

## Zoning Report

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### Site Information

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Address	1562 MEADOW RD, COLUMBUS, OH
Mailing Address	1500 SOLANA BLVD BLDG 1 ROANOKE TX 76262-1720
Owner	FRANCKOWIAK MIKE
Parcel Number	010061723
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

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Zoning	ORIG, Residential, R4, 2/27/1928, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	5th by Northwest Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

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

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# Board of Zoning Adjustment Application

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

**BZA17-117**  
**1562 Meadow Road**

OFFICE USE ONLY

Application Number: BZA 17-117 Date Received: 9/25/17  
Application Accepted by: 10. Reiss Fee: \$320<sup>00</sup>  
Commission/Civic: 5<sup>th</sup> by Northwest  
Existing Zoning: R-4  
Comments: 12/19/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Detached garage height from 15' to 19' 6", detailed in code section 3332.38

## LOCATION

Certified Address: 1562 Meadow Rd. City: Columbus Zip: 43212

Parcel Number (only one required): 010061723

## APPLICANT (If different from Owner):

Applicant Name: Mike Franckowiak Phone Number: 614-600-8973 Ext.: \_\_\_\_\_

Address: 1562 Meadow Rd. City/State: Columbus Zip: 43212

Email Address: mfranckowiak7@gmail.com Fax Number: \_\_\_\_\_

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

Name: Mike Franckowiak Phone Number: 614-600-8973 Ext.: \_\_\_\_\_

Address: 1562 Meadow Rd. City/State: Columbus, OH Zip: 43212

Email Address: mfranckowiak7@gmail.com Fax Number: \_\_\_\_\_

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

Name: Scott Florence Phone Number: 6145922729 Ext.: \_\_\_\_\_

Address: 1115 Fishermans Dr. City/State: Westerville/OH Zip: 43082

Email Address: florenceosu@me.com Fax Number: \_\_\_\_\_

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

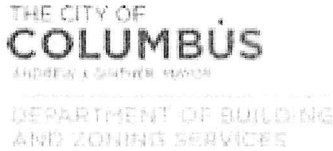
APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

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

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## Board of Zoning Adjustment Application

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### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mike Franckowiak

of (1) MAILING ADDRESS 1562 Meadow Rd. Columbus, OH 43212

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 1562 Meadow Rd. Columbus, OH 43212

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) Mike Franckowiak  
1562 Meadow Columbus, OH 43212

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

Mike Franckowiak  
614-600-8973

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

(5) 5th by Northwest area Commission  
Bruce McKibben  
1094 Lincoln Rd. Columbus, OH 43212 (614) 488-6137

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

Sworn to before me and signed in my presence this 25 day of SEPTEMBER, in the year 2017

Paul R. Wright  
(7) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

04-17-2021  
My Commission Expires



PAUL R. WRIGHT  
Notary Public, State of Ohio  
My Commission Expires 04-17-2021

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**BZA17-117**  
**1562 Meadow Road**

