


















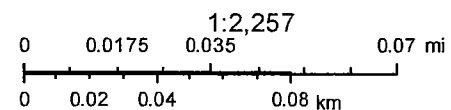


December 7, 2016

- |  |                    |   |                           |   |                      |
|--|--------------------|---|---------------------------|---|----------------------|
|  | Addresses          |  | East Franklinton District |  | Neighborhood Edge    |
|  | Parcels            |  | Excavation/Quarrying      |  | Neighborhood General |
|  | Corporate Boundary |  | Institutional             |  | Parking              |
|  | Council Variance   |  | Manufactured Home         |  | Research Park        |
| <b>Base Zoning</b>   |                    |  | Manufacturing             |  | Residential          |
|  | Commercial         |  | Multi-family              |  | Town Center          |
|  | Downtown District  |  | Neighborhood Center       |   |                      |



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
City of Columbus GIS

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

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

OFFICE USE ONLY

Application Number: BZA 16-155 Date Received: 12/7/16  
 Application Accepted by: D. Reiss Fee: \$320<sup>00</sup>  
 Commission/Civic: Eastmoor Civic Assn.  
 Existing Zoning: R-4  
 Comments: 2/28/16

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

BUILD A 2 CAR 1 and 1/2 STORY GARAGE WITH CONSIDERATION  
TO THE PROPERTY LINE. APPLICABLE CODES: 3332.38 FOR HEIGHT  
VARIANCE and 3332.26 FOR PROXIMITY/VARIANCE (SIDE YARD)  
LOCATION 3/4 OF CITY CODE, WOULD LIKE TO BUILD @ 16' TO PROPERTY LINE

Certified Address: 609 EASTMOOR BLVD City: COLUMBUS Zip: 43209Parcel Number (only one required): 010-091084**APPLICANT** (If different from Owner):Applicant Name: RICHARD PROEBSTL Phone Number: (614) 917-0024 Ext.: \_\_\_\_\_Address: 629 EASTMOOR BLVD City/State: COLUMBUS Zip: 43209Email Address: PROEBSTLS@WOWWAY.COM Fax Number: \_\_\_\_\_**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate pageName: RICHARD & CHRISTINE PROEBSTL Phone Number: (614) 917-0024 Ext.: \_\_\_\_\_Address: 629 EASTMOOR BLVD City/State: COLUMBUS Zip: 43209Email Address: PROEBSTLS@WOWWAY.COM 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 R. W. R. H.PROPERTY OWNER SIGNATURE R. W. R. H.

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

THE CITY OF  
**COLUMBUS**  
AN OFFICE OF COLUMBUS, OHIO

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

### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RICHARD PROBSTL  
of (1) MAILING ADDRESS 629 EASTMOOR BLVD. COLUMBUS, OHIO 43209

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 609 EASTMOOR BLVD

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) RICHARD & CHRISTINE PROBSTL  
629 EASTMOOR BLVD  
COLUMBUS, OHIO 43209

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

RICHARD PROBSTL  
(614) 917-0024

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

(5) JOHN HAMILIN EASTMOOR CIVIC ASSOC.  
273 EASTMOOR BLVD.  
COLUMBUS, OHIO 43209

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
<u>KING-OWEN GREGORY</u>	<u>584 EASTMOOR BLVD.</u>	<u>DOVENVEHLE MORTGAGE INC.</u>
_____	_____	<u>1 CORP. DR. STE 300 LK. ZURICH</u>
_____	_____	<u>ILLINOIS 60047</u>
_____	_____	_____

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

PLEASE SEE ATTACHED REPORT OF PARCELS

(8) SIGNATURE OF AFFLIANT TR / W. R / I

Sworn to before me and signed in my presence this 9th day of November, in the year 2016

Debra D. Macioce  
(8) SIGNATURE OF NOTARY PUBLIC

06.29.2017  
My Commission Expires

Notary Seal Here



Debra D. Macioce

Notary Public, State of Ohio  
My Commission Expires 06-29-2017

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Gregory King-Owen  
584 Eastmoor Blvd  
Columbus OH 43209

