

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: BZA25-035 Date Received: 04/09/25
Assigned Planner: Dane Kirk Fee: \$700
Contact Information: DEKirk@columbus.gov; 614-645-7973
Comments: May 1, 2025, Staff Meeting

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

Variance Special Permit

Project Description:

Splitting the lot at 395 Stewart Ave and building a new 2 Bedroom single family home on Biehl Alley.

LOCATION Check here if listing additional parcel numbers on separate page

Certified Address: 395 Stewart Avenue City: Columbus Zip: 43206

Parcel Number(s): 010-087889-00

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

APPLICANT (If different from Owner):

Applicant Name: Dustin Growick Phone: 614.327.9079 Ext: _____
Address: 866 S. High Street City/State: Columbus / OH Zip: 43206
Email Address: dgrowick@gmail.com Fax Number: _____

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

Name: Sharon Lynn Properties LLC Phone: 614.329.6438 Ext: _____
Address: 934 Middlebury Drive City/State: Worthington / OH Zip: 43085
Email Address: brucegrowick@gmail.com Fax Number: _____

AGENT (Check one if applicable) Attorney Agent Licensed Architect or Engineer Landscape Architect

Name: Dustin Growick Phone: 614.327.9079 Ext: _____
Address: 866 S. High Street City/State: Columbus / OH Zip: 43206
Email Address: dgrowick@gmail.com Fax Number: _____

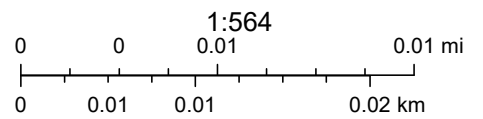
SIGNATURES

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
AGENT SIGNATURE _____

395 Stewart Avenue



4/1/2025, 3:53:00 PM

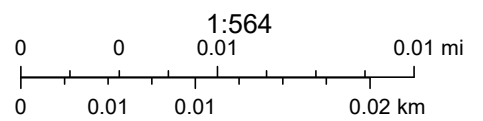


City of Columbus GIS. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

395 Stewart Avenue



4/1/2025, 3:53:35 PM



City of Columbus GIS

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STATEMENT IN SUPPORT OF VARIANCE(S)

3307.09 Variances by Board.

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.

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. Please answer in detail the following and check either Y or N.

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.

Yes No

Allowing an increase in additional housing for the neighborhood.

2. Whether the variance is substantial.

Yes No

I do not feel it is a substantial list of variances being asked for.

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.

Yes No

The variances will bring the current property up to the standards of the neighborhood and adjacent neighbors.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

It will not affect the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

Property owner purchased the property as a single family residential premises.

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6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 Yes No

In order to build a like structure to similar homes in the area some variances will be required.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
 Yes No


The goal is to use only variances needed to build a structure that will fit in with the surrounding homes. We are not trying to build a home too big for the lot's parking requirements.

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.

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):

Both properties on either side a currently split into two lots front to back. I feel the necessary variances needed to do a lot split and construct another dwelling unit on the rear allow us to fit in with the surrounding neighbors. The rear property will have a 2 car garage or off street parking as to not add additional parking to Stewart Ave.

Signature of Applicant: 

Date: 2/20/25

List of Requested Variances

For 395 Stewart Avenue:

Request a variance from Section 3332.05 (Area District Lot Width Requirements) to reduce the required lot width for zoning district R2F from 50 feet to 36.55 feet.

Request a variance from Section 3332.14 (R2F Area District Requirements) to reduce the required lot size of 6,000 sf for a single-family dwelling to 3,106 sf.

Request a variance from Section 3332.27 (Rear Yard) to reduce the required rear yard from 776 sf (25%) to 548 sf (17%).

Request a variance from Section 3312.49 (Off-Street Parking & Loading) to reduce the required off-street parking spaces from two to zero.

For Biehl Alley:

Request a variance from Section 3332.05 (Area District Lot Width Requirements) to reduce the required lot width for zoning district R2F from 50 feet to 36.55 feet.

Request a variance from Section 3332.14 (R2F Area District Requirements) to reduce the required lot size of 6,000 sf for a single-family dwelling to 3,106 sf.

Request a variance from Section 3332.18 (Building Coverage) to increase the building coverage from 1,553 sf (50%) to 1,747 sf (56%).

Request a variance from Section 3332.19 (Fronting) to allow for a dwelling to front onto an alley.

