

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Sep 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 749 OAK ST COLUMBUS OH 43205

Owner: FREEMAN JARED P

Mailing Address: 6053 FASHION SQUARE DR STE 99
SALT LAKE CITY UT 84107-5439

Parcel Number: 010001350

ZONING INFORMATION

Zoning: Z93-023A, Residential, R3
effective 5/26/1993, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Near East Area Commission

Airport Overlay Environs: N/A

Planning Overlay: I-670 Graphics Control

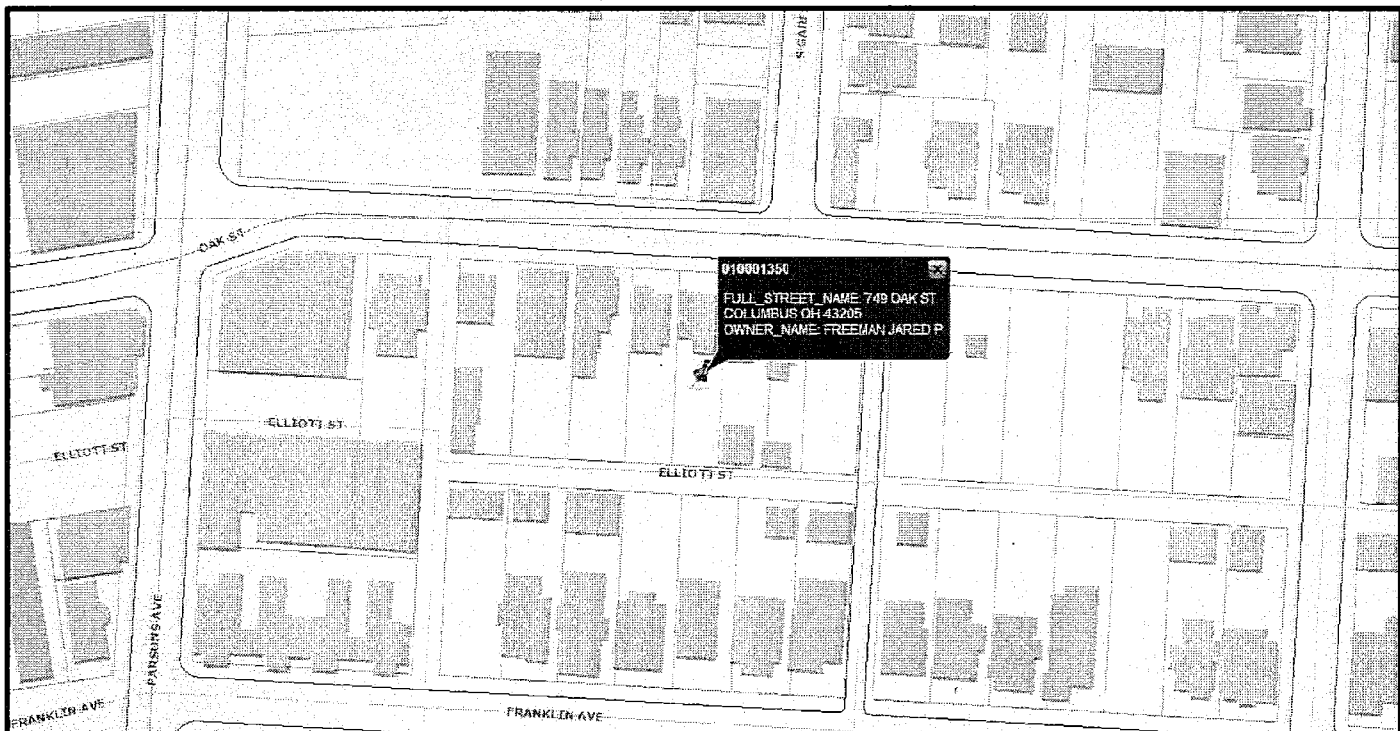
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): 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

DEPARTMENT OF BUILDINGS
AND ZONING SERVICES

OFFICE USE ONLY

Application Number: BZA 16-130 Date Received: 2016 6 SEP. 2016
Application Accepted by: FF Fee: \$ 320
Commission/Civic: NEAR EAST AC
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:

Proposed two story residential garage with a habitable second story for a home office/den/music room. Seeking variance for the max. ht. of 15' (zoning code section 3332.38 (g)) & habitable story above detached garage (zoning code section 3332.38 (h)).

