

# 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: BZA20-131 Date Received: 12/22/2020  
Assigned Planner: Phil B. Bennetch Fee: \$300  
Contact Information: PBBennetch@columbus.gov  
Existing Zoning: R-2F, Residential Commission/Civic: Columbus Southside AC  
Comments: Scheduled for 1/14/2021 Staff Review

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

Variance  Special Permit

Project Description:

See Exhibit B

**LOCATION**

Certified Address: 1354 South 3rd Street City: Columbus, OH Zip: 43207

Parcel Number (only one required): 010 - 038506

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

Applicant Name: Lorenz Holdings, LLC; c/o Dave Perry Phone Number: (614) 228-1727 Ext.: --

Address: David Perry Company, Inc., 411 E Town St, Fl 1 City/State: Columbus, OH Zip: 43215

Email Address: dave@daveperryco.net Fax Number: --

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

Name: Hulk Investments, LLC; c/o Christopher S. Cisco Phone Number: (419) 575-1369 Ext.: --

Address: 2675 Anderson Drive City/State: Hilliard, OH Zip: 43026

Email Address: shawn@scinvgroup.com Fax Number: --

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

Name: Donald Plank Phone Number: (614) 947-8600 Ext.: --

Address: Plank Law Firm, 411 E Town St, Fl 2 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: ---

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

APPLICANT SIGNATURE Lorenz Holdings, LLC by David B. Perry, Agent

PROPERTY OWNER SIGNATURE Hulk Investments, LLC by David B. Perry, Agent, by

ATTORNEY / AGENT SIGNATURE Donald Plank permission

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry  
of (1) MAILING ADDRESS David Perry Company, Inc., 411 East Town Street, Floor 1, Columbus, OH 43215  
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 1354 South 3rd Street, 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, on (3) \_\_\_\_\_

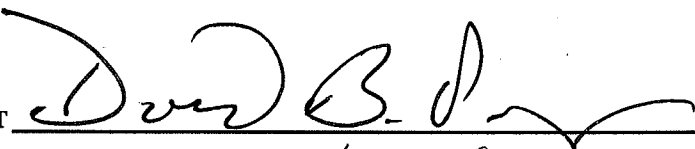
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) Hulk Investments, LLC; c/o Christopher Shawn Cisco  
2675 Anderson Drive  
Hilliard, OH 43026


APPLICANT'S NAME AND PHONE # (same as listed on front application) Lorenz Holdings, LLC  
c/o Dave Perry, (614) 228-1727

AREA COMMISSION OR CIVIC GROUP ZONING CHAIR OR CONTACT PERSON AND EMAIL ADDRESS (5) Columbus Southside Area Commission; c/o Curtis Davis  
584 Moler Street, Columbus, OH 43207  
cdavis@team-icsc.com

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 18<sup>th</sup> day of December in the year 2020

(7) SIGNATURE OF NOTARY PUBLIC  My Commission Expires \_\_\_\_\_ Notary Seal Here



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

**EXHIBIT A, PUBLIC NOTICE**  
**1354 South Third Street**  
**BZA20-131**  
**December 16, 2020**

**APPLICANT:**

Lorenz Holdings, LLC  
c/o Dave Perry  
David Perry Company, Inc.  
411 East Town Street, Floor 1  
Columbus, OH 43215

**PROPERTY OWNER:**

Hulk Investments, LLC  
c/o Christopher Shawn Cisco  
2675 Anderson Drive  
Hilliard, OH 43026

**ATTORNEY FOR APPLICANT:**

Donald Plank  
Plank Law Firm  
411 East Town Street, Floor 2  
Columbus, OH 43215

**COMMUNITY GROUP:**

Columbus Southside Area Commission  
c/o Curtis Davis  
175 S 3<sup>rd</sup> Street, Suite 340  
Columbus, OH 43215

**PROPERTY OWNERS WITHIN 125 FEET:**

Christopher A. Schweighardt, Seth D. Jones  
(or current occupant)  
79 East Moler Street  
Columbus, OH 43207

Michael T., Melissa M. Calhoun  
(or current occupant)  
7131 Rosemount Way  
Canal Winchester, OH 43110

