



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Wed Oct 12 2016

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 989 PENNSYLVANIA AVE COLUMBUS OH 43201

**Mailing Address:** 989 PENNSYLVANIA AVE  
COLUMBUS OH 43201-3334

**Owner:** HAMMER CHRISTOPHER M WOOD MAT

**Parcel Number:** 010055427

#### ZONING INFORMATION

**Zoning:** Z01-016, Residential, R2F  
effective 5/23/2001, 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:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

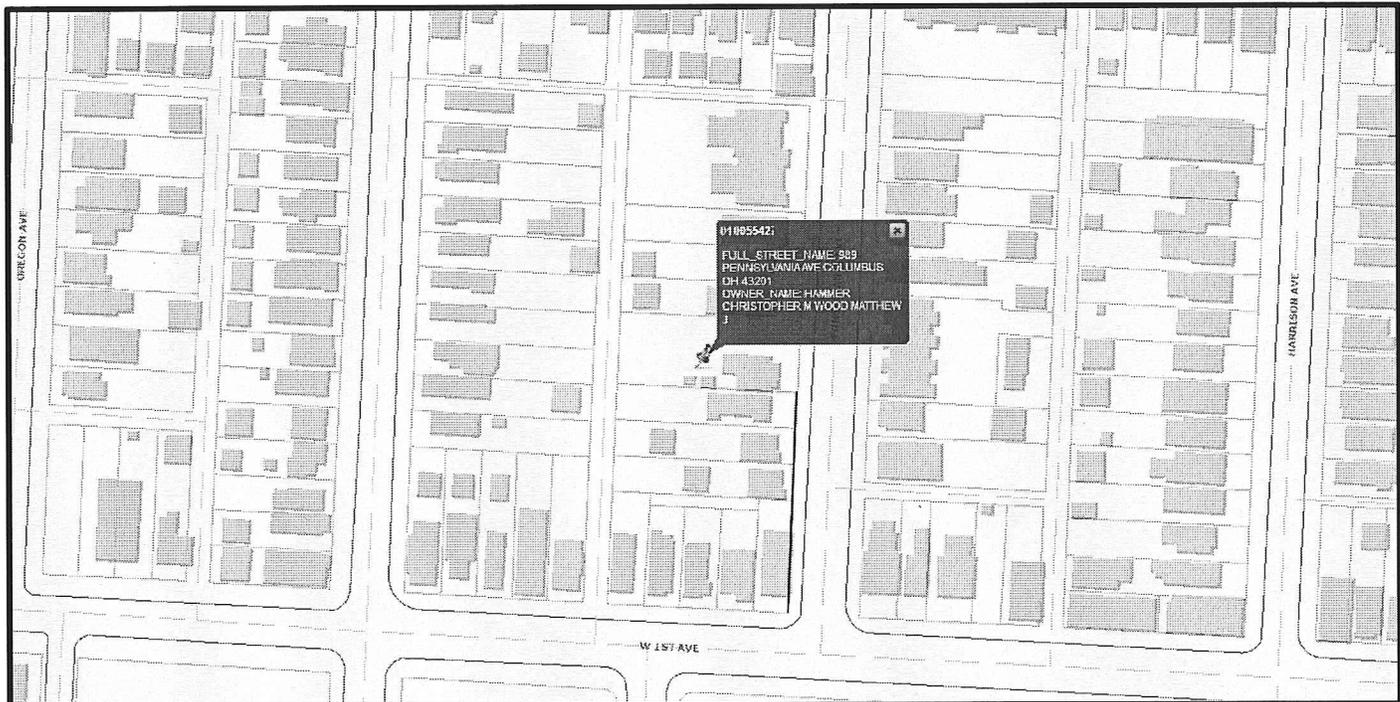
#### PENDING ZONING ACTION

**Zoning:** N/A

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

**Council Variance:** N/A

**Graphic Commission:** N/A



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: BZA16-135 Date Received: 10/11/16  
Application Accepted by: W. Rein Fee: \$320<sup>00</sup>  
Commission/Civic: Harrison West  
Existing Zoning: R-2F  
Comments: 12/20/16

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

Variance  Special Permit

Indicate what the proposal is and list applicable code sections:

