

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: BZA 15-017 Date Received: 2-17-15

Application Accepted by: [Signature] Fee: \$320.00

Commission/Civic: GERMAN VILLAGE COMMISSION

Existing Zoning: R-2F

Comments: _____

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections: TO CREATE A HOME OFFICE SPACE ABOVE A GARAGE:
3332.38 PRIVATE GARAGE: TO ALLOW A DETACHED GARAGE TO CONTAIN HABITABLE SPACE
3332.35 ACCESSORY BUILDING: TO ALLOW AN ACCESSORY BUILDING TO CONTAIN HABITABLE SPACE WHICH IS NOT ORDINARILY APPURTENANT TO THE ALLOWABLE PRINCIPAL USE.

LOCATION

Certified Address: 756 JAEGER ST City: COLUMBUS Zip: 43206

Parcel Number (only one required): 010-046392-00

APPLICANT (If different from Owner):

Applicant Name: WILLIAM HUGVS ARCHITECTS LTD Phone Number: 614-221-2724 Ext.: _____

Address: 750 MOHAWK ST. City/State: COL OH Zip: 43206

Email Address: HUGVSBILL@GMAIL.COM Fax Number: NONE

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

Name: PARCI L CONGROVE Phone Number: 614-570-7457 Ext.: _____

Address: 756 JAEGER ST City/State: COLUMBUS OH IO Zip: 43206

Email Address: dcongrove@gbq.com Fax Number: NONE

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

Name: WILLIAM HUGVS Phone Number: 614-221-2724 Ext.: _____

Address: 750 MOHAWK ST City/State: COL OH Zip: 43206

Email Address: HUGVSBILL@GMAIL.COM Fax Number: NONE

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 checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Mar 4 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 756 JAEGER ST COLUMBUS, OH
 Mailing Address: 756 JAEGER ST
 COLUMBUS OH 43206

Owner: CONGROVE DARCI L
 Parcel Number: 010046392

ZONING INFORMATION

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

Historic District: German Village

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: German Village Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim
of (1) MAILING ADDRESS 560 E. Town Street, Columbus, Ohio 43215
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 756 Jaeger St. Columbus, OH 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) Darci L. Congrove & John C. Pribble III
AND MAILING ADDRESS 756 Jaeger Street
Columbus, OH 43206

APPLICANT'S NAME AND PHONE # William Hugus
(same as listed on front of application) (614) 221-2724

AREA COMMISSION OR CIVIC GROUP (5) German Village Commission (Cristin Moody)
AREA COMMISSION ZONING CHAIR OR 109 N. Front Street
CONTACT PERSON AND ADDRESS Columbus, 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
Philip Adams & Anthony Everman	319 E. Frankfort St. Columbus, OH 43206	319 E. Frankfort St. Columbus, OH 43206
Charles F. Brunner	744 Jaeger St. Columbus, OH 43206	744 Jaeger St. Columbus, OH 43206
David F. Buttler	776 Jaeger St. Columbus, OH 43206	776 Jaeger St. Columbus, OH 43206
Keely Croxton & Steven Hurt	764 Jaeger St. Columbus, OH 43206	881 Gatehouse Ln. Columbus, OH 43235
Ian & Erin Fellows	773 Ebner St. Columbus, OH 43206	773 Ebner St. Columbus, OH 43206

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

SIGNATURE OF AFFIANT

(8) Chad M. Draheim

Subscribed to me in my presence and before me this 4th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) Brian S. Artz

My Commission Expires:

Notary Seal Here



BRIAN S. ARTZ, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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Board of Zoning Adjustment Application

STATEMENT OF HARDSHIP

APPLICATION #

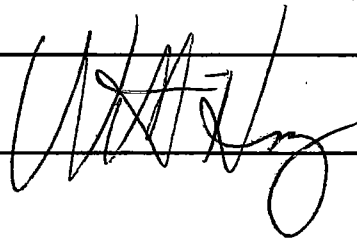
3307.09 Variances by Board.