Alexander L. Weiker, Marc A. Rice  
(or current occupant)  
93 East Moler Street  
Columbus, OH 43207

Amy K. Morrow  
(or current occupant)  
101 East Moler Street  
Columbus, OH 43207

Marcia A. Arnold Trust  
(or current occupant)  
3856 Hillcrest Street West  
Hilliard, OH 43026

106 E Moler St., LLC; 116 E Moler St,  
LLC; 115 E Moler St., LLC  
(or current occupant)  
1337 Windtree Court  
New Albany, OH 43054

Paul Fraunholtz  
(or current occupant)  
1363 South 4<sup>th</sup> Street  
Columbus, OH 43207

Christopher Trajanovski  
(or current occupant)  
1371 South 4<sup>th</sup> Street  
Columbus, OH 43207

Zachary P. Gerber  
(or current occupant)  
1373 South 4<sup>th</sup> Street  
Columbus, OH 43207

Jeffrey C., Allison R. Yoakam  
(or current occupant)  
1379 South 4<sup>th</sup> Street  
Columbus, OH 43207

Kathryn E. Jewell  
(or current occupant)  
1385 South 4<sup>th</sup> Street  
Columbus, OH 43207

Rachel E. Kopec  
(or current occupant)  
1378 South 3<sup>rd</sup> Street  
Columbus, OH 43207

Deborah C. Clements  
(or current occupant)  
253 Collingwood Avenue  
Whitehall, OH 43213

Ashley Rogers  
(or current occupant)  
1364 South 3<sup>rd</sup> Street  
Columbus, OH 43207

Rohit Kejriwal  
(or current occupant)  
1364 South 3<sup>rd</sup> Street  
Columbus, OH 43207

Joshua D. Koronich  
(or current occupant)  
1372 South 3<sup>rd</sup> Street  
Columbus, OH 43207

Cathy R. Ellis  
(or current occupant)  
1375 South 3<sup>rd</sup> Street  
Columbus, OH 43207

Jane E. Landwehr  
(or current occupant)  
1369 South 3<sup>rd</sup> Street  
Columbus, OH 43207

Andrew B. Capehart  
(or current occupant)  
1361 South 3<sup>rd</sup> Street  
Columbus, OH 43207

Charles R. Carwile  
(or current occupant)  
1357 South 3<sup>rd</sup> Street  
Columbus, OH 43207

Ross, Michelle Reichel  
(or current occupant)  
343 East Sycamore Street (Rear)  
Columbus, OH 43206

Grover C., Deborah L. Ooten  
(or current occupant)  
1349 South 3<sup>rd</sup> Street  
Columbus, OH 43207

1341 South Third, LLC  
(or current occupant)  
1617 South 4<sup>th</sup> Street  
Columbus, OH 43207

Steven M. Morbitzer Trust  
Teresa R. Morbitzer Trust  
(or current occupant)  
1374 Eastview Avenue  
Columbus, OH 43212

Lorenz Holdings  
c/o Jon Lorenz  
350 East 1<sup>st</sup> Avenue  
Columbus, OH 43201

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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 that section, in the following ways (use separate page if needed or desired):**

See Exhibit B

Signature of Applicant Zareny Holdings, LLC Date 12-17-2020  
By: DWR B. Perry, Agent  
 Signature of Attorney Donald Hawk Date 12/17/2020

**Exhibit B**  
**Statement in Support BZA20-\_\_\_\_\_**  
**1354 S Third Street, Columbus, OH 43207**

The site (PID: 010-038506) is zoned R-2F, Residential and is developed with a single family dwelling on an 8.973 SF +/- parcel. Applicant proposes lot splits to split the existing single family dwelling on a smaller parcel and split two (2) additional parcels for two (2) new single family dwellings. The R-2F district permits single and two-family dwellings and the area is characterized as single family and two-family dwellings on lots

The area is characterized by single and two-family dwellings on lots smaller than the current code required 6,000 SF for a two-story single family dwelling. The proposed parcels are consistent with the size range of parcels in the area. Off-street parking will be provided for the existing and proposed single family dwellings.

