



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14310-00000-00085
Date Received: 10 FEB 2014
Commission/Civic: B.V.
Existing Zoning: R-2F Application Accepted by: [Signature] Fee: \$1900
Comments: 4/22/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

A 2 car detached carriage house with a second floor dwelling unit without a kitchen. We do not abide by ~~3332.16 Exception for single- or two-family dwelling~~ and wish to apply for a variance to allow such space above the garage. 3332.35, Accessory building & 3332.38 Private garage.

LOCATION

1. Certified Address Number and Street Name 160 Thurman Ave
City Columbus State Ohio Zip 43206
Parcel Number (only one required) 010-023482-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name mode architects - CJ Andrews
Address 174 Thurman Ave. City/State Columbus, Ohio Zip 43206
Phone # 614-835-5124 Fax # _____ Email cj@modearc.com

PROPERTY OWNER(S):

Name Joshua Zimmerman
Address 160 Thurman Ave. City/State Columbus, Ohio Zip 43206
Phone # 614-425-8064 Fax # _____ Email joshua.zimmerman@kingthompson.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name mode architects - CJ Andrews
Address 174 Thurman Ave. City/State Columbus, Ohio Zip 43206
Phone # 614-835-5124 Fax # _____ Email: cj@modearc.com

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.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

14310-00085
160 Thurman Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Christopher J. Andrews of mode architects
of (1) MAILING ADDRESS 174 Thurman Ave. Columbus, Ohio 43206
deposed 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 the 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) Joshua Zimmerman
160 Thurman Ave.
Columbus, Ohio 43206

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

CJ Andrews
614-835-5124

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

(5) German Village Area Commission
Attn. Cristin Moody - Office of Historic Preservation
50 West Gay Street, Fourth Floor Cols, OH 43215

and that the following 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:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) [Signature]
Subscribed to me in my presence and before me this 10th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]
July 17, 2017



Jerrie A Thacker
Notary Public, State of Ohio
My Commission Expires 07-17-17

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modearchitects
Attn: CJ Andrews
174 Thurman Ave.
Columbus OH 43206

Joshua Zimmerman
160 Thurman Ave.
Columbus OH 43206

Office of Historic Preservation
Attn: Ms. Cristin Moody
50 W. Gay St. 4th Flr
Columbus OH 43215

Mr. Robert Ouellette
147 E. Deshler Ave
Columbus OH 43206

Mr. Sandford B. Schirmer
148 Thurman Ave.
Columbus OH 43206

Ms. Amy Levine
147 Thurman Ave.
Columbus OH 43206

Mr. Ted Tobler
181 E. Deshler Ave.
Columbus OH 43206

Mr. Brian House
157 E. Deshler Ave.
Columbus OH 43206

Mr. Adam Fazio
180 E. Thurman Ave.
Columbus OH 43206

Mr. Christopher Brunner
1094 S. Fourth St.
Columbus OH 43206

Mr. James Turner
164 E. Thurman Ave.
Columbus OH 43206

Mr. John Corbitt
173 Thurman Ave.
Columbus OH 43206

Mr. Mark Ours
172 Thurman Ave.
Columbus OH 43206

Ms. Maryellen Kahn
165 E. Deshler Ave.
Columbus OH 43206

TTG Properties LLC
121 Thurman Ave.
Columbus OH 43206

Ms. Debra Feil
176 E. Thurman Ave.
Columbus OH 43206

Andie Little
175 E. Deshler Ave.
Columbus OH 43206

Mr. William Mains
179 E. Deshler Ave.
Columbus OH 43206

Mr. Kenneth G. Haas
157-59 Thurman Ave.
Columbus OH 43206

Mr. James Massie
1106 S. Fourth St.
Columbus OH 43206

Mr. Scott Schweitzer
1110 S. Fourth St.
Columbus OH 43206

Mr. Joseph Turbett
156 E. Thurman Ave.
Columbus OH 43206

Mr. Matthew Lytle
1102 S. Fourth St.
Columbus OH 43206

Aurora Industries
4790 Riverwood Dr.
Hilliard OH 43026

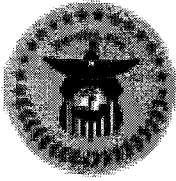
Mr. Christopher Kudron
167 Thurman Ave.
Columbus OH 43206

Ms. Janelle Dolrayne
169 Thurman Ave.
Columbus OH 43206

Mr. Joshua Secrest
161 Thurman Ave.
Columbus OH 43206

HV Rentals LLC
215 Grand Ave.
Park Ridge IL 60068

14310-00085
160 Thurman Ave.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00085
160 Thurman Ave.