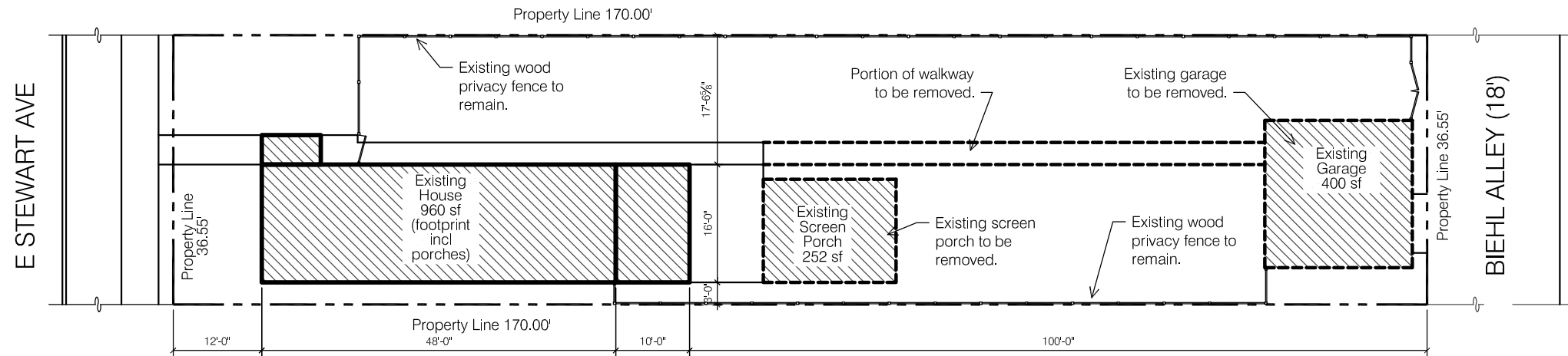
Request a variance from Section 3332.25 (Maximum Side Yard) to reduce the maximum side yard from 7'-4" (20% of lot width) to 6'-2" (16.8% of lot width).

Request a variance from Section 3332.27 (Rear Yard) to reduce the required rear yard from 776 sf (25%) to 255 sf (8%).

GENERAL INFORMATION

Address: 395 Stewart Avenue Columbus, Ohio 43206	Scope of Project: The project consists of a lot split to allow for a new single-family dwelling fronting onto Biehl Alley.	Parcel: Franklin County 010-087889-00
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Architect:
Brenda Parker
The Columbus Architectural Studio
614-586-5514
brenda.parker@cbusarch.com



1 SITE PLAN - EXISTING
SCALE: 1" = 20'-0"

Zoning: R2F, H-35

LOT WIDTH:
Required: 50 feet
Provided: 36.55 feet
REQUEST VARIANCE

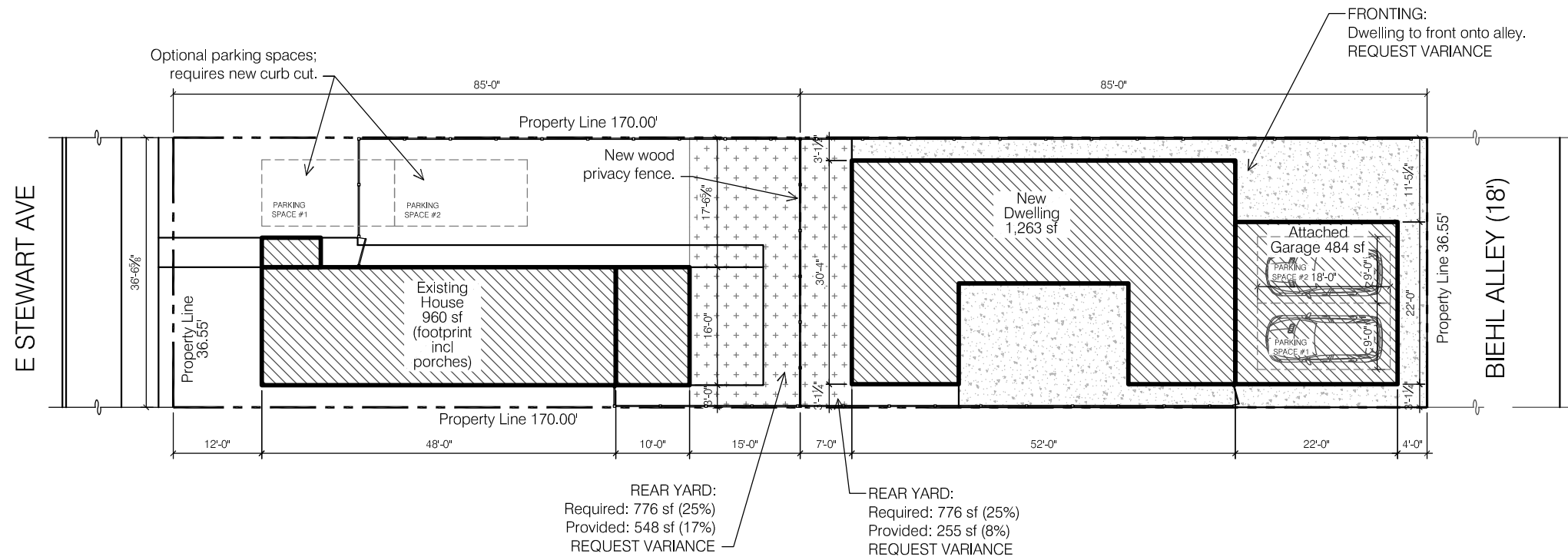
LOT AREA:
Required: 6,000 sf
Provided: 3,106 sf
REQUEST VARIANCE

