

THE CITY OF  
**COLUMBUS**

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

BZA

~~COUNCIL~~ VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

OFFICE USE ONLY

Application Number: 14310-0-00909 Date Received: 12/16/14  
Fee: \$1,900.00 Application Accepted by: R. Reiss  
Comments: 2/24/15 R-2F

**LOCATION AND ZONING REQUEST**

Certified Address (for Zoning Purposes) 496 East Beck Street, Columbus, Ohio Zip 43206

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No  
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-055132-00

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

Current Zoning District(s): Z99-102, Residential, R2F, Height District H-35

Civic Association or Area Commission: Columbus Southside Area Commission

Proposed use or reason for Council Variance request: To allow a <sup>one</sup> ~~two~~ family development on the site.

Acreage: 0.074

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**APPLICANT:** Name John Behal, Behal Sampson Dietz

Address, City, State & Zip 990 West Third Avenue, Columbus, Ohio 43212

Phone # 614-464-1933 Fax # 614-298-2149 Email jbehal@bsdarchitects.com  
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**PROPERTY OWNER(S):** Name Hondros Family Real Estate LLC

Address, City, State & Zip 4140 Executive Parkway, Westerville, Ohio 43081

Phone # 614-508-7214 Fax # \_\_\_\_\_ Email jfay@hondros.com  
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**ATTORNEY/AGENT** (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name \_\_\_\_\_

Address, City, State & Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
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**SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)**

Applicant Signature [Signature]

Property Owner Signature [Signature]

Attorney/Agent Signature \_\_\_\_\_

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.

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**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

List of Applicable Code Sections:

See Exhibit D (attached).

THE CITY OF  
**COLUMBUS**

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

**AFFIDAVIT**

(See next page for instructions)

APPLICATION # \_\_\_\_\_

**14310-00909**

**496 E. Beck St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John Behal

of (1) MAILING ADDRESS 990 West Third Avenue, Columbus, Ohio 43212

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 496 East Beck Street, Columbus, Ohio 43206  
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 (4) Hondros Family Real Estate, LLC

AND MAILING ADDRESS 4140 Executive Parkway, Westerville, Ohio 43081

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application) John Behal, 614-464-1933

AREA COMMISSION OR CIVIC GROUP (5) Columbus Southside Area Commission  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS Zoning Chair: Curtis Davis (614-332-3355)  
584 E. Moler Street, Columbus, Ohio 43207

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)

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before this 30<sup>th</sup> day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: March 25, 2015

Notary Seal Here

(8) COLLEEN LORMS  
Notary Public, State of Ohio  
My Commission Expires 03-25-2015

