

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	564 S 6TH ST, COLUMBUS, OH
Mailing Address	96 N 4TH ST COLUMBUS OH 43215-3115
Owner	ROBINSON MICHAEL R ROBINSON DEENA M
Parcel Number	010040962
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z72-055, Residential, R2F, 6/21/1972, H-35
Historic District	German Village
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

Board of Zoning Adjustment Application

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: BZA16-180 Date Received: 12/29/16
Application Accepted by: RPM Fee: \$1320.00
Commission/Civic: GVC
Existing Zoning: R2F
Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

REBUILD DEMOLISHED WALL OF REAR ADDITION @ 564 S 6th ST. - REBUILD ON ORIGINAL
LOCATION @ NORTH SIDE PER PLANS THAT WERE APPROVED BY GERMAN VILLAGE WITH
C.O.A. & CITY PERMIT

LOCATION

Certified Address: 564 S. 6th ST. City: COLUMBUS Zip: 43206

Parcel Number (only one required): 010-040962-00

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: MICHAEL & DEENA ROBINSON Phone Number: (614) 736-3116 Ext.: _____

Address: 564 S. 6th ST. City/State: COLUMBUS, OH Zip: 43206

Email Address: michael.robinson51372@GMAIL.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 Michael Robinson

PROPERTY OWNER SIGNATURE Michael Robinson

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.

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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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

RENOVATION/
DURING CONSTRUCTION OF OUR REAR ADDITION THE FRAMING/STRUCTURE
BECAME UNSTABLE AND BROKE AWAY FROM THE ORIGINAL BRICK HOME. WE
HAVE AN EXISTING BUILDING PERMIT & CERTIFICATE OF APPROPRIATENESS
FROM THE CITY OF COLUMBUS & GERMAN VILLAGE IN PLACE BUT WERE NOT
AWARE THAT IF THE WALL/FRAMING WAS TAKEN DOWN THAT WE
WOULD NOT BE ALLOWED TO REBUILD ON THE SAME PLACE AS THE ORIGINAL
HOME ADDITION. THE ORIGINAL FRAMING BECAME UNSAFE DURING REMOVAL
OF THE ROOF, SIDING & WINDOWS (IT BEGAN TO LEAN/SWAY TOWARDS NEIGHBORING
HOUSES) SO WE TOOK THE FRAMING DOWN FOR SAFETY REASONS. WE WOULD LIKE
TO REBUILD A FIRE RATED WALL AS SHOWN IN THE ORIGINAL APPROVED DRAWINGS, IN THE ORIGINAL
LOCATION.

Signature of Applicant

Michael John
D. John

Date

12/28/2016

12-28-14

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Board of Zoning Adjustment Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MICHAEL ROBINSON
of (1) MAILING ADDRESS 564 S. 6th St., COLUMBUS, OH 43246
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 564 S. 6th St.
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) MICHAEL & DEENA ROBINSON
564 S. 6th St.
COLUMBUS, OH 43246

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

MICHAEL ROBINSON
(614) 736-3116

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

(5) GERMAN VILLAGE

and that the attached document (6) 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

(7) SIGNATURE OF AFFIANT

Michael Robinson

Sworn to before me and signed in my presence this 29th day of DECEMBER, in the year 2016

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

Brent D. Kalb

My Commission Expires 11/9/2020



BRENT D. KALB
Notary Public, State of Ohio
My Comm. Expires Nov. 9, 2020
Recorded in Delaware County

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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) MICHAEL ROBINSON
of (COMPLETE ADDRESS) 564 S. 6th ST., COLUMBUS, OH 43206

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:

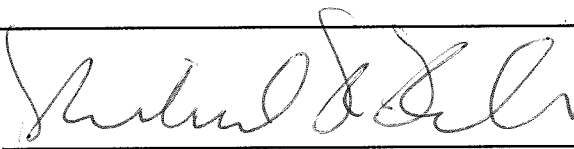
NAME

COMPLETE MAILING ADDRESS

DEENA ROBINSON

564 S. 6th ST., COLUMBUS, OH 43206

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 29th day of DECEMBER, in the year 2019

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

11/9/2020

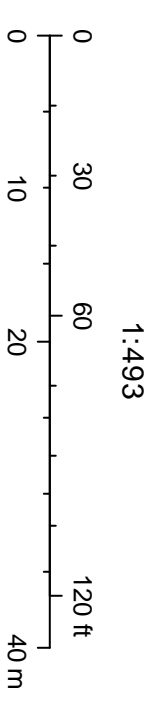
Notary Seal Here



BRENT D. KALB
Notary Public, State of Ohio
My Comm. Expires Nov. 9, 2020
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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GSBASE, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



BZA16-180
564 S. 6th St.