Denise Addy  
598 Eastmoor Blvd  
Columbus OH 43209

Christopher & Rashel Schoenman  
606 Eastmoor Blvd  
Columbus OH 43209

Betty Fleming  
612 Eastmoor Blvd  
Columbus OH 43209

Deon & Dale Adams  
618 Eastmoor Blvd  
Columbus OH 43209

Brian Gaiser  
616 Eastmoor Blvd  
Columbus OH 43209

Carolyn Schmidt  
629 Eastmoor Blvd  
Columbus OH 43209

John & Madelyn Zimmer  
615 Eastmoor Blvd  
Columbus OH 43209

AJ and Kris Coverdale  
603 Eastmoor Blvd  
Columbus OH 43209

Marcia Wool  
587 Eastmoor Blvd  
Columbus OH 43209

Eric Thompson  
581 Eastmoor Blvd  
Columbus OH 43209

Steve & Sachiko Sandor  
610 Enfield Road  
Columbus OH 43209

Nestor Caraballo Jr.  
600 Enfield Road  
Columbus OH 43209

Maria Sciacca  
594 Enfield Road  
Columbus OH 43209

Avraham & Jamie Bindell  
586 Enfield Road  
Columbus OH 43209

Linda Hunter  
580 Enfield Road  
Columbus OH 43209

EASTMOOR CIVIC ASSN.  
TOM HAMLIN  
273 EASTMOOR BLVD.  
COLUMBUS, OHIO 43209

RICHARD PROBST  
629 EASTMOOR BLVD.  
COLUMBUS, OHIO 43209



THE CITY OF  
**COLUMBUS**

OFFICE OF THE CITY CLERK

DEPARTMENT OF PLANNING  
AND ZONING SERVICES

## Board of Zoning Adjustment Application

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:

1. Special Circumstances: The natural gas line prohibits placement of garages foundation and structure any further north requiring the use of the original garages footprint and southern boundary. *TO REDUCE THE REQUIRED SIDE YARD LIMIT FROM 3' TO 14". THE PLACEMENT OF THE ORIGINAL GARAGE.*
2. Special Circumstances are not a result of my actions: The natural gas line is original to the house and the property and the cost of moving the gas line would be exorbitant and therefore cause a hardship.
3. Special Circumstance make it necessary: A height variance will enable me to build a garage that is comparable with the height of other examples in the Eastmoor neighborhood i.e., 248 S. Harding, 3050 Dale and 629 Eastmoor Blvd. *I WOULD LIKE TO BUILD A 2 CAR GARAGE THAT IS 24 FT. HIGH, 9 FT. ABOVE THE 15 FT. CITY LIMIT. 3332-38*
4. The grant of this height and proximity variance will not be injurious to neighboring properties or contrary to the intent or purpose of this Zoning code: The garage will be used solely for additional storage space and capacity and will not cause the loss of rights to any neighbors' panorama, address or egress from existing driveways or right of ways. Furthermore I have obtained the permission and support of the Eastmoor Civic Association and President, John Hamlin.

