



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Tue Aug 25 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 699 S 3RD ST COLUMBUS OH 43206

Mailing Address: Null

Null

Owner: POLL PHILIP

Parcel Number: 010001099

### 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: N/A

Planning Overlay: N/A

Historic District: German Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

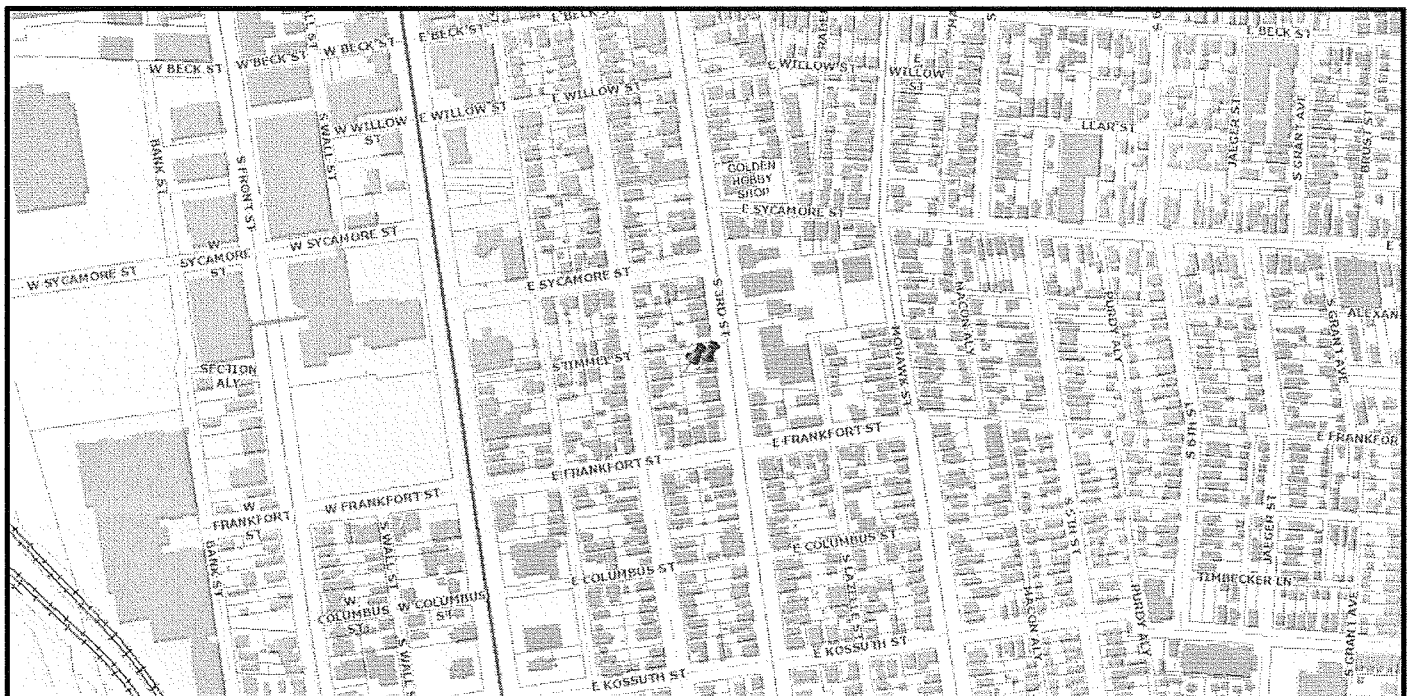
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

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

OFFICE USE ONLY

Application Number: BZA15-094 Date Received: 17 Aug. 2015  
Application Accepted by: JF Fee: \$220-  
Commission/Civic: GERMAN VL  
Existing Zoning: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

To allow a home office space above a free standing two-car garage. 3332.38 Private Garage. To allow a detached garage to contain habitable space. 3332.35 Accessory Building. To Allow an accessory building (a detached garage) to contain habitable space which is not ordinarily appurtenant to the allowable principle use. 3332.26 To allow A/C equipment within 1' of fence line. 3332.26 minimum side yard permitted. To reduce the required side yard from 3' to 1'. 3372.563 Maximum lot coverage. To increase lot coverage to 51.1%.

