



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Feb 24 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 496 E BECK ST COLUMBUS OH 43206

Mailing Address: 4140 EXECUTIVE PKWY
WESTERVILLE OH 43081-3855

Owner: HONDROS FAMILY REAL ESTATE LLC

Parcel Number: 010055132

ZONING INFORMATION

Zoning: Z99-102, Residential, R2F
effective 3/29/2000, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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: BZA16-016 Date Received: 9 Feb. 2016
Application Accepted by: FF Fee: \$320
Commission/Civic: Col. South Side
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:

3332.38 (G); TO INCREASE FROM 15' TO 22'
3332.38 (H); TO ALLOW HABITABLE SPACE IN 2nd STORY

LOCATION

Certified Address: 496 E. Beck City: Columbus Zip: 43206

Parcel Number (only one required): 010-055132-00

APPLICANT (If different from Owner):

Applicant Name: Hobie Handros Phone Number: 614-306-7834 Ext.: _____

Address: 7228 Greenwood Rd City/State: New Albany OH Zip: 43059

Email Address: hobiehandros@gmail.com Fax Number: _____

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

Name: Handros Family Real Estate LLC Phone Number: 614-306-7834 Ext.: _____

Address: 4140 Executive Parkway City/State: Westerville OH Zip: 43081

Email Address: hobiehandros@gmail.com Fax Number: 614-508-7286

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: N/A Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE Hebe Handros

PROPERTY OWNER SIGNATURE Handros Family Real Estate by Manager Hobie Handros

ATTORNEY / AGENT SIGNATURE _____

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

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
ANDREW J. RITTER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Hobie Hondros
of (1) MAILING ADDRESS 4140 Executive Parkway, Westerville, OH 43081
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 496 East Beck Street, Columbus, Ohio 43206
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) Hondros Family Real Estate, LLC
4140 Executive Parkway, Westerville, Ohio 43081

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

Hobie Hondros, 614-306-8854

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Columbus Southside Area Commission
Zoning Chair: Curtis Davis (614-332-3355)
584 E. Main Street, Columbus, Ohio 43207

and that the following 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:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See Attached</u>		

☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Hobie Hondros

Sworn to before me and signed in my presence this 8th day of February, in the year 2020

Kimberly S. McCann
(8) SIGNATURE OF NOTARY PUBLIC

1/19/20
My Commission Expires

Notary Seal Here
Kimberly S. McCann
Notary Public, State of Ohio
My Commission Expires 01-19-2020

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STATEMENT OF HARDSHIP

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). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- 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 Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

① The lot at 496 Beck Street is extremely narrow. Almost any improvement to the property triggers a variance. In fact, variances were needed to legitimize existing conditions on the lot.

② The proposed development is consistent with the overall community, and the proposed garage height has already been reviewed and preliminarily approved by the Schumacher Place Civic Association at the Feb 2nd, 2015 meeting. The added head height will serve to make this room a usable artist studio for the resident.

③ The proposed adjustment is for a 8.5ft raise in the roof height of the garage. The two car garage is only 20' wide due to the extremely narrow lot. The project directly across the alley is approved for 3 stories.

④ This property has been vacant and is in need of improvement.

Signature of Applicant

Hobie Hardros

Date

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**BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 24, 2015**

- 14. Application No.:** 14310-00909
Location: 496 EAST BECK STREET (43206), located on the north side of East Beck Street, approximately 604 feet west of Parsons Avenue
Area Comm./Civic: South Side Area Commission
Existing Zoning: R-2F, Residential District
Request: Variances(s) to Section(s):
3332.14, R-2F area district requirements.
To reduce the required lot area for a single-family dwelling from 6,000 square feet to 2,812 square feet.
3332.26, Minimum side yard permitted.
To reduce the minimum side yard from 3 feet to as little as 1 foot, 6 inches for a single-family dwelling and from 3 feet to 4 inches on either side for a detached garage.
3332.25, Maximum side yards required.
To reduce the sum of the widths of the required side yards from 20% (4 feet, 6 inches) of the width of the lot (22 feet 6 inches, average) to approximately 19.84% (4 feet, 1.92 inches; 4 feet, 2 inches, requested).
Proposal: To renovate or reconstruct an existing structure and to construct a 784 square foot addition to the existing or reconstructed structure. Also, to construct a detached garage.
Applicant(s): John Behal; c/o Behal, Sampson, Dietz
990 West 3rd Avenue
Columbus, Ohio 43212
Attorney/Agent: Same as applicant.
Property Owner(s): Hondros Family Real Estate, L.L.C.
4140 Executive Parkway,
Westerville, Ohio 43081
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

RESULTS: APPROVED

VOTE: 4-0

CONDITIONS: Applicant will provide a maintenance easement agreement.

