



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Nov 17 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 847 HAMLET ST COLUMBUS OH 43215

Mailing Address: 17 BRICKEL ST STE E
COLUMBUS OH 43215-7502

Owner: 847 HAMLET STREET LLC

Parcel Number: 010011302

ZONING INFORMATION

Zoning: Z73-025, Residential, R4
effective 6/19/1973, 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: I-670 Graphics Control

Historic District: Italian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

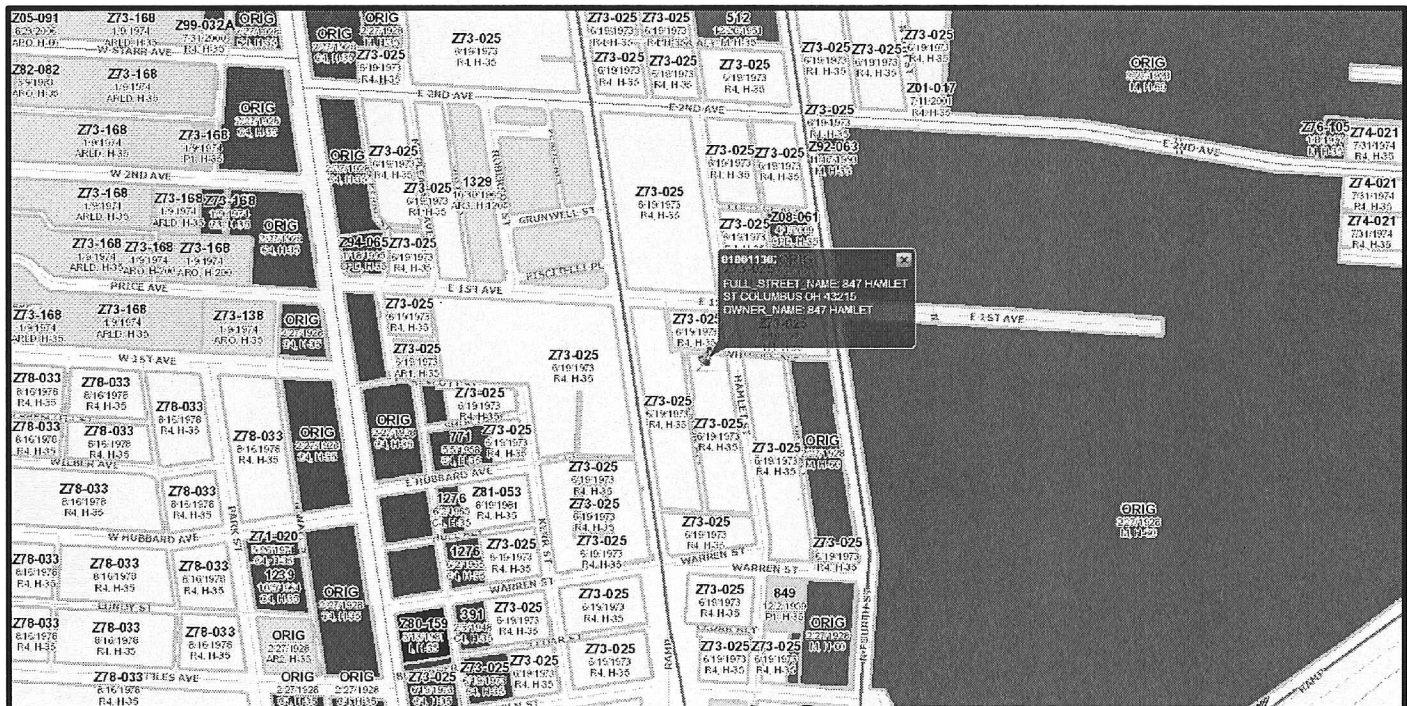
PENDING ZONING ACTION

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

BZA16-150

847 Hamlet Street

OFFICE USE ONLY

Application Number: BZA 16 - 150 Date Received: 1/16/16
Application Accepted by: W. Reiss Fee: \$320.00
Commission/Civic: Italian Village
Existing Zoning: R-4
Comments: 1/24/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:
See attached list