LOCATION

Certified Address: 749 Oak Street City: Columbus Zip: 43205

Parcel Number (only one required): 010001350

APPLICANT (If different from Owner):

Applicant Name: Steve Stroh Phone Number: 614-395-2860 Ext.: _____

Address: 2607 W. Choctaw Dr. City/State: London, OH Zip: 43140

Email Address: sstrohl@columbus.rr.com Fax Number: none

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

Name: Jared P. Freeman Phone Number: 614-439-2139 Ext.: _____

Address: 749 Oak St. City/State: Columbus, OH Zip: 43205

Email Address: jack@freemancustomcarpentry.com Fax Number: none

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 _____

PROPERTY OWNER SIGNATURE Jared Freeman

ATTORNEY / AGENT SIGNATURE [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



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Steven D. Stroh

of (1) MAILING ADDRESS 2607 W. Choctaw Dr., London, OH 43140

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 749 Oak St., Columbus, OH 43205

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) Jared P. Freeman

749 Oak St.

Columbus, OH 43140

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

Steven D. Stroh, Architect
(614) 395-2860

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

(5) NEAR EAST AREA COMMISSION

ANNIE ROSS-WOMACK ZONING COMMITTEE CHAIR

874 OAKWOOD AVE., COLUMBUS, OH 43206

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
See attached sheet

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 2 day of September, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

9-15-2018
My Commission Expires



Notary Seal Here
BRADEN SCOTT
Notary Public, State of Ohio
My Comm. Expires Sept. 15, 2018

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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:

See attached sheet.

Signature of Applicant



Date

9.2.16

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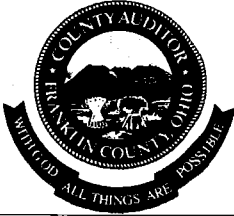
Statement of Hardship – 749 Oak Street

The property owner is seeking a variance to increase the height of a garage from 15 feet to 25 feet, 11 inches, Columbus Zoning Code 3332.38(G), and a variance to allow habitable space in the second story of a detached Private garage, Columbus Zoning Code 3332.38(H).

The parcel at 749 Oak St. is one of the few single family residential parcels in the area that does not have any type of off street parking. The other parcels on this block and the adjacent street (Franklin) have off street parking or garages for the property owner's use. The adjacent properties to the west and east both have garages. The property was purchased with the intent of eventually adding off street parking due to the scarcity of street parking in the dense, near downtown neighborhood, adjacent to commercial properties.

Multiple examples of this type of accessory structure, some original and some more modern, exist throughout the Near East Side. There is a relatively new, two story garage diagonally across Elliot Alley from this property. A taller garage with a steeper roof would be in keeping with the Housing Design Guidelines recommended in the 2005 Near East Area Plan, published by the Columbus Department of Development.

As stated above there are multiple examples of two story out buildings, carriage houses and garages, in the neighborhood. The design of this out building blends with the existing elements of the existing residence's architecture as well as the surrounding neighborhood. Granting a variance for this project would not be detrimental to the neighborhood, would increase the value of the property and would provide additional off street parking.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 9/6/16