MAX SIDE YARD:
Required: 20% lot width = 7'-4"
Provided: 20'-6".

MIN SIDE YARD:
Required: 3'-0".
Provided: 3'-0".

BUILDING COVERAGE:
Allowable: 1,553 sf (50%)
Proposed: 960 sf (31%)

PARKING
Required: (2) parking spaces
Proposed: (0) parking spaces
REQUEST VARIANCE



2 SITE PLAN - PROPOSED LOT SPLIT
SCALE: 1" = 20'-0"

Zoning: R2F, H-35

LOT WIDTH:
Required: 50 feet
Provided: 36.55 feet
REQUEST VARIANCE

LOT AREA:
Required: 6,000 sf
Provided: 3,106 sf
REQUEST VARIANCE

MAX SIDE YARD:
Required: 20% lot width = 7'-4"
Provided: 6'-2"
REQUEST VARIANCE

MIN SIDE YARD:
Required: 3'-0".
Provided: 3'-1".

BUILDING COVERAGE:
Allowable: 1,553 sf (50%)
Proposed: 1,747 sf (56%)
REQUEST VARIANCE

PARKING
Required: (2) parking spaces
Proposed: (2) parking spaces

LOT SPLIT
 395 STEWART AVENUE
 COLUMBUS, OHIO 43206

Zoning Variance

SCALE:
As Noted

PROJECT NO.:

DATE:

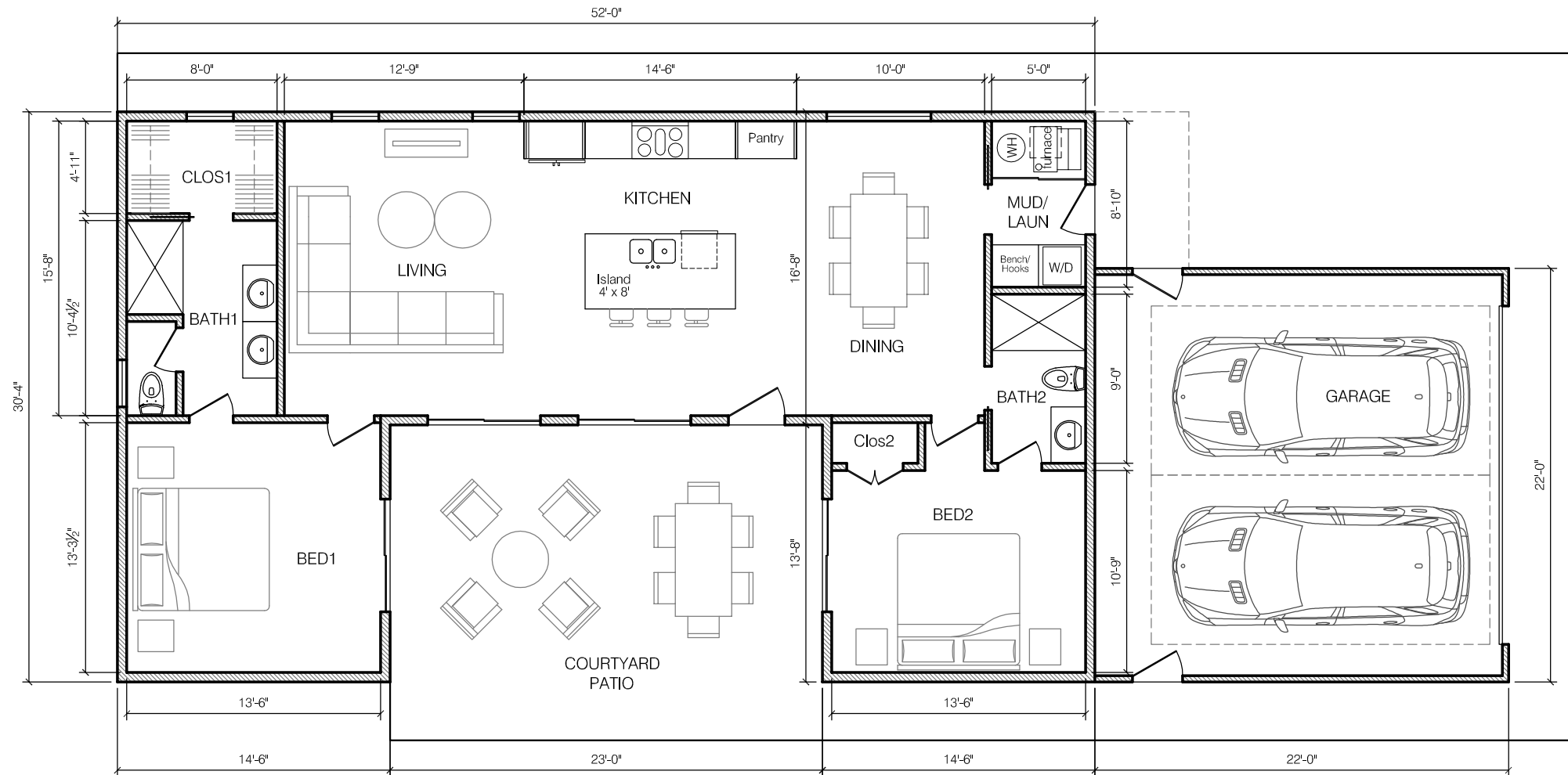
Nov 17, 2024

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO





1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LOT SPLIT
 395 STEWART AVENUE
 COLUMBUS, OHIO 43206

Zoning Variance

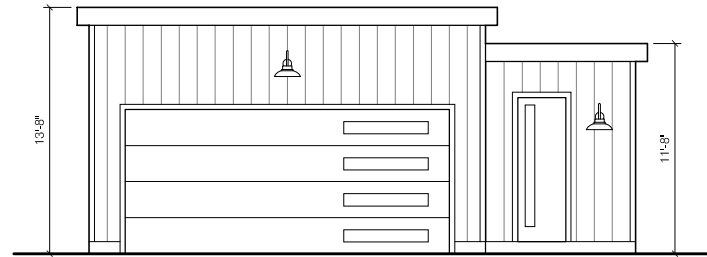
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 As Noted
 PROJECT NO.:

DATE:
 Nov 17, 2024
 SHEET NO.

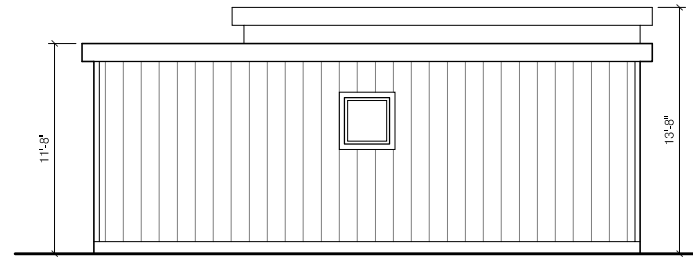
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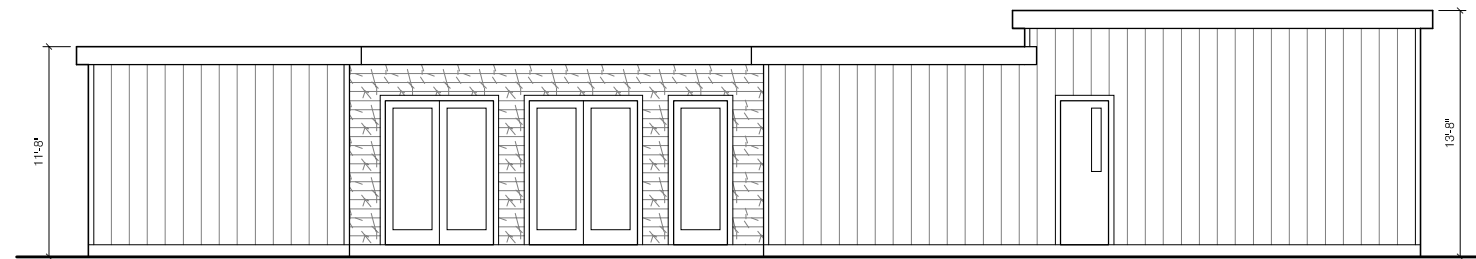
FLOOR PLANS