LOCATION

Certified Address: 847 Hamlet Street City: Columbus, OH Zip: 43215

Parcel Number (only one required): 010-011302

APPLICANT (If different from Owner):

Applicant Name: 847 Hamlet Street LLC Phone Number: (614) 907-4099 Ext.:

Address: 17 E. Brickel Street, Suite E City/State: Columbus, OH Zip: 43201

Email Address: chadseiber@gmail.com Fax Number:

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

Name: 847 Hamlet Street LLC Phone Number: (614) 907-4099 Ext.:

Address: 17 E. Brickel Street, Suite E City/State: Columbus, OH Zip: 43201

Email Address: chadseiber@gmail.com Fax Number:

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

Name: Jackson B. Reynolds, III Phone Number: (614) 221-4255 Ext.:

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number: (614) 221-4409

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

APPLICANT SIGNATURE By: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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

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

BZA16-150

847 Hamlet Street

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Jackson B. Reynolds, III

of **(1) MAILING ADDRESS** 37 West Broad Street, Suite 460, Columbus, OH 43215

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 847 Hamlet 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
AND MAILING ADDRESS

(4)

847 Hamlet Street LLC

17 E. Brickel Street, Suite E
Columbus, OH 43201

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

847 Hamlet Street LLC
(614) 907-4099

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

(5)

Italian Village Commission

c/o Connie Torbeck

50 W. Gay Street, 4th Floor
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 NAME

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

see attached list

☐ **(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 7th day of November

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2020



Notary Seal
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

APPLICANT/PROPERTY OWNER

847 Hamlet Street LLC
17 East Brickel Street
Columbus, OH 43201

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

Italian Village Commission
c/o Connie Torbeck
Historic Resources
50 West Gay Street
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Partnership for Art in Architecture
797 Summit Street
Columbus, OH 43215

Steve Hurtt
797 Summit Street
Columbus, OH 43215

Craig S Morford Jr.
Katherine R Morford
828 Hamlet Street
Columbus, OH 43215

Sharon Band
856 Summit Street
Columbus, OH 43215

853-857 Hamlet Street LLC
857 Hamlet Street
Columbus, OH 43215

Dean O Berlon
Steven A Hurtt
797 Summit Street
Columbus, OH 43215

Catherine A Vath
145 Atlantis Blvd.
Lake Worth, FL 33462

Pentecostal Church of Christ Inc Tr.
c/o Morgan
1922 East Hudson Street
Columbus, OH 43211

Amy Ivan
864 Summit Street
Columbus, OH 43215

William R Kennedy
173 East First Avenue
Columbus, OH 43215

Daniel J & Christine R Crane
843 Hamlet Street
Columbus, OH 43215

Linsker Holdings LLC
c/o Northsteppe Realty
Attn: Diana Hawks
10 East 17th Avenue
Columbus, OH 43201

Cari L Withrow
837 Hamlet Street
Columbus, OH 43215

Katherine D Sweat
Suzanne M Barker
179 East First Avenue
Columbus, OH 43215

LS Development Systems LLC
1020 Dennison Avenue, Suite 102
Columbus, OH 43201

Matthew Bosserman
147 East First Avenue
Columbus, OH 43215

Paula H Katz
149 East First Avenue
Columbus, OH 43215

Dianne L Kiener
846 Summit Street
Columbus, OH 43215

Dwaine R Young
829 Hamlet Street
Columbus, OH 43215

Amiya & Sumita Dey
854 Summit Street
Columbus, OH 43215

Kristin Boggs
834 Hamlet Street
Columbus, OH 43215

BZA16-150
847 Hamlet Street

Meggin B Weimerskirch
852 Hamlet Street
Columbus, OH 43215

Mark Stimple
866 Summit Street
Columbus, OH 43215

Laurence J Corley
183 East 1st Avenue
Columbus, OH 43201

Sarah K Glaser
270 Spruce Hill Drive
Columbus, OH 43230

mulberry-hamlet.lbl (nct)
11/7/16 S:Docs/s&hlabels/2016

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 seeking variances to allow for the rehabilitation of the existing home on the property as well as add a garage and additional living space to the house to improve a substantial dwelling unit. The property is located on a small (30' x 130') lot in an older urban area of the near downtown (Italian Village)

and given the historical situation in the surround area any additions to an existing home would require variances, so the special circumstances are created by the existing lot size and the fact that the Zoning Code is written for suburban areas. The

