

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
 DEVELOPMENT

Zoning Report

Site Information

Address	755 MACON ALY
Mailing Address	1 HOME CAMPUS DES MOINES IA 50328-0001
Owner	KIENER SEAN D EISEN ALLISON
Parcel Number	010012190
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z72-055, Residential, R2F, 6/21/1972, H-35
Historic District	German Village
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	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: BZA17-141 Date Received: 18 DEC. 2017
Application Accepted by: FF Fee: \$ 960
Commission/Civic: GERMAN VILLAGE
Existing Zoning: _____
Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

See Attached

LOCATION

Certified Address: 755 Macon Alley City: Columbus Zip: 43206

Parcel Number (only one required): 010-012190-00

APPLICANT (If different from Owner):

Applicant Name: 755 Macon Alley, LLC by: Anthony Digiandomenico Phone Number: (614) 578-8366 Ext.: _____

Address: 754 Mohawk Street City/State: Columbus, OH Zip: 43206

Email Address: anthony.digiandomenico@gmail.com Fax Number: _____

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

Name: 755 Macon Alley, LLC by: Anthony Digiandomenico Phone Number: (614) 578-8366 Ext.: _____

Address: 754 Mohawk Street City/State: Columbus, OH Zip: 43206

Email Address: anthony.digiandomenico@gmail.com Fax Number: _____

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

Name: Brian S. Artz Phone Number: (614) 221-0944 Ext.: _____

Address: 560 E. Town Street City/State: Columbus, OH Zip: 43215

Email Address: bartz@adwllp.com Fax Number: (614) 221-2340

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

APPLICANT SIGNATURE [Signature] Member

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE Brian S. Artz

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Additional Property Owners:

Name: Anthony W. Digiandomenico **Phone Number:** (614) 578-8366

Address: 754 Mohawk Street, Columbus, Ohio 43206

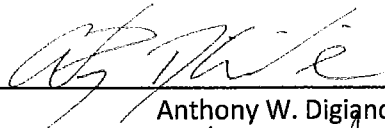
Email Address: Anthony.digiandomenico@gmail.com

Name: William B. Hugus **Phone Number:** (614) 221-2724

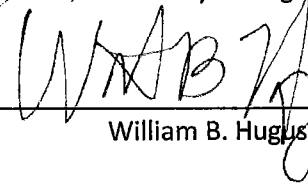
Address: 750 Mohawk Street, Columbus, Ohio 43206

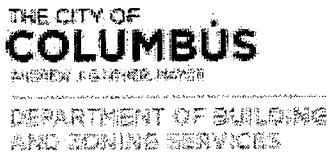
Email Address: hugusbill@gmail.com

PROPERTY OWNER SIGNATURE: _____


Anthony W. Digiandomenico

PROPERTY OWNER SIGNATURE: _____


William B. Hugus



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 Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, 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 755 Macon Alley, Columbus, OH 43206

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) 755 Macon Alley, LLC

c/o Anthony Digiandomenico

754 Mohawk Street

Columbus, OH 43206

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

755 Macon Alley, LLC by: Anthony Digiandomenico

(614) 578-8366

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

(5) German Village Commission (Cristin Moody)

50 W. Gay Street

Columbus, OH 43215

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

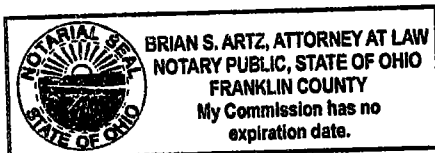
(7) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 12th day of December, in the year 2017

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____



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APPLICANT:

755 Macon Alley, LLC
c/o Anthony Digiandomenico
754 Mohawk St.
Columbus, OH 43206

ATTORNEY:

739-749 Macon Alley, LLC
Or Current Occupant
246 E. Sycamore St.
Columbus, OH 43206

William B. Hugus
or Current Occupant
750 Mohawk St.
Columbus, OH 43206

Valli F. Lukeman
or Current Occupant
5336 Dublin Rd.
Columbus, OH 43017

Thomas Glasener & Julie Collins
or Current Occupant
767 Macon Alley
Columbus, OH 43206

Kassaundra Majoy
or Current Occupant
196 E. Columbus St.
Columbus, OH 43206

Geldis Properties LLC
or Current Occupant
2703 Sherwood Rd.
Columbus, OH 43209

James H. Weigle
or Current Occupant
751 S. Fifth St.
Columbus, OH 43206

SUBJECT PROPERTY OWNERS:

755 Macon Alley, LLC
c/o Anthony Digiandomenico
754 Mohawk St.
Columbus, OH 43206

Brian S. Artz
560 E. Town Street
Columbus, OH 43215

738 Mohawk, LLC
Or Current Occupant
297 S. Cassady Ave
Columbus, OH 43209

Tracy Johnson
or Current Occupant
758 Mohawk St.
Columbus, OH 43206

Virginia J. Welch
or Current Occupant
1335 Arlington Ave.
Columbus, OH 43212

Trevor Webb
or Current Occupant
757 Macon Alley
Columbus, OH 43206

Burton & Jennifer Siegel
or Current Occupant
771 S. Fifth St.
Columbus, OH 43206

George & Dana Seblonka
or Current Occupant
759 S. Fifth St.
Columbus, OH 43206

Joshua W. Greenberg
or Current Occupant
36 S. Ardmore Rd
Columbus, OH 43209

**AREA COMMISSION/CIVIC
GROUP:**

German Village Commission
c/o Cristin Moody
50 W. Gay Street
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS:**

742 Mohawk, LLC
Or Current Occupant
297 S. Cassady Ave.
Columbus, OH 43209

Kelvin H. Snyder
or Current Occupant
764 Mohawk St.
Columbus, OH 43206

Joseph P. Cosgrove
or Current Occupant
182 E. Columbus St.
Columbus, OH 43206

Tom Willoughby, LLC
or Current Occupant
297 S. Cassady Ave.
Columbus, OH 43209

Elizabeth Ann Cronenweth
or Current Occupant
767 S. Fifth St.
Columbus, OH 43206

Joanne Kesten & James
Weinberg or Current Occupant
753 S. Fifth St.
Columbus, OH 43206

Pablo J. Sanchez
or Current Occupant
735 S. Fifth St.
Columbus, OH 43206

THE CITY OF
COLUMBUS

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
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Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, 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 754 Mohawk Street, Columbus, OH 43206

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) Anthony Digiandomenico

754 Mohawk St.

Columbus, OH 43206

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

755 Macon Alley, LLC by: Anthony Digiandomenico

(614) 578-8366

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

(5) German Village Commission (Cristin Moody)

50 W. Gay St.

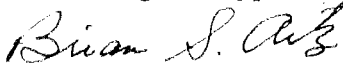
Columbus, OH 43215

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



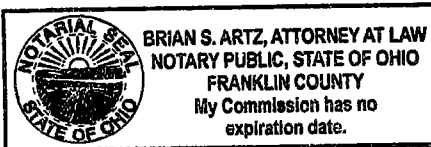
Sworn to before me and signed in my presence this 18th day of December, in the year 2017



Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____



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BZA17-141
755 Macon Alley

APPLICANT:	SUBJECT PROPERTY OWNERS:	AREA COMMISSION/CIVIC GROUP:
755 Macon Alley, LLC c/o Anthony Digiandomenico 754 Mohawk St. Columbus, OH 43206	Anthony Digiandomenico 754 Mohawk St. Columbus, OH 43206	German Village Commission c/o Cristin Moody 50 W. Gay Street Columbus, OH 43215
ATTORNEY:	Brian S. Artz 560 E. Town Street Columbus, OH 43215	SURROUNDING PROPERTY OWNERS:
Jennifer Howell & Linda Mcauley or Current Occupant 767 Mohawk St. Columbus, OH 43206	Kimberly & James Cowie or Current Occupant 763 Mohawk St. Columbus, OH 43206	Jane & William Forbes or Current Occupant 757 Mohawk St. Columbus, OH 43206
Chadwick & Allyson Irving or Current Occupant 753 Mohawk St. Columbus, OH 43206		
Tommy E. Dailey or Current Occupant 749 Mohawk St. Columbus, OH 43206	Chadwick Brubaker or Current Occupant 745 Mohawk St. Columbus, OH 43206	Susan D. Brown or Current Occupant 336 2 nd Ave. N. Naples, FL 34102

THE CITY OF
COLUMBUS

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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of (1) MAILING ADDRESS 560 E. Town Street, Columbus, OH 43215

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(2) per ADDRESS CARD FOR PROPERTY 750 Mohawk Street, Columbus, OH 43206

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) William Hugus
750 Mohawk St.
Columbus, OH 43206

