

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: _____ Date Received: _____
Application Accepted by: _____ Fee: _____
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

lot width 3332.05 (A) Lot width to be 29'-1" (North) & 25'-11" (South)
lots in lieu of 50', lot area 3332.14 Lot area to be 3753.7 SF (North)
and 3343.2 (south) in lieu of 6000 SF. Zoned R2-F

LOCATION

Certified Address: 1382 S. Fifth St. City: Columbus Zip: 43207

Parcel Number (only one required): 010-027328-00

APPLICANT (If different from Owner):

Applicant Name: Juliet Bullock Arch. Phone Number: 614-935-0944 Ext.: _____

Address: 1182 Wyandotte 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: Xhevair Brakaj Phone Number: _____ Ext.: _____

Address: 1832 Barrington Rd City/State: Upper Arlington Zip: 43221

Email Address: xhevair@archcitytavern.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 A. Bullock

PROPERTY OWNER SIGNATURE Brakaj

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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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.

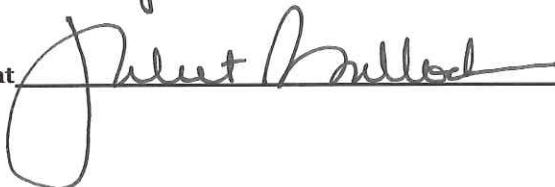
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

By splitting this lot, we will have two lots that are similar in size to majority of the lots in this neighborhood. We will be maintaining the existing single family home & proposing a new single family on the adjacent new lot. There are no sideyard or lot coverage variance required. All parking requirements are met on site, so this proposal will have little impact to the neighborhood and will be a great asset to the street.

Signature of Applicant



Date 1/12/18

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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 Rd Columbus, Oh 43212

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 _____
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) Xhevair Brakay
1833 Barrington Rd.
Upper Arlington, Ohio 43221

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) Columbus Southside Area Commission
Curtis Davis 584 E. Molar St.
Columbus 43207

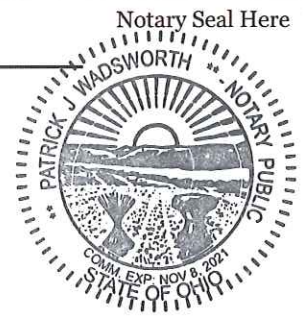
and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for 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 12 day of JANUARY, in the year 2018

(7) SIGNATURE OF NOTARY PUBLIC
Patrick J Wadsworth

11/08/2021
My Commission Expires



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Juliet Bullock Architects
Or current occupant
1182 Wyandotte Road
Columbus, Ohio 43212

Matthew Price
Or current occupant
1366 S. Fifth Street
Columbus, Ohio 43207

Sue Wolfe/John Edgar
Or current occupant
1370 S. Fifth Street
Columbus, Ohio 43207

Lynn Banks
Or current occupant
1374 S. Fifth Street
Columbus, Ohio 43207

Bradford Twine
Or current occupant
1378 S. Fifth Street
Columbus, Ohio 43207

A. Sylvester/ B. Young
Or current occupant
1362 S. Fifth Street
Columbus, Ohio 43207

Stella Johnson
Or current occupant
1359 S. Fifth Street
Columbus, Ohio 43207

Janetta & Burlin Frazier
Or current occupant
538 Ashwood Rd.
Columbus, Ohio 43207-4105

Daryl & Anne Stewart
Or current occupant
1369 S. Fifth Street
Columbus, Ohio 43207

Don Duvall Jr.
Or current occupant
1373 S. Fifth Street
Columbus, Ohio 43207-1117

T. Williams/Heather Flesher
Or current occupant
1375 S. Fifth Street
Columbus, Ohio 43207

Jessica Reeves
Or current occupant
1379 S. Fifth Street
Columbus, Ohio 43207

Kelly McClellan
Or current occupant
8045 Pickerington Rd.
Canal Winchester, Ohio
43110-8895

Betty Basye
Or current occupant
1386 S. Fifth Street
Columbus, Ohio 43207-1116

Robyn Bragg/David Johnson
Or current occupant
1400 S. Fifth Street
Columbus, Ohio 43207-1116

Joseph & Courtney Pickens
Or current occupant
1404 S. Fifth Street
Columbus, Ohio 43207

Brenda Hamilton
Or current occupant
1271 N. Old State Rd.
Delaware, Ohio 43015

Elizabeth Burns
Or current occupant
66 Amy Drive
Gap, PA 17527-9051

195 ½ Moler L.L.C.
Or current occupant
P.O. Box 1161
Powell, Ohio 43065

J. Jensen/J. Rzymek
Or current occupant
195 E. Moler Street
Columbus, Ohio 43207

Thomas Kulewicz
Or current occupant
197 E. Moler Street
Columbus, Ohio 43207-1126

