

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

# 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: BZA22-083 Date Received: 06/22/2022  
Assigned Planner: ADAM TRIMMER Fee: \$1500  
Contact Information: ADTRIMMER@COLUMBUS.GOV  
Comments: Scheduled for July 14th staff meeting

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

Variance  Special Permit

**Project Description:**

See Exhibit B

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

Certified Address: 232 Thurman Avenue City: Columbus, OH Zip: 43206

Parcel Number(s): 010 - 000558

Neighborhood Group: Columbus Southside Area Commission Current Zoning: R - 2F

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

Applicant Name: GV Partners, 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: Charlene K. Molli, Tr. Phone Number: (419-202-1703) Ext.: --

Address: 232 Thurman Avenue City/State: Columbus, OH Zip: 43206

Email Address: molligr176@yahoo.com Fax Number: --

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

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

Address: Plank Law Firm; 411 East Town Street, Fl 2 City/State: Columbus, OH Zip: 43215

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

**SIGNATURES**

APPLICANT SIGNATURE GV Partners LLC by David B. Perry, agent

PROPERTY OWNER SIGNATURE Melinda R. Molli

AGENT SIGNATURE Donald Plank  
ATTORNEY

dotloop verified  
06/20/22 4:38 PM EDT  
0B2F-REY1-VSRL-FA01

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**AFFIDAVIT**

BZA22-\_\_\_\_\_

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 232 Thurman 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  
AND MAILING ADDRESS

(3) Charleen K. Molli, Tr.  
232 Thurman Avenue  
Columbus, OH 43206

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

GV Partners, LLC  
c/o Dave Perry, (614) 228-1727

NEIGHBORHOOD GROUP  
ZONING CHAIR OR CONTACT PERSON  
AND EMAIL ADDRESS

(4) Columbus Southside Area Commission  
c/o Curtis Davis  
Email: 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

David B. Perry

Sworn to before me and signed in my presence this 20<sup>th</sup> day of June, in the year 2022

Notary Seal Here

(6) SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires



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

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

**Exhibit A, Public Notice List**  
**232 Thurman Avenue**  
**BZA22-\_\_\_\_\_**  
**June 17, 2022**

**APPLICANT:**

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

**PROPERTY OWNER:**

Charleen K. Molli, Tr.  
232 Thurman Avenue  
Columbus, OH 43206

**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 South 3<sup>rd</sup> Street, Suite 340  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS WITHIN 125 FEET**

Grant E. Shaffer  
(or current occupant)  
1108 Blackberry Alley  
Columbus, OH 43206

Brian A. Basil, Tr.  
(or current occupant)  
241 Deshler Avenue  
Columbus, OH 43206

David D., Megan C. Daniel  
(or current occupant)  
247 East Deshler Avenue  
Columbus, OH 43206

Zachary H., Lisa G. Ruben  
(or current occupant)  
251 East Deshler Avenue  
Columbus, OH 43206

Claude T., Jill L. Runyons  
(or current occupant)  
255 East Deshler Avenue  
Columbus, OH 43206

Ethan Temianka  
(or current occupant)  
159 East Livingston Avenue  
Columbus, OH 43215

Paul F. Carrick  
(or current occupant)  
~~252 Thurman Avenue, #254~~  
Columbus, OH 43206

Gary F., Nancy S. Woods  
(or current occupant)  
~~248 Thurman Avenue~~  
Columbus, OH 43206

242 Thurman, LLC  
1275 Olentangy River Road, Suite 150  
Columbus, OH 43212

Mr. Tom OBrien  
GV Partners, LLC  
350 East 1<sup>st</sup> Avenue, Suite 120  
Columbus, OH 43215

**232 Thurman Avenue**  
**BZA22-\_\_\_\_\_, June 17, 2022**  
**Exhibit A, Public Notice List**  
**Page 1 of 2**

Timothy Michael Day, Jay Edward Pascoe  
(or current occupant)  
242 Thurman Avenue  
Columbus, OH 43206

Rita A. Hilsheimer  
(or current occupant)  
241 Redbud Alley  
Columbus, OH 43206

Douglas H., Dale J. Durthaler  
(or current occupant)  
238 Thurman Avenue  
Columbus, OH 43206

Douglas Durthaler  
(or current occupant)  
1967 Lockbourne Road  
Columbus, OH 43207

Ted J., Janet Tobler  
(or current occupant)  
88 Thurman Avenue  
Columbus, OH 43206