TO PERMIT THE RE-DIVISION OF TWO PLATTED LOTS THAT WERE COMBINED,  
WITH 3 VARIANCES FOR AREA

**LOCATION**

Certified Address: 989 PENNSYLVANIA AVE City: Columbus Zip: 43201

Parcel Number (only one required): 010-055427

**APPLICANT** (If different from Owner):

Applicant Name: Connie J. Klema Attorney Phone Number: 614 374 8488 Ext.: —

Address: P.O. Box 991 City/State: PATASKALA OH Zip: 43062

Email Address: cklemaattorney@gmail.com Fax Number: —

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

Name: CHRISTOPHER HAMMER & MATTHEW WOOD Phone Number: N/A Ext.: —

Address: 989 Pennsylvania Ave City/State: Colo OH Zip: 43201

Email Address: chammerproperties@gmail.com Fax Number: N/A

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

Name: Connie J. Klema ATTORNEY Phone Number: 614 374 8488 Ext.: —

Address: P.O. Box 991 City/State: PATASKALA OH Zip: 43062

Email Address: cklemaattorney@gmail.com Fax Number: —

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

APPLICANT SIGNATURE Connie J. Klema attorney

PROPERTY OWNER SIGNATURE Connie J. Klema on behalf of C. Hammer & M. Wood

ATTORNEY / AGENT SIGNATURE Connie J. Klema

**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

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Connie J. KLEMA Attorney  
of (1) MAILING ADDRESS P.O. Box 991 PATASKALA OH 43062

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 989 Pennsylvania Avenue

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) CHRISTOPHER HAMMER & MATTHEW WOOD  
989 PENNSYLVANIA Ave  
Cols. OH 43201

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

Connie J. KLEMA Attorney  
614 374 8488

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

(5) HARRISON West Society  
Jacob SukoSD  
P.O. Box 163442 Cols OH 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 *Connie J. KLEMA*

Sworn to before me and signed in my presence this 4<sup>th</sup> day of Oct 2016

*Marcy D. Green*  
(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 2-29-2020  
MARCY D. GREEN  
Notary Public, State of Ohio  
My Commission Expires  
02-29-2020



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
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Please make checks payable to the Columbus City Treasurer