## LOCATION

Certified Address: 699 South Third Street City: Columbus Zip: 43206

Parcel Number (only one required): 010-001099-00

## 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: Philip Poll Phone Number: 419-340-1824 Ext.: \_\_\_\_\_

Address: 699 South Third Street City/State: Columbus Zip: 43206

Email Address: philip@obrcoolingtowers.com Fax Number: \_\_\_\_\_

## 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 [Signature]

PROPERTY OWNER SIGNATURE [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.

Please make checks payable to the Columbus City Treasurer

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### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Philip P. Poll

of (1) MAILING ADDRESS 699 South Third Street, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 699 South Third Street, Columbus, Ohio 43206

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) Philip P. Poll  
699 South Third St.  
Columbus, OH 43206

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

Philip P. Poll  
419-340-1824

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

(5) German Village Commission (Cristin Moody)  
109 N. Front Street  
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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
Peter Houghton and Mary-Ann Bjornsti	690 City Park AVE. Columbus, OH 43206	690 City Park AVE. Columbus, OH 43206
Robert R Furbree TR	708 City Park AVE. Columbus, OH 43206	708 City Park AVE. Columbus, OH 43206
Mandmar Rynik LTD	717 S. Third St. Columbus, OH 43206	717 South Third St. Columbus, OH 43206
Marc A Sigal and Amy R Goldstein	720 City Park AV. Columbus, OH 43206	720 City Park AV. Columbus, OH 43206
Mabel E Sherman	701-703 S. Third St. Columbus, OH 43206	701 S. Third St. Columbus, OH 43206

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 17 day of August, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

7-8-19

Notary Seal Here

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### STATEMENT OF HARDSHIP

APPLICATION #

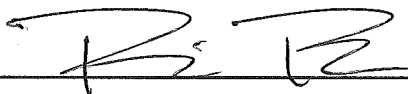
#### **3307.09 Variances by Board.**

- 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 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



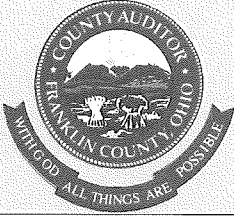
Date

8-17-15

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# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/10/15



Disclaimer

Scale = 60



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.

Real Estate / GIS Department

**BZA15-094**  
**699 SOUTH THIRD STREET**

THIRD STREET  
(ASPHALT)

STIMMEL ALLEY  
(TAR & CHIP)

SIDE WALK  
(BRICK)

EXISTING RESIDENCE  
(1502 SF)

REAR YARD

PROPOSED  
GARAGE  
484 SF

PROPOSED SITE PLAN

1" = 20'-0"



CODE SITE DATA

#010-001059-00  
R-2F / TWO FAMILY USE  
LOT AREA = 3,884 SF  
COVERAGE = 1,986 SF = 51.1%  
GARAGE SIDE YARDS = 3' EACH  
A/C EQUIP IN GARAGE SIDE YARD = 1.0'  
PARKING = TWO AUTOS



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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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Philip Poll

of (COMPLETE ADDRESS) 699 South Third Street, 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

Philip Poll

699 South Third Street, Columbus, Ohio 43206

SIGNATURE OF AFFIANT

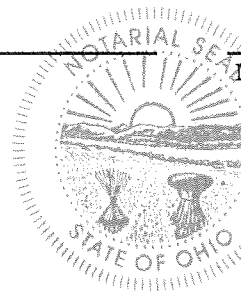
[Signature]

Sworn to before me and signed in my presence this 17<sup>th</sup> day of August, in the year 2015

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

[Signature]



My Commission Expires

CHERYL L. WRIGHT  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires

7-8-19

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