



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 14310-00000-00592  
Date Received: 18 August 2014  
Commission/Civic: Col. South Side  
Existing Zoning: RZF Application Accepted by: [Signature] Fee: \$ 320-  
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 HARDSHIP LETTER

### LOCATION

1. Certified Address Number and Street Name 1300 S. 4th St.  
City Columbus State OH Zip 43206  
Parcel Number (only one required) 010-044111

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name JOHN KNOT  
Address 1300 S. 4th St City/State COLUMBUS Zip 43206  
Phone # 404-259-1529 Fax # \_\_\_\_\_ Email J-KNOT@bellsouth.net  
 Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney     Agent

Name BRADLEY BLUMEN/SHEID  
Address 52 E. LYNN ST. SUITE 302 City/State COLUMBUS, OH Zip 43215  
Phone # 740-360-1245 Fax # \_\_\_\_\_ Email: bradleyberhythm-arch.com

### 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.  
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Please make all checks payable to the Columbus City Treasurer



14310-00000-00592  
1300 SOUTH FOURTH  
STREET

# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Thu Sep 4 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 1300 S 4TH ST COLUMBUS, OH

Mailing Address: 1 HOME CAMPUS

DES MOINES, IA 50328

Owner: KNOST JOHN KNOST KATHLEEI

Parcel Number: 010044111

### ZONING INFORMATION

Zoning: Z05-022, Residential, R2F  
effective 2/9/2005, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

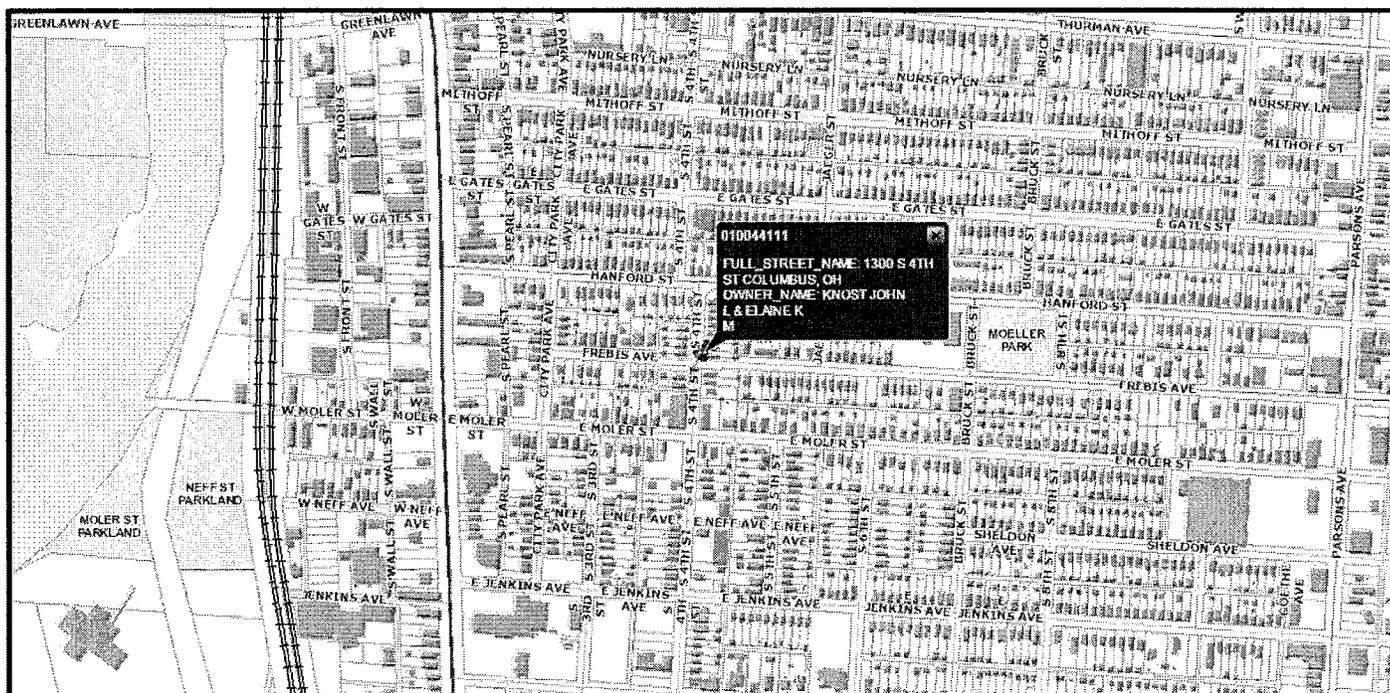
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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**14310-00000-00592**  
**1300 SOUTH FOURTH**  
**STREET**