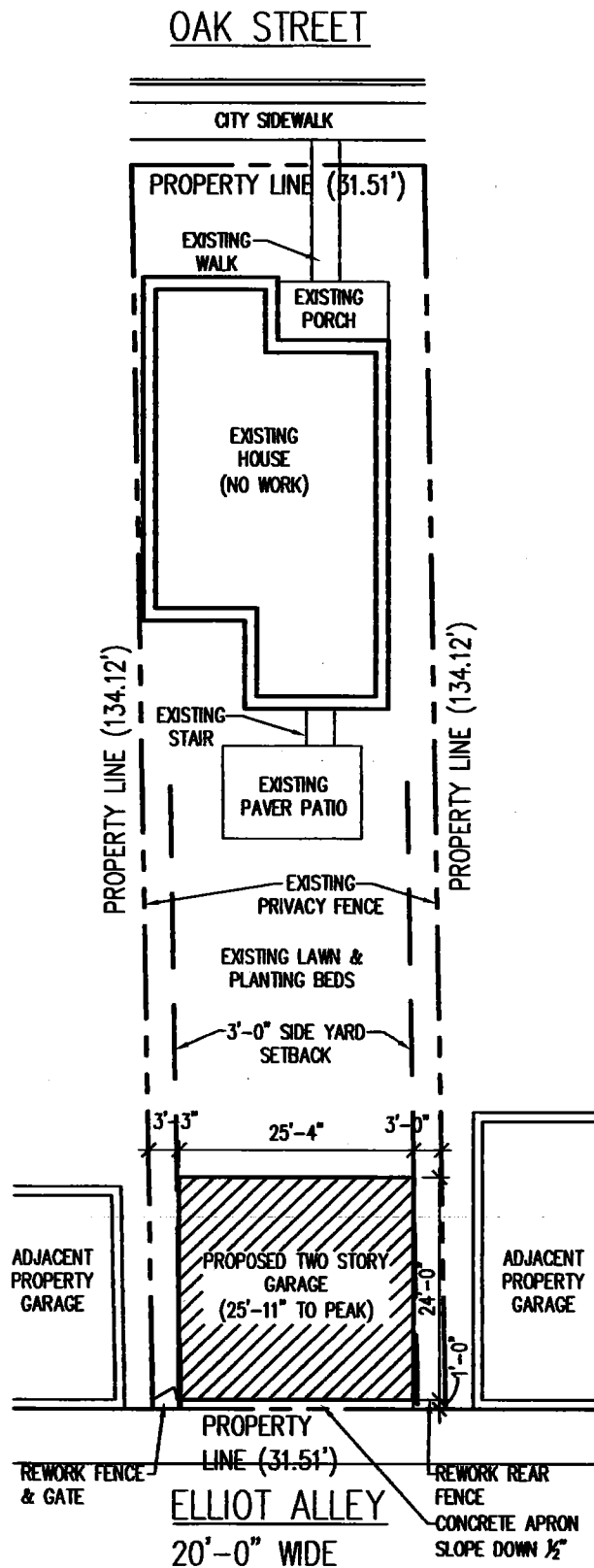
Disclaimer

Scale = 40

Grid North

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.

Real Estate / GIS Department



ZONING INFORMATION

PARCEL I.D. — 010-001350

CURRENT SITE ZONING = R-3
 NO CHANGE REQUIRED
 HEIGHT DISTRICT = H35

TOTAL LOT AREA = 4,235 S.F.

BUILDING COVERAGE

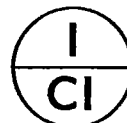
EXISTING HOUSE = 1,045 S.F.
 EXISTING PORCH = 75 S.F.
 PROPOSED TWO STORY GARAGE = 608 S.F.
 MAXIMUM GARAGE AREA = 720 S.F.

TOTAL DEVELOPMENT COVERAGE = 1,728 S.F.
 % OF COVERAGE $(1,926/4,235) \times 100 = 40.08\%$

TOTAL DEVELOPMENT COVER ALLOWED = 50%

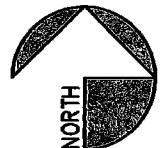
MAX. GARAGE (ACCESSORY STRUCTURE) HEIGHT = 15'
 PROPOSED GARAGE HEIGHT = 25'-11" TO PEAK

PROPOSED SECOND FLOOR USE =
 HOME OFFICE/DEN/MUSIC ROOM



SITE PLAN

SCALE: 1" = 20'-0"