Francis & Kit Johnson
Or current occupant
325 Longfellow Ave.
Worthington, Ohio 43085-3020

Gary Hicks
Or current occupant
201 E Moler Street
Columbus, Ohio 43207-1126

Frederik Coons
Or current occupant
673 Blazon Street
Reynoldsburg, Ohio 43068

Matthew Papa
Or current occupant
1389 S. Sixth Street
Columbus, Ohio 43207

David Fraley
Or current occupant
1393 S. Sixth Street
Columbus, Ohio 43207

Michael McCoy
Or current occupant
1395 S. Sixth Street
Columbus, Ohio 43207-1120

Patricia & Michael Shadwill
Or current occupant
1399 S. Sixth Street
Columbus, Ohio 43207

Andrew Smith/E. Moore
Or current occupant
1407 S. Sixth Street
Columbus, Ohio 43207

David Rose
Or current occupant
1411 S. Sixth Street
Columbus, Ohio 43207

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

John & Sandra Backus
Or current occupant
1413 S. Sixth 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) Xhevair Brakaj
of (COMPLETE ADDRESS) 1832 Barrington rd upper Hingten OH 43221
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>Xhevair Brakaj</u>	<u>1832 Barrington rd upper Hingten 43221</u>

SIGNATURE OF AFFIANT *Brakaj*

Sworn to before me and signed in my presence this 12th day of January, in the year 2018

[Signature]
SIGNATURE OF NOTARY PUBLIC

Apr. 17th 2018 Notary Seal Here
My Commission Expires



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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: 010027328

