

Zoning Report

Site Information

Address	1429 HADDON RD, COLUMBUS, OH
Mailing Address	1325 S MAIN ST FOND DU LAC WI 54935-6114
Owner	FRANK JOHN E
Parcel Number	010101701
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Residential, R3, 2/27/1928, H-35
Historic District	None
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

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

OFFICE USE ONLY

Application Number: BZA17-024 Date Received: 3/13/17
Application Accepted by: D. Reiss Fee: \$320.00
Commission/Civic: Mid-east Area Community Collaborative
Existing Zoning: R-3
Comments: 5/23/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Proposed Left side yard change from 6'3" to 5'6" Right side yard Remain
the same at 7'10"
Code Section 3332.25

LOCATION

Certified Address: 1429 Hadden Rd City: Columbus Zip: 43209

Parcel Number (only one required): 010-101701-00

APPLICANT (If different from Owner):

Applicant Name: Baldwin Construction LLC Phone Number: (614) 497-9990 Ext.:
Address: 2770 Groveport Rd City/State: Columbus, OH Zip: 43207
Email Address: cwb6943@spcglobal.net Fax Number: N/A

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

Name: John E Frank Phone Number: (912) 459-6347 Ext.:
Address: 1429 Hadden Rd. City/State: Columbus, OH Zip: 43209
Email Address: dockjf@gmail.com Fax Number:

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

Name: Gavin Hossfeld Phone Number: (614) 377-9188 Ext.:
Address: 2770 Groveport Rd City/State: Columbus, OH Zip: 43207
Email Address: gavin@baldwinconstruction.biz Fax Number:

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
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.

THE CITY OF
COLUMBUS
ANDREW J. CANTER, 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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME GAVIN HOSSELD
of (1) MAILING ADDRESS 3750 FERMAN RD.

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 1429 Hadden Rd.

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) John E Frank
1429 Hadden Rd.
Columbus, OH 43209

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

Baldwin Construction LLC 614-497-9990

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

(5) None of the Apply
Mid-east Community Collaborative
To Lucy Barnes
2500 Park Crescent Dr
Columbus, Ohio 43232

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

Gavin Hosfeld

Sworn to before me and signed in my presence this 15th day of March, in the year 2017

David J. Reiss
(7) SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS

Notary Seal Here

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES MAY 30, 2020
My Commission Expires

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BZA17-024

STAPLES

1429 Hadden Road

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

APPLICANT

Baldwin Can-struction LLC
2770 Groveport Rd.
Columbus, OH 43207

PROPERTY OWNER

John E Frank
1429 Haddon Rd.
Columbus, OH 43209

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Mideast Area Community Collaborative
Attention: Quay Barnes
2500 Park Crescent Dr.
Columbus, OH 43232

**SURROUNDING PROPERTY
OWNERS**

John R & Norma J Colanere
Or Current Resident
1433 Haddon Rd.
Columbus, OH 43209

Ann R Ratliff, Ann W Hill, Tyrone G Hill,
Or Current Resident
1423 Haddon Rd.
Columbus, OH 43209

Ruth Jordan
Or Current Resident
1415 Haddon Rd.
Columbus, OH 43209

Barbara S Ayers
Or Current Resident
1444 Haddon Rd.
Columbus, OH 43209

William Tally III & Judy L Tally
Or Current Resident
1438 Haddon Rd.
Columbus, OH 43209

Jeanne L Bowen
Or Current Resident
1428 Haddon Rd.
Columbus, OH 43209

City of Columbus
90 W Broad St.
Columbus, OH 43215

Pamela B Samuelson & Scott H
Samuelson, or Current Resident
2779 Brookwood Rd.
Columbus, OH 43209

Robert L Murphy & Carolyn J Murphy
Or Current Resident
2389 Brookwood Rd.
Columbus, OH 43209

Richard W Wuellner & Cathy R
Or Current Resident
2401 Brookwood Rd.
Columbus, OH 209