**989 Pennsylvania Avenue**

**Connie J. Klema, Attorney  
P. O. Box 991  
Pataskala, Ohio 43062**

**410 W First LLC  
919 Neil Ave  
Columbus, Ohio 43215**

**Carolyn & Christine Simpson  
426 W 1<sup>st</sup> Ave  
Columbus, Ohio 43201**

**Joshua M Russell  
5137 Chowen Ave South  
Minneapolis, MN 55410**

**David M Neubauer  
Jean A Krum  
365 N Cassady Ave  
Columbus, Ohio 43209**

**Diana G Harris  
984 Pennsylvania Ave  
Columbus, Ohio 43201**

**Richard J Bruggeman  
11 Buttles Ave  
Columbus, Ohio 43215**

**Susan M Oehler  
1002 Pennsylvania Ave  
Columbus, Ohio 43201**

**Steven & Angela Kurtz  
996 Pennsylvania Ave  
Columbus, Ohio 43201**

**Kevin Cothren  
1006 Pennsylvania Ave  
Columbus, Ohio 43201**

**Marjorie L Stafford  
450 W First Ave  
Columbus, Ohio 43201**

**Lila Shopovski  
799 Hamlet St  
Columbus, Ohio 43215**

**Ashley Hackbarth  
456 W First Ave  
Columbus, Ohio 43201**

**James & Linda Caulley  
990 Michigan Ave  
Columbus, Ohio 43201**

**JM Koenig Family Properties LLC  
16962 Blanche PL  
Granada Hills, CA 91344**

**Joseph A Smith  
996 Michigan Ave  
Columbus, Ohio 43201**

**Joseph A Miller  
1002 Michigan Ave  
Columbus, Ohio 43201**

**Rachel R Spurbeck  
1006 Michigan Ave  
Columbus, Ohio 43201**

**Susan Lynn Nowak  
1010 Michigan Ave  
Columbus, Ohio 43201**

**James & Barbara Busch  
1012 Michigan Ave  
Columbus, Ohio 43201**

**James Howard Kurtz  
1018 Michigan Ave  
Columbus, Ohio 43201**

**Owen Merchant  
Jean Kennedy  
1020 Michigan Ave  
Columbus, Ohio 43201**

**Future Five Investment LTD  
572 E Rich St  
Columbus, Ohio 43215**

**Valerie Epperson  
Edward Goffos Jr  
1005 Pennsylvania Ave  
Columbus, Ohio 43201**

**Justin & Kristen Baldinger  
999 Pennsylvania Ave  
Columbus, Ohio 43201**

**Min-Hsiu Yang  
Max Elmi  
995 Pennsylvania Ave  
Columbus, Ohio 43201**

**Christopher Hammer  
Matthew Wood  
989 Pennsylvania Ave  
Columbus, Ohio 43201**

**BZA16-135**

**989 Pennsylvania Avenue**

**Stelianos H Agganis  
983 Pennsylvania Ave  
Columbus, Ohio 43201**

**Michael Plakosh  
979 Pennsylvania Ave  
Columbus, Ohio 43201**

**Max & Nisha Grosel  
2411 Marblevista Blvd  
Columbus, Ohio 43204**

**Hashem Shkoukani  
7817 Silver Rose Ct  
Dublin, Ohio 43016**

**Sandra Dudley  
438 W 1<sup>st</sup> Ave  
Columbus, Ohio 43201**

**Rick Edwards  
442 W First Ave  
Columbus, Ohio 43201**

**David Alvis  
446 W First Ave  
Columbus, Ohio 43201**

**STATEMENT OF HARDSHIP**

**989 PENNSYLVANIA AVENUE**

The subject Property is a combination of what had been two platted lots: Lot numbers 341 and 342 in the Collins, Atkinson & Guitner's Second Addition. These two lots, like the platted lots surrounding them, were each thirty (30) feet wide and one-hundred fifty (150) feet deep. Lot numbers 341 and 342 were combined prior to 1942. A single family house was built on the portion of the combined lot that had been Lot 341.

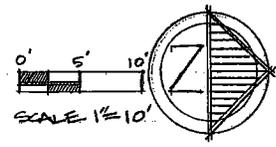
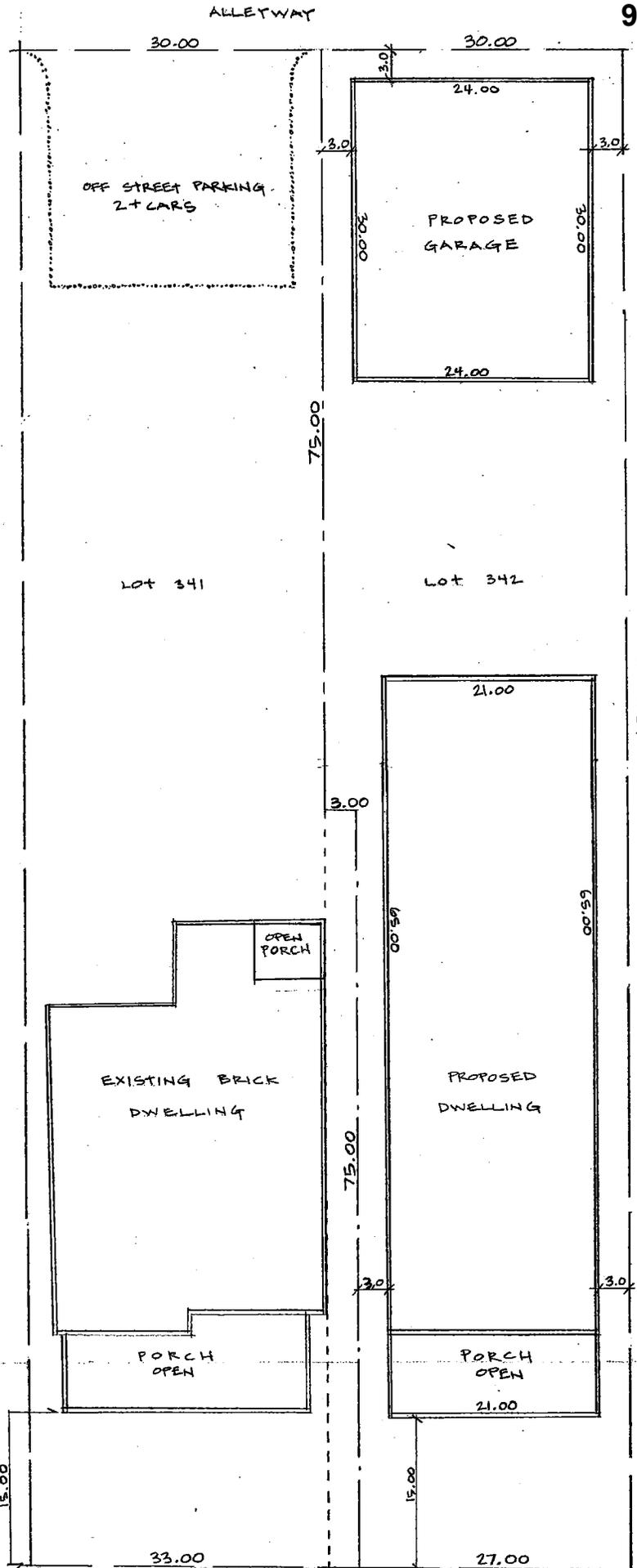
The current zoning code requirements were not written when the Collins, Atkinson & Guitner's Second Addition was platted. Lot widths, areas, and house setbacks that were permitted then are not permitted today under the current zoning code. For this reason, re-division of the combined lots does not result in two lots that satisfy today's required width or area and the existing house's south side yard cannot be increased to three feet.