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John H Knost  
of (1) MAILING ADDRESS 1300 S. Fourth St., 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) John Knost, Kathleen Knost  
1300 S. Fourth St  
Columbus, OH 43206

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

John Knost (404) 259-1529

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

(5) Columbus Southside Area Commission  
Curtis Davis  
PO Box 7846  
Columbus, OH 43207

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
Robert E Leighty, Sharon Santilli-Leighty	1280 S. Fourth St, Columbus, OH 43206	1280 S. Fourth St, Columbus, OH 43206
Douglas W. Howard	1284 S. Fourth St, Columbus, OH 43206	1284 S. Fourth St, Columbus, OH 43206
Deborah Smith-Shank	1288 S. Fourth St, Columbus, OH 43206	1288 S. Fourth St, Columbus, OH 43206
Adam S. Friedman	1292 S. Fourth St, Columbus, OH 43206	1292 S. Fourth St, Columbus, OH 43206
Jeffrey D. Zollinger	1296 S. Fourth St, Columbus, OH 43206	1296 S. Fourth St, Columbus, OH 43206

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

SIGNATURE OF AFFIANT

(8) John H Knost  
Subscribed to me in my presence and before me this 15th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Linnel L. Goulding

My Commission Expires: 10/06/2015

Notary Seal Here



Linnel L. Goulding  
Notary Public, State of Ohio  
My Commission Expires 10-06-2015

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2014-08-18

John Knost  
1300 S Fourth St  
Columbus, OH 43206

14310-00000-00592  
1300 SOUTH FOURTH  
STREET

**Re: New Garage and Improvements to 1300 S Fourth St**

**Statement of Hardship:**

The 3,245 +/- square foot site is located on the corner of 4<sup>th</sup> Street and Frebis Ave. The site is developed with a two (2) story single family dwelling (812 sq. ft. footprint) and a garage (528 sq. ft. footprint). Applicant proposes a new 712 sq. ft. garage to replace the existing garage located at the east end of the 140.81'x23.05' parcel (parcel #010-044111-00) and improvements upon the existing dwelling at a later date not yet defined. The site is located in Merion Village and zoned R2F and height district H-35.

Applicant requests the following variances:

- 1) 3321.05 B(1), Vision Clearance at Streets and Alleys; which Section states a clear vision triangle must be maintained at intersection of streets and alleys. The applicant proposes to replace the existing garage, which does not comply with the appropriate 10' by 10' vision clearance triangle. The proposed improvements will be partially located within the triangle but significantly minimize the existing obstruction into the vision clearance triangle.
- 2) 3321.B(2), Vision Clearance at Intersections; which Section states a 30' by 30' clear vision triangle must be maintained at intersections. The existing two (2) single family dwelling does not comply with the required vision clearance. Future improvements would not further obstruct the existing conditions.
- 3) 3332.21 D(2), Setbacks; which Section maintains that the building set back from the property shall be no less than 10'. The existing dwelling and proposed garage do not meet these requirements. Future improvements upon the dwelling will not disturb or affect the existing setbacks already established within the site.

New Garage and Improvements to  
1300 S Fourth Street

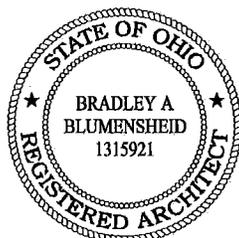
- 4) 3332.26 E, Side Yards; which Section requires the minimum side yard for detached garages to be 3 feet from the property line to the building. The existing condition of the side yard at the garage is less than the required minimum and does not comply and since the existing lot width is 23.05', a 3' side yard would not allow the appropriate dimensions for a garage. The proposed new garage will maintain and or exceed the existing side yard from 6" to 6 1/2"
- 5) 3332.26 C(1), Side Yards; which Section requires the minimum side yard for a single-family dwelling on a lot 40 feet wide or less, no less than 3 feet. The side yard located north of the site does not comply, however the south side yard does comply at 3'-1" +/- . Future improvements upon the dwelling will not alter the existing side yard conditions.
- 6) Per 3332.38 G - No carport or detached private garage shall exceed 15' in height from the finish grade line of the lot where such grade is higher than the curb to the highest point of such garage; proposed garage roof line to be 17'-2" above grade, requesting an 18'-0" height variance.