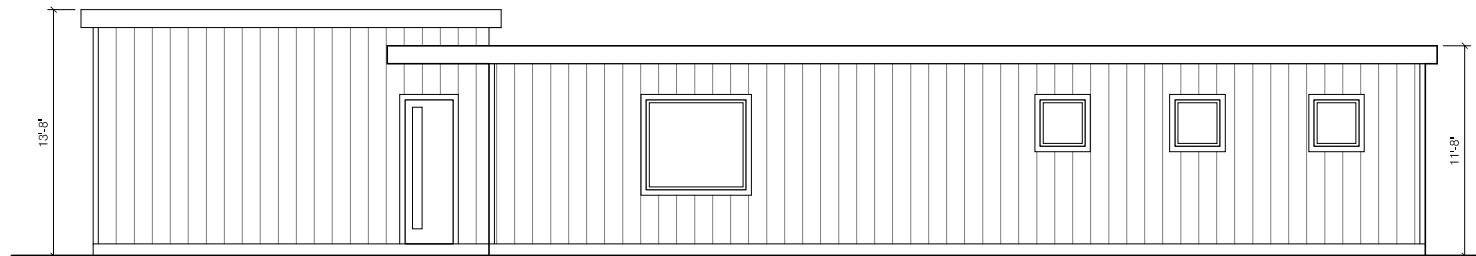
1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"
 0 2 4 8 16



2 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"
 0 2 4 8 16



3 WEST ELEVATION
 SCALE: 3/32" = 1'-0"
 0 2 4 8 16



4 EAST ELEVATION
 SCALE: 3/32" = 1'-0"
 0 2 4 8 16

EXTERIOR MATERIALS:

- Body: Metal vertical siding; charcoal.
- Courtyard: Cedar siding, stained.
- Soffit: Cedar tongue & groove, smooth.
- Roof: Membrane roofing.
- Gutter: 5" aluminum ogee gutter & 3" downspouts.
- Window: New construction windows to be fiberglass.
- Doors: Fiberglass or wood.
- Foundation: Concrete masonry units.
- Garage Door: Modern style garage door.

LOT SPLIT
 395 STEWART AVENUE
 COLUMBUS, OHIO 43206

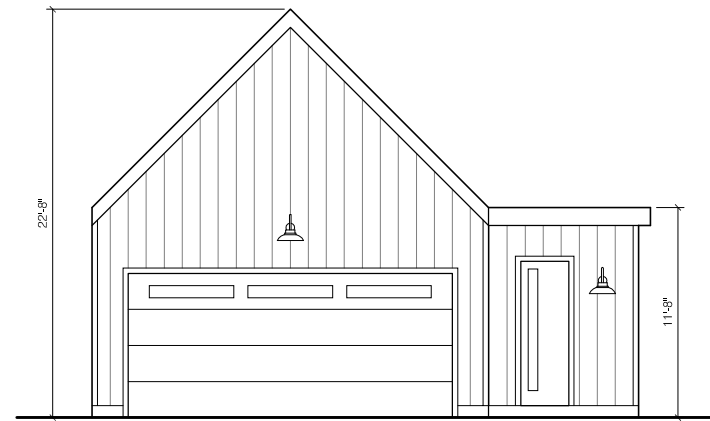
Zoning Variance

SCALE:
 As Noted
 PROJECT NO.:

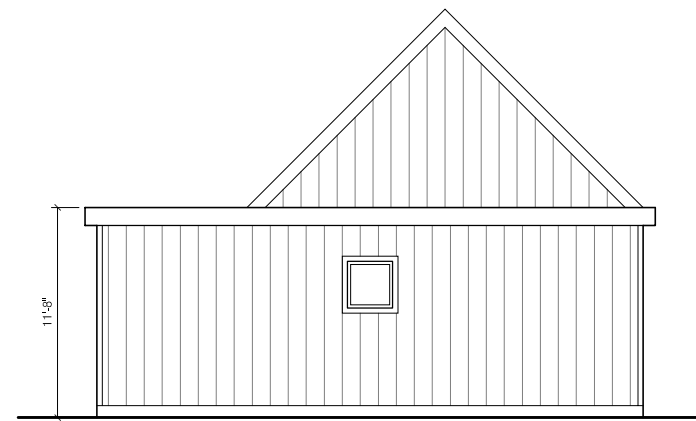
DATE:
 Nov 17, 2024
 SHEET NO.

