

Zoning Report

Site Information

Address	503 S 3RD ST, COLUMBUS, OH
Mailing Address	5055 ROSALIND LN POWELL OH 43065-8261
Owner	KINKAID RHONDA
Parcel Number	010014374
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: BZA18-007 Date Received: 1/17/18
Application Accepted by: D. Reiss Fee: \$ 320.00
Commission/Civic: German Village
Existing Zoning: R-2F
Comments: 3/27/18

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

☐ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

LOCATION

Certified Address: 503 S. Third St. City: Columbus Zip: 43085

Parcel Number (only one required): 010-014374-00

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: Jonathan Halverstadt, Bradley Dobson, Rebecca Dobson Phone Number: 3302062450 Ext.: _____

Address: 300 E New England Ave City/State: Worthington, OH Zip: 43085

Email Address: Jphalve@gmail.com Fax Number: 6143244380

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 _____

PROPERTY OWNER SIGNATURE _____

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.

THE CITY OF
COLUMBUS
BUREAU OF ZONING SERVICES

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 Jonathan Halverstadt

of (1) MAILING ADDRESS 503 S. Third St. 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 _____

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) Jonathan Halverstadt
503 S. Third St.
Columbus, OH 43215

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

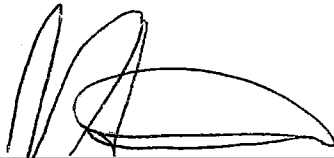
Jonathan Halverstadt
330 206 2450

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

(5) German Village Commission
Connie Tarbeck
614 645 0664

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 17th day of January, in the year 2018

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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OWNER NAME
OWNER NAME2
OWNER ADDRESS
Field-4

METROPOLITAN GV II LLC
or Current Owner
4041 N HIGH ST SUITE 102
COLS OH 43214

METROPOLITAN GV II LLC
or Current Owner
4041 N HIGH ST SUITE 102
COLS OH 43214

GELDIS PROPERTIES LLC
or Current Owner
2703 SHERWOOD RD
COLUMBUS OH 43209

Duane Welsh
or Current Owner
3792 BLUE WATER CT
POWELL OH 43065

Patrick Phillips
or Current Owner
247 LEAR ST
COLUMBUS OH 43206

Richard Cowell
or Current Owner
487 S Third St
COLUMBUS OH 43215-5702

Rodd & Linda Lawrence
or Current Owner
496 S 3RD ST
COLUMBUS OH 43215-5702

METROPOLITAN GV II LLC
or Current Owner
4041 N HIGH ST SUITE 102
COLS OH 43214

Harold Angevine
or Current Owner
522 City Park Ave
COLUMBUS OH 43215-5702

Brian Odonnell
or Current Owner
515 S 3RD ST
COLUMBUS OH 43215

METROPOLITAN GV II LLC
or Current Owner
4041 N HIGH ST SUITE 102
COLS OH 43214

PREWITT PROPERTIES LLC
or Current Owner
502 S THIRD ST
COLUMBUS OH 43215

Igor Ferst
or Current Owner
1751 PALM AVE
SAN MATEO CA 94402

Joseph Bernardo
or Current Owner
78 E BLENKNER ST
COLUMBUS OH 43215

Bradley A Dobson
or Current Owner
300 E NEW ENGLAND AVE
WORTHINGTON OH 43085

METROPOLITAN GV II LLC
or Current Owner
4041 N HIGH ST SUITE 102
COLS OH 43214

LEE SMITH FARMS LLC
or Current Owner
929 HARRISON AVE STE 300
COLUMBUS OH 43215

BPT REALTY LLC
or Current Owner
787 S 5TH ST
COLUMBUS OH 43206

111 BLENKNER LLC
or Current Owner
297 S CASSADY AVE
COLUMBUS OH 43209

COLASANTE MARK W
or Current Owner
516 S THIRD ST
COLUMBUS OH 43215

Jon Halverstadt
or Current Owner
503 S Third St
COLUMBUS OH 43215

GV Commission
Attn: Connie Torbeck
50 W Gay St
Columbus OH 43215

Two code sections require a variance: 3332.18 - Basis of computing area and 3332.27 - Rear yard

I would like to tear down an existing one car garage that is in poor condition, and non-conforming, and build a two car garage. I am facing the current hardship of having a duplex to rent, with only a single stall available for parking. I believe the variance request should be approved for the following reasons:

- 1) The current house and garage are non-conforming based on the total lot coverage and rear lot coverage requirements. The total lot coverage will increase from 56% to 67%. The rear lot coverage will increase from 30% to 74%.
- 2) It will benefit German Village because I will turn the existing driveway off Third St. into a yard and remove that curb cut. This will allow for an additional parking spot on Third St. while also allowing an additional car to be parked off street.
- 3) Exiting the Third St. curb cut is dangerous because it requires a driver to back out of the driveway across the sidewalk, between parked cars, onto Third St. near the busy Livingston and Third intersection.
- 4) The project does not change the character of the neighborhood. The historical Blenkner curb cut will not change and the existing attached garage will be replaced with a larger attached garage.
- 5) The German Village Commission has considered and approved the variance request.
- 6) No government services will be affected.
- 7) No nearby homes will be affected by the change in garage size because the extra space will be in the back corner of the property in areas already separated by fences.

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

BZA18-007
503 S. 3rd Street

A Boundary Survey prepared for and certified to:

Jonathan P. Halverstadt

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Part of Block 6 McGowan's Addition,
Deed Book G, Page 70

Posted Address: 503 S. Third Street, Columbus, Ohio

E. LIVINGSTON AVENUE 60'

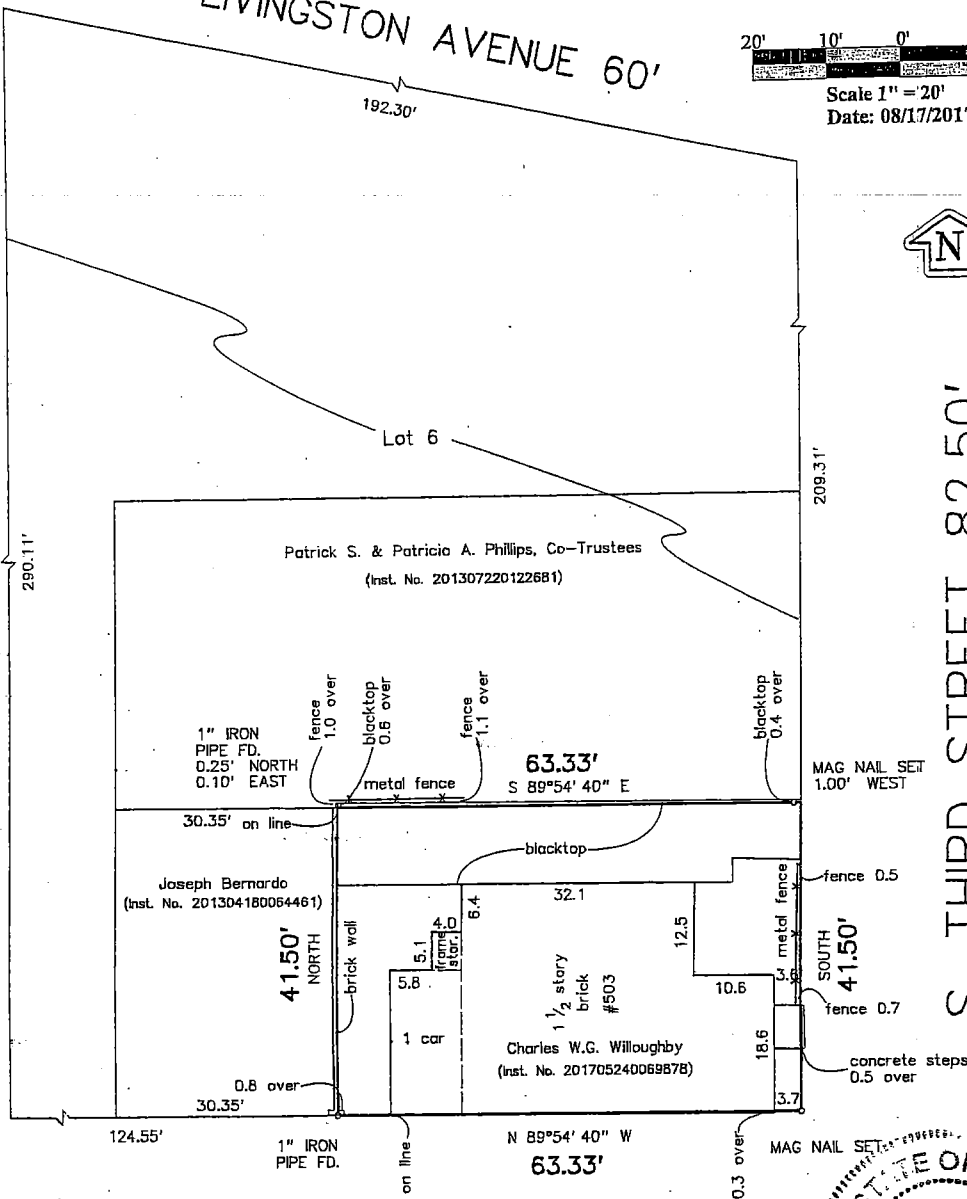


Scale 1" = 20'
Date: 08/17/2017

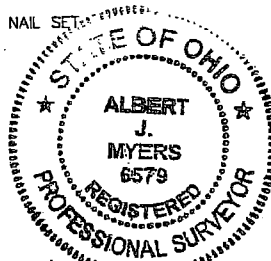
CITY PARK AVENUE 66'



S. THIRD STREET 82.50'



E. BLENKNER STREET 33'



Myers Surveying Co., Inc.

By *Albert J. Myers*
8/17/17
Professional Surveyor

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Basis of bearings is the west line of S. Third Street assumed NORTH.