Signature of Applicant

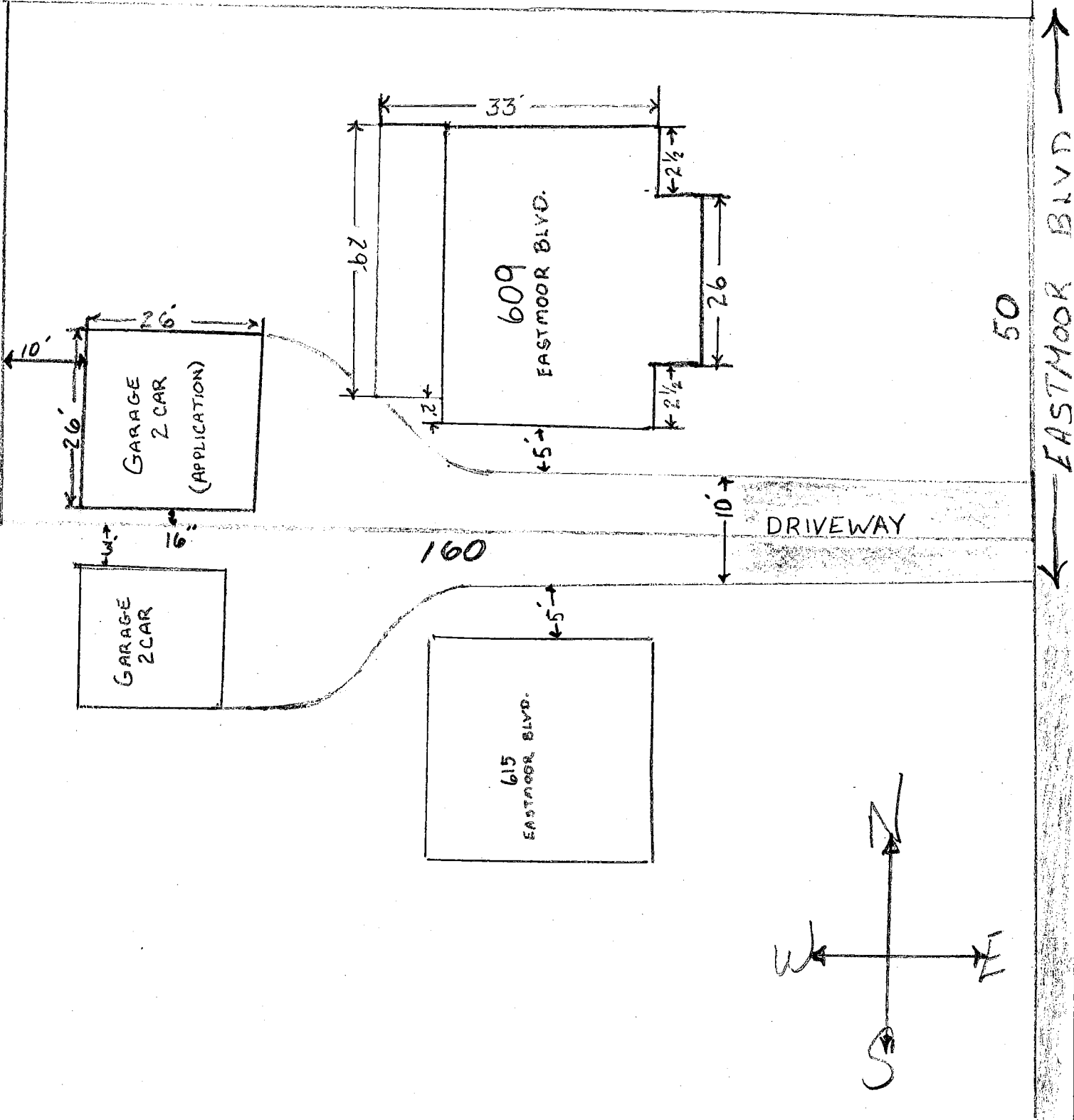
*R. W. R. T. I*

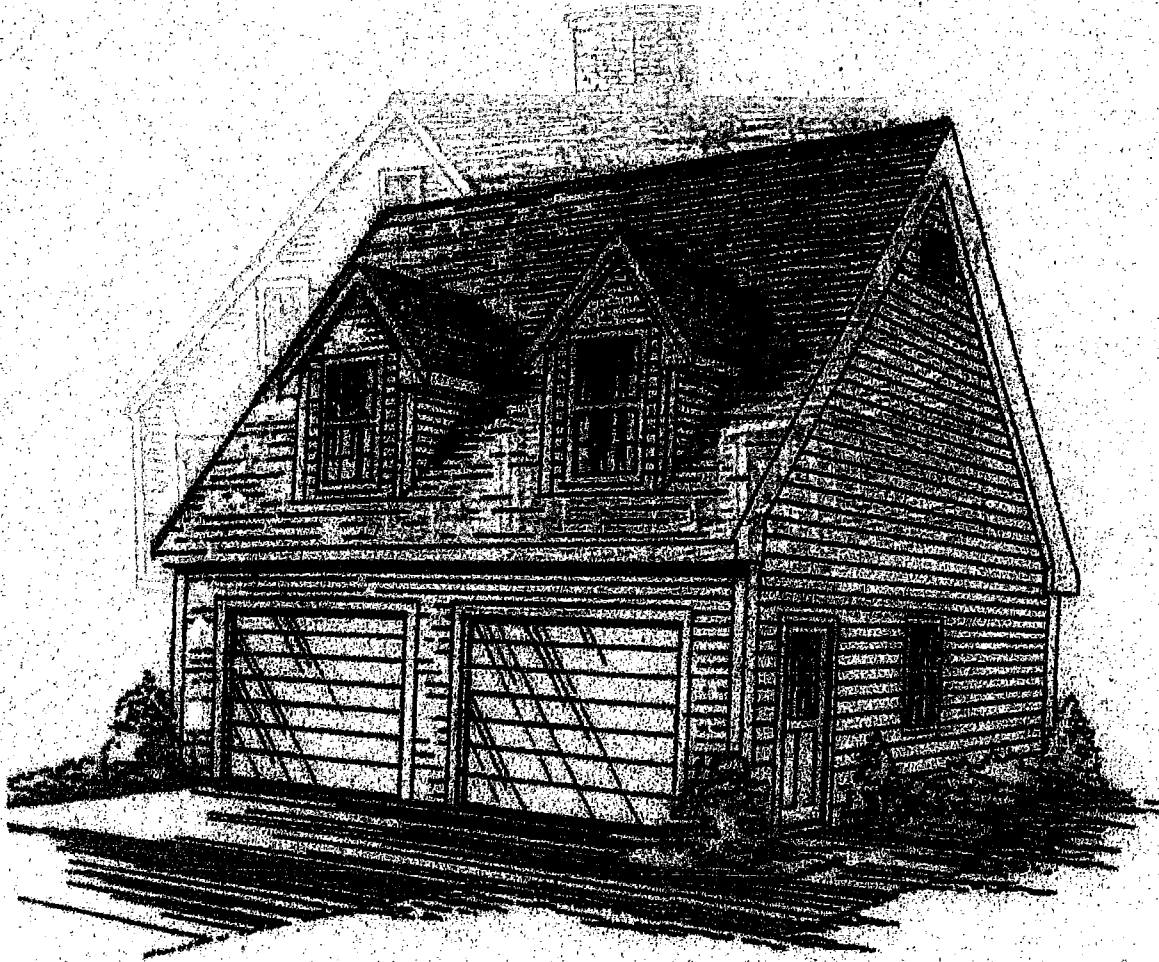
Date *OCTOBER 27<sup>TH</sup>, 2016*

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Please make checks payable to the Columbus City Treasurer