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: 010040962

Zoning Number: 564

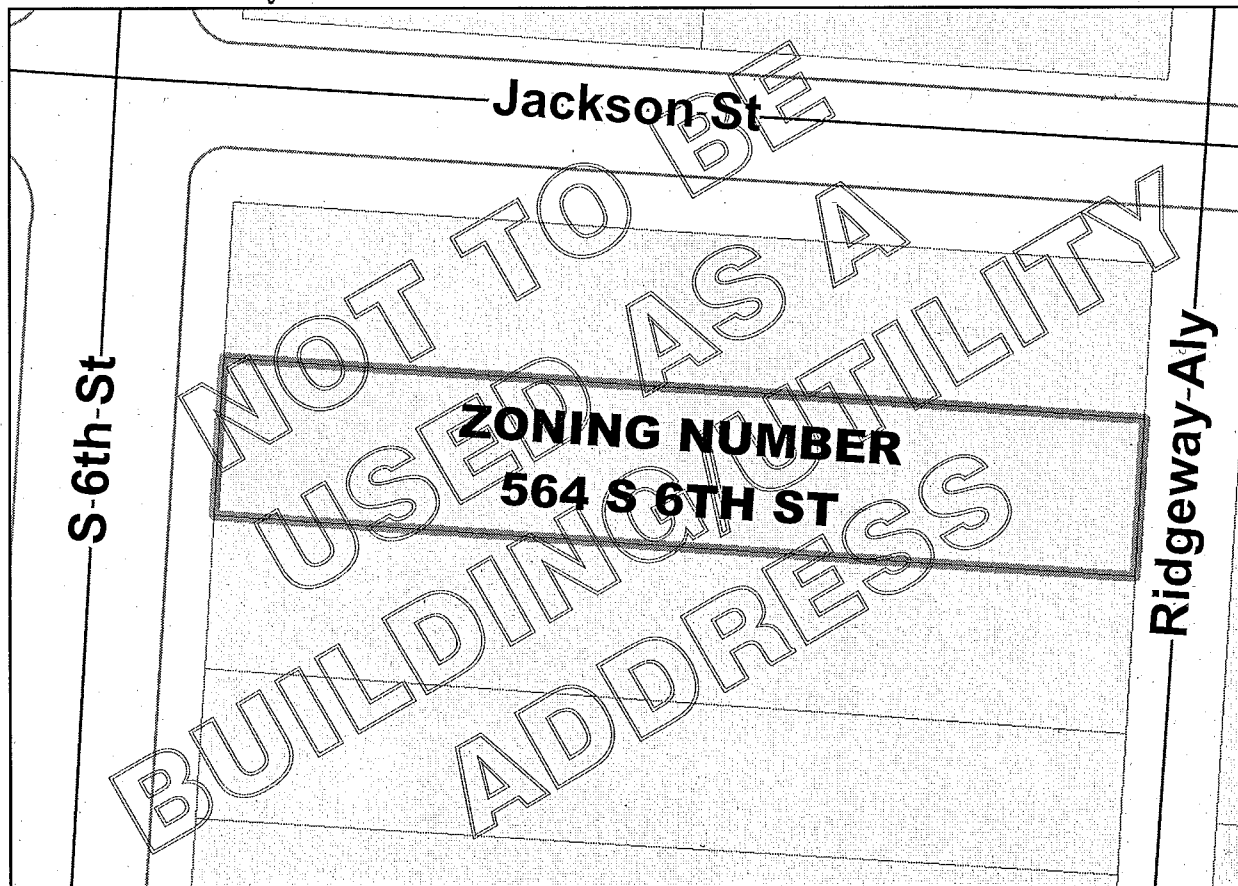
Street Name: S 6TH ST

Lot Number: N/A

Subdivision: N/A

Requested By: MICHAEL ROBINSON

Issued By: Alfred Cannon Date: 12/29/2016



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 81715

COPY

DEPARTMENT OF
BUILDING & ZONING

CERTIFICATE OF APPROPRIATENESS
GERMAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 564 South Sixth Street

APPLICANT'S NAME: William Hugus Architects, Ltd. (Applicant) Michael & Deena Robinson (Owner)

APPLICATION NO.: 16-8-13a

STAFF APPROVED: 7-21-16

EXPIRATION: 7-21-17

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

☒ **Approved:** Exterior alterations per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve Application #16-8-13a, 564 South Sixth Street, as submitted, with all clarifications noted:

- Renew COA #15-7-37, 564 South Sixth Street, exactly as previously approved, for a period of one year. Expired: 7-7-16.