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**EXHIBIT B**

**APPLICANT**

JOHN BEHAL  
BEHAL SAMPSON DIETZ  
990 W THIRD AVE  
COLUMBUS, OH 43212

**PROPERTY OWNERS**

JOHN HONDROS  
HONDROS FAMILY REAL ESTATE  
4140 EXECUTIVE PKWY  
WESTERVILLE, OH 43081

**AREA COMMISSION**

COLUMBUS SOUTHSIDE AREA COMM.  
C/O CURTIS DAVIS  
584 EAST MOLER ST  
COLUMBUS, OH 43207

**SURROUNDING  
PROPERTY OWNERS**

VIRGINIA FAHYS & JEFFREY EISENMAN  
488 BECK ST  
COLUMBUS, OH 43206

TERRANCE & BETTY DRENNEN  
3162 SCIOTO TRACE  
COLUMBUS, OH 43221

ANDREW BRAGG  
501 E BECK ST  
COLUMBUS, OH 43206

ESSIE PATTERSON  
505 E BECK ST  
COLUMBUS, OH 43206

JASON BISHOP  
1388 PORTAGE DR  
COLUMBUS, OH 43236

LONNEY STOKES & AMY KUHLMAN  
487 E BECK ST  
COLUMBUS, OH 43206

JMM REAL ESTATE INVESTMENTS INC  
4639 W BROAD ST  
COLUMBUS, OH 43228

CHRISTINE HUMAN & JOEL PEARSON  
4644 CEMETERY RD PO BX 282  
HILLIARD, OH 43026

EILEEN COHEN  
2296 WATERS EDGE BL  
COLUMBUS, OH 43209

ELISSE SCHAFER  
476 BECK ST  
COLUMBUS, OH 43206

BRUCE COATES  
494 E BECK ST  
COLUMBUS, OH 43206

ALICE & CHARLES SCHILLIGER  
502 E BECK ST  
COLUMBUS, OH 43206

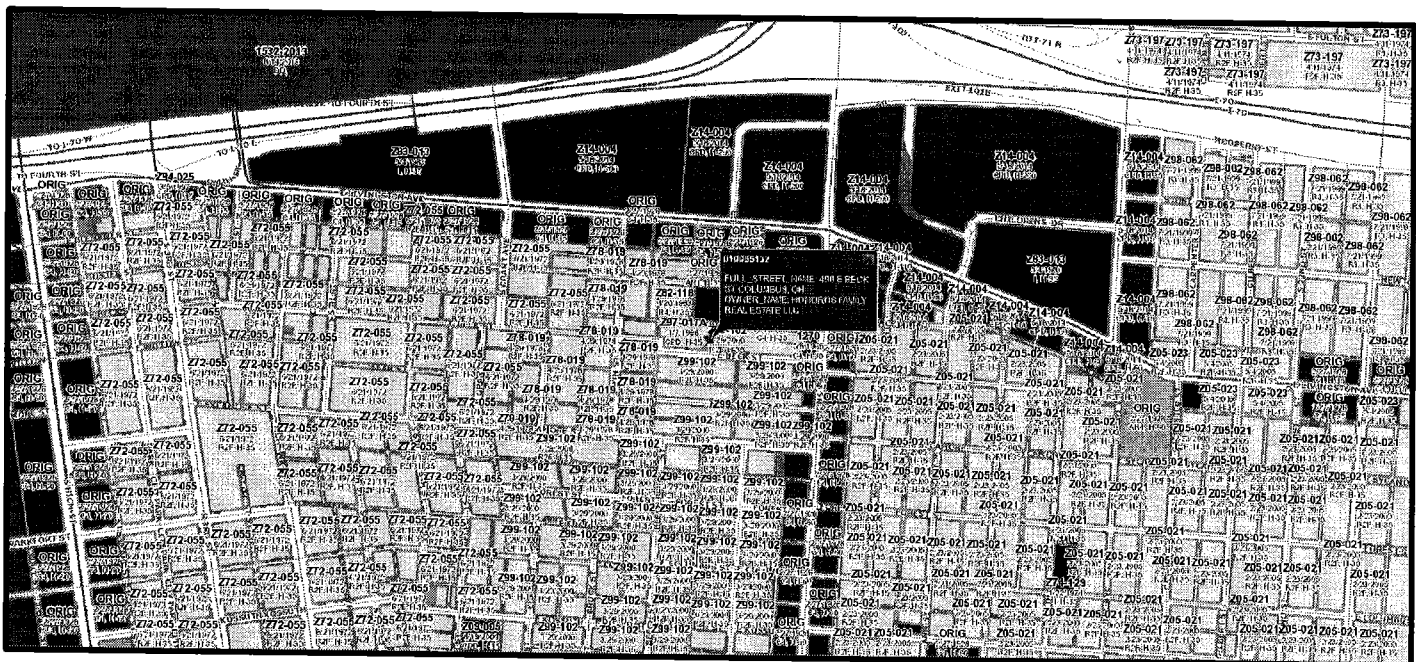
NATIONSTAR MORTGAGE LLC  
350 HIGHLAND DR  
LEWISVILLE, TX 75067