EXTERIOR ELEVATIONS

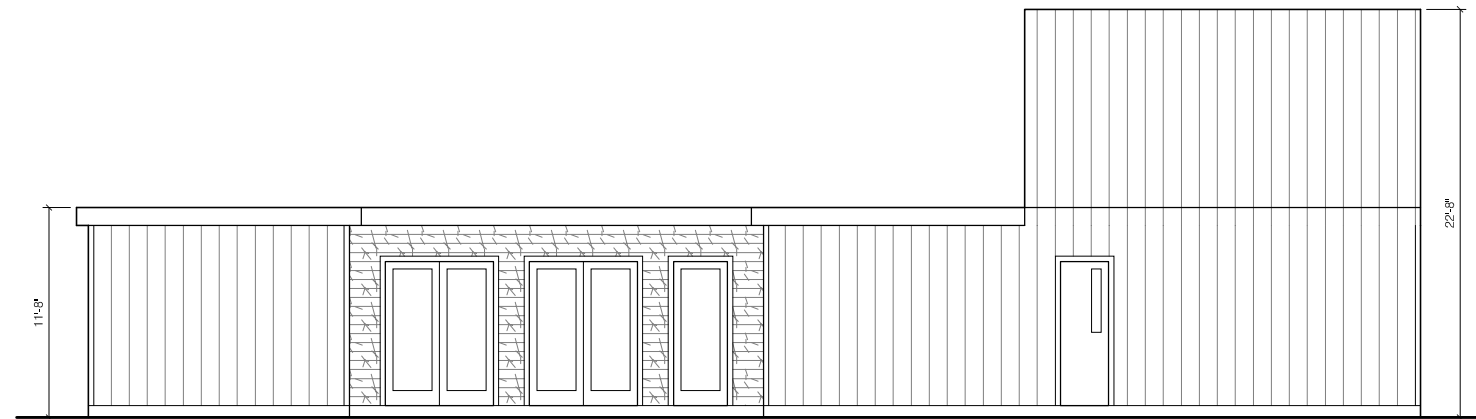
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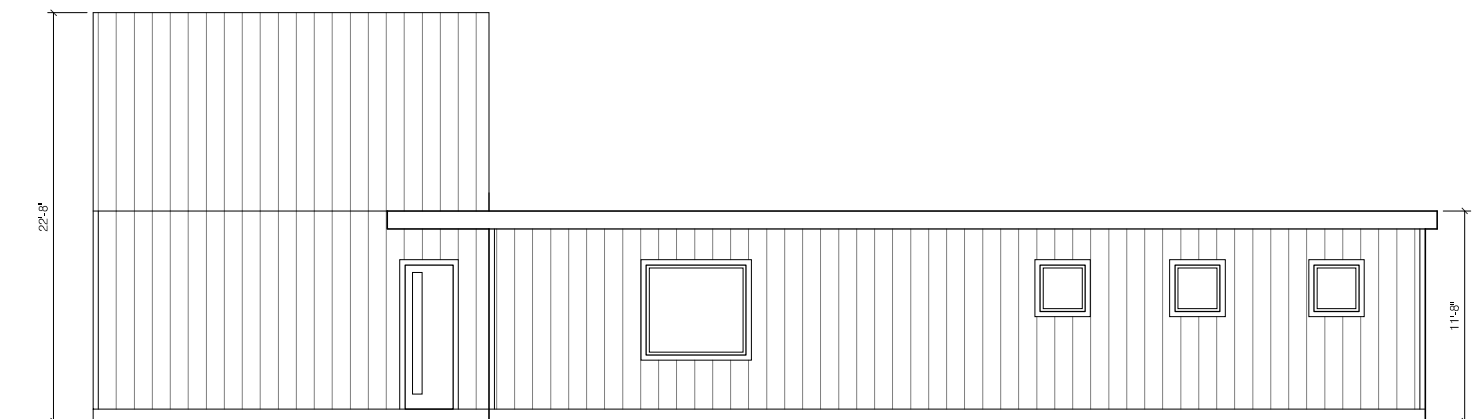
1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"
 0 2 4 8 16



2 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"
 0 2 4 8 16



3 WEST ELEVATION
 SCALE: 3/32" = 1'-0"
 0 2 4 8 16



4 EAST ELEVATION
 SCALE: 3/32" = 1'-0"
 0 2 4 8 16

EXTERIOR MATERIALS:

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LOT SPLIT
 395 STEWART AVENUE
 COLUMBUS, OHIO 43206

Zoning Variance

SCALE:
 As Noted
 PROJECT NO.:

DATE:
 Nov 17, 2024
 SHEET NO.

