

## COUNCIL VARIANCE APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

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

OFFICE USE ONLY

Application Number: CV18-001 Date Received: 1/19/18

Application Accepted by: mm Fee: \$320

Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

#### LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 1034 Jaeger St. Zip: 43206

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

**If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.**

Parcel Number for Certified Address: 010-053161-00

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R2-F

Area Commission or Civic Association: German Village

Proposed Use or reason for Council Variance request:  
(see attached list)

Acreage: .12

#### APPLICANT:

Name: Juliet Bullock Arch. Phone Number: 614-935-0944 Ext.: \_\_\_\_\_

Address: 1182 Wyandotte Rd City/State: Columbus Ohio Zip: 43212

Email Address: bullock.juliet@gmail.com Fax Number: \_\_\_\_\_

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

Name: John D. Kuijper Phone Number: (773) 972-1315 Ext.: \_\_\_\_\_

Address: 1034 Jaeger City/State: Columbus, Ohio Zip: 43206

Email Address: Kuijper 101 @ gmail.com Fax Number: N/A

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

Name: N/A Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE Juliet A. Bullock

PROPERTY OWNER SIGNATURE John D. Kuijper

ATTORNEY / AGENT SIGNATURE N/A

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

**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**

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#### STATEMENT OF HARDSHIP

Application Number: CV18-001

Chapter 3307 of the Columbus Zoning Code

#### **Section 3307.10 Variances by City Council**

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.
- Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
- In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

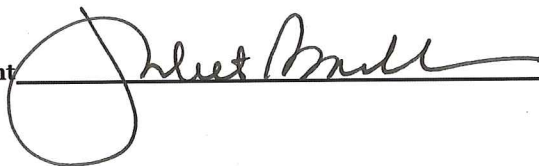
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**PLEASE NOTE:** It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):

There is precedence in this block for carriage houses  
along the alley, and this extra deep lot by German  
Village standards can support the additional  
residence. Other carriage houses on this block/alley  
also front this nonpublic street. The sideyard  
variance is to legitimize an existing condition at the  
existing residence. This residence at the rear will be  
used for out of town guests so parking is not typically  
required and on street parking is also typically  
available.

Signature of Applicant



Date 1/18/18

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1034 Jaeger Street  
R2-F

Proposed Variances

3312.49 Minimum number of parking spaces required. To allow for two parking spaces in lieu of the four spaces required by code.

3332.037 R2-f Residential District use - To allow for two separate dwelling units on a single parcel.

3332.14 R2-f Area district Requirements – to allow two single family residences on a lot of 5067.7 sf

3332.19 Fronting a public Street – the new residence will not front a public street.

3332.26 Minimum side yard – For existing single family residence facing Jaeger to allow the north minimum side yard dimension to remain and be 1.5' in lieu of the 3' required by code.

3332.27 Rear yard – to allow for the new single family residence to have a rear yard of 0 sf in lieu of the 25% required by code.

CV18-001

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#### AFFIDAVIT (See instruction sheet)

Application Number: CV18-001

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock

of (1) MAILING ADDRESS ~~1034 Jaeger St~~ 1182 Wyandotte Columbus 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1034 Jaeger 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) 1/19/18

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) John Kuiper / Ed. Liang  
1034 Jaeger St  
Columbus, Ohio 43206

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

Juliet A. Bullock  
614.935.0944

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

(5) German Villaef / Connie Torbeck  
50 W. Gay 4th Floor  
Columbus Ohio 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)

☐ Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Juliet A. Bullock

Sworn to before me and signed in my presence this 17<sup>th</sup> day of January, in the year 2018

Rachel M. Royer  
(8) SIGNATURE OF NOTARY PUBLIC

7-28-2020  
My Commission Expires



**RACHEL M. ROYER**

Notary Public  
This Affidavit Expires six (6) months after the date of notarization.  
My Commission Expires 07-28-2020

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Juliet Bullock Architects  
Or current occupant  
1182 Wyandotte Road  
Columbus Ohio 43212

Philip L Barger  
Or current occupant  
1262 W 1<sup>st</sup> Ave.  
Columbus Ohio 43212-3540

Melinda F Billingham  
Or current occupant  
1030 Jaeger Street  
Columbus Ohio 43206

Thomas and Linda Friedman  
Or current occupant  
247 Stewart Ave  
Columbus Ohio 43206-2725

Laura Gravelin/R. Moomiaie  
Or current occupant  
1038 Jaeger Street  
Columbus Ohio 43206

Zachary M Sugarman  
Or current occupant  
1042 Jaeger Street  
Columbus Ohio 43206-2627