IGOR BONDARENKO  
485 E BECK ST  
COLUMBUS, OH 43206

GEORGE & KAREN FEE  
12440 BROOK FOREST CT  
PICKERINGTON, OH 43147

DAVID BOOTHBY  
PO BOX 06189  
COLUMBUS, OH 43206

**14310-00909**  
**496 E. Beck St.**



## **EXHIBIT A**

### **BZA Variance Application**

#### **Statement of Hardship**

**496 East Beck Street, Columbus, Ohio 43206**

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1. The lot at 496 East Beck Street is extremely narrow. Almost any improvement to the property triggers a variance. In fact, variances are needed to legitimize existing conditions.
2. This property has been vacant and is in need of improvement.
3. The proposed residential development is consistent with the overall community.
4. The proposed development provides for four off-street parking spaces, which exceeds the code requirement and the standard in the neighborhood.
5. The proposal includes a 20' wide two-car garage. This is a narrow design for a two-car garage, and even at this minimum size a side yard variance is needed due to the extremely narrow lot.

**14310-00909**  
**496 E. Beck St.**

## **EXHIBIT D**

### **BZA Variance Application**

#### **Applicable Code Sections**

**496 East Beck Street, Columbus, Ohio 43206**

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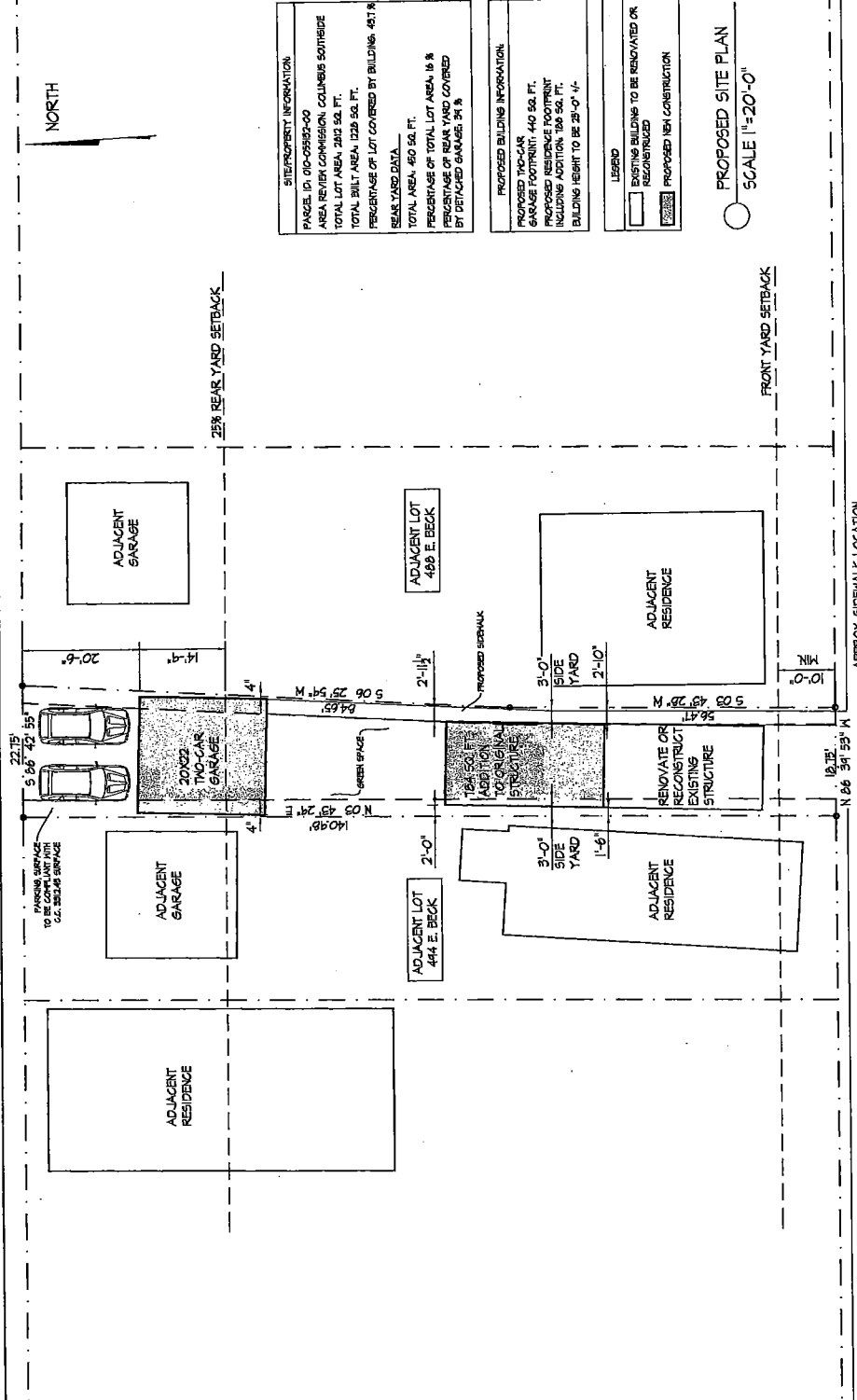
- |                   |  |
|-------------------|--|
| Section 3332.14   | To permit a single-family dwelling to be situated on a lot of 2,812 square feet in lieu of the 6,000 square feet required.   |
| Section 3332.26C1 | To permit a single-family residence to be built 1'-6" from the side property line in lieu of the 3'-0" required.   |
| Section 3332.26D  | To permit a two-car detached garage to be built 0'-4" from the side property line in lieu of the 3'-0" required.   |
| Section 3332.25   | <p>To permit a single-family residence to have a sum of two sideyards equal to 4'-4" in lieu of the 4'-6" required.</p> <p>To permit a detached garage to have a 0'-8" sum of two sideyards in lieu of the 6'-0" required.</p> |