A3.0

EXTERIOR ELEVATIONS

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dustin Growick
of (1) MAILING ADDRESS 866 S. High Street, Columbus, OH 43206
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 395 Stewart Avenue
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) Bruce Growick
934 Middlebury Drive
Warrington, OH 43085

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

Dustin Growick
866 S. High Street, Columbus, OH 43206

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Columbus Southside Area Commission
Katherine Cull kathy green
btkinney@columbus.gov
kathryn.f.green@gmail.com

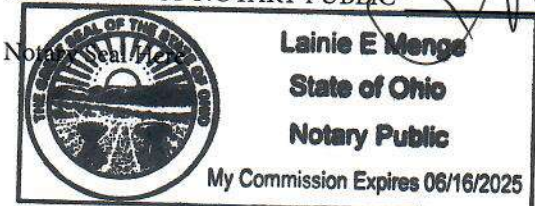
and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the
County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet
of the exterior boundaries of the property for 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

Sworn to before me and signed in my presence, this 21st day of February, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 6/16/25



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

Board of Zoning Adjustment Application

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AND ZONING SERVICES

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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) Dustin Drawick
of (COMPLETE ADDRESS) 866 S. High Street, Columbus, OH 43206
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

Sharon Lynn Properties LLC

934 M. Edlebury Dr, Worthington OH
43085

SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this 21st day of February, in the 2025

SIGNATURE OF NOTARY PUBLIC

6/16/25
My Commission Expires

Notary Seal Here



Lainie E Menge
State of Ohio
Notary Public

My Commission Expires 08/16/2025

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

QUIT CLAIM DEED
(O.R.C. Section 5302.11)

KNOW ALL PERSONS BY THESE PRESENT: That Sharon Lynn Properties, LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, grants to Sharon Lynn Properties, LLC, an Ohio limited liability company ("Grantee"), whose tax mailing address is being 395 Stewart Ave., Columbus, OH 43206, the following described Real Property:

SEE EXHIBIT "A" ATTACHED HERETO

Prior Instrument Reference: 201001120003907, Franklin County Recorder's Office

Parent Parcel Number: 010-087889-00

New Parcel Number: _____

Property Address: 0 Biehl Alley, Columbus, OH 43206

This conveyance, and Grantor's covenants, are subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; and restrictions, conditions, reservations and easements of record.

Signed and acknowledged by **Dustin Growick**, being a **Non-Member, Designated Signatory and/or Authorized Representative of Sharon Lynn Properties, LLC**, an Ohio limited liability company, the Grantor of and to the foregoing Deed, said authority being provided by and through its Operating Agreement and/or those certain minutes of action/resolution of the Grantor, on this 2nd day of March 2025.

Sharon Lynn Properties, LLC,
an Ohio limited liability company

By: [Signature]
Dustin Growick, Designated Signatory

STATE OF Ohio)
COUNTY OF Franklin)

SS: 300-86-0213

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

Before me, a Notary Public in and for said County and State, personally appeared **Dustin Growick**, being a **Non-Member, Designated Signatory and/or Authorized Representative of Sharon Lynn Properties, LLC**, an Ohio limited liability company, the Grantor on the foregoing Deed, whose identity was known or proven to me and who did sign the foregoing instrument and acknowledged the signing hereof to be their voluntary act and deed.

In testimony thereof, I have hereunto set my hand and official seal at Columbus (City), Ohio (State), this 2nd day of March 2025.



[Signature]
Notary Public
Lainie Mengo
Printed Name
My Commission expires: June 16, 2025

THE PREPARER OF THIS DOCUMENT, AS IDENTIFIED BELOW, HAS BEEN RETAINED BY THE PARTIES SOLELY FOR THE PURPOSE OF PREPARING THE SAME. FINALLY, THE PREPARER OF THIS DOCUMENT DID NOT PERFORM A TITLE SEARCH OF THE PROPERTY AND DID NOT ADVISE THE PARTIES OF THE SUITABILITY OF THE UNDERLYING CONVEYANCE AND/OR ANY TAX, MEDICAID, AND/OR MORTGAGE RELATED CONSEQUENCES STEMMING THEREFROM.