The applicant has a hardship warranting a variance in that the existing dwelling and structures on the site do not comply with the specified codes listed above required by the Columbus Zoning Code. The current restrictions would not allow for improvements to the dwelling or a new garage within the area that would overall benefit the site.

Sincerely,



Bradley Blumensheid  
*Principal*



Bradley A. Blumensheid, OH License #1315921  
Expiration Date: 2015-12-31



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: S                      DATE: 7/11/14



Disclaimer

Scale = 60



This map is prepared for the real property inventory within survey plats, and other public records and data. Users of this information sources should be consulted for verification of ownership. The county and the mapping companies assume no legal responsibility for the accuracy of this map. Please notify the Franklin County GIS Division of any discrepancies.

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**1300 SOUTH FOURTH STREET**

deeds, see this map.

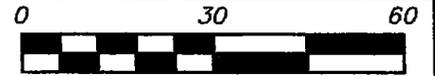
# SURVEY PLAT

Pt. Lot 9  
Plat Book 3, Page 239

J. Hellenthal's Sub of Lot 15

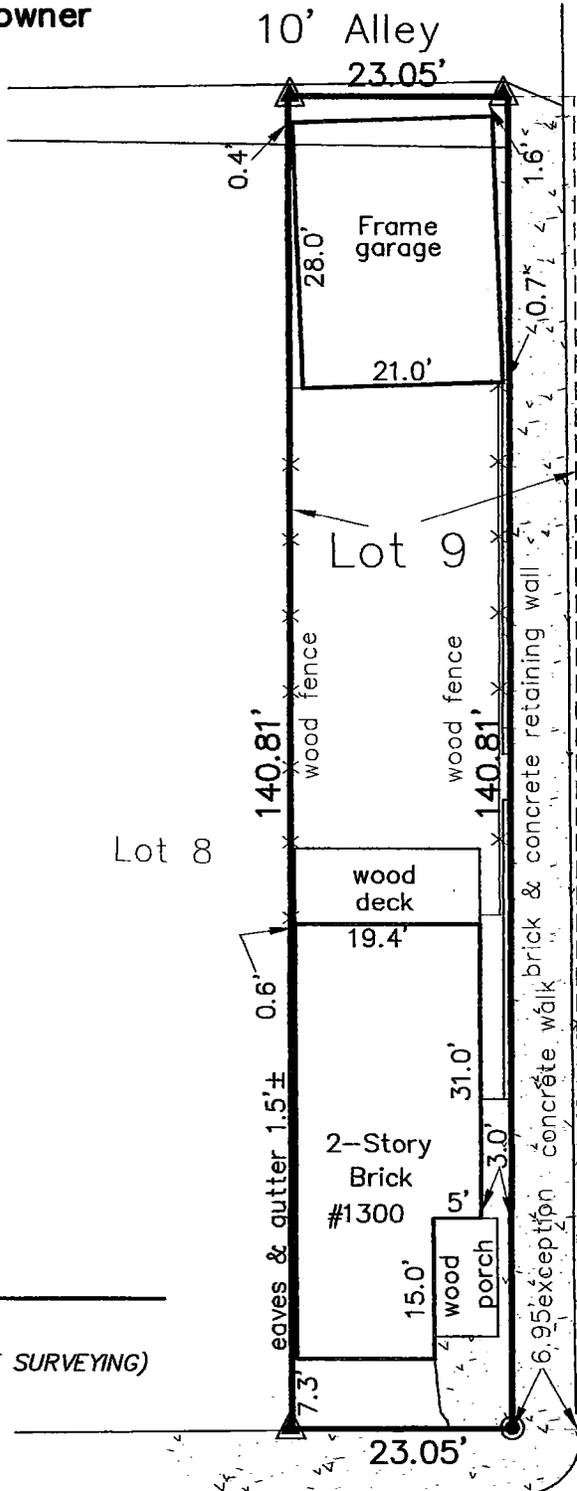
Columbus, Ohio  
Franklin Co. Recorder's Office

For: John Knost, owner



Scale 1" = 30'  
February 12, 2013

Area in Flood Zone X.



Frebis Ave.