Myers Order No. - 6-07/28/2017

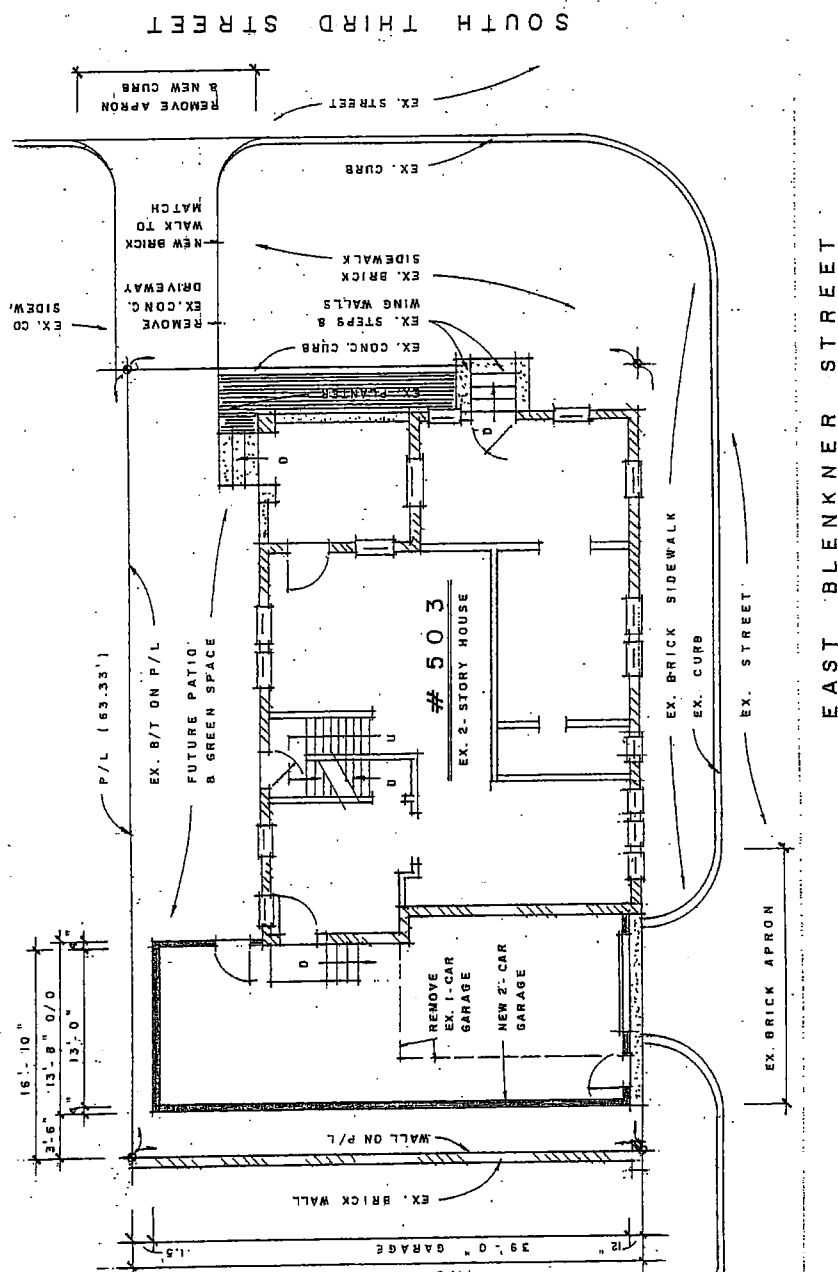
201707286

Rec.	Field	DWG	Ltr.	CK
CA	RON	DJO	DJU	

Existing

Sheet	Description
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1	Index of drawings, site plan and exterior elevations with material notes
2	First floor plan, 1/4" scale.
3	Second floor plan, 1/4" scale.
4	Foundation plan, 1/4" scale. Exterior elevations with material notes. Sections, notes and details.



S I T E P L A N:

SCALE : 1" = 10' - 0"

REAR ELEVATION (WEST)

SCALE : 1/8" = 1'-0"

Material Notes:

1. Existing 2-story house.
8. 5/4 x 8 smooth wood trim, painted.

Proposed

BZA18-007
S. 3rd Street





STEVEN R. SCHOENY
Director

COPY

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF
DEVELOPMENT

HISTORIC DISTRICT COMMISSION RECOMMENDATION

GERMAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It 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: 503 South Third Street

APPLICANT'S NAME: Jon Halverstadt (Applicant/Owner)

APPLICATION NO.: 18-1-4

COMMISSION HEARING DATE: 1-3-2018

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119.

☒ **Variance or Zoning Change Request**

- ☐ Rezoning
☐ Parking Variance
☐ Change of Use
☐ Lot Split

- ☐ Special permit
☐ Setbacks
☒ Other

TYPE(S) OF ACTION(S) REQUESTED:

Request for Variance Recommendation

Upon review of Application #18-1-14, 503 South Third Street, the German Village Commission recommends approval of the proposed variances, as submitted:

1. 3332.18 - Basis of computing area.

Area shall be computed based on the following guidelines:

(D) Wherein no dwelling hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area; nor shall any manufactured home hereafter erected occupy alone or together with any building greater than 50 percent of the lot area.

Total lot size: 2628.195