Donald L. Miller, TOD  
(or current occupant)  
5820 Sullivant Avenue, Unit 424  
Galloway, OH 43119

Joshua Donald Miller  
(or current occupant)  
5820 Sullivant Avenue, Unit 424  
Galloway, OH 43119

Cory E. Bennett  
(or current occupant)  
239 Thurman Avenue  
Columbus, OH 43206

Stafford Ross Brubaker  
(or current occupant)  
237 Thurman Avenue  
Columbus, OH 43206

Matthew L., Meghan Terwilliger  
(or current occupant)  
231 Thurman Avenue  
Columbus, OH 43206

Brian T. Davis  
(or current occupant)  
227 Thurman Avenue  
Columbus, OH 43206

Harpster Farms, Inc.  
2230 Forest Hill Drive  
Ontario, OH 44903

Historical Homes V, LLC  
12988 Bevelheimer Road  
Westerville, OH 43081

Thurman Partners, LLC  
1086 North 4<sup>th</sup> Street, Suite 109  
Columbus, OH 43201

Westwick Properties, LLC  
5999 Harbour Town Circle  
Westerville, OH 43082

Theresa C. Hutchings  
(or current occupant)  
1113 Blackberry Alley  
Columbus, OH 43206

Linsker Holdings, LLC  
241 Collins Avenue  
Columbus, OH 43215

R. Charlene Gammell  
(or current occupant)  
1104 South Jaeger Avenue  
Columbus, OH 43206

Bronwen B. Fortin  
P.O. Box 6034  
Columbus, OH 43206

Peter R. Stevens  
(or current occupant)  
237 East Deshler Avenue  
Columbus, OH 43206

THE CITY OF  
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AND ZONING SERVICES

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**PROJECT DISCLOSURE STATEMENT**

BZA22-\_\_\_\_\_

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
Charleen K. Molli, Tr.	232 Thurman Avenue Columbus, OH 43206
GV Partners, LLC c/o Tom OBrien	350 East 1st Avenue, Suite 120 Columbus, OH 43215

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 20<sup>th</sup> day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

My Commission Expires \_\_\_\_\_  
Notary Seal Here



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

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

**SITE DATA TABLE**

ADDRESS 232 THURMAN AVE  
 PARCEL NO. 010-000558  
 EXISTING ZONING R2F, RESIDENTIAL DISTRICT  
 HEIGHT DISTRICT H-35  
 EXISTING AREA .13 AC +/-, 5,600 SF +/-

A. ZONING (PROPOSED LOT SPLIT)  
 ZONING R2F, RESIDENTIAL DISTRICT  
 PROPOSED AREA A 2600 SF  
 PROPOSED AREA B 3000 SF  
 VARIANCE # BZA22

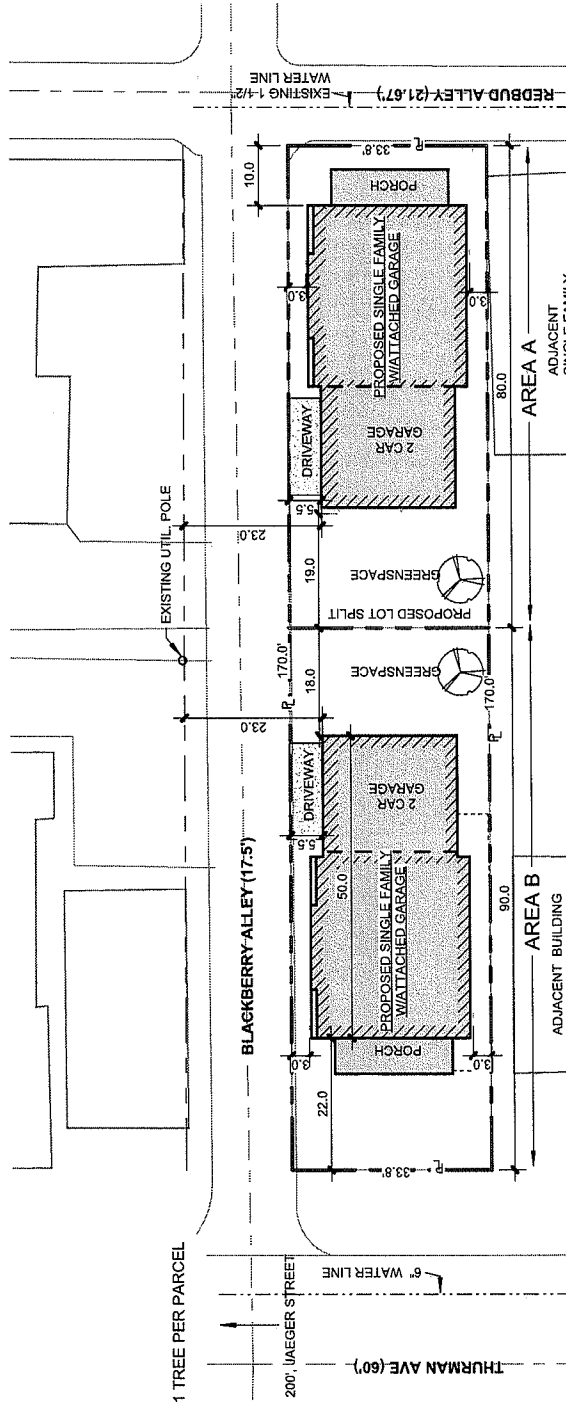
B. BUILDING  
 PROPOSED USE A SINGLE FAMILY  
 PROPOSED USE B SINGLE FAMILY  
 HEIGHT: 35'  
 LOT COVERAGE A 54%  
 B 47%  
 REAR YARD: A 25%  
 B 20%  
 SETBACKS: AS NOTED