Bronwen Fortin  
Or current occupant  
PO Box 6034  
Columbus Ohio 43206-0034

Laurel Biever  
Or current occupant  
1050 Jaeger Street  
Columbus Ohio 43206

City of Columbus Ohio  
Or current occupant  
90 W Broad Street Rm 425  
Columbus Ohio 43215-9000

Carl Eckert/E. Wilson  
Or current occupant  
255 Stewart Ave  
Columbus Ohio 43206-2725

Patrick and Brenna Murtagh  
Or current occupant  
259 Stewart Ave  
Columbus Ohio 43206

Charles Holcomb/P. Kiefer  
Or current occupant  
263 Stewart Ave  
Columbus Ohio 43206-2725

Craig Seeman/N. Kogan  
Or current occupant  
267 Stewart Ave  
Columbus Ohio 43206-2725

Donna Ruch  
Or current occupant  
246 E Deshler Ave  
Columbus Ohio 43206

Connie Torbeck  
Historic Preservation Office  
50 W. Gay 4<sup>th</sup> Floor  
Columbus Ohio 43215

CV18-001



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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 Number: CV18-001

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)  
of (COMPLETE ADDRESS)

John D. Kuipper  
1034 Jaeger 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 in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. <u>John Kuipper</u> <u>1034 Jaeger St.</u> <u>Columbus OH 43206</u>	2. <u>Edward Lizing</u> <u>1034 Jaeger St.</u> <u>Columbus OH 43206</u>
3. <u>N/A</u>	4. <u>N/A</u>

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

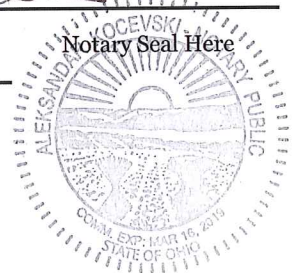
John D. Kuipper John D. Kuipper

Sworn to before me and signed in my presence this 17<sup>th</sup> day of JANUARY, in the year 2018

SIGNATURE OF NOTARY-PUBLIC

My Commission Expires

03/16/2019



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# 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: 010053161