Special circumstances apply to the subject property that do not generally apply to other properties in the same zoning district. The surrounding lots under the same current zoning are non-conforming. Each are each developed with houses on lots that have less than the required width and area and most have less than the required side yard setbacks. These diversions from the current zoning code requirements are not the result of the actions of the property owner. The surrounding lots and houses built on them were permitted prior to the current zoning code becoming effective. These circumstances make it necessary that a variance be granted to preserve the substantial property right of the owner which is possessed by owners of the surrounding lots and houses; to permit what had been two lots to be two lots, and to permit each lot to be improved with one single family house. The granting of variances to permit this will not be injurious to the neighboring properties and will not be contrary to the public interest or the intent of the zoning code.

## LIST OF VARIANCES

### 989 PENNSYLVANIA AVENUE

1. **3332.05 Area District Lot Width Requirements:** To permit a building to be erected on a lot with a width measured at the front lot line less than 50 feet and to be 33 feet on the proposed south lot and to be 27' on the proposed north lot.
2. **3332.14 R-2F Area District Requirements:** To permit a single family dwelling to be situated on a lot with less than 6000 square feet in area and to 4,725 square feet in area on the proposed south lot and to be 4,275 square feet in area on the proposed north lot.
3. **3332.25 Maximum Side Yards Required:** To permit the maximum side yards required to be reduced from 20% (6.6 ft.) to 15.15% (5 ft.).
4. **3332.26 Minimum Side Yard Permitted:** To permit the least dimension between any part of the building and the side lot line to be less than 3 feet and to be 2 feet on the proposed south Lot for the existing house.



CHRIS HAMMER  
 MATT WOOD  
 989 PENNSYLVANIA  
 COLUMBUS, OH  
 43201

# BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF COLUMBUS  
Lots 341 and 342 of Collins,  
Atkinson & Guitner's 2nd Addition  
Plat Book 2, Page 153