Date: 9/2/16

Rev: -
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C-I

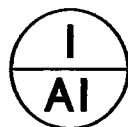
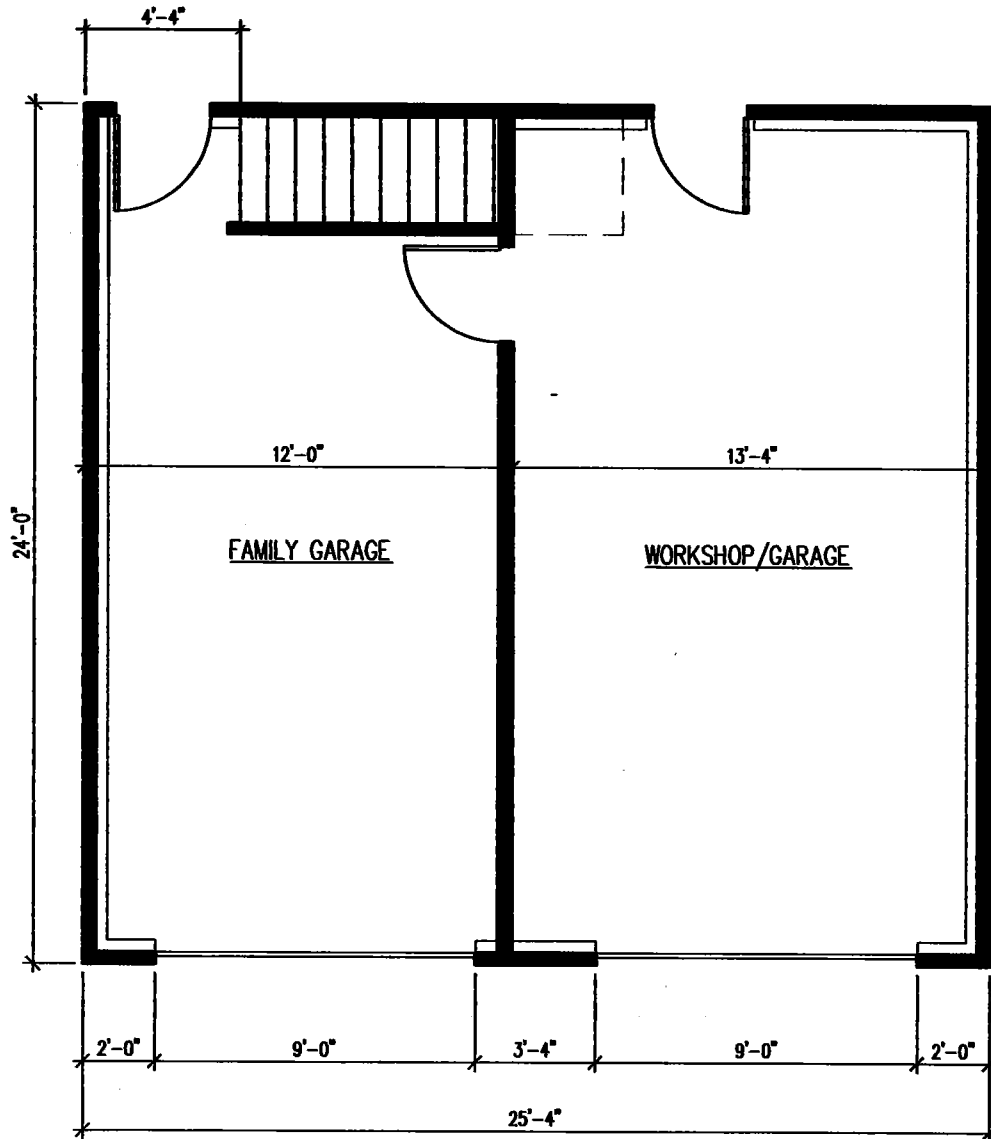
GARAGE ADDITION TO THE FREEMAN RESIDENCE

749 OAK STREET
 COLUMBUS, OHIO

Steven D. Stroh Architect

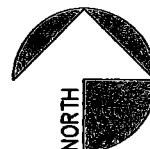
2607 West Choctaw Drive
 London, Ohio 43140

Phone 614-395-2860
 Email ssstrohl@columbusrr.com



1ST FLOOR PLAN

SCALE: 3/6" = 1'-0"