Approve Application #15-7-37, 564 South Sixth Street, as amended, with all clarifications noted:

New Dormers

- Install new shed dormers on north and south facing slopes of rear, one-story addition, per submitted plans and specifications.
- North dormer is to have no windows; south dormer is to have one (1) double hung wood window. A cut sheet for the window is to be submitted to the Historic Preservation Office for final approval prior to installation.
- Both dormers are to have E.P.D.M. roof membrane and four inch (4") wood lap siding with wood trim.

Replace Windows

- Replace one (1) double hung window on the second story, rear elevation, with a new 1-over-1, wood, double hung window to match existing. A cut sheet for the window is to be submitted to the Historic Preservation Office for final approval prior to installation.
- Replace one (1) double hung window on first story, rear elevation with new, ten by eight foot (10' x 8') Hope Windows metal window and door system in larger opening, per submitted plans.

New Garage

- Construct new twenty-four by nineteen foot (24' x 19') frame two-car garage at the rear of the property, per submitted plans and specifications.
- Garage is to have asphalt shingle roofing from the Approved Shingles List, with metal ridge roll; four inch (4") wood lap siding and wood trim; half round gutters and round downspouts.
- Windows are to be fixed wood windows and doors to be double French or solid panel service doors on the east elevation and one (1), sixteen foot (16' w), smooth, flush panel wood garage doors on the east elevation.

MOTION: Ours/O'Donnell (4-2-0) APPROVED [Ours, Hartke].

☐ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

Randy F. Black

Randy F. Black
Historic Preservation Officer



CERTIFICATE OF APPROPRIATENESS
GERMAN VILLAGE COMMISSION

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PROPERTY ADDRESS: 564 South Sixth Street

APPLICANT'S NAME: William Hugus Architects, Ltd. (Applicant) Michael & Deena Robinson (Owner)

APPLICATION NO.: 16-8-13b

HEARING DATE: 8-2-16

EXPIRATION: 8-2-17

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

☒ **Approved:** Exterior alterations per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve Application #16-8-13b, 564 South Sixth Street, as submitted, with all clarifications noted.

Add Rear Porch

- Add 176 sq. ft. covered porch on the rear elevation, per submitted plans and specifications.
- Porch is to have a flat roof, with six inch square posts and a concrete base.