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

755 Macon Alley, LLC by: Anthony DiGiandomenico
(614) 578-8366

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

(5) German Village Commission (Cristin Moody)
50 W. Gay St.
Columbus, OH 43215

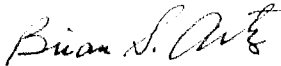
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(7) SIGNATURE OF AFFIANT



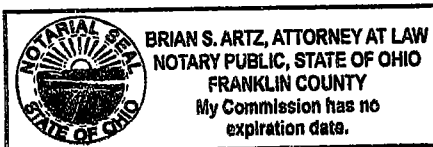
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My Commission Expires _____



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BZA17-141
755 Macon Alley

APPLICANT:

755 Macon Alley, LLC
c/o Anthony Digiandomenico
754 Mohawk St.
Columbus, OH 43206

SUBJECT PROPERTY OWNERS:

William Hugus
750 Mohawk St.
Columbus, OH 43206

**AREA COMMISSION/CIVIC
GROUP:**

German Village Commission
c/o Cristin Moody
50 W. Gay Street
Columbus, OH 43215

ATTORNEY:

Brian S. Artz
560 E. Town Street
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS:**

Danielle Sabol
or Current Occupant
726 Mohawk St.
Columbus, OH 43206

Greg Scianamblo & Jane Dunham
or Current Occupant
2626 NW Pilot View Ct.
Bend, OR 97701

Stephanie Ockerman
or Current Occupant
730 Mohawk St.
Columbus, OH 43206

APPLICANT:

755 Macon Alley, LLC
c/o Anthony Digiandomenico
754 Mohawk St.
Columbus, OH 43206

SUBJECT PROPERTY OWNERS:

William Hugus
750 Mohawk St.
Columbus, OH 43206

**AREA COMMISSION/CIVIC
GROUP:**

German Village Commission
c/o Cristin Moody
50 W. Gay Street
Columbus, OH 43215

ATTORNEY:

Brian S. Artz
560 E. Town Street
Columbus, OH 43215

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Columbus, OH 43206

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or Current Occupant
2626 NW Pilot View Ct.
Bend, OR 97701

Stephanie Ockerman
or Current Occupant
730 Mohawk St.
Columbus, OH 43206

Proposal and Applicable Code Sections

The Applicant proposes to build a two car garage at the rear of 755 Macon Alley with the southern garage bay to be used by the 755 Macon Alley owner and the northern garage bay to be used by the 754 Mohawk owner. An Easement Agreement will be entered into between these property owners to allow this use. A list of variances that are necessary for this project are listed below.

Columbus City Code Sections:

Lot A: (750 Mohawk)

- **3312.49 Required Parking:** to only provide 1 parking space (garage) and convert the existing stacked parking space to a driveway and maneuvering area for Lot B and Lot C
- **3312.13 Driveway:** to conform the existing driveway that is 9' wide instead of 10'.
- **3312.43 Surface for Parking:** to conform the existing driveway that is not composed entirely of a hard surface
- **3332.26 Minimum Side Yard:** Existing North side yard is 2.5', less than the required 3'

Lot B: (754 Mohawk)

- **3312.25 Maneuvering:** to maneuver across property lines to park on the parking pad and in the garage space on Lot C.
- **3312.49 Required Parking:** to provide 1 off-street parking space on site and 1 parking space on Lot C
- **3332.26 Minimum Side Yard:** Existing South side yard is 1.2', less than the required 3'

Lot C: (755 Macon Alley)

- **3312.25 Maneuvering:** to maneuver across property lines to park in the north garage space (we realize this space will be for Lot B, however in the future lot C could possibly change up the agreement and start using the garage instead of Lot B).
- **3312.43 Surface for Parking:** to conform the existing driveway that is not composed entirely of a hard surface
- **3332.19 Frontage:** to conform the existing house that fronts on an alley instead of a public street



DEPARTMENT OF BUILDINGS
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):

See attached

Signature of Applicant _____ Date _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

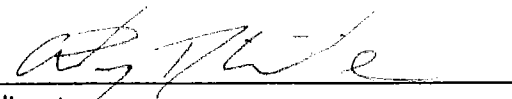
STATEMENT IN SUPPORT OF VARIANCES

The Applicant proposes to build a two-car garage at the rear of 755 Macon Alley with the southern garage bay to be used by the 755 Macon Alley owner and the northern garage bay to be used by the 754 Mohawk owner. An Easement Agreement will be entered into between these property owners to allow this use. A list of variances that are necessary for this project are included in the Applicant's BZA Application.