MEMBER

James V. Maniace (Chair) yes

John Behal	recused
Jim Bubutiev	yes
Michael Jones	yes
Eleanor Palmer	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

<i>David G. Reiss</i>	<i>7/20/15</i>
for Name <i>R. P. Makley</i>	Date

This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

NOTICE

An order of the Board of Zoning Adjustment becomes effective immediately. All variances and special permits, unless otherwise specified by the Board, will be void one (1) year after the date issued unless extended by the Board or unless an affirmative action by the applicant has been taken.

14. **Application No.:** **14310-00909**
 Location: **496 EAST BECK STREET (43206)**, located on the north side of East Beck Street, approximately 604 feet west of Parsons Avenue

 Area Comm./Civic: South Side Area Commission
 Existing Zoning: R-2F, Residential District
 Request: Variances(s) to Section(s):
 3332.14, R-2F area district requirements.
 To reduce the required lot area for a single-family dwelling from 6,000 square feet to 2,812 square feet.
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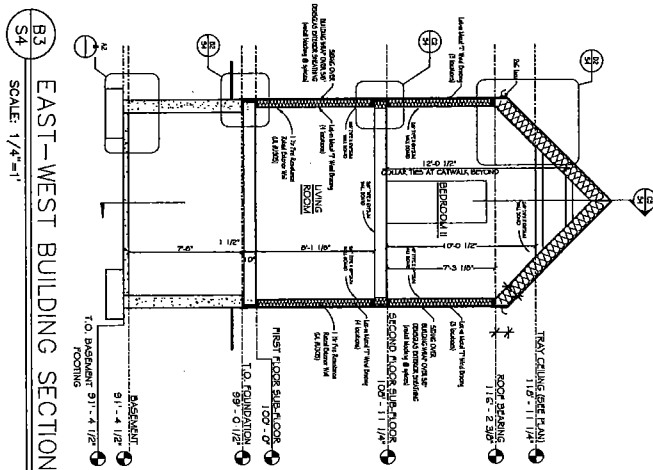
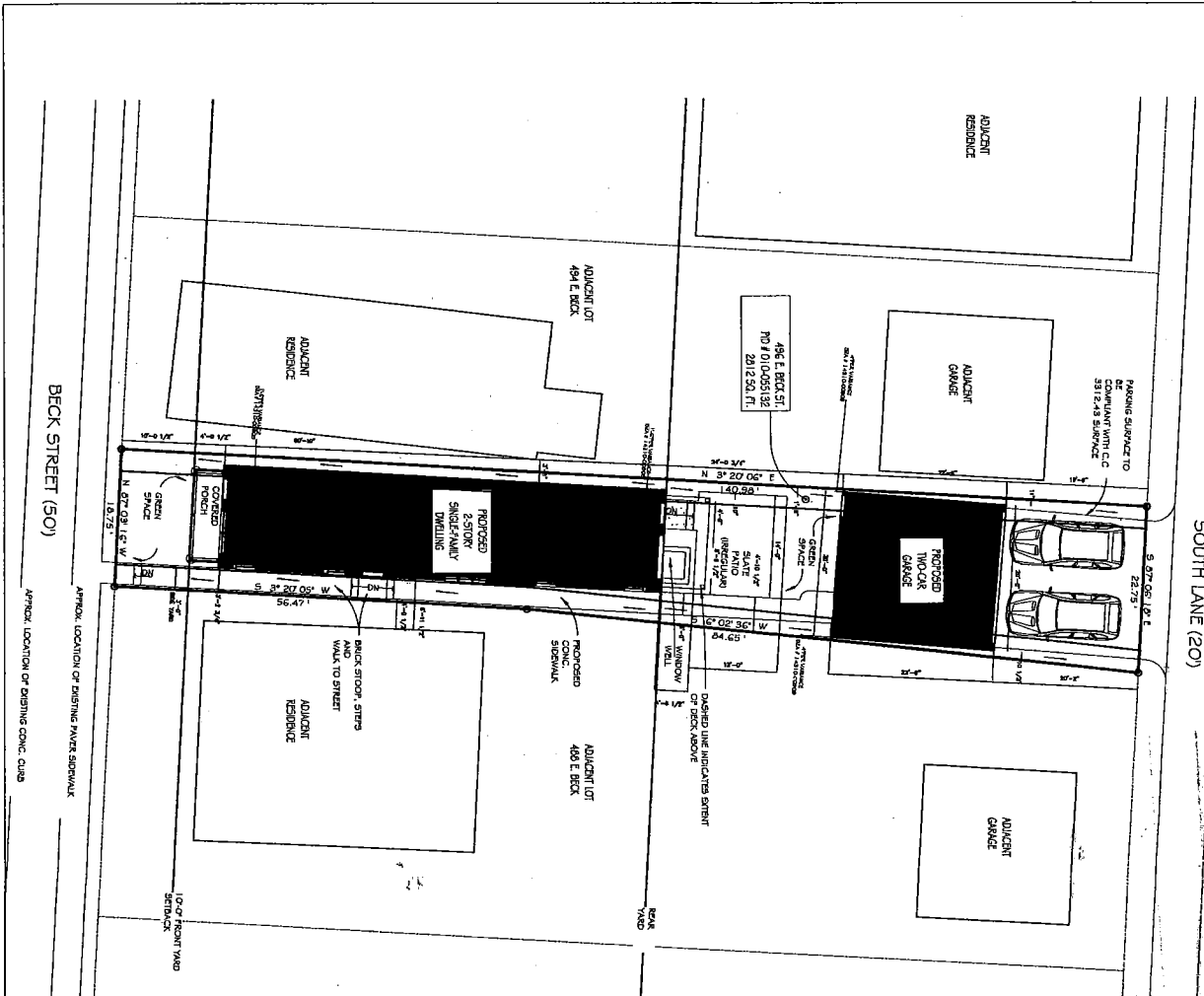
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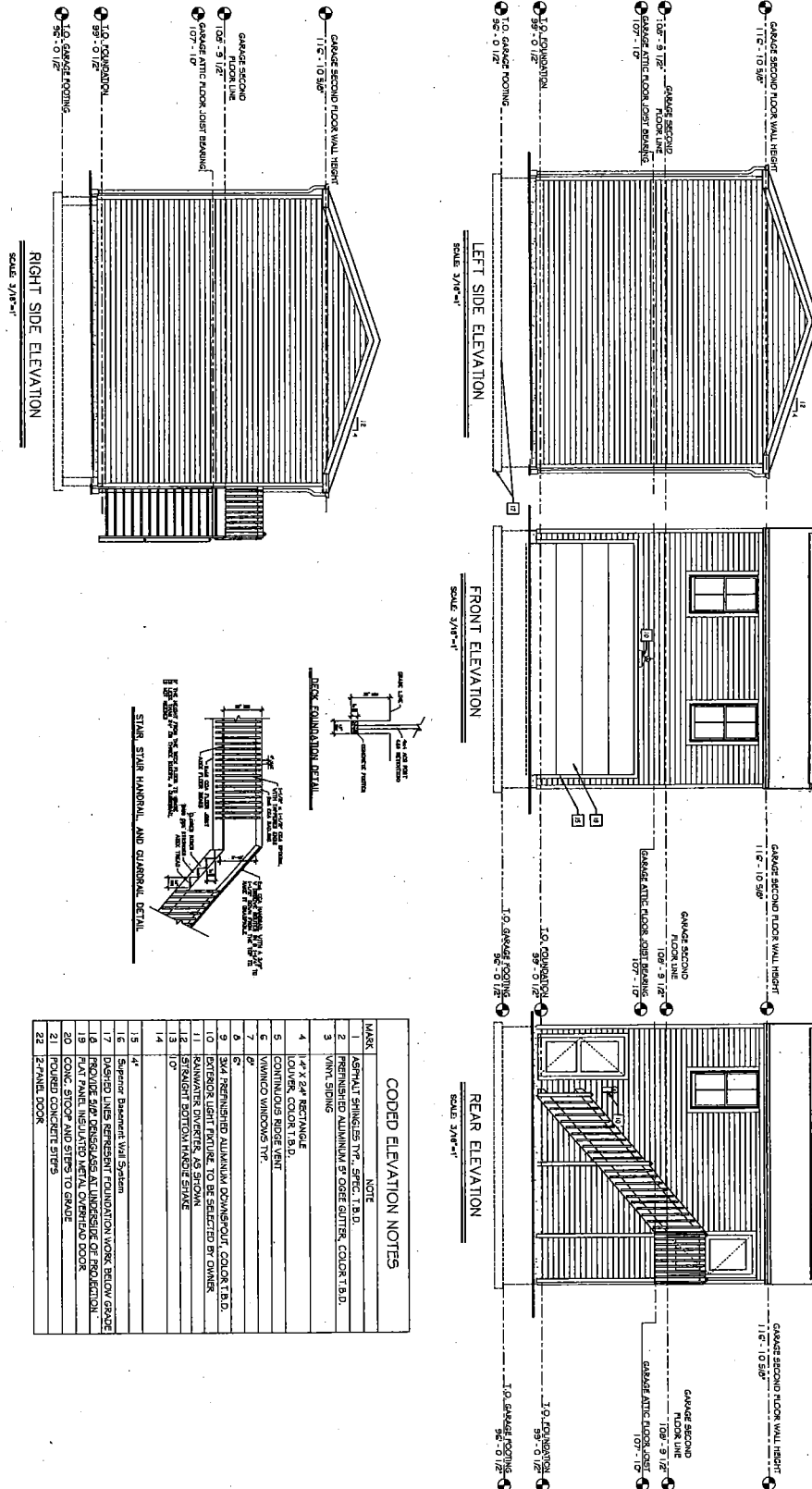
 Applicant(s): John Behal; c/o Behal, Sampson, Dietz
 990 West 3rd Avenue
 Columbus, Ohio 43212