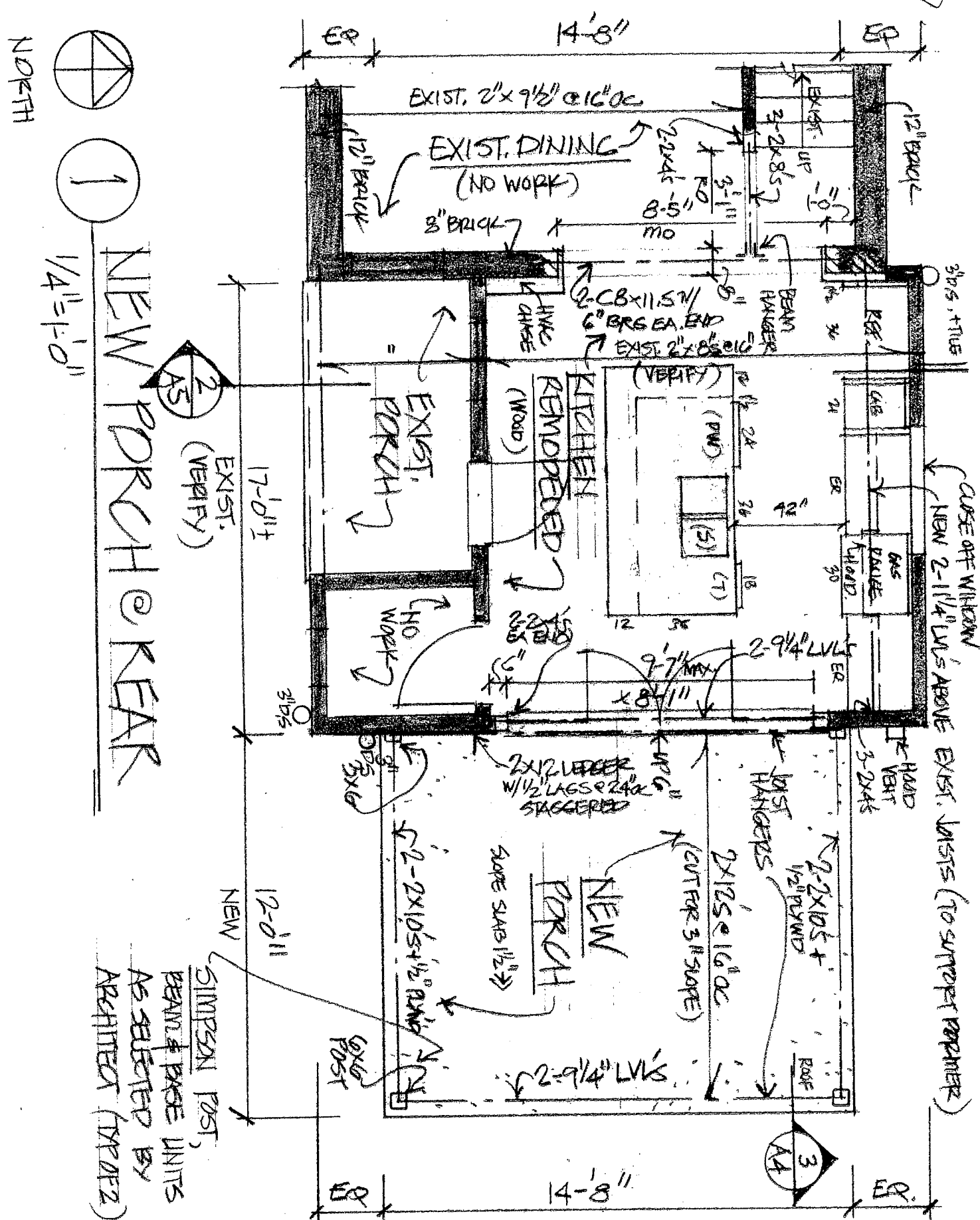
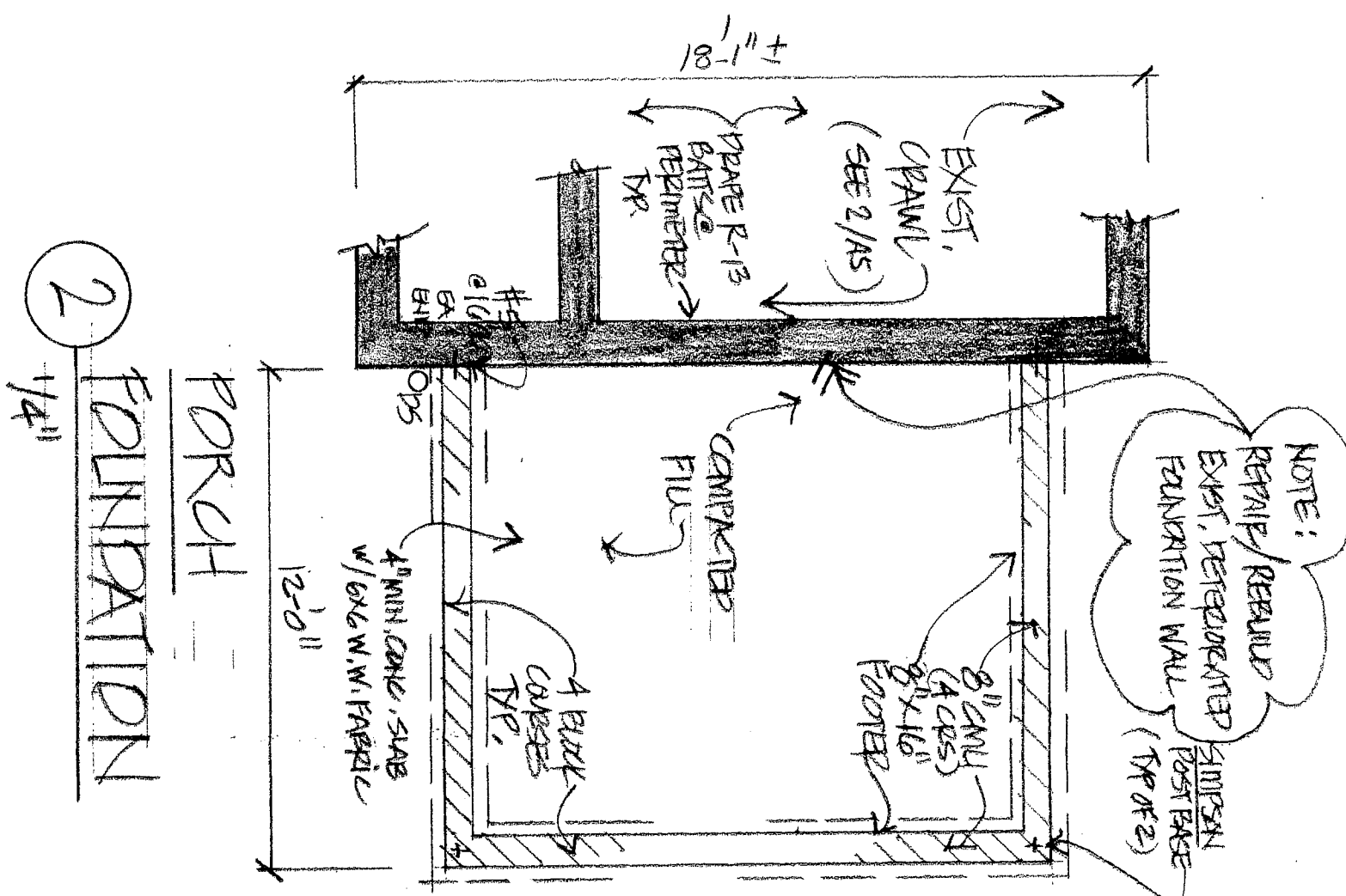
MOTION: Ours/Hartke (7-0-0) APPROVED.