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**1300 SOUTH FOURTH STREET**

## LEGEND

- set drill hole (capped PATRIDGE SURVEYING)
- ▲ set PK Nail

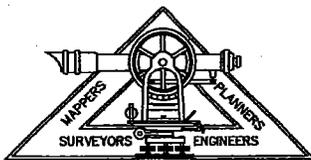


S. Fourth St. 50'

PATRIDGE  
SURVEYING L.L.C.  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
FAX (614)-799-0030  
TEL (614)-799-0031

hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

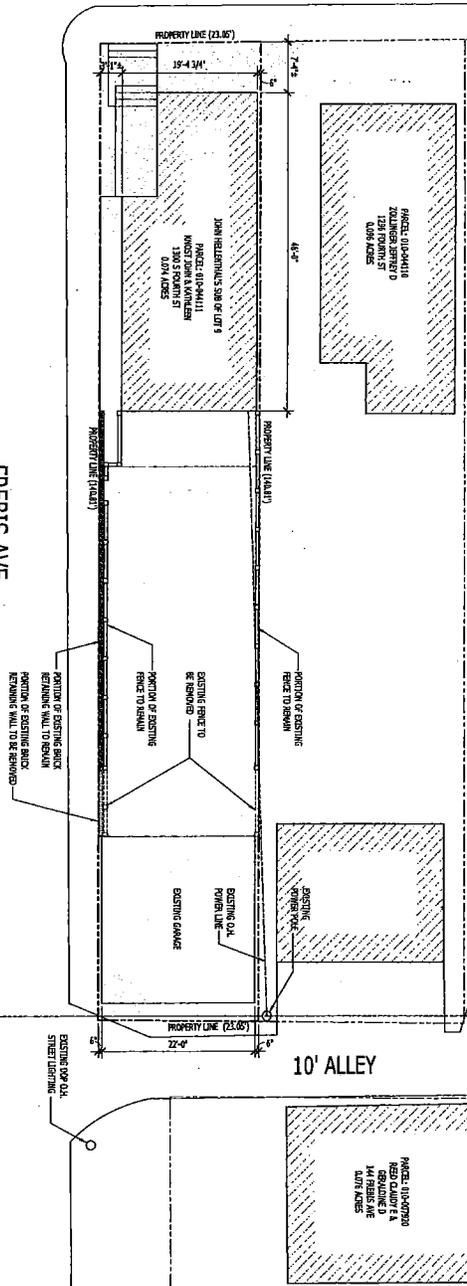
*Bradley J. Patridge*  
Professional Surveyor No. 7068



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1300 SOUTH FOURTH  
STREET

FOURTH ST.

FREBIS AVE.



A Existing Site Plan  
1/8" = 1'-0"

**PLAN THE DETERMINATION OF WATER AND POWER.**

If any electric utility (belonging to ODWP) is damaged by any means by the contractor, its agents, employees, or equipment, and the contractor is responsible for the damage, the contractor shall be held liable for the cost of repair and replacement of the damaged utility and shall be held liable for the cost of any other utility damage that shall be paid by the contractor or the utility of the City of Columbus, Ohio.

The location of power and water (power) has been determined and verified as being within the project area. The contractor is responsible for the location of power and water (power) and shall be held liable for the cost of any other utility damage that shall be paid by the contractor or the utility of the City of Columbus, Ohio.

The ODWP's design shall be subject to the City's standard building code. The contractor shall be held liable for the cost of any other utility damage that shall be paid by the contractor or the utility of the City of Columbus, Ohio.

Any other utility (gas, water, sewer, or any other utility) located within the City's standard building code is the contractor's responsibility. The contractor shall be held liable for the cost of any other utility damage that shall be paid by the contractor or the utility of the City of Columbus, Ohio.

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	<p>SP .01</p>	<p>Existing Site Plan</p>	<p>14310-00000-00592</p>	<p>1300 S Fourth Street</p>	<p>Architecture &amp; design Columbus, Ohio 7600000000</p>
	<p>New Garage at 1300 S Fourth Street Columbus, Ohio 43206 Project Number: 2014-033</p>	<p>IDENTIFIED BY DATE CONSTRUCTION REVISIONS</p>	<p>14310-00000-00592</p>	<p>1300 S Fourth Street</p>	<p>Architecture &amp; design Columbus, Ohio 7600000000</p>



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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 # **14310-00000-00592**  
**1300 SOUTH FOURTH STREET**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John H. Knost  
of (COMPLETE ADDRESS) 1300 S. Fourth 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Kathleen W. Knost	1300 S. Fourth St., Columbus, OH 43206

SIGNATURE OF AFFIANT *John H. Knost*

Subscribed to me in my presence and before me this 15<sup>th</sup> day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC *Linnel L. Goulding*

My Commission Expires: 10/06/2015

Notary Seal Here



Linnel L. Goulding  
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