C. PARKING  
 PARKING: REQUIRED A 2 SPACES (2 PER DU)  
 PROVIDED A 2 SPACES  
 PARKING: REQUIRED B 2 SPACES (2 PER DU)  
 PROVIDED B 2 TOTAL SPACES

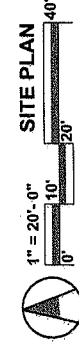
D. SITE  
 REFUSE: CITY OF COLUMBUS  
 TREES: 1 TREE / 10 DU REQUIRED (1 TREE PER PARCEL PROVIDED)

SITE AREA CALCULATION		
THURMAN - AREA A		
AREA DESCRIPTION	LOT COVERAGE	%
AREA A		
PROPOSED SINGLE FAMILY	1400 SF	54%
WIATTACHED GARAGE		
AREA A REAR YARD		
REAR YARD	640 SF	25%
TOTAL SITE AREA - 3500 SF		

SITE AREA CALCULATION		
THURMAN - AREA B		
AREA DESCRIPTION	LOT COVERAGE	%
AREA B		
PROPOSED SINGLE FAMILY	1400 SF	47%
WIATTACHED GARAGE		
AREA B REAR YARD		
REAR YARD	600 SF	20%
TOTAL SITE AREA - 2600 SF		



01  
 SITE PLAN  
 22128 V2.1  
 08/20/22



columbus  
 designco  
 columbus design llc. thecolumbusdesigncompany.com 514-636-9975

**SINGLE FAMILY (LOT SPLIT)**

232 THURMAN AVE

PROJECT #:  
 DATE:

THE CITY OF  
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**STATEMENT IN SUPPORT OF VARIANCE(S)**

BZA22-\_\_\_\_\_

**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 Exhibit B

*GV Petrusz & C by*

Signature of Applicant

*David S. Perry, Agent*

Date

*6/20/2022*

Signature of Attorney

*Donald Plank*

Date

## Exhibit B

### Statement of Support

#### BZA22-\_\_\_\_\_ , 232 Thurman Avenue

The site (PID: 010-000558) is located on the north side of Thurman Avenue, 195 +/- feet east of Jaeger Street. The parcel and a large area surrounding the site is zoned R-2F, Residential District. The area is characterized with various types of residential land uses on various size parcels including parcels that have been split for separate detached single family dwellings. The R-2F district permits single and 2 unit dwellings. Applicant proposes to split the existing parcel to create two (2) parcels for construction of two (2) new detached single-family dwellings on separate parcels. The existing house (232 Thurman Avenue) will be razed. The site plan titled "Single Family (Lot Split) 232 Thurman Avenue", hereafter "Site Plan", is the lot split and site development plan for the site. The site is proposed to be split to create two (2) parcels noted as Area A and Area B on the Site Plan. Area A and Area B will be 2,600 +/- SF and 3,000 +/- SF, respectively. A new single-family dwelling with attached 2 car garage will be built on each parcel.

Applicant has a practical difficulty with compliance with the referenced code sections. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement and a wide range of lot sizes in the area of the property, including split parcels as is proposed. The proposed single family dwellings will provide for additional home ownership in the area. There is no means other than a variance to permit split the parcel and build a new single family dwelling. The proposed density with the two building sites is comparable to the area as are the parcel sizes.