Lev Barinskiy
Or Current Resident
2441 Stafford Pl. S
Columbus, OH 43209

Shalom House INC
1151 College Ave.
Columbus, OH 43209

STAPLES®

label size 1" x 2 5/8" compatible with Avery®5160/8160
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THE CITY OF
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ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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STATEMENT IN SUPPORT

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). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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 demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

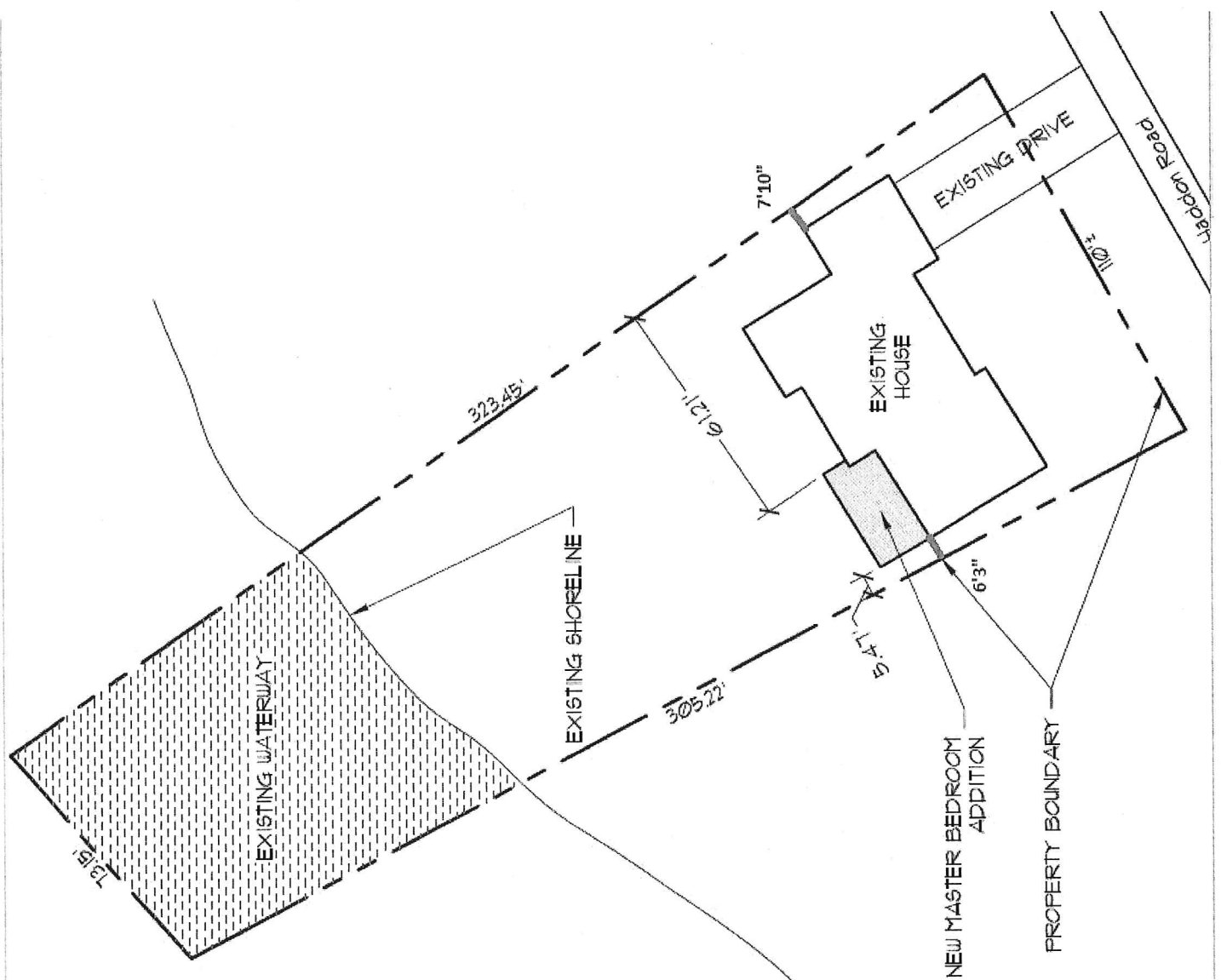
3332.25 need an allowance of a slightly smaller side yard
current side yard does not meet current code requirements
HOMEOWNER IS WANTING TO INCREASE/EXPAND MASTER BED ROOM/BATH
THE PIONS DO NOT MEET MAXIMUM SIDEYARD REQUIREMENTS-WE ARE
ASKING TO GIVE VARIANCE TO CODE- NOTE THAT ~~THIS~~ THIS REQUIREMENT
IS DOES NOT ^{MEET} ~~MEET~~ THE EXISTING PROPERTY/STRUCTURE NOW. THE LOT IS
IRREGULAR IRREGULAR NOT SQUARE WITH THE HOUSE. THE WILL BE A
5'4" DISTANCE AT THE CLOSEST SIDE YARD LINE EXISTING IS 6'3"