Date: 9/2/16

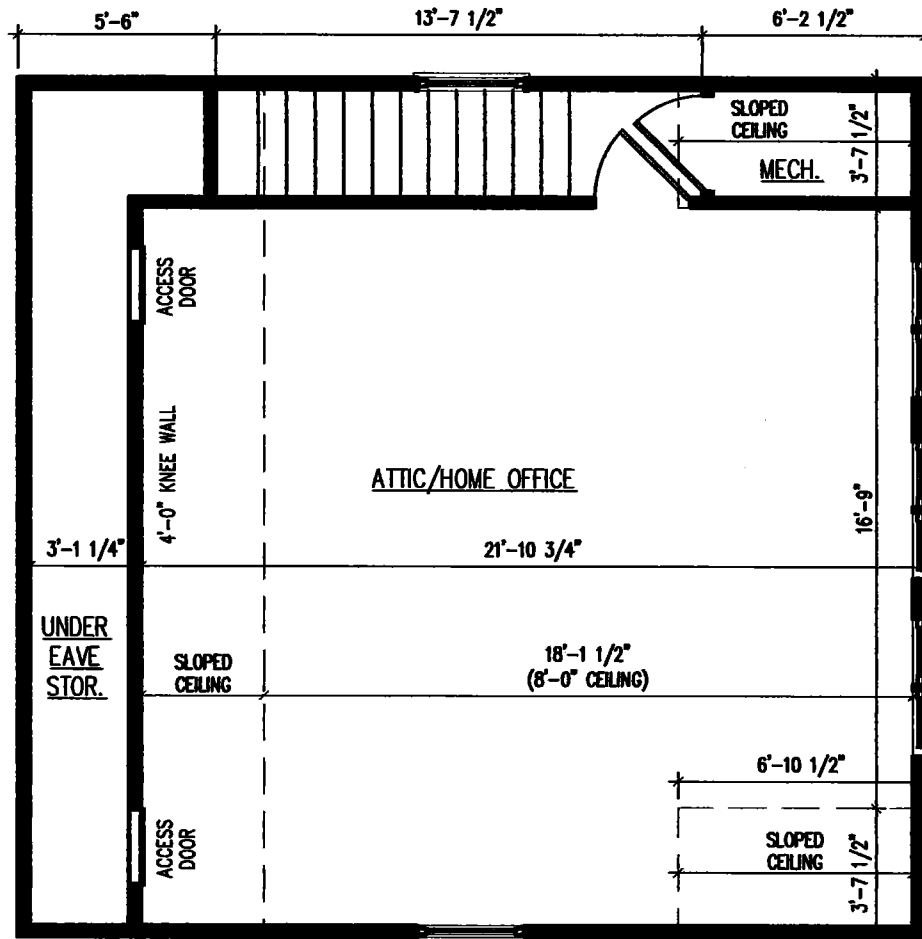
Rev: -

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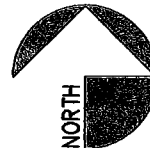
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A-I

GARAGE ADDITION TO THE
FREEMAN RESIDENCE749 OAK STREET
COLUMBUS, OHIO**Steven D. Stroh Architect**2607 West Choctaw Drive
London, Ohio 43140Phone 614-395-2860
Email sstrohl@columbus.rr.com



2 **2ND FLOOR PLAN**
A-2 SCALE: 3/6" = 1'-0"