One Stop Shop Zoning Report Date: Thu Feb 27 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 160 THURMAN AVE COLUMBUS, OH

Mailing Address: 1 FIRST AMERICAN WAY
WESTLAKE, TX 76262

Owner: SCHAFFER LAWRENCE D

Parcel Number: 010023482

ZONING INFORMATION

Zoning: Z72-055, Residential, R2F
effective 6/21/1972, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: German Village Area Commission

Planning Overlay: N/A

Historic District: German Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

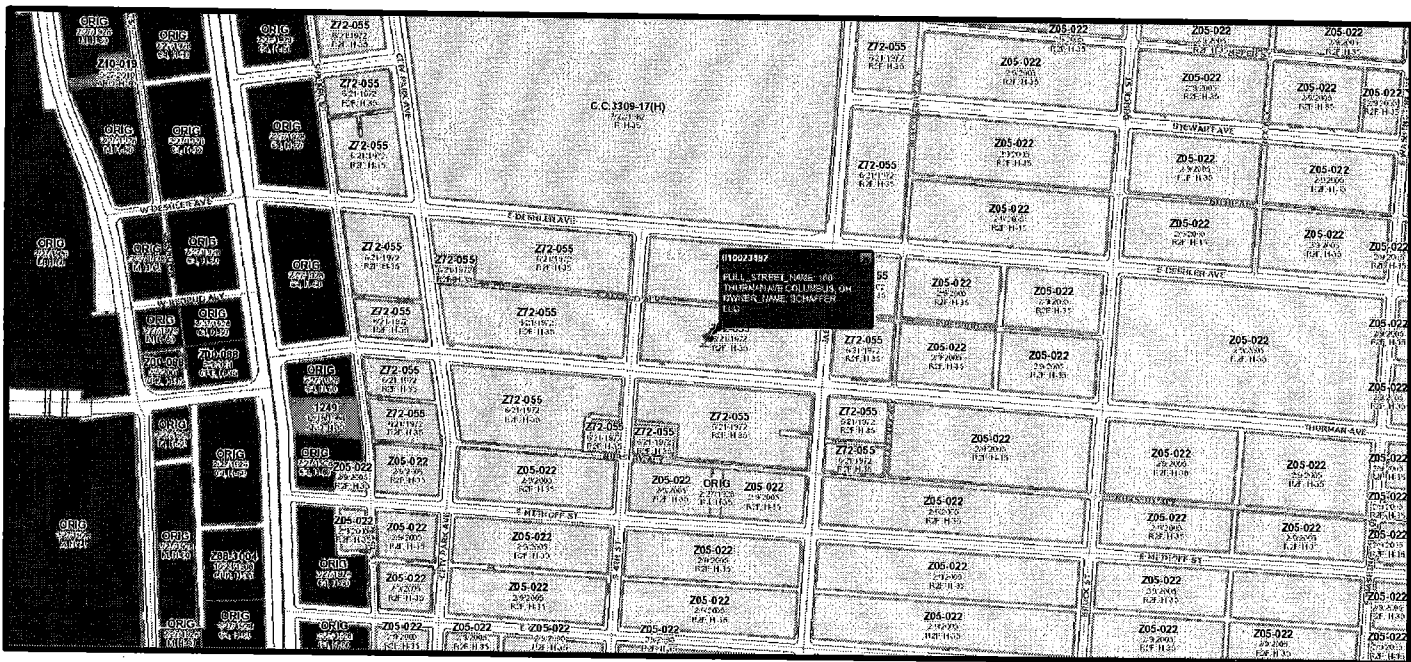
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14310-00085

160 Thurman Ave.

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). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- 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 the 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.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

This application is requesting Variances to construct a freestanding normal sized 2 car garage with sleeping quarters and bathroom above with no kitchen as many other properties already have done in the District.

Since 2007, the German Village Commission discourages connecting a garage structure to a house which creates a hardship for this property. This condition is not a result of actions by this homeowner and will not be injurious to adjacent properties.

