



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Tue Feb 23 2016

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 553 MOHAWK ST COLUMBUS, OH  
**Mailing Address:** 553 MOHAWK ST  
COLUMBUS OH 43206-2631

**Owner:** GAUER JEANNE  
**Parcel Number:** 010086850

#### ZONING INFORMATION

**Zoning:** Z72-055, Residential, R2F  
effective 6/21/1972, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** German Village

**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. KATNER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## Board of Zoning Adjustment Application

OFFICE USE ONLY

Application Number: BZA16-019 Date Received: 16 FEB. 2015

Application Accepted by: [Signature] Fee: \$320

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:

3332.38 G To allow habital space in second story

2 car detached garage

## LOCATION

Certified Address: 553 Mohawk St City: Columbus Zip: 43206Parcel Number (only one required): 010086850

## APPLICANT (If different from Owner):

Applicant Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate pageName: Jeannine Gauer Phone Number: 614 496-7454 Ext.: \_\_\_\_\_Address: 553 Mohawk St City/State: Columbus OH Zip: 43206Email Address: Jgauer500@gmail.com Fax Number: 614 443-6390ATTORNEY/AGENT (Check one if applicable): ☒ Attorney ☐ AgentName: SCOTT DEWHIRST Phone Number: 614 221-0944 Ext.: \_\_\_\_\_Address: 560 E. Town St City/State: Columbus OH Zip: 43215Email Address: SDEWHIRST@ADWLLP.com Fax Number: 614-221-2340

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

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE Jeannine GauerATTORNEY / AGENT SIGNATURE Scott E. Dewhurst attorney

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

1045-4522



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, Columbus, Ohio 43215

deposed 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 553 Mohawk Street, Columbus, OH 43206

for which the 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

(4) Jeanne Gauer

AND MAILING ADDRESS

553 Mohawk Street

Columbus, OH 43206

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

Klaus J. Gauer

614-496-7454

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

(5) German Village Commission (Cristin Moody)

50 W. Gay Street

Columbus, OH 43215

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(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
Heather Whaling, et al.	190 Berger St. Columbus, OH 43206	607 City Park Ave. Columbus, OH 43206
Charles T. St. Clair	191 Jackson St. Columbus, OH 43206	191 Jackson St. Columbus, OH 43206
Kelly Runyan & Nita Williams	542 Mohawk St. Columbus, OH 43206	542 Mohawk St. Columbus, OH 43206
Patricia A. Geiger	548 Mohawk St. Columbus, OH 43206	556 Mohawk St. Columbus, OH 43206
Percy Squire	547 Mohawk St. Columbus, OH 43206	547 Mohawk St. Columbus, OH 43206

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

SIGNATURE OF AFFIANT

(8)

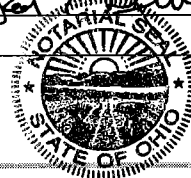
Subscribed to me in my presence and before me this 15<sup>TH</sup> day of FEBRUARY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Notary Seal Here



SCOT E. DEWHIRST

Attorney At Law

Notary Public, State of Ohio

My commission has no expiration date  
Sec. 147.03 R.C.

**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 all checks payable to the Columbus City Treasurer

THE CITY OF  
**COLUMBUS**  
ANDREW J. LONER, 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

### 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:

The applicant is requesting a variance to convert an existing second story attic space above a freestanding two car garage to habitable space. The existing residence has only about 1300 sq. ft. and the additional space will provide needed space for a small home office. There are numerous garages in German Village that have habitable space on the second floor. The requested variance has no adverse impact on adjoining property owners or other properties in the neighborhood. The condition is not a result of actions by this home owner And will not be injurious to adjacent properties.

Signature of Applicant

*Jeanne M. Gauer*

Date 2-14-2016

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



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/11/16



Disclaimer

Scale = 40

Grid North

This map is prepared for the real property inventory within the county. It is based on survey plats, and other public records and data. Users of this map should be consulted for verification of information sources should be consulted for verification of information. The county and the mapping companies assume no legal responsibility for the accuracy of the information on this map. Please notify the Franklin County GIS Division of any errors.