Applicant requests the following variances:

- 1). Section 3332.05(4), Area District Lot Width Requirements, to reduce the lot width from 50 feet to 33 feet.
- 2). Section 3332.14, R-2F, Area District Requirements, to reduce lot area from 6,000 SF to 2,600 +/- SF and 3,000 +/- SF for proposed Area A and Area B, respectively, thereby permitting a lot split of the current parcel for the construction of a two (2) new detached single family dwellings on separate parcels.
- 3). Section 3332.18(D), Basis of Computing Area, to increase permitted lot coverage on Area A from 50% to 54%.



4). Section 3332.19, Fronting, to permit Area A, the north parcel, to not front on a public street (Blackberry Alley and E. Redbud alley).

5). Section 3332.25, Maximum Side Yard Required, to reduce total side yard for both Area A and Area B from 20% of lot width, 6.76', to 6.0'.

6). Section 3332.27, Rear Yard, to reduce Rear Yard for Area B from 25% of lot area to 20% of lot area.

## Exhibit B

### Statement of Support

#### BZA22-\_\_\_\_\_ , 232 Thurman Avenue

The site (PID: 010-000558) is located on the north side of Thurman Avenue, 195 +/- feet east of Jaeger Street. The parcel and a large area surrounding the site is zoned R-2F, Residential District. The area is characterized with various types of residential land uses on various size parcels including parcels that have been split for separate detached single family dwellings. The R-2F district permits single and 2 unit dwellings. Applicant proposes to split the existing parcel to create two (2) parcels for construction of two (2) new detached single-family dwellings on separate parcels. The existing house (232 Thurman Avenue) will be razed. The site plan titled "Single Family (Lot Split) 232 Thurman Avenue", hereafter "Site Plan", is the lot split and site development plan for the site. The site is proposed to be split to create two (2) parcels noted as Area A and Area B on the Site Plan. Area A and Area B will be 2,600 +/- SF and 3,000 +/- SF, respectively. A new single-family dwelling with attached 2 car garage will be built on each parcel.

Applicant has a practical difficulty with compliance with the referenced code sections. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement and a wide range of lot sizes in the area of the property, including split parcels as is proposed. The proposed single family dwellings will provide for additional home ownership in the area. There is no means other than a variance to permit split the parcel and build a new single family dwelling. The proposed density with the two building sites is comparable to the area as are the parcel sizes.

Applicant requests the following variances:

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- 3). Section 3332.18(D), Basis of Computing Area, to increase permitted lot coverage on Area A from 50% to 54%.

4). Section 3332.19, Fronting, to permit Area A, the north parcel, to not front on a public street (Blackberry Alley and E. Redbud alley).

5). Section 3332.25, Maximum Side Yard Required, to reduce total side yard for both Area A and Area B from 20% of lot width, 6.76', to 6.0'.

6). Section 3332.27, Rear Yard, to reduce Rear Yard for Area B from 25% of lot area to 20% of lot area.

## SITE DATA TABLE

ADDRESS 232 THURMAN AVE  
 PARCEL NO. 010-000558  
 EXISTING ZONING R2F, RESIDENTIAL DISTRICT  
 HEIGHT DISTRICT H-35  
 EXISTING AREA .13 AC +/-, 5,600 SF +/-

A. ZONING (PROPOSED LOT SPLIT)  
 ZONING R2F, RESIDENTIAL DISTRICT  
 PROPOSED AREA A 2600 SF  
 PROPOSED AREA B 3000 SF  
 VARIANCE # BZA22

B. BUILDING  
 PROPOSED USE A SINGLE FAMILY  
 PROPOSED USE B SINGLE FAMILY  
 HEIGHT: 35'  
 LOT COVERAGE A 54%  
 B 47%  
 REAR YARD: A 25%  
 B 20%  
 SETBACKS: AS NOTED

C. PARKING  
 PARKING: REQUIRED A 2 SPACES (2 PER DU)  
 PARKING: PROVIDED A 2 SPACES  
 PARKING: REQUIRED B 2 SPACES (2 PER DU)  
 PARKING: PROVIDED B 2 TOTAL SPACES