**SITE PLAN :**

609 Eastmoor blvd. Columbus, Ohio 43209







# 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: 010091084

Zoning Number: 609

Street Name: EASTMOOR BLVD

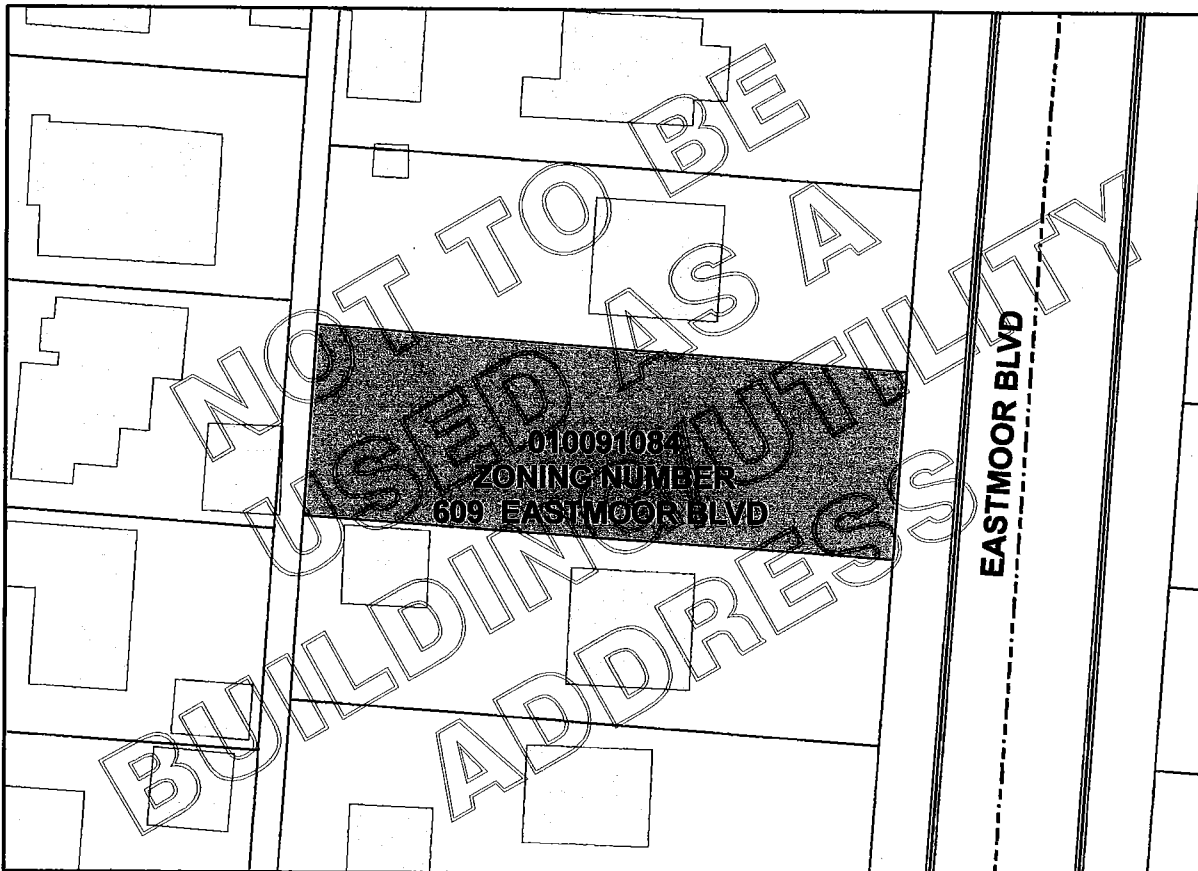
Lot Number: 503

Subdivision: EASTMOOR

Requested By: RICHARD & CHRISTINE PROBESTL (OWNERS)

Issued By: *Adyana Amarian*

Date: 9/26/2016



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 74675





## Summary

## Land Profile

## Residential

## Commercial

## Improvements

## Permits

## Mapping

## Sketch

## Photo

## Aerial Photos

## Transfers

## BOR Status

## CAUV Status

## Tax &amp; Payments

## Tax Distribution

## Value History

## Rental Contact

## Quick Links

ParcelID: 010-091084-00  
PROEBSTL RICHARD WMap-Rt: 010-N128 -030-00  
609 EASTMOOR BL

1 of 1

[Return to Search Results](#)

## Owner

## Owner

## Owner Address

## Legal Description

## Calculated Acres

## Legal Acres

## Tax Bill Mailing

## Most Recent Transfer

## Transfer Date

## Transfer Price

## Instrument Type

## 2015 Tax Status

## Property Class

## Land Use

## Tax District

## School District

## City/Village

## Township

## Appraisal Neighborhood

## Tax Lien

## CAUV Property

## Owner Occ. Credit

## Homestead Credit

## Rental Registration

## Board of Revision

## Zip Code

PROEBSTL RICHARD W  
PROEBSTL CHRISTINE T  
629 EASTMOOR BLVD  
COLUMBUS OH 43209609 EASTMOOR BLVD  
EASTMOOR  
LOT 503

.19

0

RICHARD W PROEBSTL  
CHRISTINE T PROEBSTL  
629 EASTMOOR BLVD  
COLUMBUS OH 43209-2252[View Google Map](#)

NOV-01-2012

\$25,000

SU

R - Residential

510 - ONE-FAMILY DWLG ON PLATTED LOT

010 - CITY OF COLUMBUS

2503 - COLUMBUS CSD

COLUMBUS CITY

06600

No

No

2015: No 2016: No

2015: No 2016: No

Yes

No

43209

## 2015 Current Market Value

	Land	Improvements	Total
Base	36,200	21,600	57,800
TIF			
Exempt			
Total	36,200	21,600	57,800
CAUV	0		

## 2015 Taxable Value

	Land	Improvements	Total
Base	12,670	7,560	20,230
TIF			
Exempt			

## Actions

[Neighborhood Sales](#)[Proximity Search](#)[Printable Version](#)[Custom Report Builder](#)

## Reports

[Proximity Report](#)[Map Report](#)[Parcel Summary](#)[Parcel Detail](#)

Go

## Social Media Links





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/21/16



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.

