



# **CITY OF COLUMBUS**

## **DEPARTMENT OF BUILDING AND ZONING SERVICES**

### **One Stop Shop Zoning Report** Date: Tue May 24 2016

General Zoning Inquiries: 614-645-8637

#### **SITE INFORMATION**

**Address:** 768 JAEGER ST COLUMBUS, OH

**Mailing Address:** 768 JAEGER ST

COLUMBUS OH 43206-2273

**Owner:** HACKMANN MARY K

**Parcel Number:** 010044683

#### **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



# Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-076 Date Received: 16 MAY 2016  
Application Accepted by: GF Fee: \$320  
Commission/Civic: GERMAN VICEABE  
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:

Addition to Exis  
3332.18 to increase from 50% to 52.5%  
3332.28 to increase area of garage from 45% to 60% (existing)

## LOCATION

Certified Address: 768 Jaeger St City: Columbus Zip: 43206

Parcel Number (only one required): 010044683

## APPLICANT (If different from Owner):

Applicant Name: Blostein/Overly Architects Phone Number: 614 602 2568 Ext.: \_\_\_\_\_

Address: 922 West Broad Street City/State: Columbus OH Zip: 43222

Email Address: overly@blostein-overly.com Fax Number: \_\_\_\_\_

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

Name: Jeff and Lucy Caswell Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 236 North Delta Drive City/State: Columbus OH Zip: 43214

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

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

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

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

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

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

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

# Board of Zoning Adjustment Application

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Burt Overly Blaster/Overly Architects  
of (1) MAILING ADDRESS 922 W Broad Street Columbus 43222

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 768 Jaeger Street  
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 (4) Jeff and Wynn Caswell  
AND MAILING ADDRESS 236 N. Delta Drive Columbus 43214

APPLICANT'S NAME AND PHONE # (5) Blaster/Overly Architects  
(same as listed on front application) 922 W Broad St Columbus 43206

AREA COMMISSION OR CIVIC GROUP (5) Cristin Moody  
AREA COMMISSION ZONING CHAIR 50 W Gay St, 4th Floor  
OR CONTACT PERSON AND ADDRESS Columbus 43216

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

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

(8) SIGNATURE OF AFFIANT B. Overly

Sworn to before me and signed in my presence this 16th day of May, in the year 2016

M. Eileen Williamson  
(8) SIGNATURE OF NOTARY PUBLIC

Notary Public, State of Ohio  
My Commission Expires 07-17-2018

07-17-2018  
My Commission Expires

Notary Seal Here

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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:

The property owner wishes to construct a ground floor owner's suite on the property, which will slightly exceed 50% lot coverage, at 52.6%.

The project has been reviewed by the German Village Review Commission. We attempted to transform the existing, historic three car garage into a smaller two car garage (using salvaged brick), which would have eliminated this adjustment application. However, the Commission was not in support of the modification and so we must seek variance as described.

Signature of Applicant



Date

16 May 2016





# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 5/16/16



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

**BLOV**

## Board of Zoning Adjustment Application

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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) \_\_\_\_\_  
of (COMPLETE ADDRESS) \_\_\_\_\_

*Bart Overly Blastin/Overly Architects*  
*922 W Broad Street Columbus OH 43222*

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

*[Signature]*

Sworn to before me and signed in my presence this 16<sup>th</sup> day of May, in the year 2016

*M. Eileen Williamson*  
SIGNATURE OF NOTARY PUBLIC

07-17-2018  
My Commission Expires

Notary Seal Here

M. EILEEN WILLIAMSON  
Notary Public, State of Ohio  
My Commission Expires 07-17-2018

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