Date: 9/2/16
 Rev: -
 -

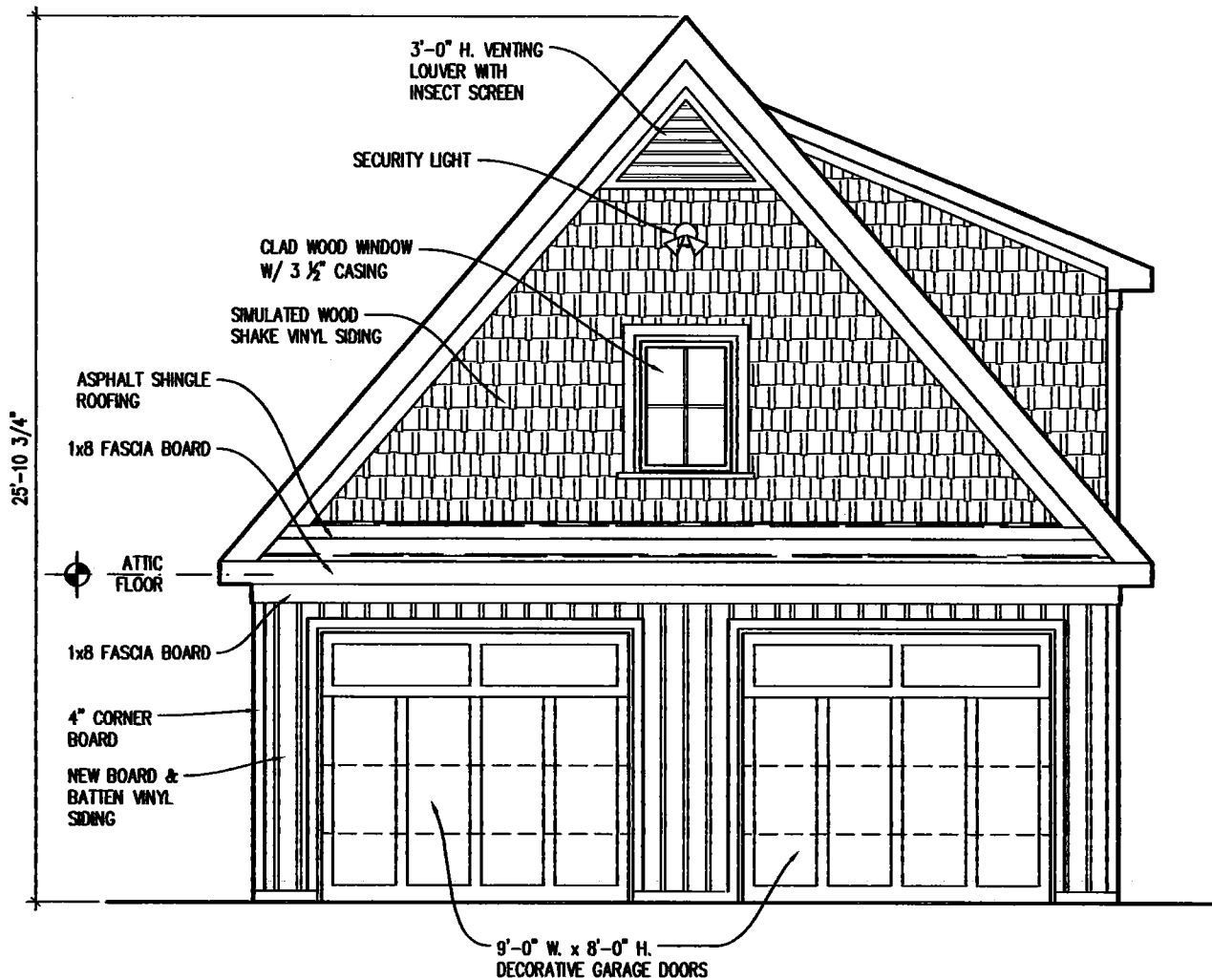
A-2

**GARAGE ADDITION TO THE
 FREEMAN RESIDENCE**
 749 OAK STREET
 COLUMBUS, OHIO

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 London, Ohio 43140

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 Email sstrohl@columbus.rr.com