The South Side Plan (2014) designates the site and area as "Medium-High Density" and 10-16 units per acre. The proposed density with the existing single family dwelling and two (2) proposed single family dwellings is within the recommended density range.

Applicant has a practical difficulty with compliance with the referenced code sections in this older desirable neighborhood given many of the existing parcels don't comply with current code required area and width. The proposed use and proposed variances are compatible and consistent with the area. The requested variances are not substantial in relative to prevailing conditions, will not alter the essential character of the neighborhood, will not affect the delivery of government services, require the variances as noted for reasonable use of the property, are consistent with the spirit of the zoning requirement and consistent with the adopted plan for the area.

Area A is the proposed lot split of the existing parcel for the existing single family dwelling and existing detached garage. Area B is the proposed parcel on the S. Third Street frontage and Area C is the proposed parcel on the alley east of S. Third Street.

Applicant requests the following variances:

- 1). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 2 spaces to 1 space on Area C.
- 2). Section 3332.05(A)(4), Area District Lot Width Requirements, to reduce lot width from 50' to 35', 25' and 30' for Area A, B, and C, respectively.
- 3). Section 3332.14, R-2F Area District Requirements, to reduce lot area from 6,000 SF to 4,790+/-, 2,570+/- and 1,613+/- SF for Area A, B, and C, respectively, subject to Section 3332.18(C), Basis of Computing Area, which limits area calculation when the depth of a parcel is greater than 3X the width to the width times 3X the depth, thereby,

for purposes of Section 3332.18(C), Basis of Computing Area, the area of Area A and B is 3,675+/- SF and 1,875+/- SF, respectively.

4). Section 3332.19, Fronting, to permit Area C to not front on a public street with a right of way width of 35' or greater.

5). Section 3332.25, Maximum Side Yards Required, to reduce the total side yard of Area A from 7' to 5'.

6), Section 3332.26, Minimum Side Yard Permitted, to reduce the north side yard of the existing house on Area A from 3' to 0' for part of the existing house, and to reduce the minimum side yard from 5.33' to 3' for Area B.

7). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 18% and 8%, respectively, for Area B and C.