**14310-00909**  
**496 E. Beck St.**



SOUTH LANE

NORTH



SITE/PROPERTY INFORMATION	
PARCEL ID: 010-0555-00	AREA REVIEW COMMISSION: COLUMBUS SOUTHSIDE
TOTAL LOT AREA: 2810 SQ. FT.	TOTAL BUILT AREA: 1228 SQ. FT.
PERCENTAGE OF LOT COVERED BY BUILDING: 43.7 %	SEAL YARD DATA:
TOTAL AREA: 460 SQ. FT.	PERCENTAGE OF TOTAL LOT AREA: 16 %
PERCENTAGE OF REAR YARD COVERED BY DETACHED GARAGES: 34 %	

PROPOSED BUILDING INFORMATION	
PROPOSED TWO-CAR GARAGE FOOTPRINT: 440 SQ. FT.	PROPOSED RESIDENCE FOOTPRINT INCLUDING ADDITION: 106 SQ. FT.
BUILDING HEIGHT TO BE 28'-0" +/-	

LEGEND	
[Symbol]	EXISTING BUILDING TO BE RENOVATED OR RECONSTRUCTED
[Symbol]	PROPOSED NEW CONSTRUCTION

PROPOSED SITE PLAN  
SCALE 1"=20'-0"

14310-00909  
496 E. Beck St.