010-086850

Real Estate / GIS Department

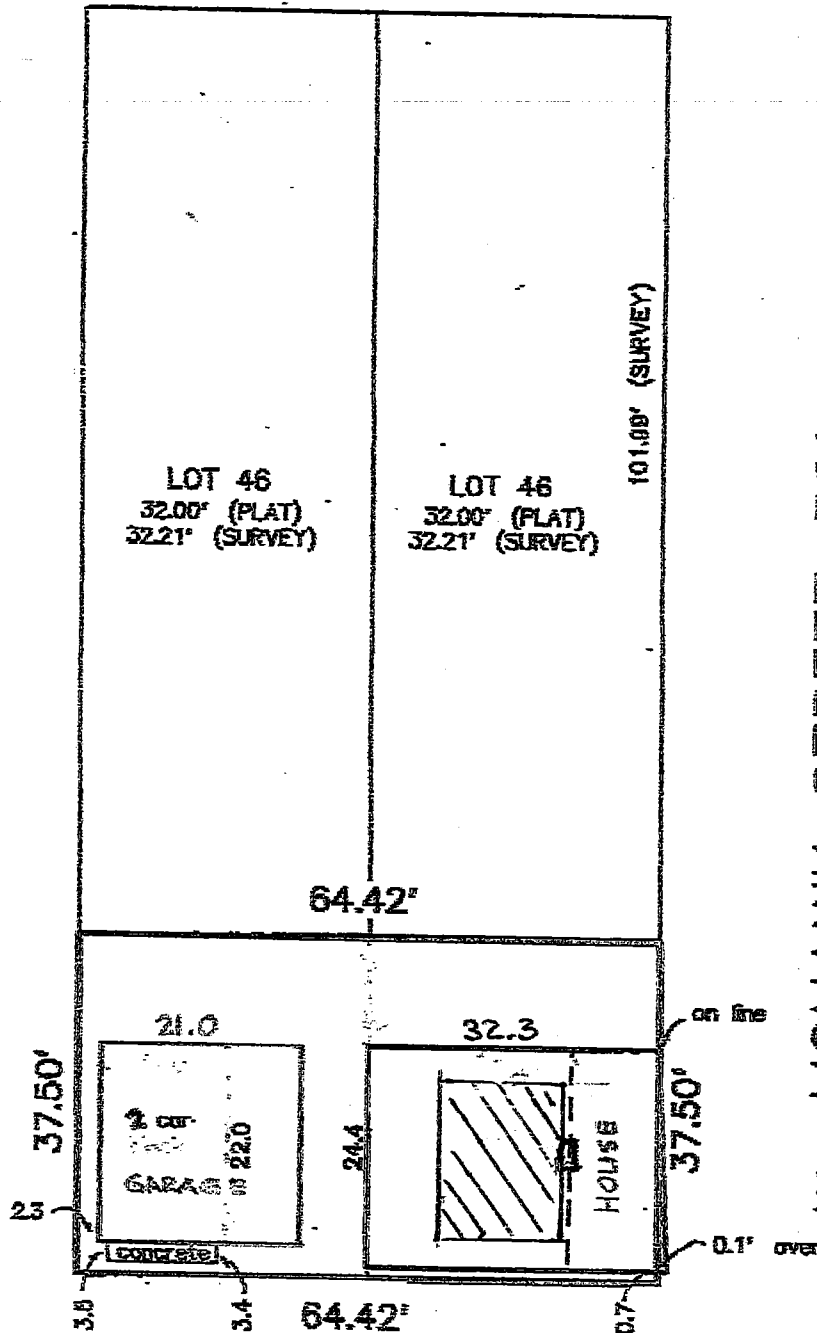
JACKSON STREET 40'

Scale 1" = 20'

Date: 03/26/2013

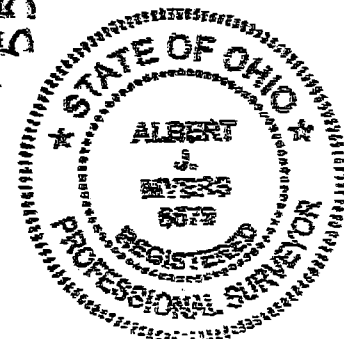


OSCAR ALLEY 18'



553 MOHAWK STREET 50'

BERGER ALLEY 18'



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By Albert J. Myers  
Professional Surveyor