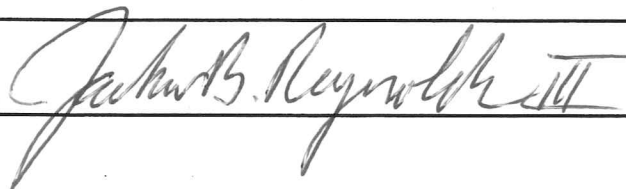
actions that requires the granting of the variances is not the result of the applicant

rather it is a result of the small lot. The granting of the variance will grant the

applicant the same property rights as those in the neighborhood who have worked to rehabilitate older existing homes. Finally the granting of the variances will not

injury surrounding properties nor will the granting of the variance do harm to the public welfare nor the intent of the Zoning Code.

Signature of Applicant



Date

11/11/14

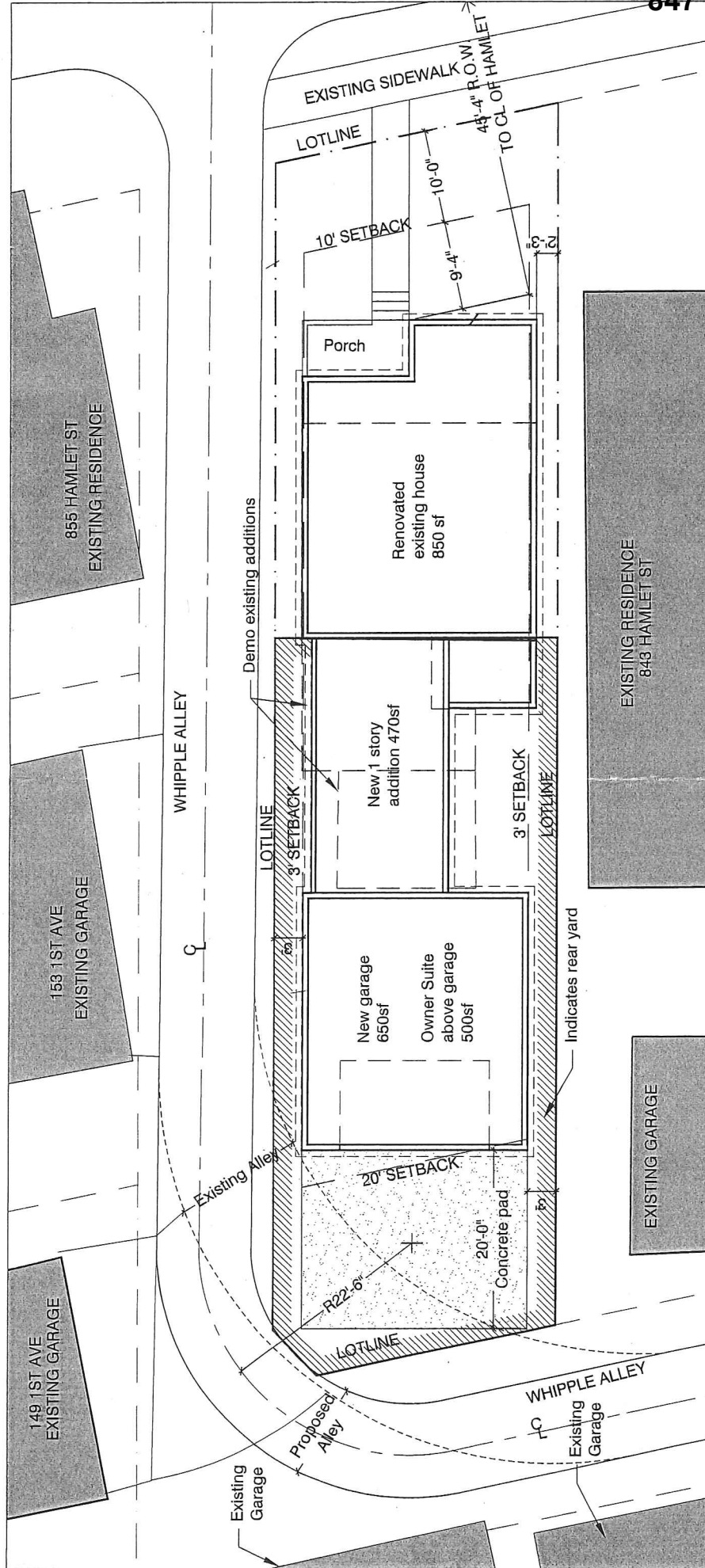
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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