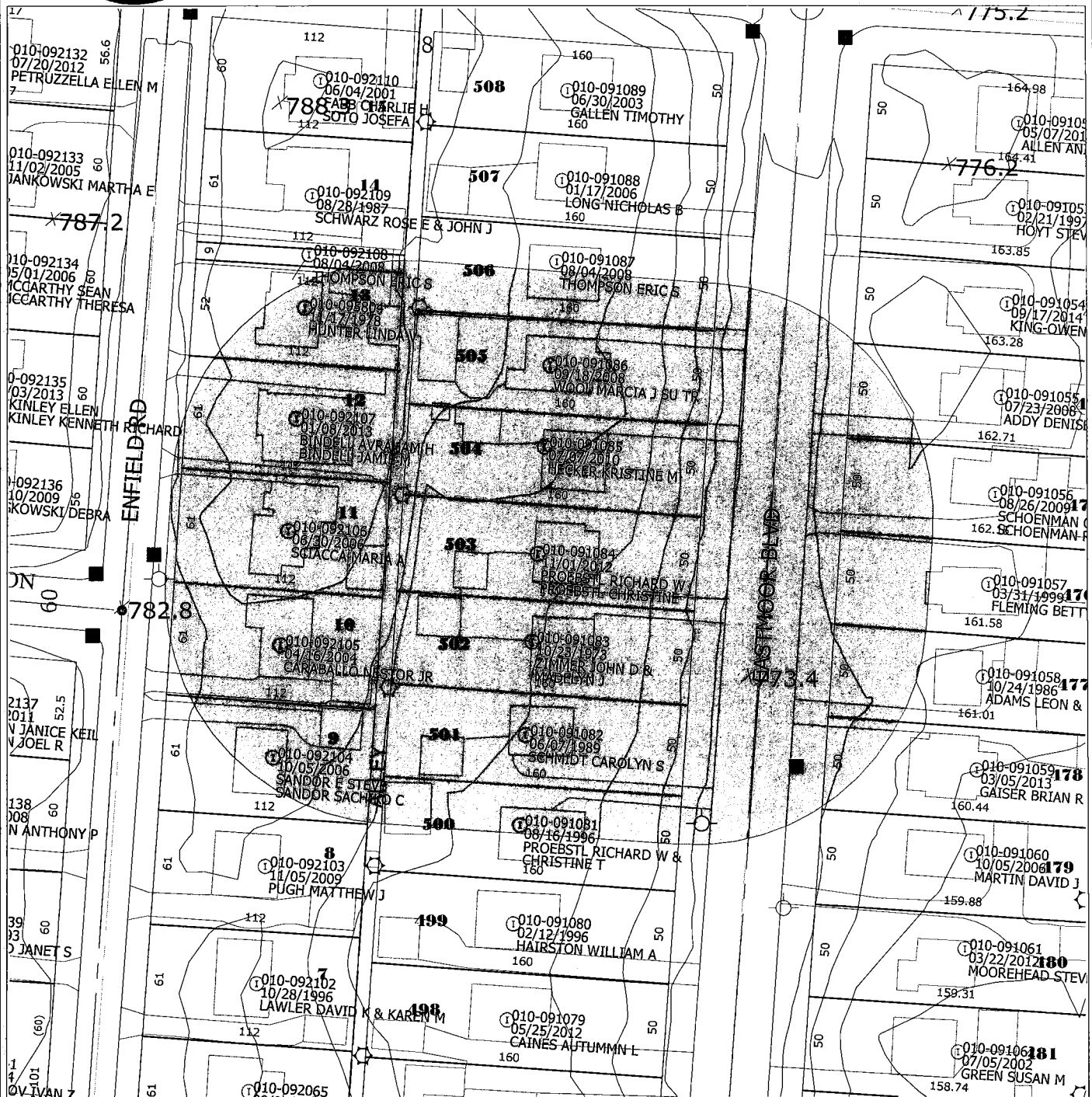
Real Estate / GIS Department



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 9/21/16



Disclaimer

Scale = 79'



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THE CITY OF  
**COLUMBUS**  
ANDREW J. GUTHER, MAYOR

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number

Address

Group Name

Meeting Date

Specify Case Type

- ☒ BZA Variance / Special Permit  
☐ Council Variance  
☐ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation

(Check only one)

- ☒ Approval  
☐ Disapproval

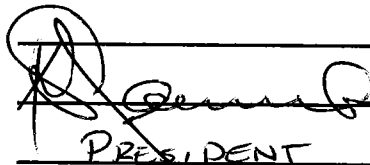
NOTES:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

  
PRESIDENT

(614) 237-1379

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**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

THE CITY OF  
**COLUMBUS**  
OHIO

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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) RICHARD PROBSTL

of (COMPLETE ADDRESS) 629 EASTMOOR BLVD COLUMBUS, OHIO 43209

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

RICHARD & CHRISTINE PROBSTL

629 EASTMOOR BLVD.

COLUMBUS, OHIO 43209-2252

SIGNATURE OF AFFIANT R. W. TZ + 1

Sworn to before me and signed in my presence this 9<sup>th</sup> day of November, in the year 2016

Notary Seal Here

Debra D. Macioce  
SIGNATURE OF NOTARY PUBLIC

06-29-2017  
My Commission Expires



Debra D. Macioce  
Notary Public, State of Ohio  
My Commission Expires 06-29-2017

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