Myers Order No. - 7-08/22/2013

201308227

Rec

Field

DWG

Lr

Ck

CA

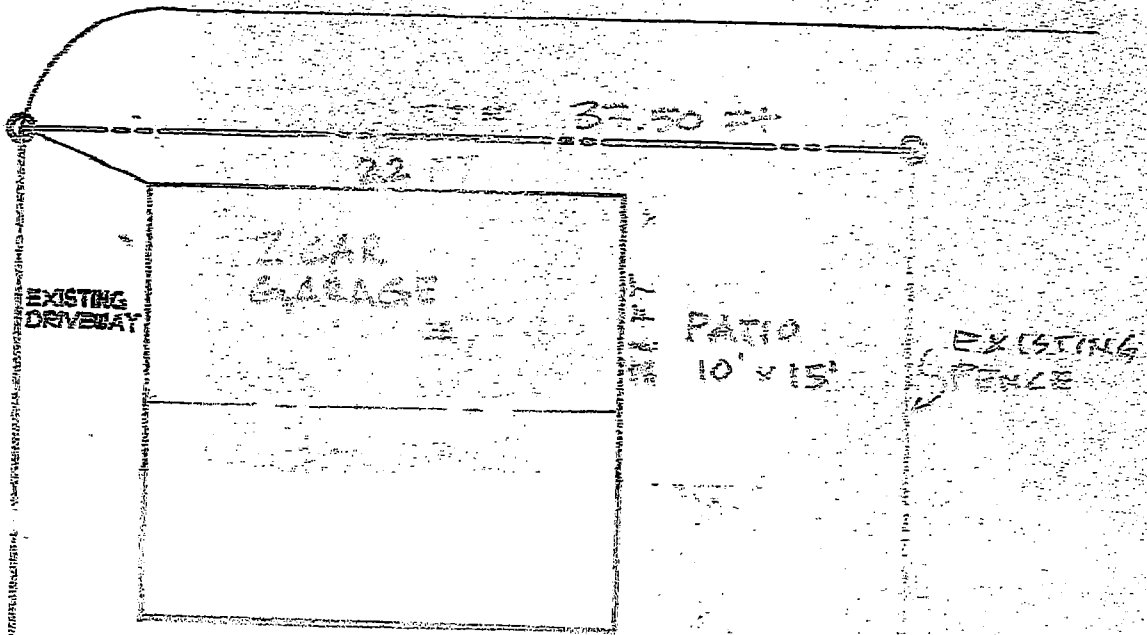
AJM

DSO

DSO

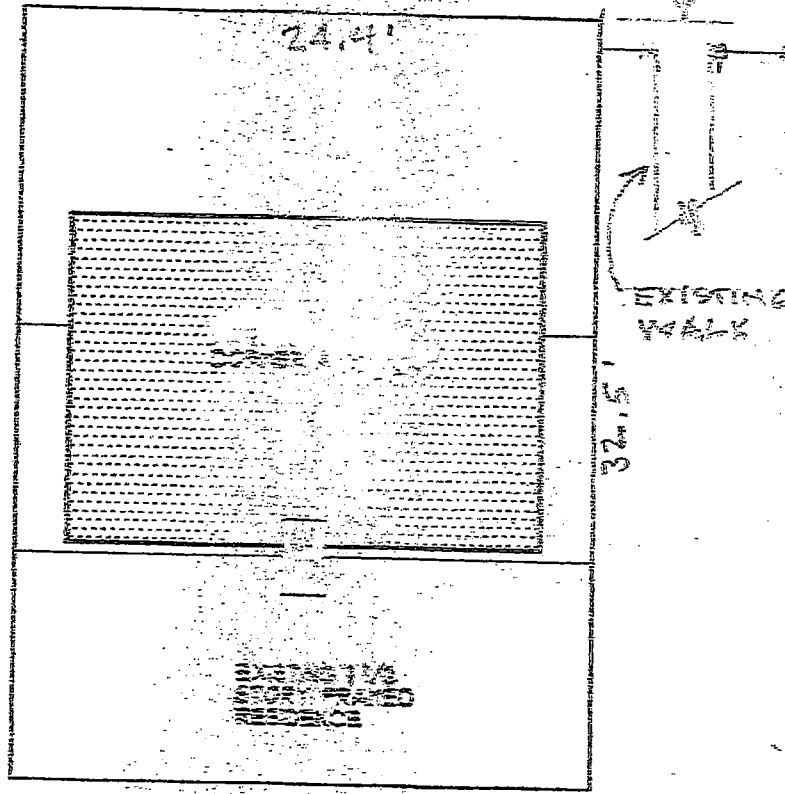
553 MOHAWK STREET

OSCAR ALLEY 18'



BIRCHER ALLEY 18' R/W

12.6100'



12.6100'

LOT COVERGE  
INCLUDING  
GARAGE  
ADDITION

41.9%

553 MOHAWK ST.

1/8" = 1'-0"

EXISTING BRICK  
PAVED SIDEWALK

2-14-2016

THE CITY OF  
**COLUMBUS**

ANDREW J. GUTHER, 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

### 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 # BZA 16-019

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JEANNE M GAUER  
of (COMPLETE ADDRESS) 553 MOHAWK ST. 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

SIGNATURE OF AFFIANT

X Jeanne M. Gauer

Sworn to before me and signed in my presence this 29TH day of FEBRUARY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

B.B.17

Notary Seal Here



BETH MAISENBACHER  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 8/8/17

**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