- 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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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 Applicant is requesting Variances to construct a freestanding normal _____
_____ sized _____ garage with a home office above, as many other properties _____
_____ already have in this 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 _____

2-17-15

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 1/15/15



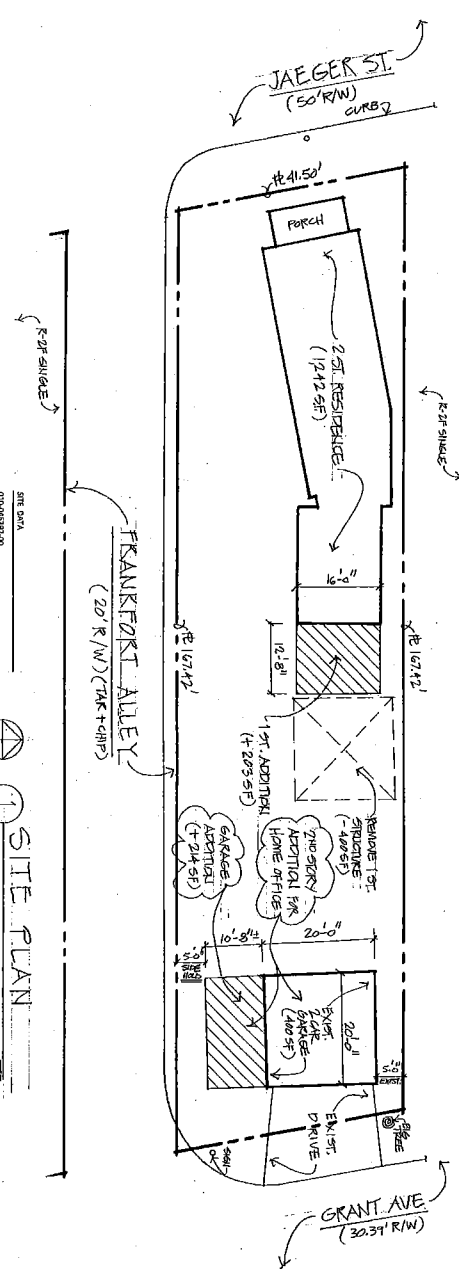
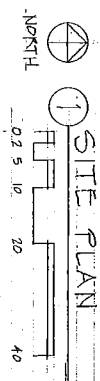
Disclaimer

Scale = 30



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

SITE DATA
 ADDRESS: 00
 R/7 SINGLE FAMILY USE
 CODE LOT AREA = 8444 SF
 CODE COVERAGE = 2885 SF - 2424 SF
 CODE SQ. FT. = 2275 SF - 2872 SF
 GARAGE ADDITION 50' x 10' - 500 SF
 RESIDENCE ADDITION 50' x 10' - 500 SF
 PARKING 2 ALYNS



William B. Hugus
 Ohio Architect #770
 License 12375819

A1

CONCEPT
 CON. DOCS 2-17-15
 REVISION

ADDITIONS TO:
 756 JAEGER ST.
 COLUMBUS, OHIO 43206

The drawings and written materials prepared herein according to the original and published work and remain the property of WILLIAM HUGUS ARCHITECTS LTD. and no other may be duplicated, used or published without the written consent of WILLIAM HUGUS ARCHITECTS LTD.
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WILLIAM HUGUS ARCHITECTS LTD.
 750 Mohawk Street • Columbus • Ohio 43206 614-221-2724

Board of Zoning Adjustment Application

140 EAST BROADWAY, SUITE 200
COLUMBUS, OHIO 43260
AND 400 WEST BROADWAY, SUITE 200

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) WILLIAM HUGHS
of (COMPLETE ADDRESS) 750 MOHAWK ST., COLUMBUS, OHIO 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
<u>DARCI L. CONGROVE</u>	<u>756 JAEGER ST., COL, OH 43206</u>

SIGNATURE OF AFFIANT *William Hughs*

Sworn to before me and signed in my presence this 4th day of March, in the year 2015

Chad M. Draheim
SIGNATURE OF NOTARY PUBLIC

9/26/15
My Commission Expires

Notary Seal Here



Chad M. Draheim
Notary Public, State of Ohio
My Commission Expires 09-26-2015

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