The proposed use will allow both property owners to have the beneficial use of this garage structure and will result in a substantial benefit to both of these property owners. This efficient use of the rear yard space is a better alternative than to have two separate, free standing garages to be used by these two adjoining property owners.

The variances required are technical variances and are not substantial. The variances will not affect the delivery of governmental services. The owners of all three properties, 755 Macon Alley, 754 Mohawk Street and 750 Mohawk are all in agreement and consent to this project, and have signed this Application indicating their consent.

12/15/2017
Date


Applicant

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: 010012190

Zoning Number: 755

Street Name: MACON ALY

Lot Number: PT LOT 101

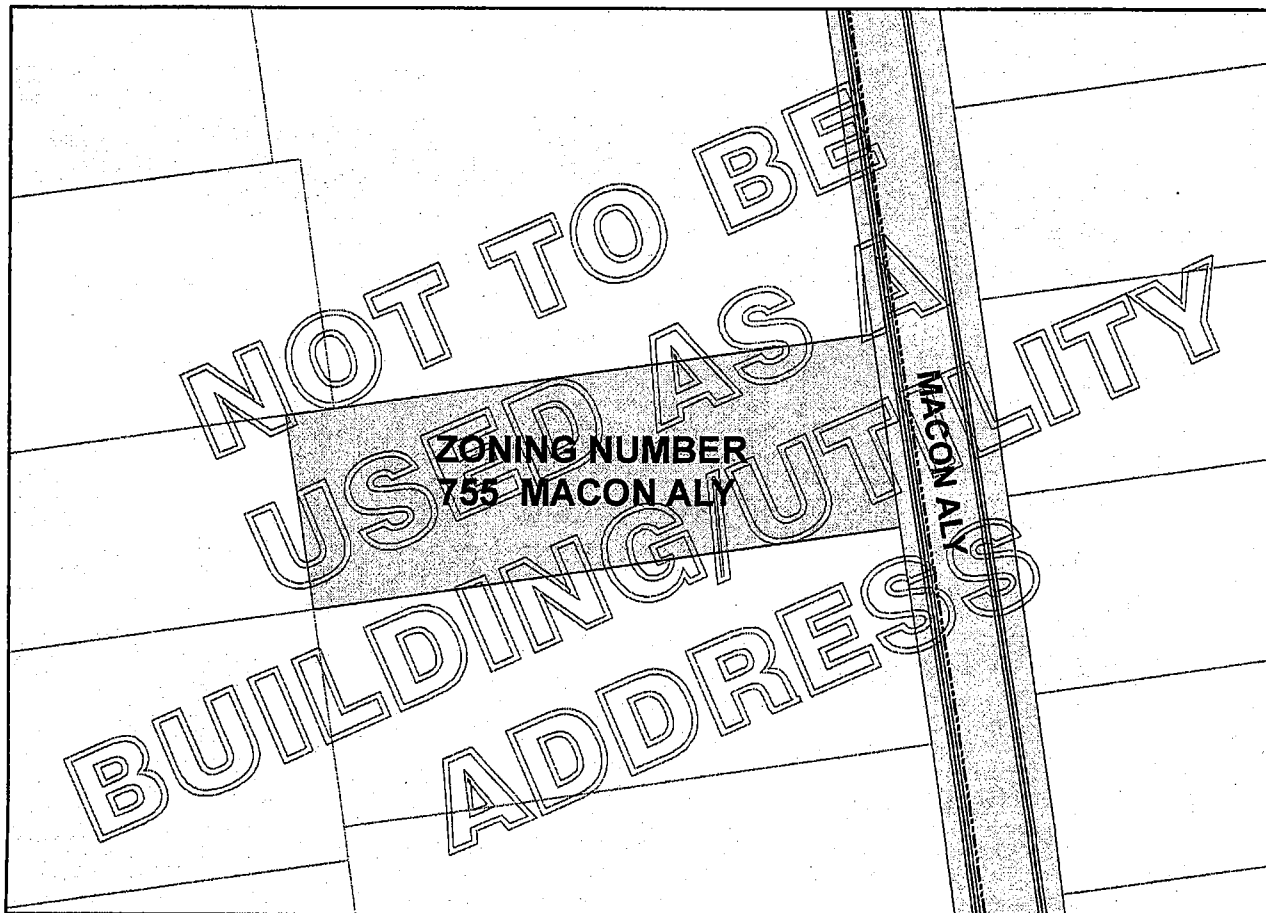
Subdivision: JAEGER

Requested By: ARTZ, DEWHIRST & WHEELER, LLP (CHAD DRAHEIM)