Signature of Applicant _____

Date _____

2/10/14

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ZIMMERMAN RESIDENCE

160 THURMAN AVE.
COLUMBUS OHIO 43206

PARCEL ID: 010-023482-00



MARK OURS, LICENSE #13775
EXPIRATION DATE: 12/31/15

Z. VAR.	02.06.2014
COMMISSION	01.21.2014
REVISIONS	01.13.2014
REVISIONS	01.09.2014
COMMISSION	12.23.2013

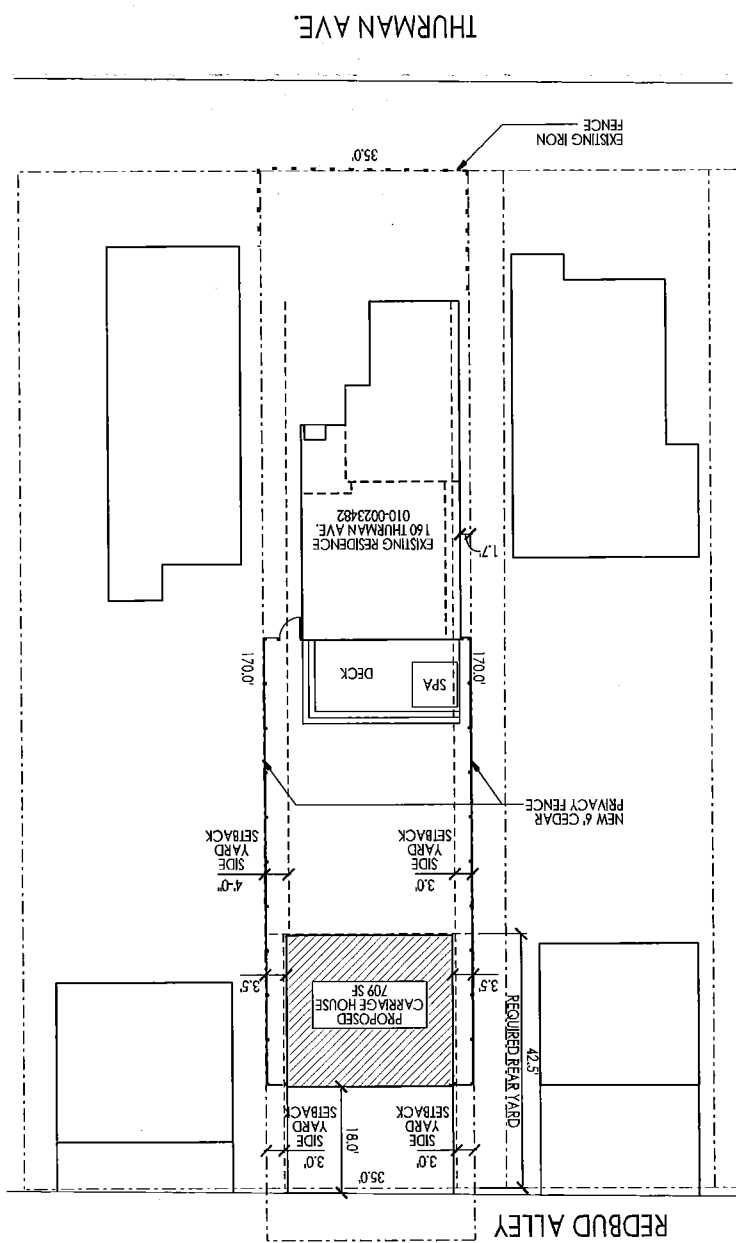
ON
ON ARCHITECTS LLC
174 THURMAN AVENUE
COLUMBUS OHIO 43206
614.515.5186

SITE PLAN

PROJECT #	2013-87
DATE	12.13.2013
SCALE	1" = 20'-0"

A0

A



ZONING NOTES

PARCEL ID: 010-023482-00
ZONING CLASSIFICATION - R2-F

TOTAL LOT AREA	= 5,950 SF
MAXIMUM LOT COVERAGE	= 2,975 SF (50.0%)
PROPOSED LOT COVERAGE	= 2,010 SF (33.8%)

SIDE YARD SUM (20% OF 35.0')
SIDE YARD MINIMUM
REAR YARD MINIMUM (25% OF LOT DEPTH)
= 7.0'
= 3.0'
= 42.5'