Applicant: Mike Franckowiak  
1562 Meadow Rd.  
Columbus, OH 43212

Property Owner: Mike Franckowiak  
1562 Meadow Rd.  
Columbus, OH 43212

Architect: Scott Baker  
1565 Dale Ford Road  
Delaware, OH 43015

Applicant: Franckowiak, Mike  
1562 Meadow Rd.  
Columbus, OH 43212

Property Owner: Mike Franckowiak  
1562 Meadow Rd.  
Columbus, OH 43212

Architect: Scott Baker  
1565 Dale Ford Road  
Delaware, OH 43015

5th By Northwest Area Commission  
*1094 LINCOLN RD.*  
Columbus, OH 43212

5th By Northwest Area Commission  
*1094 LINCOLN RD.*  
Columbus, OH 43212

5th By Northwest Area Commission  
*1094 LINCOLN RD.*  
Columbus, OH 43212

Michel E. Hebert or Current Occupant  
1566 Meadow Rd.  
Columbus, OH 43212

Michel E. Hebert or Current Occupant  
1566 Meadow Rd.  
Columbus, OH 43212

Michel E. Hebert or Current Occupant  
1566 Meadow Rd.  
Columbus, OH 43212

Alexander Holmes or Current  
Occupant  
1204 W. Sixth Ave.  
Columbus, OH 43212

Alexander Holmes or Current  
Occupant  
1204 W. Sixth Ave.  
Columbus, OH 43212

Alexander Holmes or Current  
Occupant  
1204 W. Sixth Ave.  
Columbus, OH 43212

Mike Bonace or Current Occupant  
1200 W. Sixth Ave.  
Columbus, OH 43212

Mike Bonace or Current Occupant  
1200 W. Sixth Ave.  
Columbus, OH 43212

Mike Bonace or Current Occupant  
1200 W. Sixth Ave.  
Columbus, OH 43212

Nancy Morris or Current Occupant  
1196 W. Sixth Ave.  
Columbus, OH 43212

Nancy Morris or Current Occupant  
1196 W. Sixth Ave.  
Columbus, OH 43212

Nancy Morris or Current Occupant  
1196 W. Sixth Ave.  
Columbus, OH 43212

Harold Newkirk or Current Occupant  
1190 W. Sixth Ave.  
Columbus, OH 43212

Harold Newkirk or Current Occupant  
1190 W. Sixth Ave.  
Columbus, OH 43212

Harold Newkirk or Current Occupant  
1190 W. Sixth Ave.  
Columbus, OH 43212

Scott Long or Current Occupant  
1553 Doten Ave.  
Columbus, OH 43212

Scott Long  
1553 Dotten Ave.  
Columbus, OH 43212

Scott Long  
1553 Dotten Ave.  
Columbus, OH 43212

Natalie Kehres or Current Occupant  
1547 Doten Ave.  
Columbus, OH 43212

Natalie Kehres or Current Occupant  
1547 Doten Ave.  
Columbus, OH 43212

Natalie Kehres or Current Occupant  
1547 Doten Ave.  
Columbus, OH 43212



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

### STATEMENT IN SUPPORT OF VARIANCE(S)

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):**

Code:3323.38, Garage Height of 15'. We are requesting a variance allowing a garage height of 19' 6".  
The additional height of the garage is for a storage loft space.

garage. We are doing upgrades to the main house (permit numbers), and enhancing the outside appeal

of the home, returning the home from a duplex back to a single family dwelling. The garage will  
match the main house design and roof pitch. The garage will not exceed the height of the main house

(22') and the allowable density of the yard will not be exceeded. The height will not exceed other  
similar above code (exhibit A, B, C), garage heights, found in the vicinity of 1562 Meadow Road.