Signature of Applicant

Date

3-13-17

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SPECIAL POWER OF ATTORNEY

I, John E Frank, residing at 1429 Haddon Rd., Columbus, Ohio 43209, hereby appoint Baldwin Can-struction LLC of 2770 Groveport Rd, Columbus, Ohio 43207 and Gavin Hossfeld of 2770 Groveport Rd, Columbus, Ohio 43207 as my attorneys-in-fact (collectively referred to as my "Agent"). Each Agent may act independently, without the consent of the other Agent.

If either Agent is unable to serve for any reason, the other Agent shall serve alone.

My agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

Manage, insure, improve, repair, collect rents, execute leases, or take any other action that a landlord might take, with respect to any interest of mine in real estate located at:

1. Prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authorization to:
 - a. Obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

I hereby grant to my Agent the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing, (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, or (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A successor Agent shall not be liable for acts of a prior Agent.

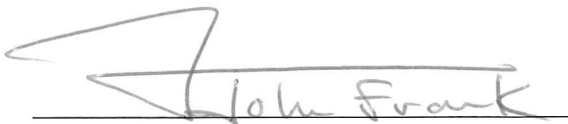
My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent. My Agent shall not be entitled to reimbursement of

expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf.

This Power of Attorney shall become effective immediately. This Power of Attorney shall continue effective until March 14, 2017 or until I lack sufficient mental competence to understand and handle my financial and personal affairs. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated 3/18, 17, at Columbus, Ohio.




John E Frank

Witness Signature:

Name:

City:

State:



RICHARD GORNEY
Columbus
OH

Witness Signature:

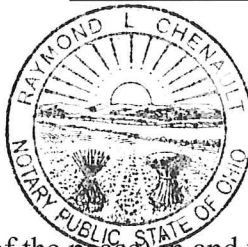
Name:

City:

State:


GAVIN HOSSFELD
Columbus
OHIO

STATE OF OHIO,
COUNTY OF FRANKLIN, ss:



RAYMOND L. CHENAULT

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
February 12, 2022

Before me, a Notary Public (or justice of the peace) in and for said county, personally appeared the above named John E Frank, Richard Gorney, and Gavin Hossfeld, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed. In testimony whereof, I have hereunto subscribed my name at Raymond L Chenault, this 13 day of March, 2017.



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BZA17-024
1429 Hadden Road

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) Garin Hassfeld
of (COMPLETE ADDRESS) 2770 Greengrove Rd Columbus, OH 43207
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

John E Frank	1429 Hadden Rd. Columbus, OH 43209
Info-Pro Mortgage Services Corp	1325 S Main St. Fond Du Lac, WI 54935
First Federal Lakewood S+L Assoc. of Lakewood, ISAOA / ATIMA	14806 Detroit Ave. Lakewood, OH 44107

SIGNATURE OF AFFIANT

Garin Hassfeld

Sworn to before me and signed in my presence this 15th day of March, in the year 2017

David J. Reiss
SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2020
My Commission Expires

Notary Seal Here

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