Issued By:

Adugna amariam

Date: 11/27/2017



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 109253

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: 010063232, 010044698

Zoning Number: 750

Street Name: MOHAWK ST

Lot Number: N/A

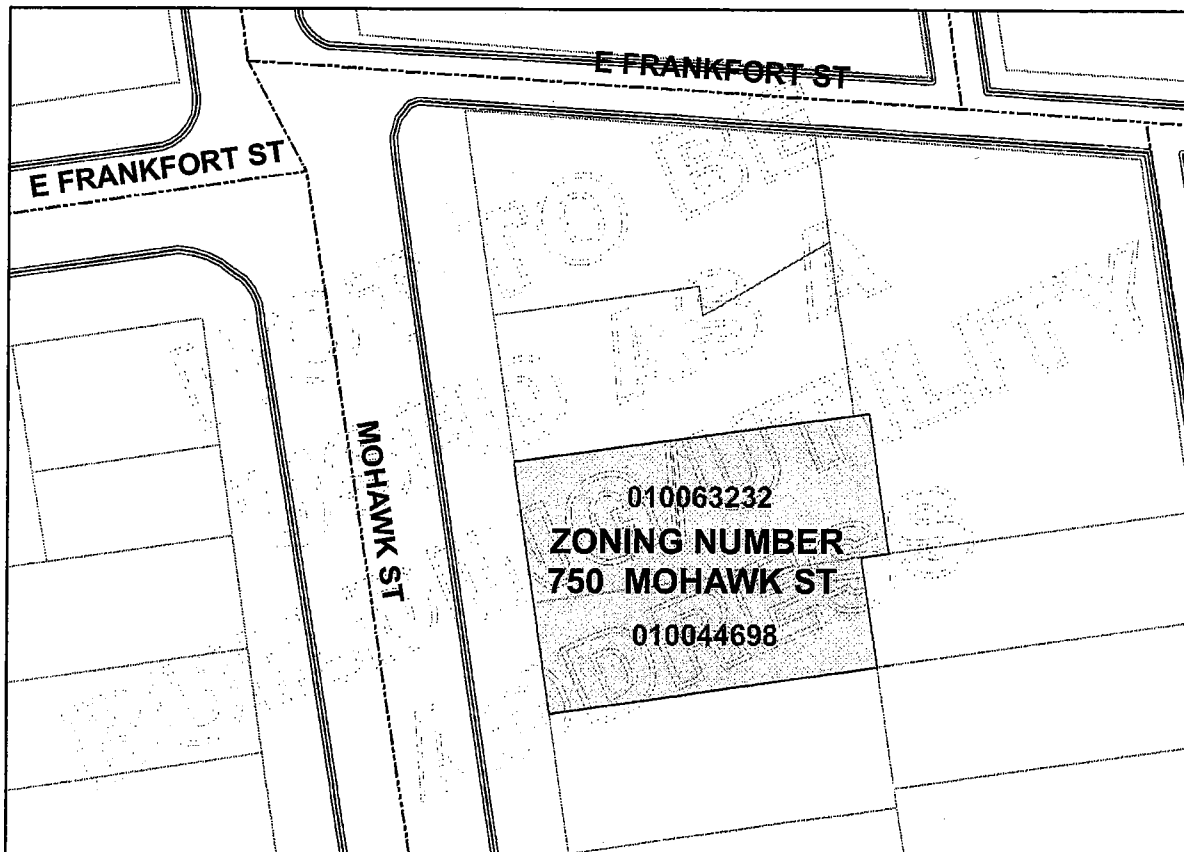
Subdivision: N/A

Requested By: ARTZ, DEWHIRST & WHEELER, LLP (BRIAN ARTZ)

Issued By:

Adugna amariam

Date: 12/15/2017



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 109894

Legal Description

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being the East one-half of the South one-half of Lot Number One Hundred One (101) of C.F. Jaeger's Addition as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 385, Recorder's Office, Franklin County, Ohio.

