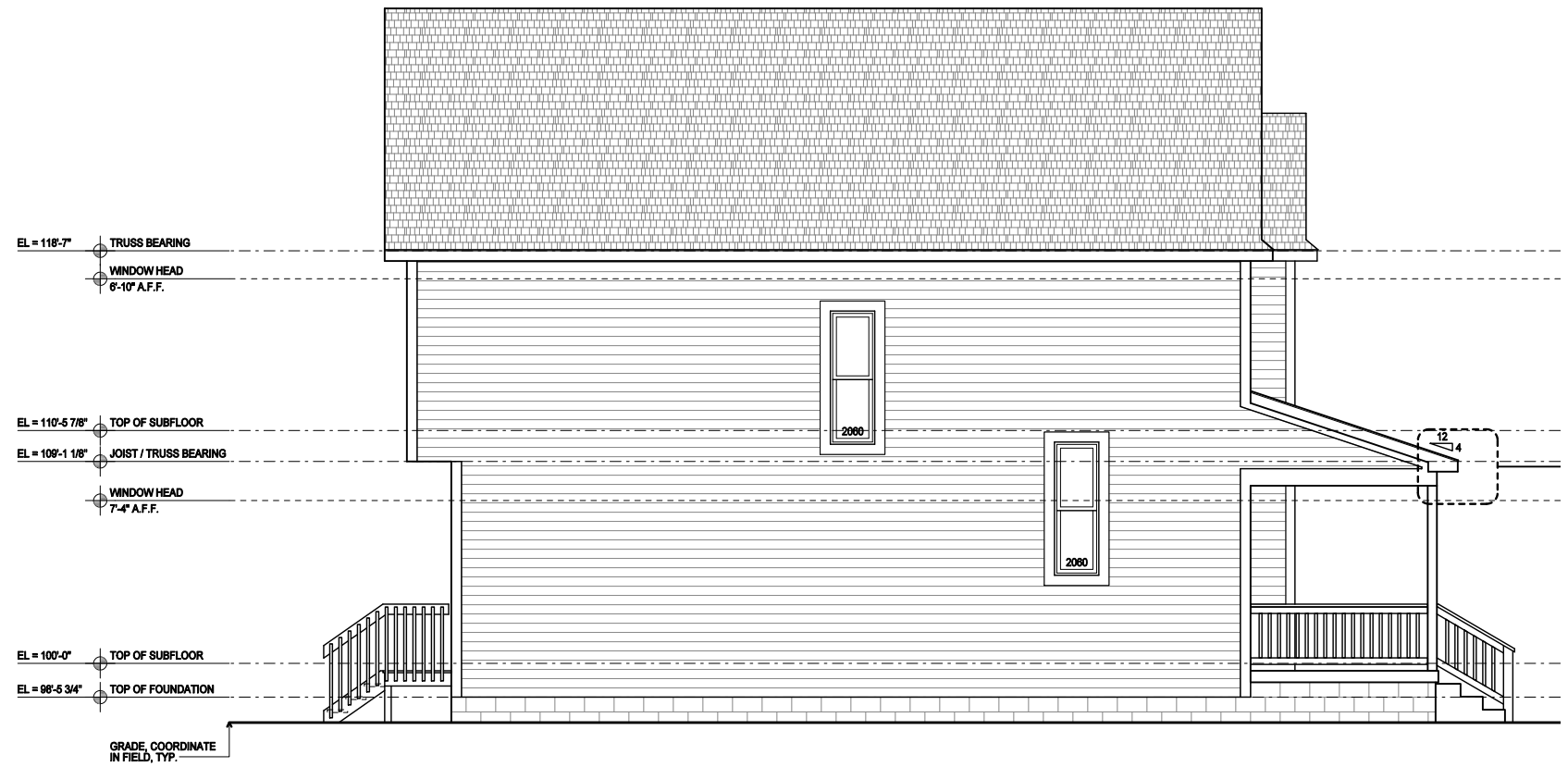
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

**UPTOWN ELEVATIONS FOR
1295 CITY PARK AVE**

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.