CARRIAGE HOUSE

REAR YARD AREA (TO CENTER OF ALLEY)
15% OF REAR YARD:
= 807 SF
= 1,794 SF

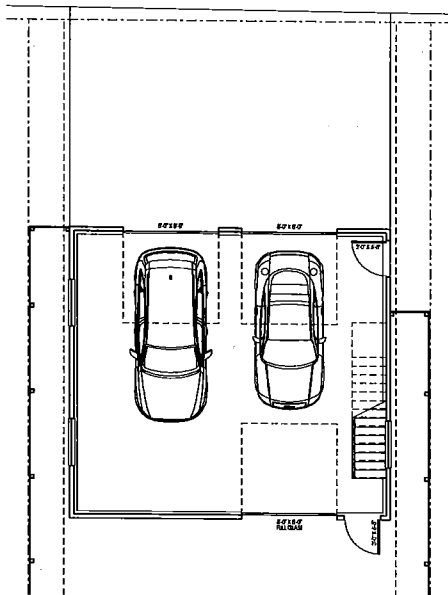
NET FLOOR AREA OF LIVING QUARTERS = 2514 SF

NET LOOK AREA OF LIVING QUARTERS
= 838 SF
1/3 OF LIVING AREA

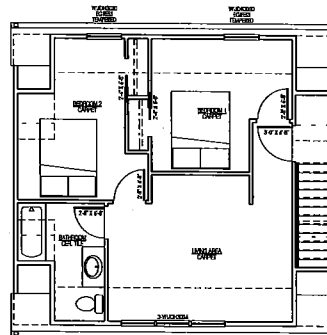
MAXIMUM AREA OF CARRIAGE HOUSE
= 720 SF
PROPOSED AREA OF CARRIAGE HOUSE
= 708 SF

14310-00085
160 Thurman Ave.

SITE PLAN
1" = 20'-0"

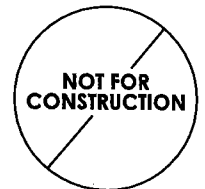


1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"

**ZIMMERMAN RESIDENCE
CARRIAGE HOUSE**
160 THURMAN AVE.
COLUMBUS OHIO 43206
PARCEL ID: 010-023482-00



ZON. VAR. 02.14.2014
PROGRESS 02.11.2014

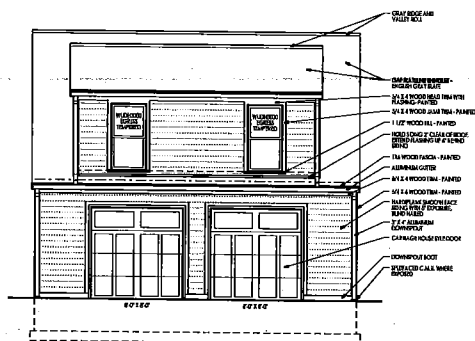
ON ON ARCHITECTS LLC
174 THURMAN AVENUE
COLUMBUS OHIO 43206
614.835.6124

PLANS

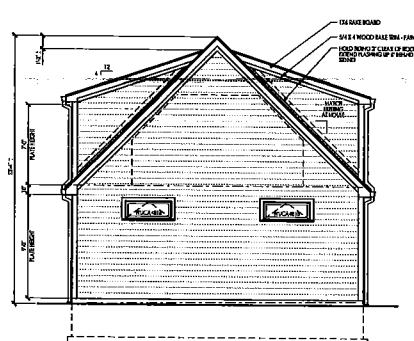
PROJECT # 2013-87
DATE 12.13.2013
SCALE 1/8" = 1'-0"

A1

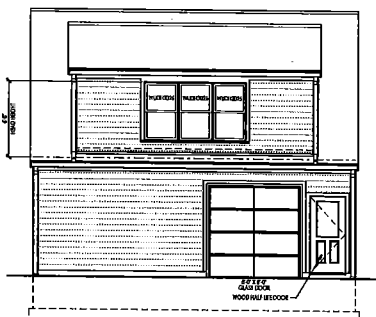
14310-00085
160 Thurman Ave.