3 ELEVATIONS
A3 SCALE: 3/6" = 1'-0"

Date: 9/2/16

Rev: -
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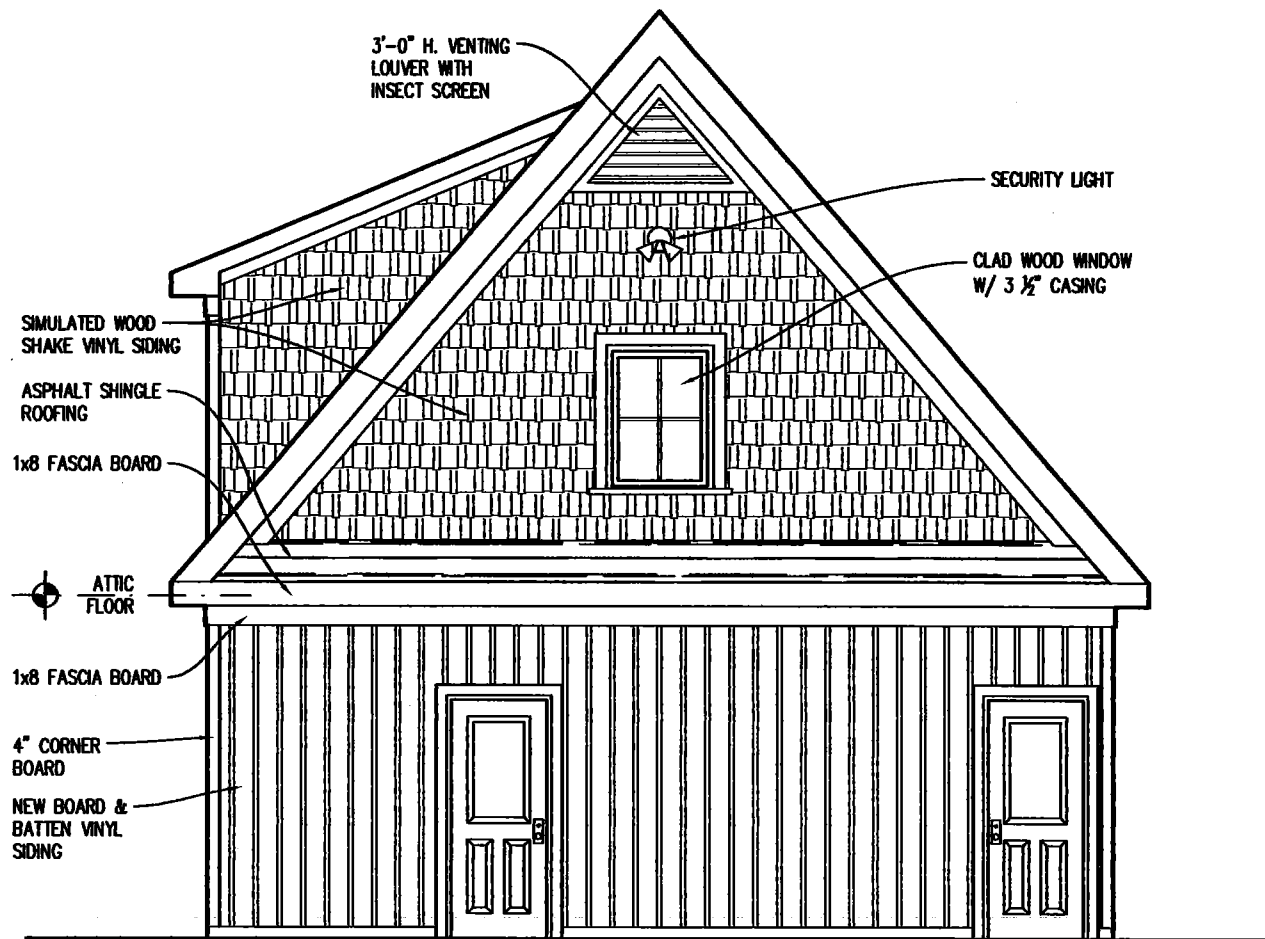
A-3

**GARAGE ADDITION TO THE
 FREEMAN RESIDENCE**
 749 OAK STREET
 COLUMBUS, OHIO

Steven D. Strohm Architect

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4 NORTH ELEVATION
A4 SCALE: 3/6" = 1'-0"