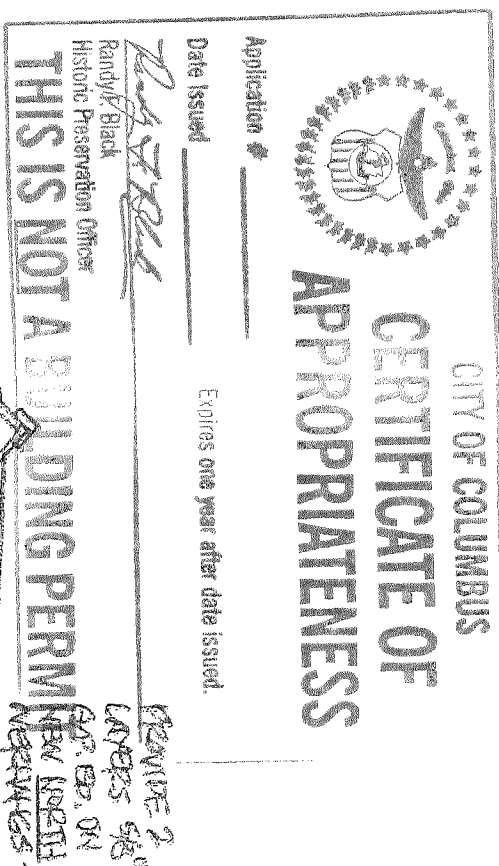
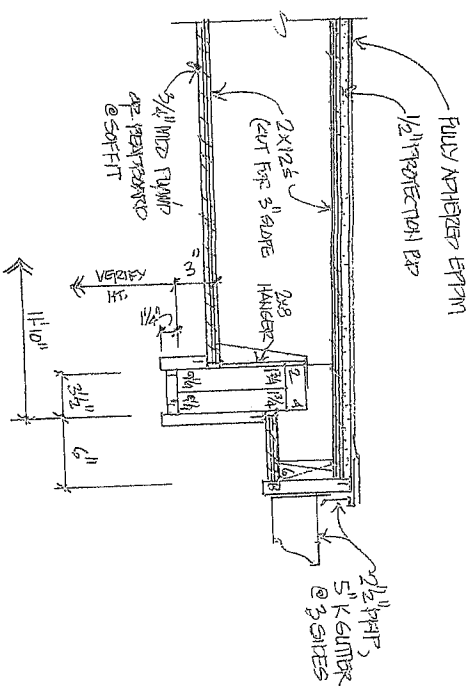
☒ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer







1
1/4
EXT

THE [redacted] and within material
apparently herein containing the original and
unrepeated work and design the property
of WILLIAM HUGUS ARCHITECTS LTD
and the same may not be duplicated, used
or disclosed without the written consent of
WILLIAM HUGUS ARCHITECTS LTD.



WILLIAM HUGUS ARCHITECTS LTD
750 Mohawk Street • Columbus • Ohio 43208 614-221-2722

CONCEPT
CON. DOCS 719-16
REVISION