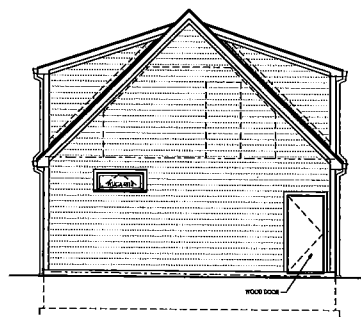
1 FRONT (NORTH) ELEVATION
1/8" = 1'-0"



2 SIDE (WEST) ELEVATION
1/8" = 1'-0"



3 REAR (SOUTH) ELEVATION
1/8" = 1'-0"

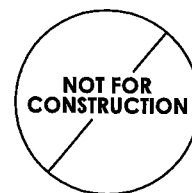


4 SIDE (EAST) ELEVATION
1/8" = 1'-0"

ZIMMERMAN RESIDENCE CARRIAGE HOUSE

160 THURMAN AVE.
COLUMBUS OHIO 43206

PARCEL ID: 010-023492-00



ZON. VAR. 02.14.2014
PROGRESS 02.11.2014

ON ARCHITECTS LLC
174 THURMAN AVENUE
COLUMBUS OHIO 43206
614.855.5124

ELEVATIONS

PROJECT # 2013-87

DATE 12.13.2013

SCALE 1/8" = 1'-0"

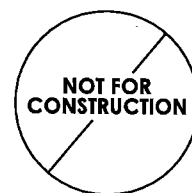
A2

14310-00085
160 Thurman Ave.

**ZIMMERMAN RESIDENCE
CARRIAGE HOUSE**

160 THURMAN AVE.
COLUMBUS OHIO 43206

PARCEL ID: 010-023482-00



ZON. VAR.	02.14.2014
PROGRESS	07.11.2014

ON ON ARCHITECTS LLC
174 THURMAN AVENUE
COLUMBUS OHIO 43206
614.835.5124

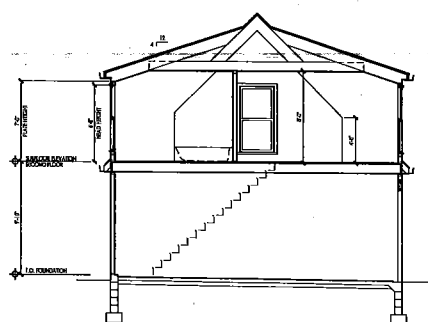
**SECTION
AND ELEVATION**

PROJECT # 2013-87

DATE 12.13.2013

SCALE 1/8" = 1'-0"

A3



1 SECTION
1/8" = 1'-0"



2 REDBUD ALLEY ELEVATION
1/8" = 1'-0"

14310-00085
160 Thurman Ave.