Zoning Number: 1382

Street Name: S 5TH ST

Lot Number: N/A

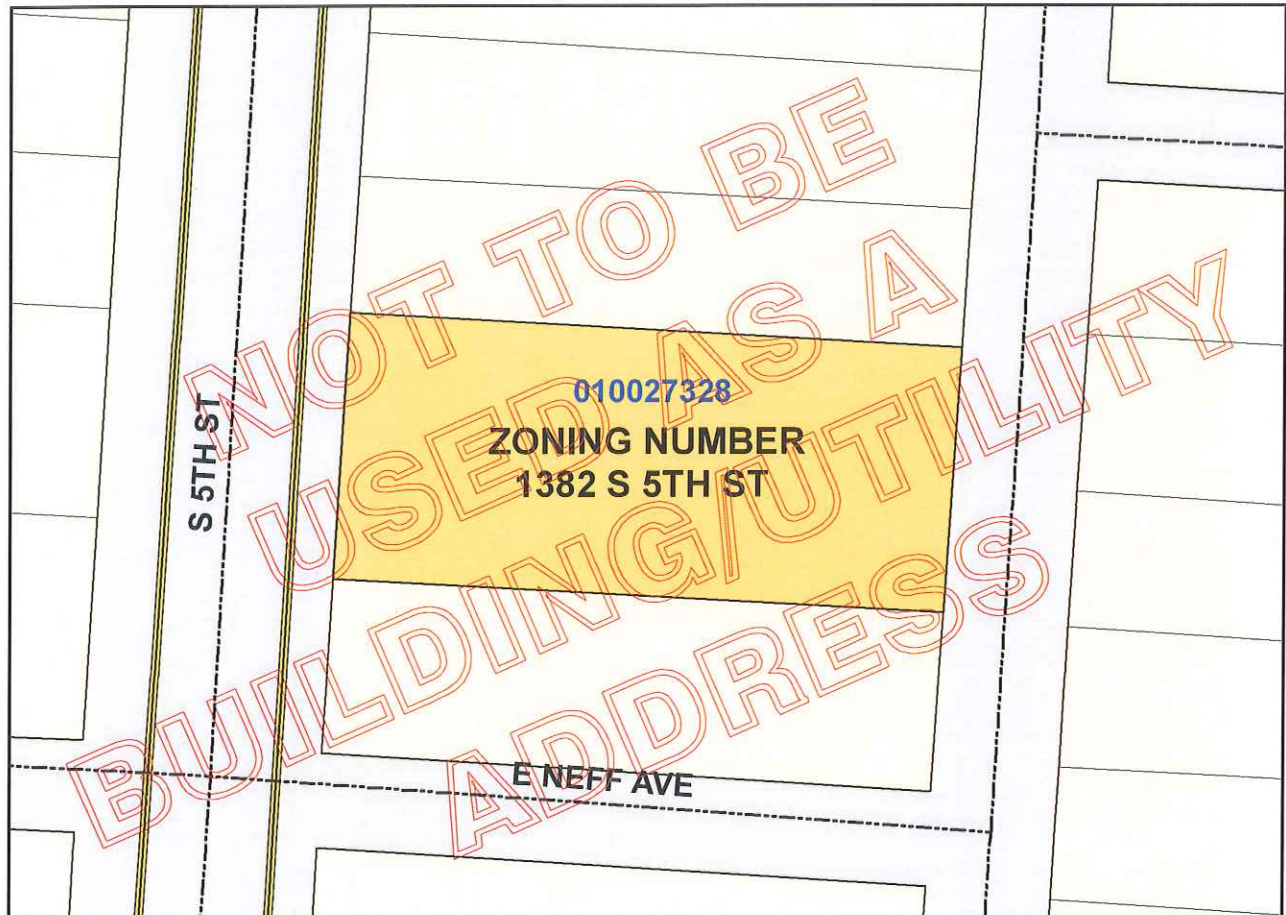
Subdivision: N/A

Requested By: JULIET BULLOCK ARCHITECTS (JULIET BULLOCK)

Issued By:

Adugna Amariam

Date: 1/8/2018

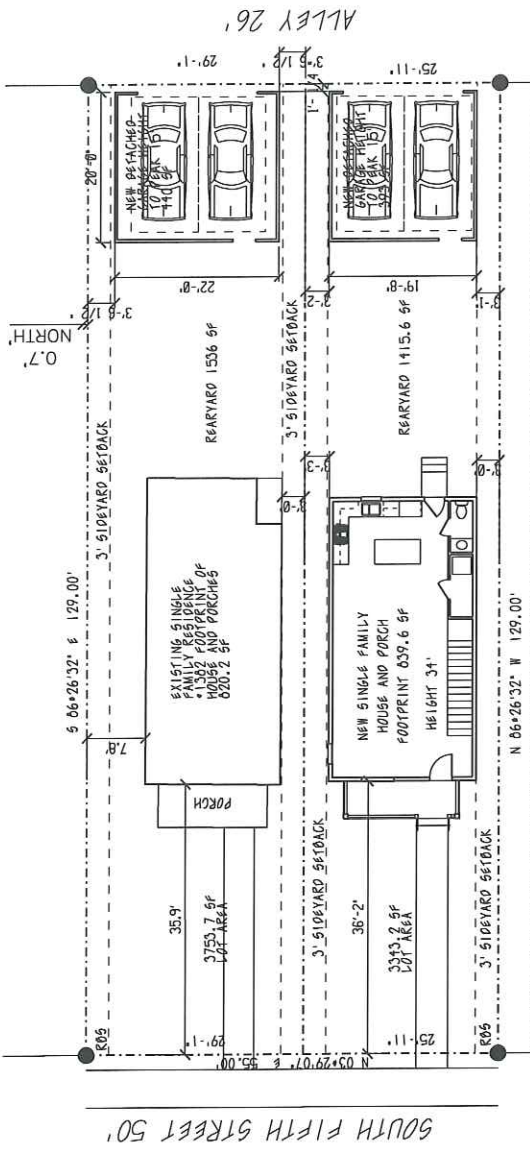


FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 110533

JULIET BULLOCK ARCHITECTS
 1182 WYANDOTTE RD
 COLUMBUS OH 43212
 614-935-0944

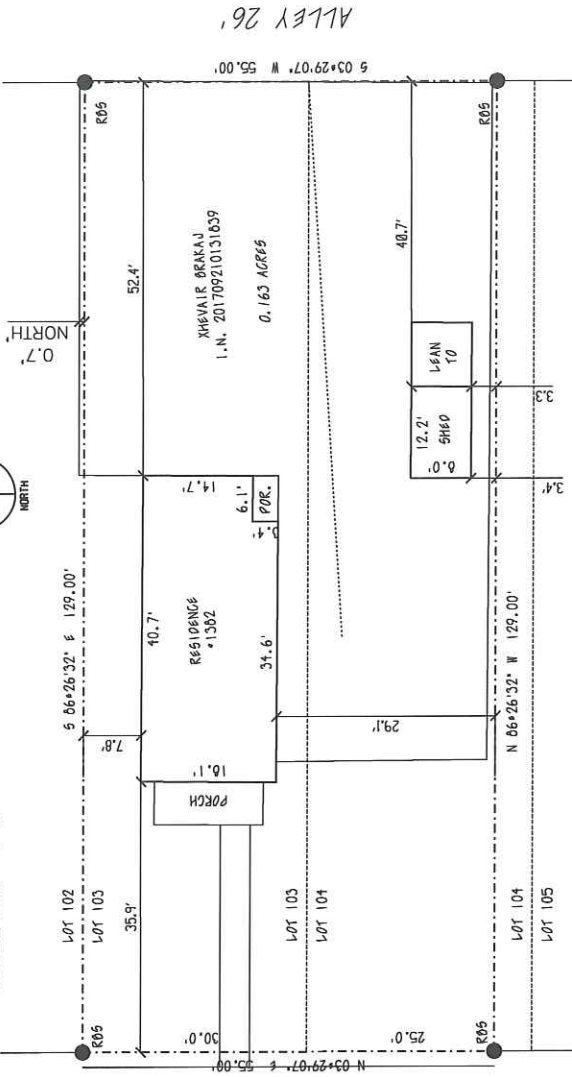


PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



SOUTH FIFTH STREET 50'

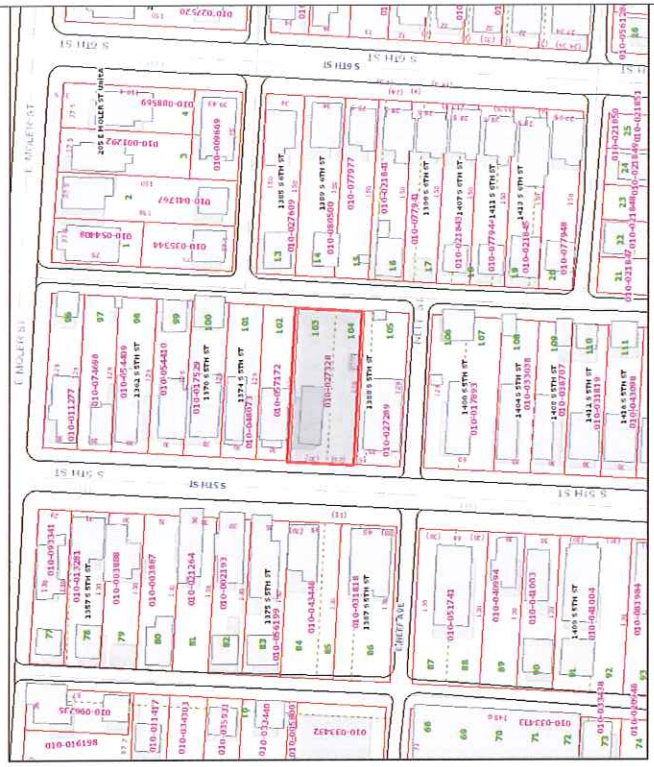


ASBUILT SITE PLAN

SCALE: 1/16" = 1'-0"



SOUTH FIFTH STREET 50'



Lot Width: 3332.05(A)(4) Lot width to be 29'-1" (north lot) and 25'-1" (south lot) and not 50'

Lot Area: 3332.14 Lot area to be 3753.7 sf (north lot) and 3343.2 sf (south lot) and not 6000 sf.

1382 S FIFTH STREET
 COLUMBUS OHIO

Legal Description

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

Being Lots Number 103-104 Warren Jenkins Marion Addition. .16 acres effective front 55' and effective depth 129'.

BZA APPLICATION CHECKLIST

The application package must consist of TWO (2) COMPLETE SETS of all items listed below, one of which must contain the original signed forms.

- The Application Form**
- Statement in Support**
- Notarized Affidavit Form and Label Sets**
- Notarized Project Disclosure Statement**
- Certified Address** (or City address history showing current use)
The source for address card is the Columbus Department of Public Service, Division of Infrastructure Management; 50 W. Gay Street, 1st floor, Columbus, Ohio 43215, Phone (614)645-5661.
- Legal Description of the Subject Property**
Current property survey to include acreage of the subject property and all metes and bounds, referencing the centerline intersection of two public streets (acceptance of subdivision lot numbers with corresponding plat map copies is contingent upon staff review).
- Power of Attorney** *N/A*
If you are an applicant who does not own the subject property, and you are not the owner's attorney, an engineer or an architect licensed by the State of Ohio, you must submit a power of attorney from the owner. If the subject property is owned by a partnership, corporation, limited liability company, trust or estate, and you are not an attorney, an engineer, or an architect licensed by the State of Ohio, you must submit a corporate resolution, a letter of authority from the probate court, or other legal document indicating your right to represent its interest.
- Site Plan**
An accurate, scaled site plan with dimensions and/or other precise documentation of requested variance(s).
- Zoning Orders** *N/A*
If this application is being made due to the issuance of zoning violation orders, please attach a copy of the orders.
- Application Fees (Non-Refundable)**
Checks are to be made payable to: Columbus City Treasurer
1-4 dwelling units, for residential uses \$ 320.00
All other uses \$1,900.00

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