D. SITE  
 REFUSE: CITY OF COLUMBUS  
 TREES: 1 TREE / 10 DU REQUIRED (1 TREE PER PARCEL PROVIDED)

## SITE AREA CALCULATION

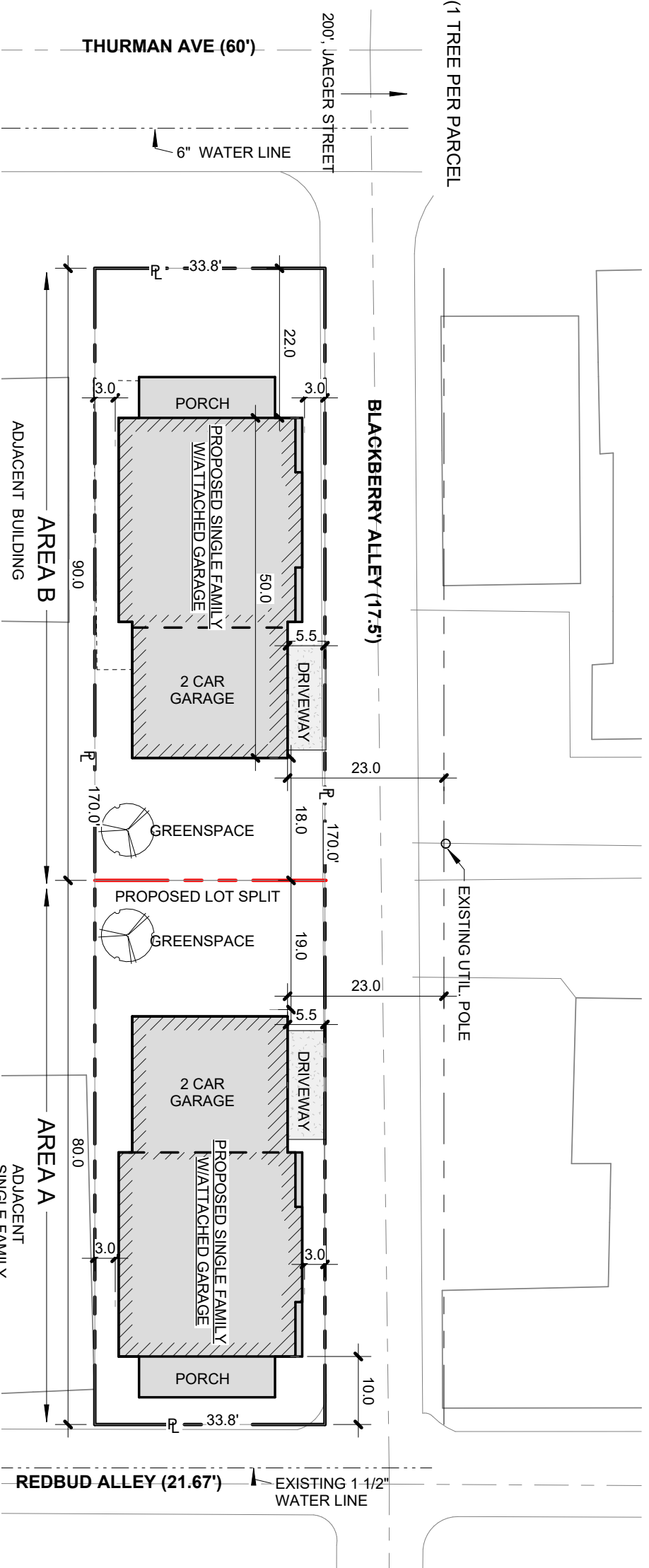
### THURMAN - AREA A

AREA DESCRIPTION	LOT COVERAGE	%
AREA A		
PROPOSED SINGLE FAMILY W/ATTACHED GARAGE	1400 SF	54%
AREA A REAR YARD		
REAR YARD	640 SF	25%
TOTAL SITE AREA - 3500 SF		

## SITE AREA CALCULATION

### THURMAN - AREA B

AREA DESCRIPTION	LOT COVERAGE	%
AREA B		
PROPOSED SINGLE FAMILY W/ATTACHED GARAGE	1400 SF	47%
AREA B REAR YARD		
REAR YARD	600 SF	20%
TOTAL SITE AREA - 2600 SF		

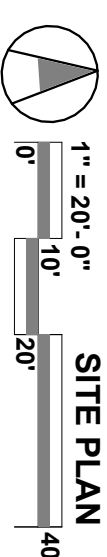


# SINGLE FAMILY (LOT SPLIT)

232 THURMAN AVE

the columbus  
**designco**

columbus design llc. thecolumbusdesigncompany.com 614-636-3075



## SITE PLAN

PROJECT #:  
 DATE:

01  
 SITE PLAN  
 22128 V2.1  
 06/20/22