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: 010023482

Zoning Number: 160

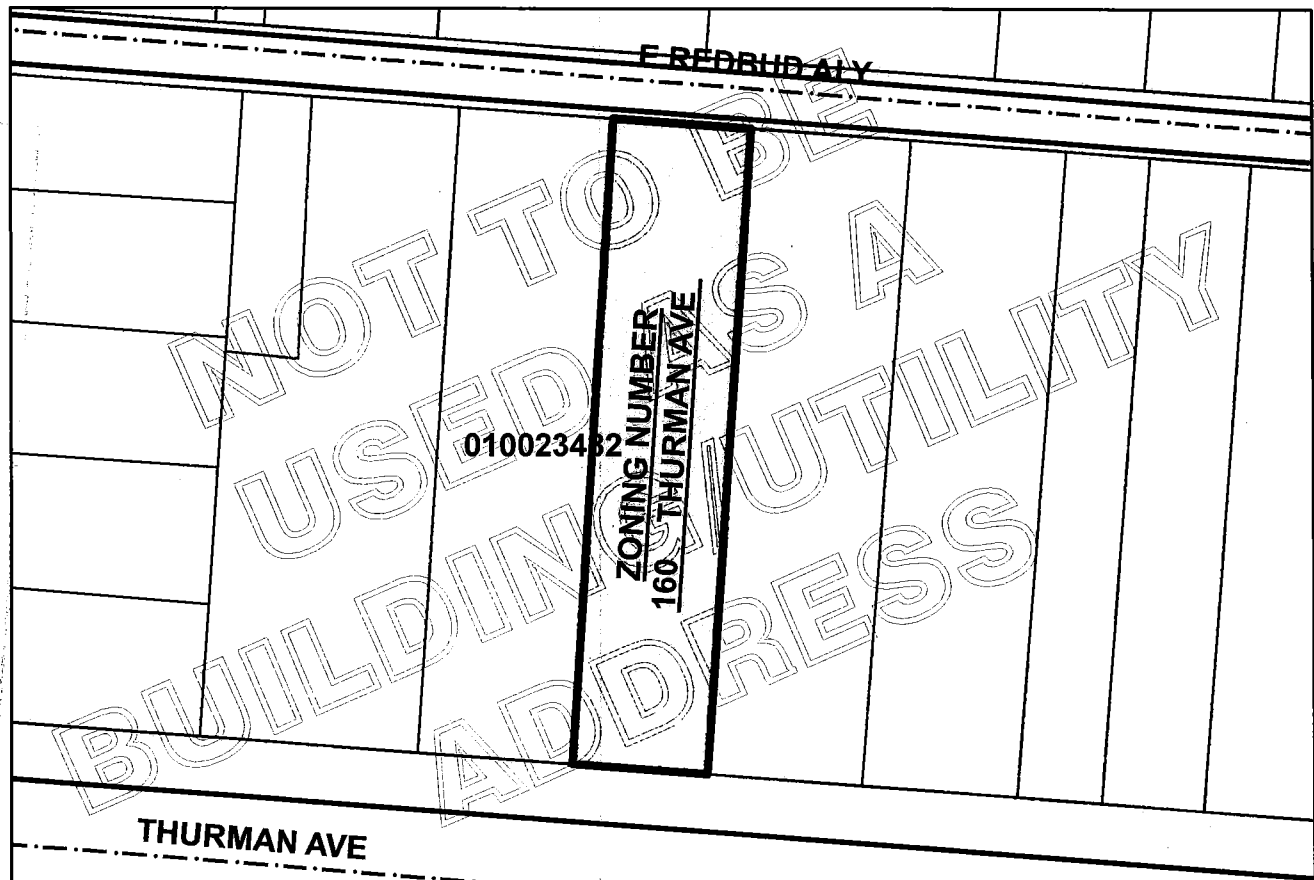
Street Name: THURMAN AVE

Lot Number 17

Subdivision: DESHLER THURMAN & BENNETT

Requested By: MODE ARCHITECTS (CJ ANDREWS)

Issued By: *Patricia Austin* Date: 2/6/2014



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 17074



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

Myers Surveying Company, Inc.

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

A Boundary Survey prepared for and certified to:

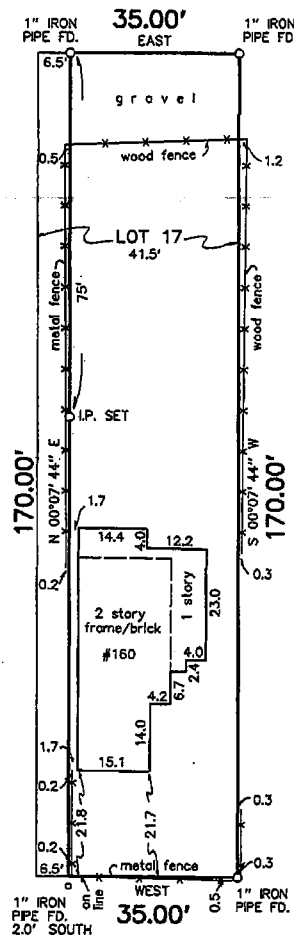
AmeriTitle and/or First Federal Savings & Loan Assoc. of Lakewood

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Part of Lot 17 Deshlers Thurman and Bennett's Sub., Plat Book 3, Page 158

Applicant: Zimmerman 1312004srh

Posted Address: 160 Thurman Ave., Columbus, Ohio

RED BUD ALLEY 17.5'



30' 15' 0' 30'

Scale 1" = 30'
Date: 01/13/2014



14310-00085
160 Thurman Ave.



THURMAN AVENUE 60'

Myers Surveying Co., Inc.

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 "P.S. 6579", unless otherwise noted. Basis of bearings is the north line of Thurman Avenue as Assumed West

By

Albert J. Myers
Professional Surveyor

Myers Order No. - 1-01/07/2014

201401071

Rec.

Field

DWG

Ltr.

CK

RON

DJO

DJO

ment



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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 #

14310-00085

STATE OF OHIO
COUNTY OF FRANKLIN

160 Thurman Ave.

Being first duly cautioned and sworn (NAME) Christopher J. Andrews (mode architects)
of (COMPLETE ADDRESS) 174 Thurman Ave. 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Joshua Zimmerman

160
170 Thurman Ave. Columbus OH 43206

Greg Zimmerman

2382 County Rd. 292 Bellevue OH

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 28th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:



TERRY K. ENSIGN

Notary Public, State of Ohio

My Commission Expires Sept. 16, 2018

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