Property Known As: 755 Macon Alley, Columbus, OH 43206

Prior Instrument Reference No.:

Parcel No.: 010-012190-00

Legal Description

Situated in the State of Ohio, County of Franklin, and in the City of Columbus and bounded and described as follows:

Being 100 feet off the west end of the north half of Lot No. One Hundred and One (101) and 8.65 feet off of the south side of the west 100 feet of Lot No. One Hundred (100) of C.F. Jaeger's Fourteenth Addition to said city, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 1, page 385, Recorder's Office, Franklin County, Ohio, together with all rights pertaining to the private alley to the east of said premises.

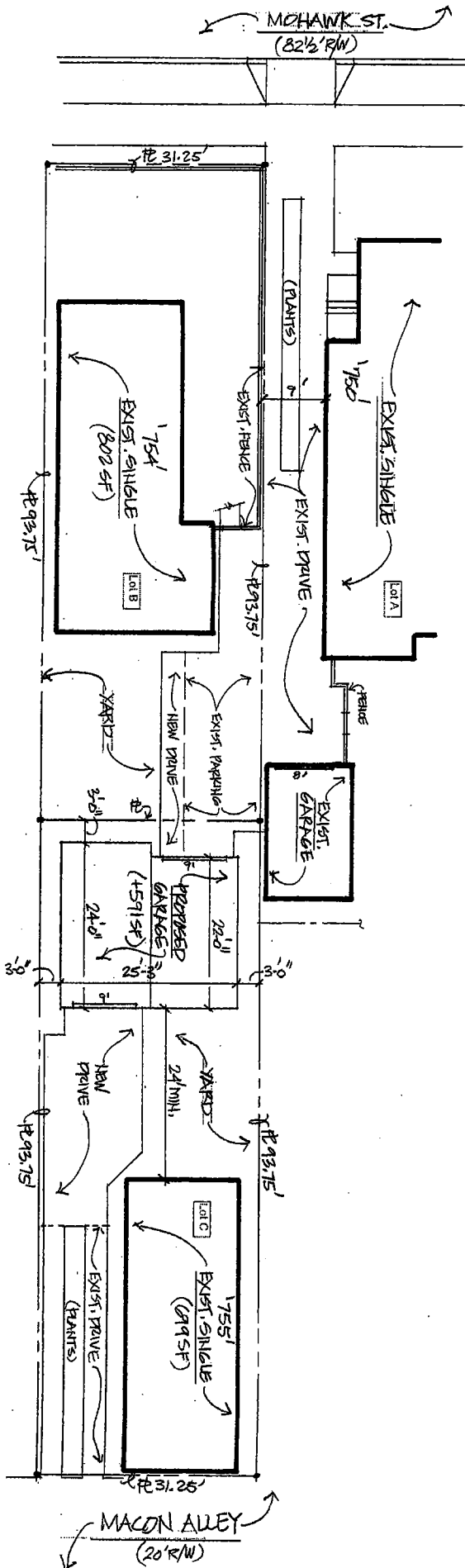
Property Known As: 750 Mohawk St. Columbus, OH 43206
Prior Instrument Reference No.: 200105110104368
Parcel No.: 010-063232-00

Legal Description

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being the west one-half of the south one-half of Lot Number One Hundred and One (101) of C.F. Jaeger's Addition to the City of Columbus, OH, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 1, page 385, Recorder's Office, Franklin County, Ohio.

Property Known As: 754 Mohawk St. Columbus, OH 43206
Prior Instrument Reference No.: 201008020097756
Parcel No.: 010-044698-00



WILLIAM HUEBS, ARCHITECT
11-15-17

THE CITY OF
COLUMBUS
OHIO • 43260-1500

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) Chad M. Draheim
of (COMPLETE ADDRESS) 560 E. Town Street, Columbus, Ohio 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

Anthony Digiandomenico

754 Mohawk Street, Columbus, Ohio 43206

William Hugus

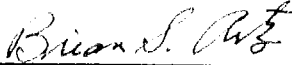
750 Mohawk Street, Columbus, Ohio 43206

SIGNATURE OF AFFIANT



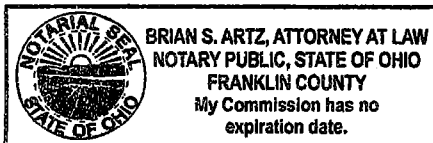
Sworn to before me and signed in my presence this 18th day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC



Notary Seal Here

My Commission Expires _____



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.