SCHEMATIC DESIGN DRAWINGS FOR

THE RESIDENCE AT

496 E. BECK STREET  
COLUMBUS, OHIO 43206

11-03-2014  
REVISED 12-15-2014

BECK STREET







# 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: 010055132

Zoning Number: 496

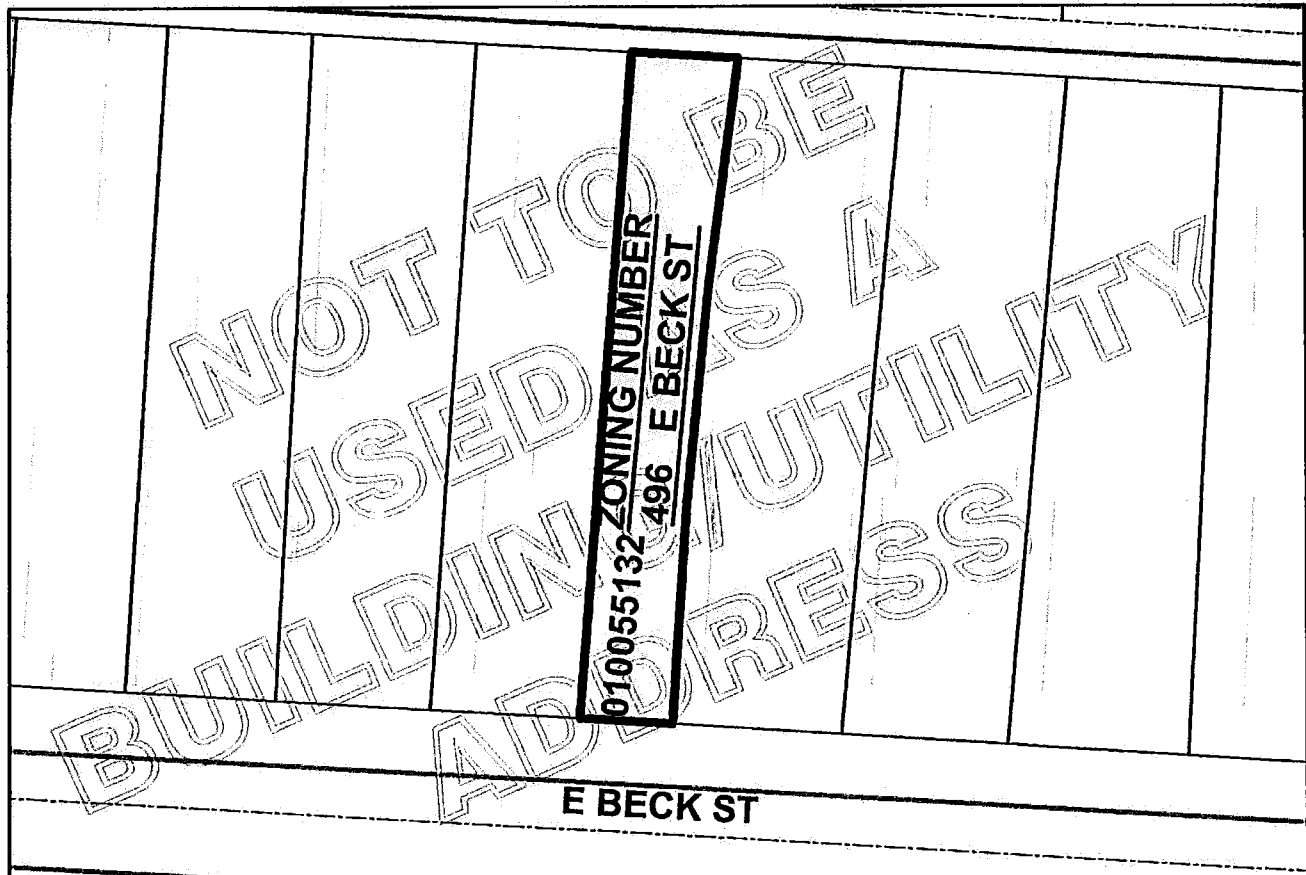
Street Name: E BECK ST

Lot Number : N/A

Subdivision: N/A

Requested By: BEHAL SAMPSON DIETZ (CHRISTY HUNTLEY)

Issued By: *Christy Huntley* Date: 10/2/2014



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 23465

## 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 leave any space provided.

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] John Behal

APPLICANT

**14310-00909**

**496 E. Beck St.**

Of [COMPLETE ADDRESS] 990 West Third Avenue, Columbus, Ohio 43212

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 formats:

1. John Hondros Trust 4140 Executive Parkway Westerville, Ohio 43081	2. Linda Hondros Trust 4140 Executive Parkway Westerville, Ohio 43081
3. Kelly Hondros Trust 4140 Executive Parkway Westerville, Ohio 43081	4. Hobie Hondros Trust 4140 Executive Parkway Westerville, Ohio 43081
5. Cody Hondros Trust 4140 Executive Parkway Westerville, Ohio 43081	6. Megan Hondros Trust 4140 Executive Parkway Westerville, Ohio 43081

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before this 30<sup>th</sup> day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

March 25, 2015  
COLLEEN LORMS  
Notary Public, State of Ohio  
My Commission Expires 03-25-2015

This Project Disclosure Statement expires six months after date of notarization.

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