 Attorney/Agent: Same as applicant.
 Property Owner(s): Hondros Family Real Estate, L.L.C.
 4140 Executive Parkway,
 Westerville, Ohio 43081

 Case Planner: David J. Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

APPROVED 4-0





496 E BECK ST. COLUMBUS, OH----HONDROS
 GARAGE ELEVATIONS----SCALE: POSTED
 WEAVER CUSTOM HOMES----WOOSTER, OHIO 44691----(330) 264-5444

THE CITY OF
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ANDREW J. GANTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
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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.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Hobie Hondros
of (COMPLETE ADDRESS) 4140 Executive Parkway Westerville OH 43081
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
John Hondros Trust	4140 Executive Parkway Westerville, OH 43081
Linda Hondros Trust	4140 Executive Parkway Westerville, OH 43081
Kelly Hondros Trust	4140 Executive Parkway Westerville, OH 43081
Hobie Hondros Trust	4140 Executive Parkway Westerville, OH 43081
Cody Hondros Trust	4140 Executive Parkway Westerville, OH 43081
Morgan Hondros Trust	4140 Executive Parkway Westerville, OH 43081

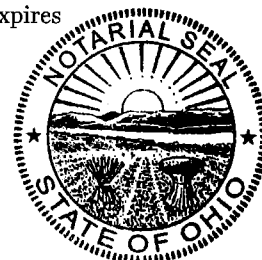
SIGNATURE OF AFFIANT Hobie Hondros

Sworn to before me and signed in my presence this 8th day of February in the year 2016

Kimberly S. McCann
SIGNATURE OF NOTARY PUBLIC

1/19/20
My Commission Expires

Notary Seal Here



Kimberly S. McCann
Notary Public, State of Ohio
My Commission Expires 01-19-2020

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