Date: 9/2/16

Rev: -

-

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A-4

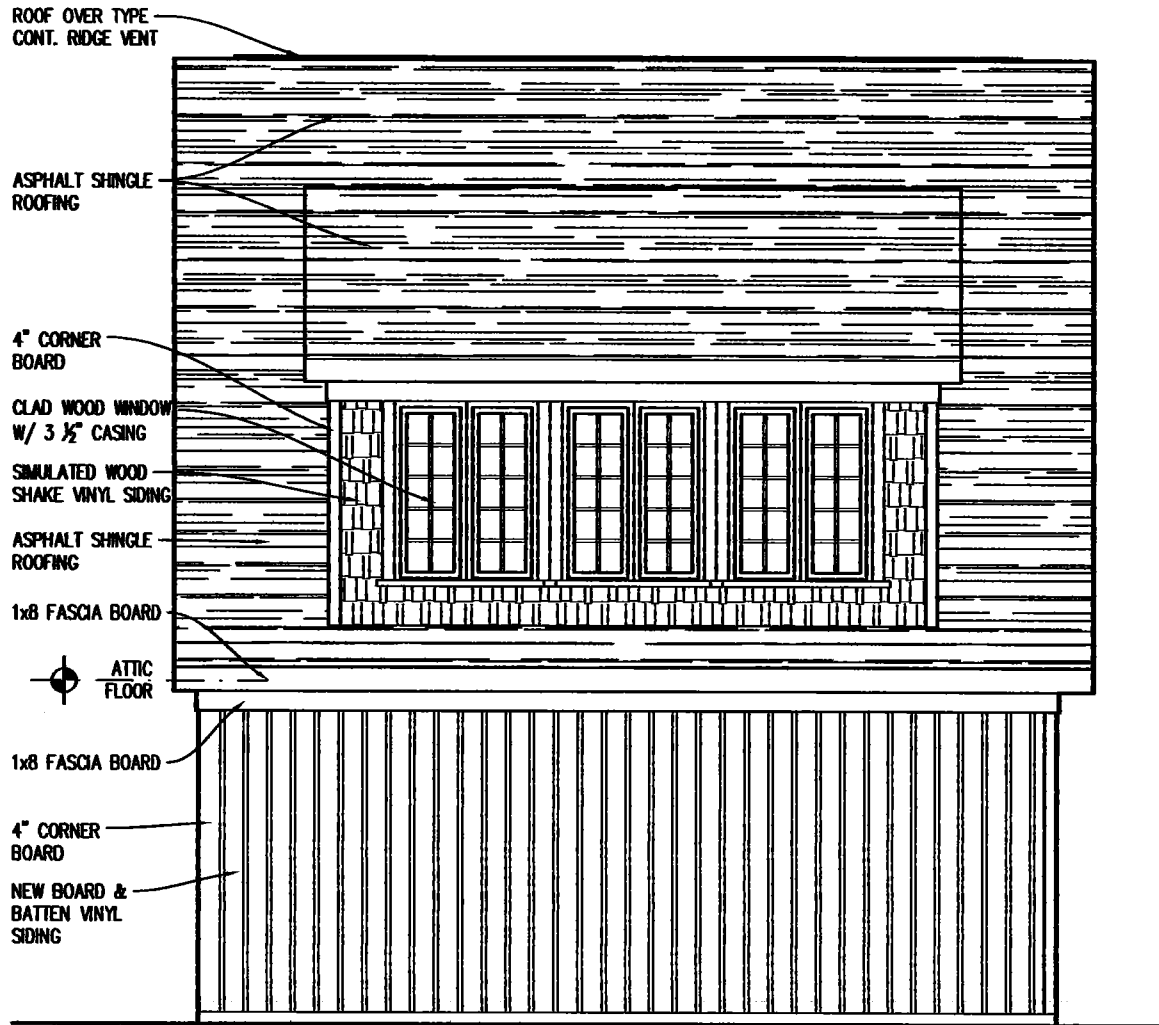
GARAGE ADDITION TO THE
FREEMAN RESIDENCE

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 COLUMBUS, OHIO

Steven D. Stroh Architect

2607 West Choctaw Drive
 London, Ohio 43140

Phone 614-395-2860
 Email sstroh1@columbus.rr.com



5 EAST ELEVATION
A5 SCALE: 3/6" = 1'-0"

Date: 9/2/16

Rev: -
 -
 -

A-5

**GARAGE ADDITION TO THE
 FREEMAN RESIDENCE**

749 OAK STREET
 COLUMBUS, OHIO

Steven D. Strohm Architect

2607 West Choctaw Drive
 London, Ohio 43140

Phone 614-395-2860
 Email sstrohm@columbus.rr.com

ROOF OVER TYPE
CONT. RIDGE VENT

ASPHALT SHINGLE
ROOFING

1x8 FASCIA BOARD



ATTIC
FLOOR

1x8 FASCIA BOARD

4" CORNER
BOARD

NEW BOARD &
BATTEN VINYL
SIDING

ATTIC
FLOOR



6 WEST ELEVATION
A6 SCALE: 3/6" = 1'-0"

Date: 9/2/16

Rev: -
-
-

A-6

**GARAGE ADDITION TO THE
FREEMAN RESIDENCE**

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COLUMBUS, OHIO

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DEPARTMENT OF PLANNING
AND ZONING SERVICES

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) Steven D. Stroh

of (COMPLETE ADDRESS) 2607 W. Choctaw Dr., London, OH 43140

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

Jared P. Freeman, 749 Oak St., Columbus, OH 43205

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 2 day of September, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9-15-2018

Notary Seal Here



BRADEN SCOTT
Notary Public, State of Ohio
My Comm. Expires Sept. 15, 2018

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