Signature of Applicant

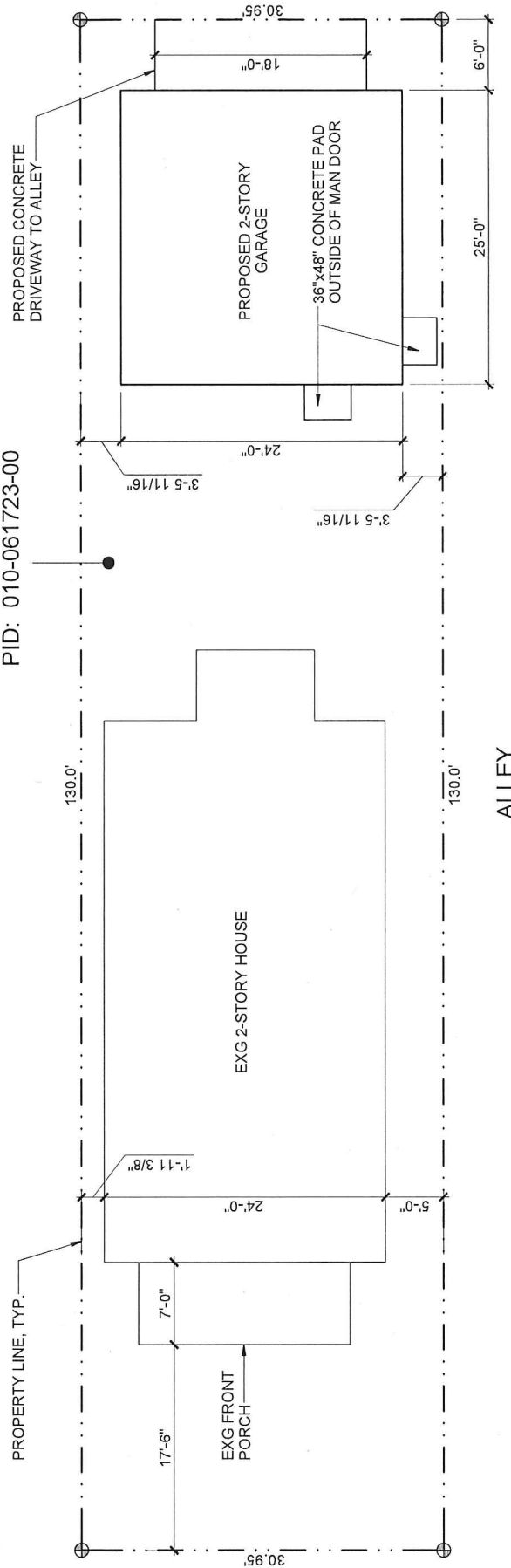
A handwritten signature in black ink, appearing to read "M. B. Z. C.", written over a horizontal line.

Date

9/22/17

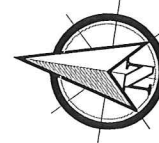
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1562 MEADOW RD  
 COLUMBUS, OH 43212  
 PID: 010-061723-00



REAR YARD CALCULATIONS:  
 TOTAL LOT SQUARE FOOTAGE = 4,023.50 S.F.  
 TOTAL REAR YARD SQUARE FOOTAGE AFTER ADDING GARAGE = 1,181.00 S.F.  
 1,181.00 S.F. / 4,023.50 S.F. = 0.2935 OR 29.35%  
 REAR YARD > 25.0% REAR YARD REQUIREMENT = COMPLIES

LOT COVERAGE CALCULATIONS:  
 TOTAL LOT SQUARE FOOTAGE = 4,023.50 S.F.  
 TOTAL ALLOWABLE COVERAGE = 50% = 2,011.75 S.F.  
 EXG HOUSE = 1,290 S.F. LOT COVERAGE  
 PROPOSED GARAGE = 600 S.F. LOT COVERAGE  
 TOTAL LOT COVERAGE = 1,890 S.F. = COMPLIES



## Standardized Recommendation Form

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:

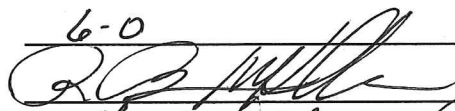
Approval based on no living area except office space.  
No added bath room or kitchen planter. Structure  
to emulate garage in all aspects.

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

6-0  
  
5<sup>th</sup> Northwest Area Commissioner  
614 256-1944

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.

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### 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) Mike Franckowiak  
of (COMPLETE ADDRESS) 1562 Meadow Road Columbus, OH 43212

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**

Michael Bradley Franckowiak

1562 Meadow Road Columbus, OH 43212

SIGNATURE OF AFFIANT

*Michael Bradley Franckowiak*

Sworn to before me and signed in my presence this 25 day of SEPTEMBER, in the year 2017

*Paul R. Wright*  
SIGNATURE OF NOTARY PUBLIC

04-17-2021  
My Commission Expires

Notary Seal Here



**PAUL R. WRIGHT**  
Notary Public, State of Ohio  
My Commission Expires 04-17-2021

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