Please make checks payable to the Columbus City Treasurer

Variance Request
847 Hamlet Street
One Lot

- (1) 3332.18(D) 50% lot coverage – 1,950 sq. ft. - proposed 1,980 sq. ft. an increase of 30 sq. ft. or 52% (increase of 2%).
- (2) 3332.27 Rear yard – 25% of lot – 975 sq. ft. – proposed 765 sq. ft. a decrease of 210 sq. ft. or 19% (a decrease of 6%).
- (3) 3326.26(C)(1) Minimum sideyard 3' required – 2'3" proposed – a reduction of 9'.
- (4) 3325(B) Maximum sideyard – 6' required to 5'3", a reduction of 9'.



1 SITE PLAN - PROPOSED

OWNER:
17 E BRICKEL ST.
COLS OH 43201

ARCHITECT:
GUNZELMAN architecture + interiors
Laurie Gunzelman, AIA
88 N FIFTH ST #202
COLUMBUS, OH 43215
(C) 614-203-5252
lgunzelman@gunzelmanai.com

LEGAL DESCRIPTION:
847 HAMLET ST
G W RICE
LOT 5

SITE ADDRESS: 847 HAMLET STREET
COLUMBUS, OH 43201
TOTAL LOT AREA: .09 ACRES, 3,920 SF
ZONING: Z73-025
EFFECTIVE: 6/19/1973
LAND USE: R - RESIDENTIAL
PARCEL # 010-011302-00

THE LOCATIONS OF EXISTING UTILITIES, BUILDING AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.

ELECTRIC
 STORM SEWER
 ELECTRIC
 FENCE
 WATER SYSTEM

ZONING DATA		REAR YARD		SF	
PROJECT DESCRIPTION	DEMOLITION OF EXISTING ADDITIONS. RENOVATION & ADDITION OF EXISTING RESIDENCE. NEW 2 CAR ATTACHED GARAGE WITH LIVING SPACE ABOVE	TOTAL REAR YARD	MINUS ADDITION	TOTAL REAR YARD	2285SF
LAND USE GROUP	R - RESIDENTIAL	REAR YARD / TOTAL LOT	%	REAR YARD / TOTAL LOT	58.2%
SET BACK	FRONT = 10', SIDE = 3', REAR = 20'	TOTAL REAR YARD	MINUS ADDITION	TOTAL REAR YARD	29.7%
PROPOSED ADDITIONS	1 Story 470 SF Addition to existing residence Owner Suite 500 sf Above New garage				
GARAGE	(1) New attached 2 Car garage 650sf				