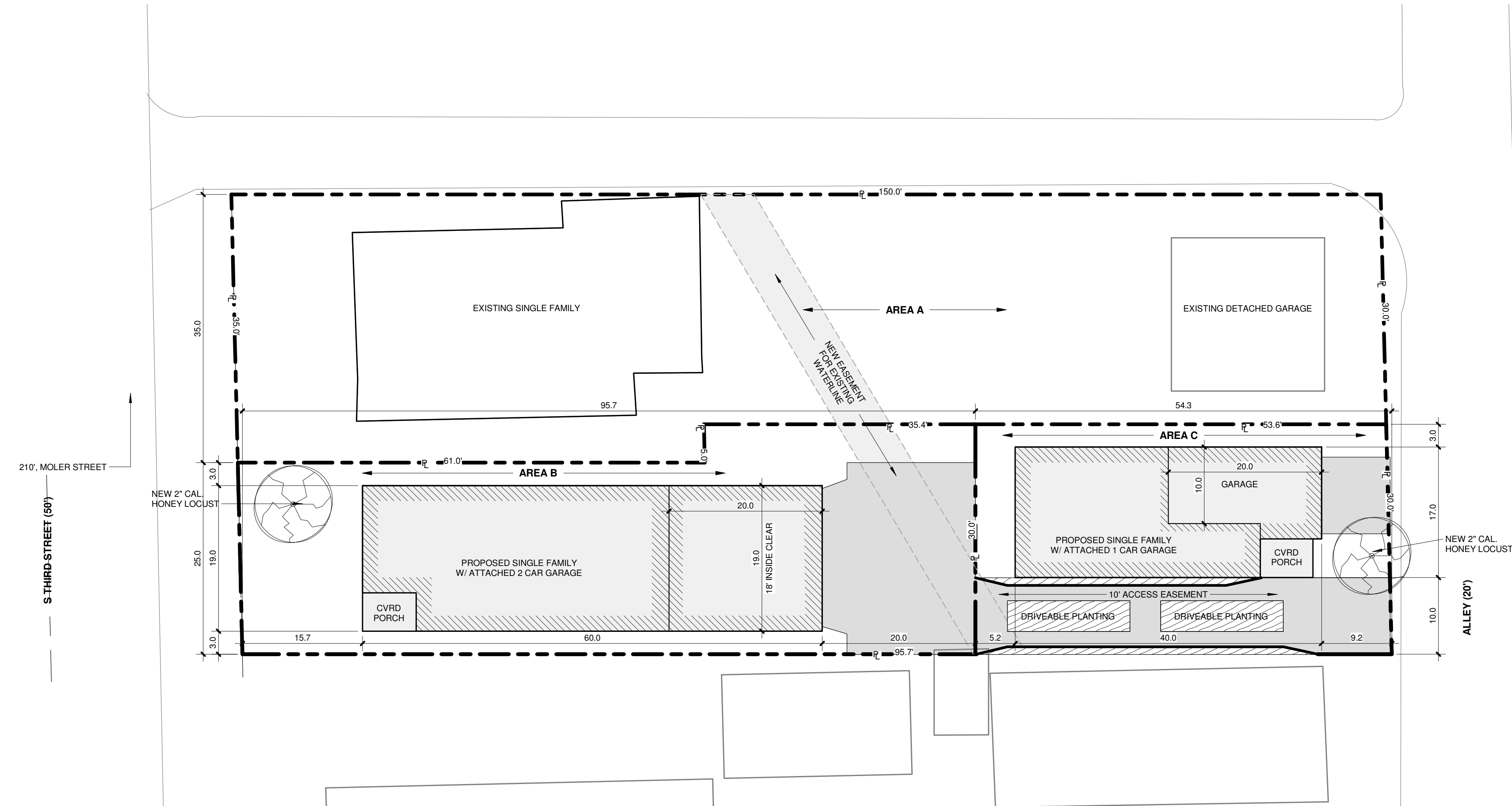
12/21/2020

PROJECT NAME: 1354 SOUTH THIRD STREET  
 OWNER: HULK INVESTMENTS  
 COLUMBUS OHIO

ARCHITECT: COLUMBUS DESIGN CO.  
 WESTERVILLE OHIO

**SITE DATA**

ADDRESS 1354 SOUTH THIRD STREET COLUMBUS OHIO 43207  
 TAX PARCELS 010-038506  
 ZONING R-2F, RESIDENTIAL  
 HEIGHT DISTRICT H-35  
 AREA .2 AC +/-, 8973 SF +/-  
 PROPOSED - LOT SPLIT OF EXISTING SF DWELLING AND CONSTRUCTION OF 2 NEW SF DWELLINGS  
 AREA A: 4790 SF +/-, 2 PARKING SPACES  
 AREA B: 2570 SF +/-, 2 PARKING SPACES  
 AREA C: 1613 SF +/-, 1 PARKING SPACE  
 SETBACKS: AS NOTED  
 LOT COVERAGE BUILDING  
 AREA A: 24%  
 AREA B: 44%  
 AREA C: 44%  
 HEIGHT:  
 AREA A: 26'  
 AREA B: 32'  
 AREA C: 30'



SITE PLAN  
 1" = 10'-0"  
 0' 5' 10' 20'

1354 SOUTH THIRD STREET  
 COLUMBUS OHIO

SHEET DATE: 12/18/20  
 PROJECT #: 20131  
 ZONING  
 PROJECT DATE: 12/18/20

01  
 SITE PLAN

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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) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2 , Columbus, OH 43215  
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
Lorenz Holdings, LLC	350 East First Avenue, Suite 120
c/o Jon Lorenz	Columbus, OH 43201
Hulk Investments, LLC	2675 Anderson Drive
c/o Christopher Shawn Cisco	Hilliard, OH 43026

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 18<sup>th</sup> day of December, in the year 2020