Previous lot coverage:(Old Garage+House) = 1473 sq ft.; $1473/2628.195 = 56\%$ lot coverage

The current structure is non-conforming.

New lot coverage: (New Garage+House) = 1771 sq ft.; $1771/2628.195 = 67\%$ lot coverage - Adding 11%

2. 3332.27 - Rear yard.

Wherein each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

A legally sufficient perimeter yard shall satisfy the rear yard requirement for a multiple dwelling development located in an R-4 residential district.

Current yard coverage= 30%



~~The current structure is non-conforming.~~
New Yard coverage= 74%

MOTION: Panzer/Thiell (6-0-0) APPROVAL RECOMMENDED

Reasons for Recommendation:

- A curb cut will be eliminated on South Third Street, which will provide one (1) public parking space.
- The historic curb cut on Blenkner Street will be maintained.
- The expanded new garage design will provide two off-street parking spaces for 503 S. Third Street.
- The existing site is already non-conforming in regard to both variances.

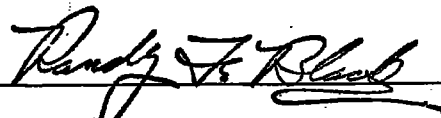
RECOMMENDATION:

☒ RECOMMEND APPROVAL

☐ RECOMMEND DENIAL

☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY
FOR THE ACTION(S) REQUESTED AS INDICATED.

Randy F. Black
Historic Preservation Officer

THE CITY OF
COLUMBUS

OFFICE OF THE CITY CLERK

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) Jonathan Halverstadt
of (COMPLETE ADDRESS) 503 S. Third St. 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 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

Brad Dobson

300 Coles St. Apt 2406 Jersey City, NJ 07310

Rebecca Dobson

Same

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 17th day of January in the year 2018

David J. Reiss

SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO Notary Seal Here
MY COMMISSION EXPIRES MAY 30, 2020
My Commission Expires

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