847 HAMLET ST.

GUNZELMAN

architecture + interiors
88 N FIFTH ST
COLUMBUS, OH 43215
P 614.321.5252

COLUMBUS OH 43201

DATE: 11.01.2016

DATE: 2/10/16



Scale = 50

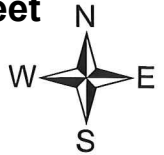


Real Estate / GIS Department



City of Columbus Zoning Plat

BZA16-150
847 Hamlet Street



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: 010011302

Zoning Number: 847

Street Name: HAMLET ST

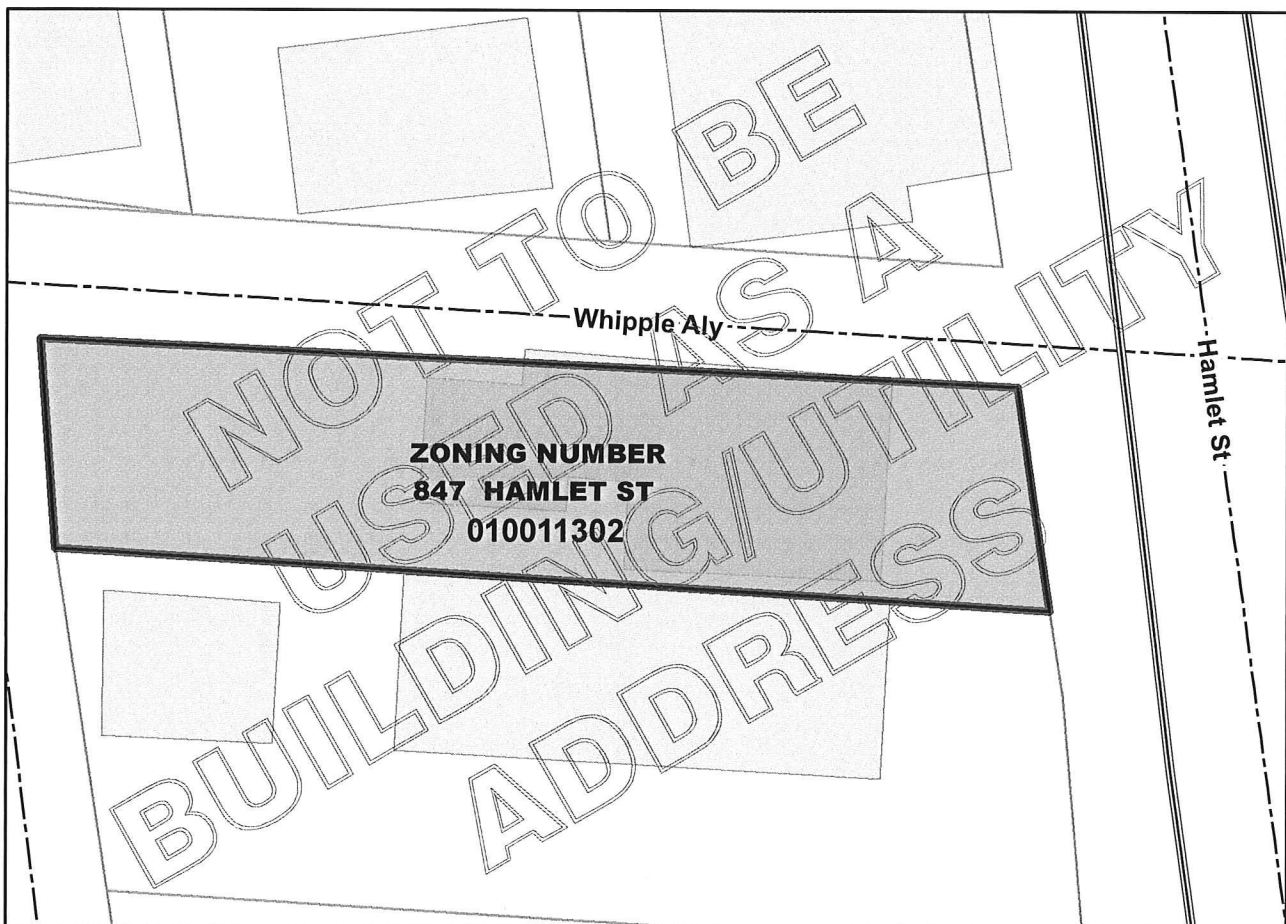
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOPLDS)

Issued By: *Edyana Amarian*

Date: 2/9/2016



ZONING NUMBER
847 HAMLET ST
010011302



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 25 feet

GIS FILE NUMBER: 56435

Board of Zoning Adjustment Application

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

BZA16-150

847 Hamlet Street

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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

847 Hamlet Street LLC

17 E. Brickel Street, Suite E, Columbus, OH 43201

(Chad Seiber)

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Sworn to before me and signed in my presence this 7th day of November, 2016

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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