MaryAlice Wolf  
SIGNATURE OF NOTARY PUBLIC

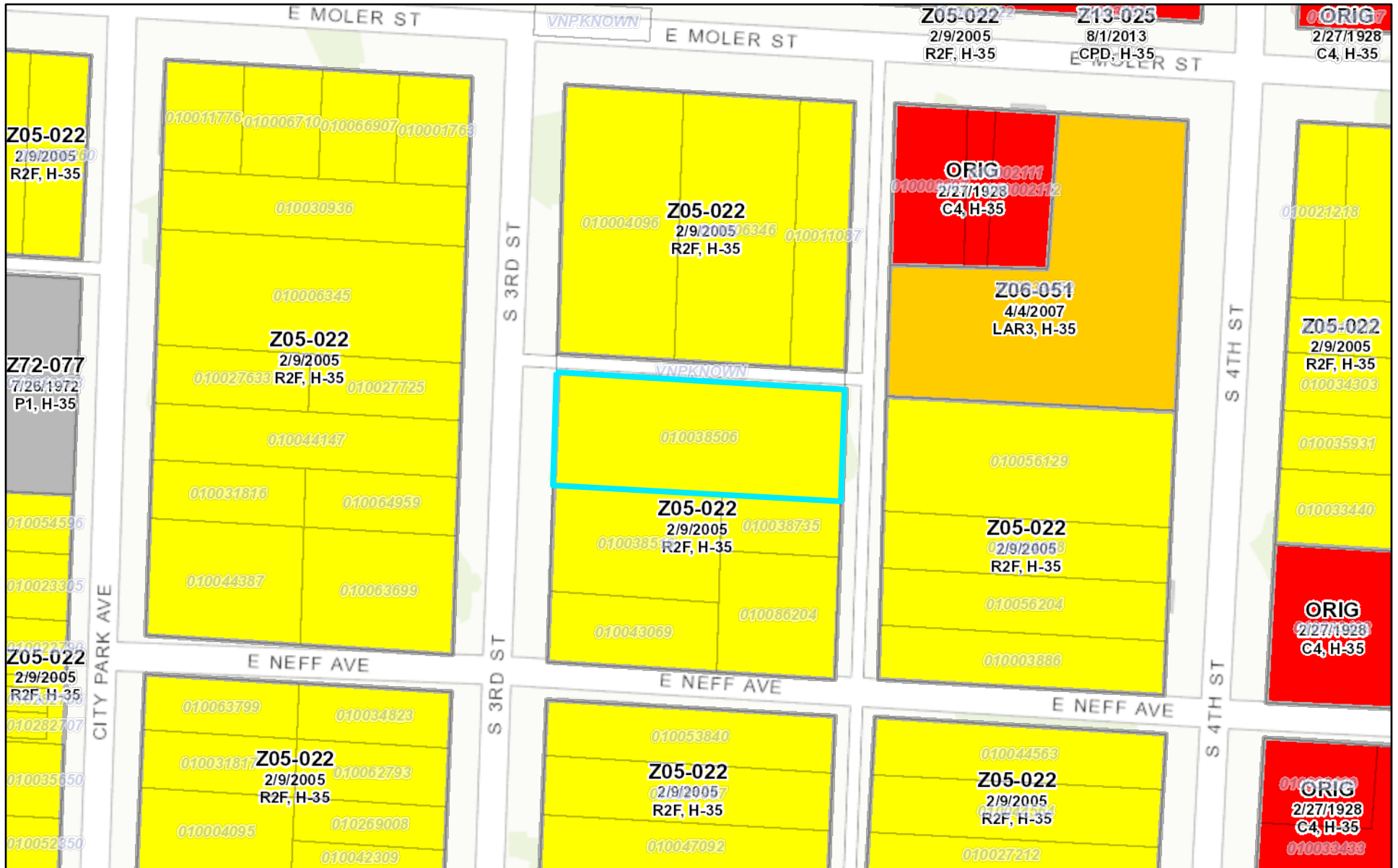
\_\_\_\_\_  
My Commission Expires

Notary Seal Here



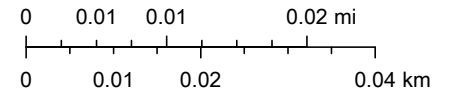
MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

# BZA20-131: 1354 S. 3RD ST.



12/22/2020, 4:40:02 PM

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City of Columbus GIS, Franklin County Auditor, Esri, HERE, Garmin,

City of Columbus

City of Columbus GIS | Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS |

# BZA20-131: 1354 S. 3RD ST.