Zoning Number: 1034

Street Name: JAEGER ST

Lot Number: N/A

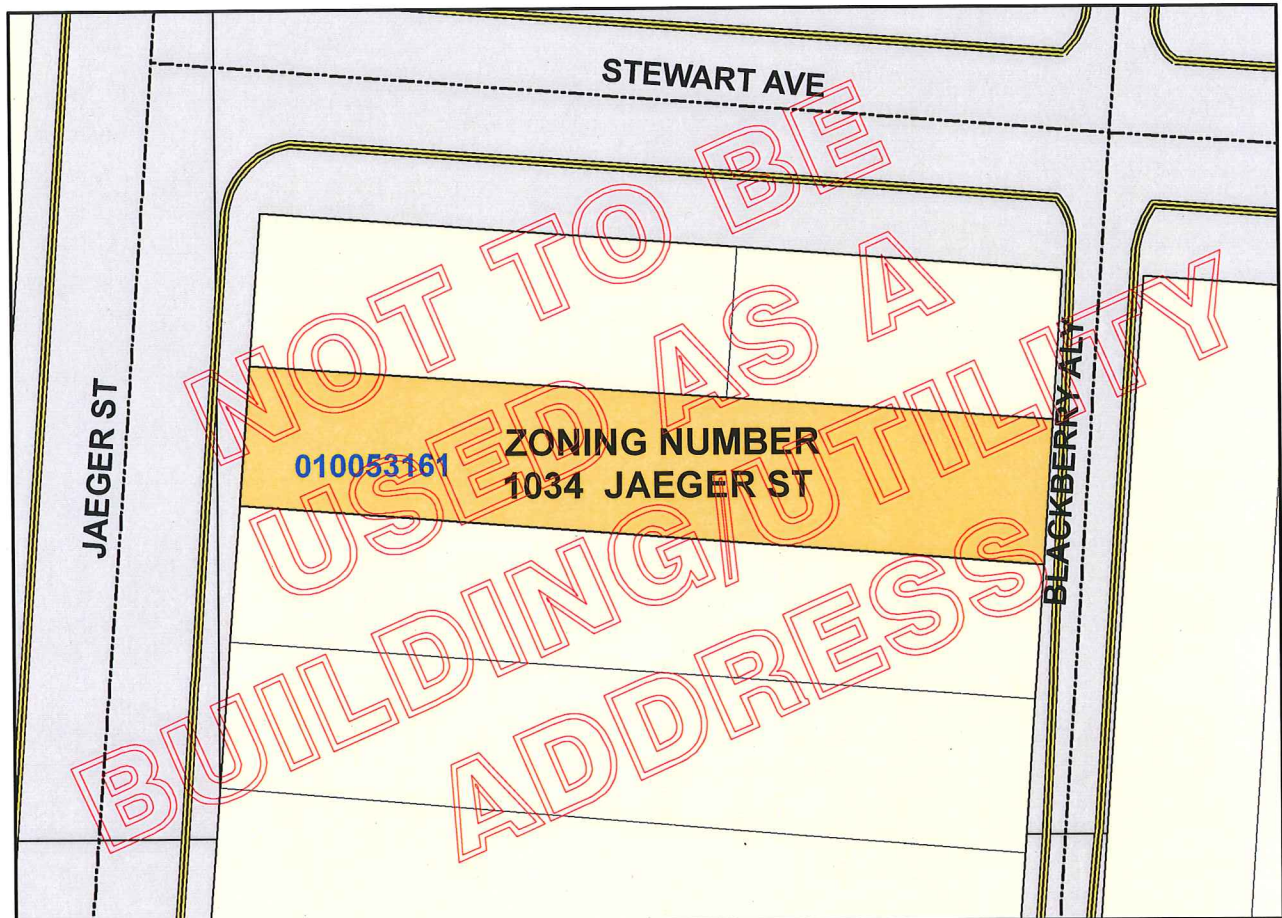
Subdivision: N/A

Requested By: JULIET BULLOCK ARCHITECTS (JULIET BULLOCK)

Issued By:

*Adugna amariam*

Date: 1/8/2018



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 110532

CV18-001



**GENERAL WARRANTY DEED**

**ROBERT L. FIELD, Married** ("Grantor(s)"), for valuable consideration paid, grants with general warranty covenants to **JOHN D. KUIJPER AND EDWARD LIANG**, as tenants in common ("Grantee(s)"), the following real property (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

Tax Mailing Address: WesBanco Bank, Inc., 1 Bank Plaza, Wheeling, WV 26003

Prior Instrument Reference: Instrument No. 200703290054299, Franklin County, Ohio Records.

Auditor's Parcel Number(s): 020-053161-00

Known As: 1034 Jaeger Street, Columbus, OH 43206

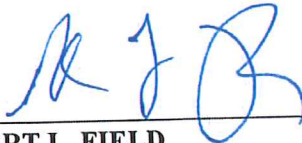
Subject to taxes and assessments, zoning ordinances and regulations, legal highways, and covenants, conditions, restrictions, reservations, and easements of record.

Grantor has executed this Deed this \_\_\_\_ day of December 2017.

THE REMAINDER OF THIS PAGE IS INTENTIONLLY LEFT BLANK



GRANTOR(S):

BY:   
ROBERT L. FIELD

STATE OF OHIO )  
 ) SS:  
COUNTY OF FRANKLIN )

Before me, personally appeared the above-named **Robert L. Field** who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on this 8<sup>th</sup> day of December 2017.



JOSEPH W HAVENS  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
March 19, 2020

  
Notary Public

BY: Janice Field, wife of Robert L. Field, Grantor, releases all rights of dower therein

STATE OF OHIO )  
 ) SS:  
COUNTY OF FRANKLIN )

Before me, personally appeared the above-named Janice Field, who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on this \_\_\_\_ day of December 2017.

\_\_\_\_\_  
Notary Public

This instrument prepared by:

HAVENS LIMITED 141 E. TOWN STREET, Suite 200, COLUMBUS, OHIO 43215

**EXHIBIT "A"**

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

Being the south half of lot number one hundred nine (109), in Deshlers And Thurman's Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 357, Recorder's Office, Franklin County, Ohio.