This instrument prepared by: Brian K. Duncan, Esq., BKD Legal LLC, 119 E. Granville St., Sunbury, OH 43074

ACTIONS TAKEN IN WRITING
WITHOUT A MEETING, BY ALL MEMBERS OF
SHARON LYNN PROPERTIES, LLC,
AN OHIO LIMITED LIABILITY COMPANY,

DATE: March 2, 2025

The undersigned, being all of the Members of **Sharon Lynn Properties, LLC, an Ohio limited liability company** (the "Company") acting pursuant to the Company's Operating Agreement and/or the laws of the State of Ohio, do hereby take the following actions by this writing, and do hereby waive notice of any special meeting, and hereby adopt the following Resolutions/Minutes of Action ("Minutes"):

RESOLVED, that the Company, by and through its Members, has entered into that/those certain agreement(s) (the "Agreement(s)"), whereby the Company has agreed to acquire the following real property from by virtue of Quit Claim Deed from the Company pursuant to the terms set forth in the Agreement(s):

Prior Instrument Reference: 201001120003907, Franklin County Recorder's Office

Parent Parcel Number: 010-087889-00

New Parcel Number: _____

Property Address: 0 Biehl Alley, Columbus, OH 43206

FURTHER RESOLVED, that the Company is, and at all times relevant herein was, authorized to enter into the Agreement by and **Bruce Growick and/or Sharon Lynn Growick, as Members, Managers, and/or Authorized Representatives**, who are the only Two (2) Members of the Company;

FURTHER RESOLVED, that the Company is, and at all times relevant herein was, authorized to execute any and all documentation to facilitate the underlying Agreement, including, but not limited to the execution and/or acceptance of that certain Quit Claim Deed from the Members, by and through **Bruce Growick and/or Sharon Lynn Growick, as Members, Managers, and/or Authorized Representatives** of the Company, jointly and/or severally, and/or by and through **Dustin Growick, as being a Non-Member, Designated Signatory and/or Authorized Representative of the Company**, as set forth the Company's Operating Agreement and/or as otherwise acknowledged herein;

FURTHER RESOLVED, that **Bruce Growick and/or Sharon Lynn Growick, as Members, Managers, and/or Authorized Representatives** of the Company, and/or **Dustin Growick, as being a Non-Member, Designated Signatory and/or Authorized Representative of the Company**, jointly and/or severally, is/are hereby authorized to execute any and all paperwork on behalf of the

Company to facilitate the underlying transaction and Agreement, including, but not limited to, any and all documentation presented by and through Attorney Brian K. Duncan, as the Sole Member of BKD Legal LLC ("BKD Legal") with respect to the contemplated transfer, including, but not limited to, the delivery, execution, and/or acceptance of that certain Deed for the above-referenced Property;

FURTHER RESOLVED, that the Company, by and through **Bruce Growick and/or Sharon Lynn Growick**, as Members, Managers, and/or Authorized Representatives of the Company, and/or **Dustin Growick**, as being a **Non-Member, Designated Signatory and/or Authorized Representative of the Company**, jointly and/or severally, is/are hereby authorized to take any and all actions and execute/accept any and all documents required to carry out the purposes and intentions of these Minutes and the underlying Agreement; and

FURTHER RESOLVED, that the Company, by and through **Bruce Growick and/or Sharon Lynn Growick**, as Members, Managers, and/or Authorized Representatives of the Company, jointly and/or severally, authorize **Dustin Growick**, as being a **Non-Member, Designated Signatory and/or Authorized Representative of the Company**, to take any and all actions and execute/accept any and all documents required to carry out the purposes and intentions of these Minutes and the underlying Agreement and to execute and/or otherwise facilitate any and all paperwork, and to pay commissions for the contemplated lot split and variance applications, and to obtain building permits on behalf of the Company.

FINALLY RESOLVED, that the Company and the undersigned hereby collectively acknowledge that Attorney Brian K. Duncan, as the Sole Member of BKD Legal LLC, represents the interests of the Company by the preparation of these Minutes and the Quit Claim Deed, and that the he/she/it/they hereby collectively waive any and all conflict of interest, if any, with respect to Attorney Duncan's prior representation of **Bruce Growick and/or Sharon Lynn Growick** and/or with respect to the underlying transaction, these Minutes, the Agreement and the Deed.

These Minutes constitute a complete record of actions taken by all Members of the Company, effective on the date set forth above.

MEMBERS:



Bruce Growick, Member



Sharon Lynn Growick, Member

EXHIBIT "A"

LEGAL DESCRIPTION

(See Attached)