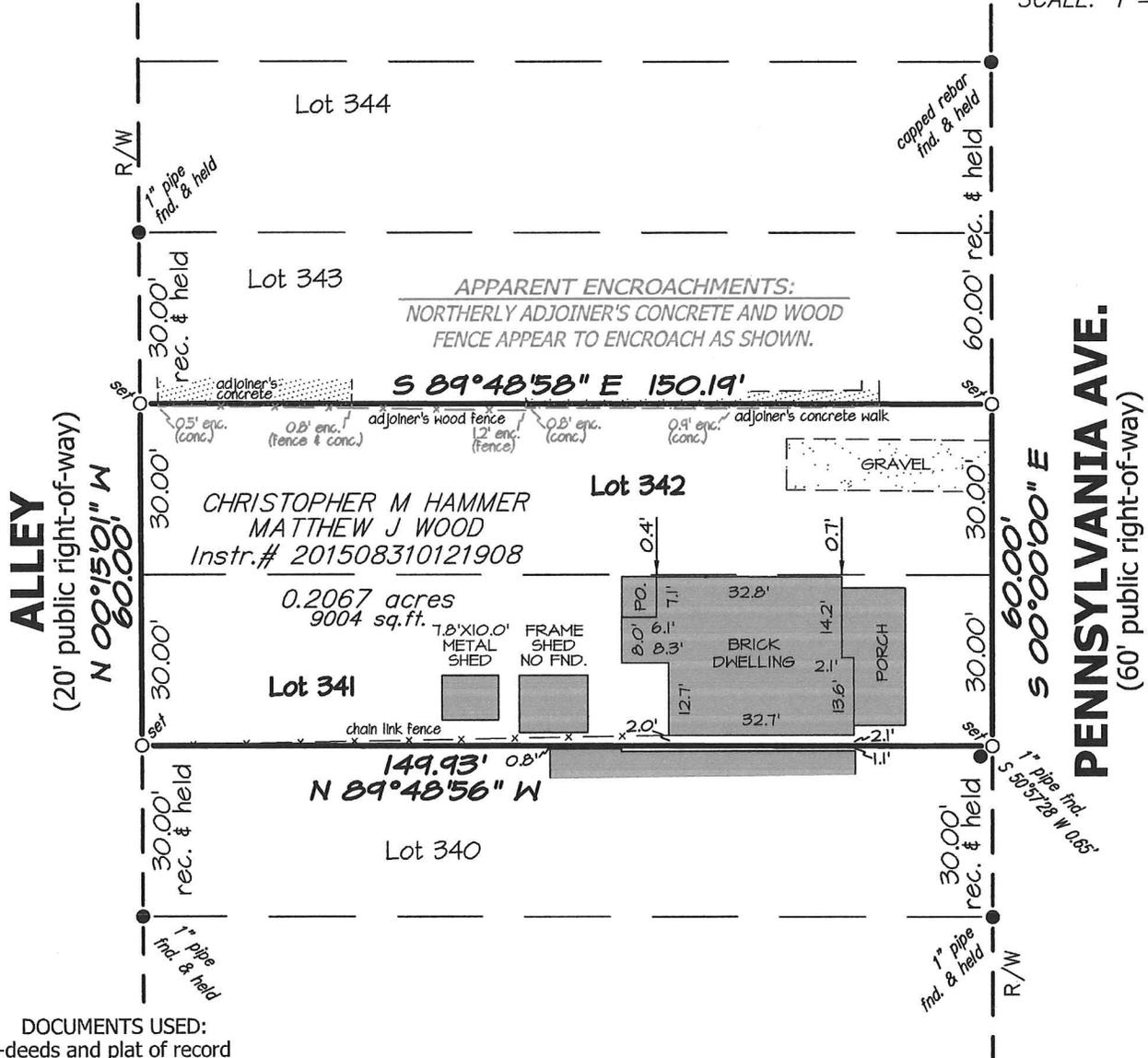
Property Address:  
989 Pennsylvania Ave  
Columbus, OH 43201  
  
Franklin County  
Par. # 010-055427-00



0 30'  
SCALE: 1"=30'

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS ASSUMED.



DOCUMENTS USED:  
-deeds and plat of record

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.



*Matthew L. Campbell*  
MATTHEW L. CAMPBELL  
CAMPBELL & ASSOCIATES, INC. REG. NO. 8546

8/15/2016  
DATE

### LEGEND

- rec. - RECORD DISTANCE OR ANGLE
- calc. - CALCULATED DISTANCE OR ANGLE
- obs. - OBSERVED DISTANCE OR ANGLE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET

Fieldwork completed:  
8/12/2016  
Job: C0130801

**CAMPBELL & ASSOCIATES, INC.**  
Land Surveyors  
(800)233-4117  
www.campbellsurvey.com



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 10/4/16



Disclaimer

Scale = 40



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.

# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

**Parcel ID: 010055427**

**Zoning Number: 989**

**Street Name: PENNSYLVANIA AVE**

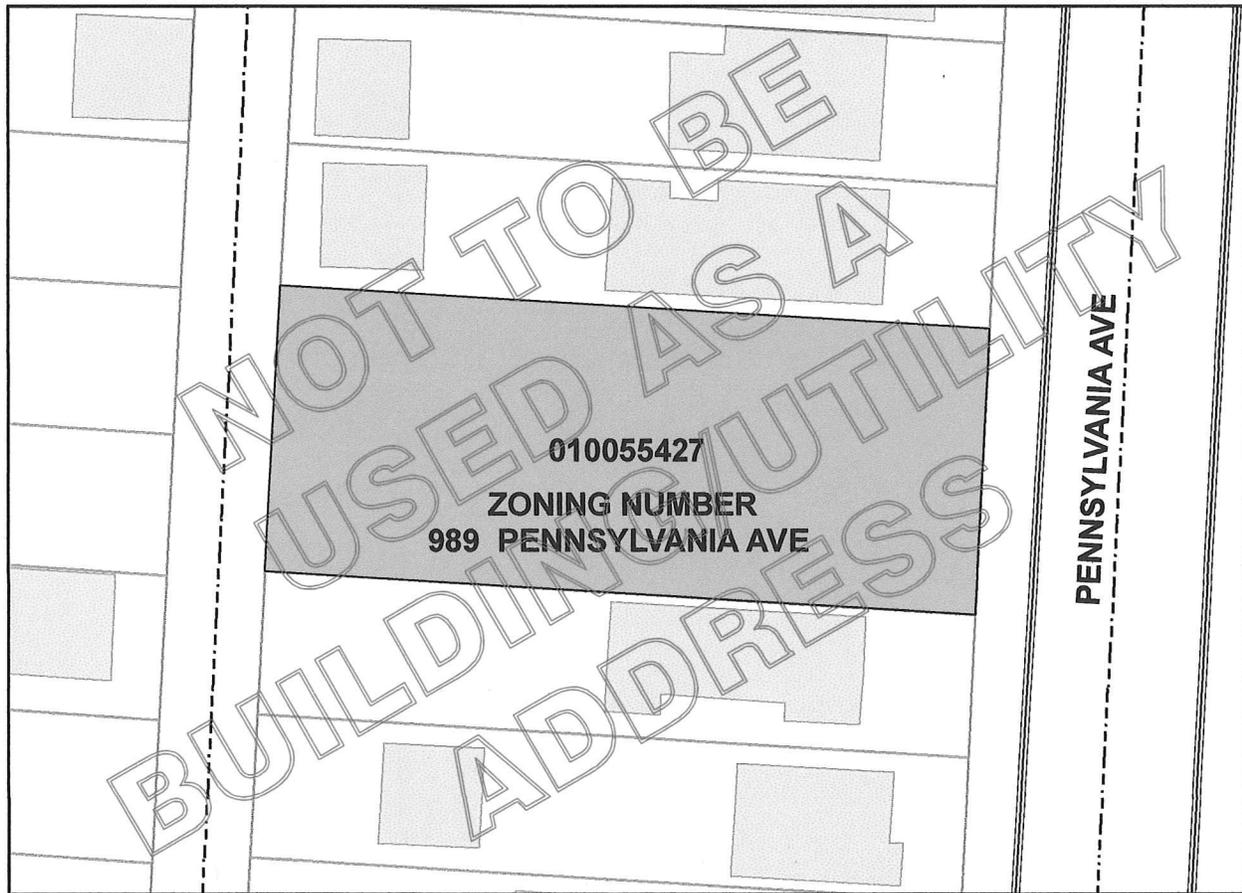
**Lot Number: N/A**

**Subdivision: N/A**

**Requested By: CONNIE KLEM (ATTORNEY)**

**Issued By:** *Adyana Amarian*

**Date: 10/3/2016**



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 75321

**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) Connie J. Klema ATTORNEY  
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062

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

CHRISTOPHER HAMMER

MATTHEW WOOD

989 PENNSYLVANIA AVE

COLUMBUS OH 43201

SIGNATURE OF AFFIANT

Connie J. Klema

Sworn to before me and signed in my presence this 4<sup>th</sup> day of Oct, in the year 2016

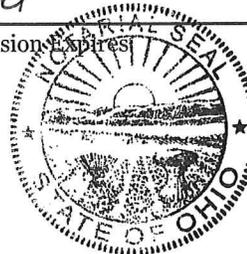
Marcy D. Green

SIGNATURE OF NOTARY PUBLIC

229-29

My Commission Expires

Notary Seal Here



**MARCY D. GREEN**  
Notary Public, State of Ohio  
My Commission Expires  
02-29-2020

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