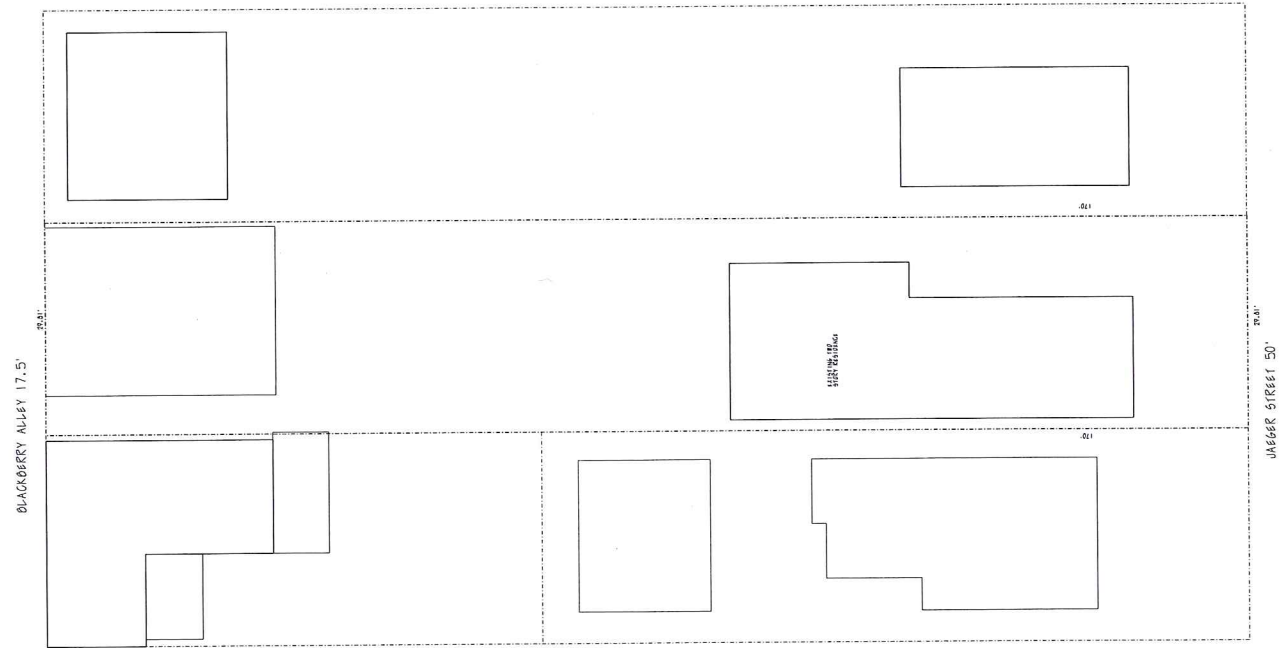
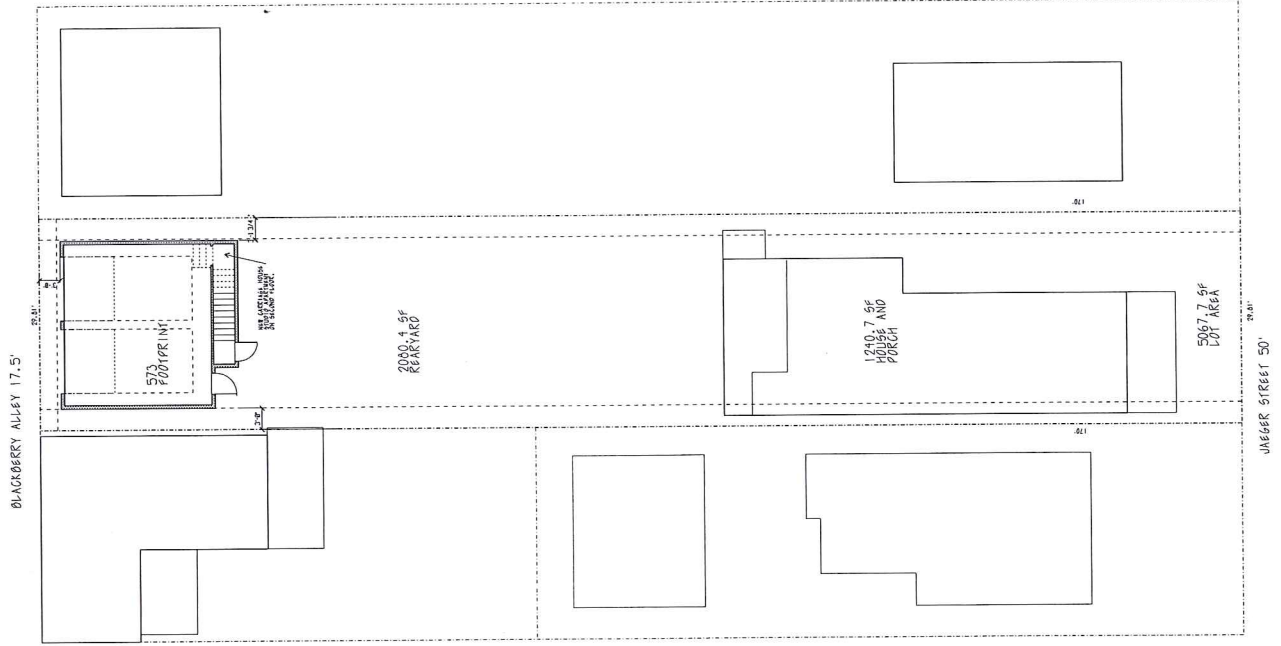
Property Address: 1034-36 S. Jaeger Street, Columbus, OH 43206

Parcel No.: 010-053161

CV18-001



CV18-001





CV18-001  
1034 Jaeger Street  
Approximately 0.12 acres





CV18-001  
1034 Jaeger Street  
Approximately 0.12 acres