Mayor Michael B. Coleman

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: 12310-00000-00556

Date Received: 19 SEP. 2012

Commission/Group: CLINTONVILLE

Existing Zoning: _____ Application Accepted by: #F Fee: $315

Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

CONSTRUCT NEW 12' X 22' GARAGE ADDITION ON SOUTHSIDE OF EXISTING
REQUEST VARIANCE FROM SECTIONS 3332.38(F) & (G); 840 S.F. VS 720 S.F.
LIMITATION & HEIGHT OF 20'-8" VS 15' LIMITATION

LOCATION

1. Certified Address Number and Street Name 125 AMAZON PLACE

City COLUMBUS State OH. Zip 43214

Parcel Number (only one required) 010-077515

APPLICANT: (IF DIFFERENT FROM OWNER)

Name JOHN A. EBERTS, ARCHITECT

Address 400 E. WILSON BRIDGE RD, STE A City/State COL. OH Zip 43085

Phone # 614.370.1699 Fax # 614.430.8770 Email jeberts@iwaynet.net

PROPERTY OWNER(S):

Name MARSHALL & ANNE MARIE ERKMAN

Address 125 AMAZON PLACE City/State COL., OH. Zip 43214

Phone # 614.378.4929 Fax # _____ Email _____

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE John A. Eberts Architect

PROPERTY OWNER SIGNATURE Marshall Erkman Annemarie Erkman

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 all checks payable to the ColumbusCity Treasurer

Revised 05/9/12

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125 AMAZON PLACE

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report **Date: Fri Oct 5 2012**

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 125 AMAZON PL COLUMBUS, OH
Mailing Address: 125 AMAZON PL
COLUMBUS OH 43214

Owner: ERKMAN MARSHALL J ERKM
Parcel Number: 010077575

ZONING INFORMATION

Zoning: ORIG, Residential, R3
effective 2/27/1928, Height District H-35

Historic District: N/A

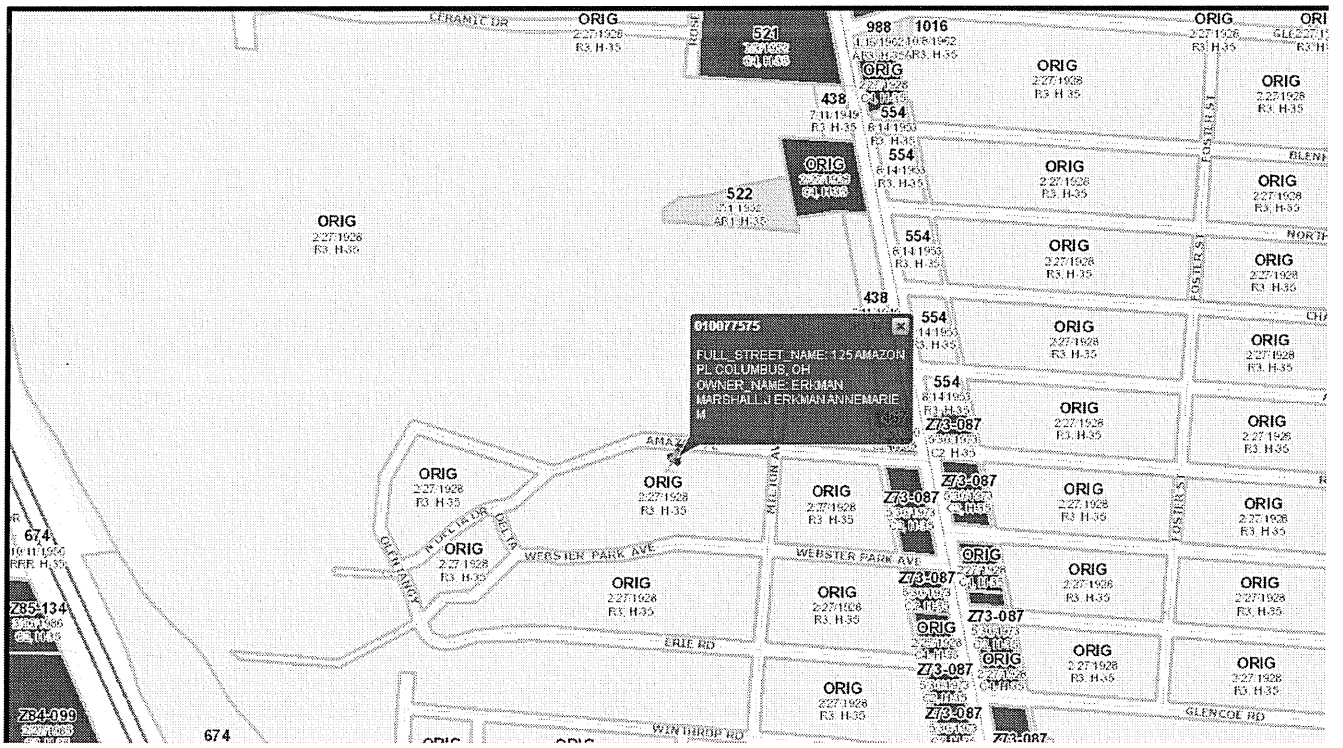
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Clintonville Area Commission
Planning Overlay: N/A

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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125 AMAZON PLACE

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOHN A. EBERTS, ARCHITECT
of (1) MAILING ADDRESS 400 E. WILSON BRIDGE ROAD, WORTHINGTON OH 43085
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) MARSHALL J. ERKMAN
ANNEMARIE M. ERKMAN
125 AMAZON PLACE
COLUMBUS, OH. 43214

APPLICANT'S NAME AND PHONE # (same as listed on front of application)
JOHN A. EBERTS, ARCHITECT
614.430.8770 614.370.1699

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
(5) CLINTONVILLE AREA COMM.
DANIEL MILLER
57 E. TORRENCE RD. COL 43214

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) John A. Eberts, Architect

Subscribed to me in my presence and before me this 17 day of September, in the year 2012

SIGNATURE OF NOTARY PUBLIC (8) Sandra K Trzcinski

My Commission Expires: 10/23/12

NOTARIAL SEAL STATE OF OHIO
Notary Seal Here

SANDRA K TRZCINSKI
Notary Public
In and for the State of Ohio
My Commission Expires
October 23rd 2012

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STATEMENT OF HARDSHIP

APPLICATION # _____

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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:

1. the current 15' max. height restriction (3332.38(G) 15' max. ht.) limits the construction of a garage with a steeper roof pitch, which in keeping with the Architectural character of the existing main residence.
2. The owner would be able to incorporate the high pitch roof line when adding the additional square footage ~~(3332.38(f)(1) 720 s.f.) required to adequately store typical recreational/hobby, household & outdoor items. These items the typical family uses seasonally though out the year and need to be properly~~ stored out of the weather and view when not being used.
3. Although, many of the surrounding garages are not necessarily in keeping with the Architecture character of the main residence, there are many that are well over the 720 s.f. limitation and do not detract~~, because of the restricted visibility, from the character of the neighboring properties.~~
4. ~~By allowing the Erkmans to expand their current garage and add the new roof structure we feel~~ will add to the garage's character and visually tying it to the main residence architectural style. It is the Erkman's future plan to eventually construct a desired family room, which would completely, attached the garage to the residence allowing it to become a more cohesive area of the home.

SECT 3332.38 (F) & (G) FUTURE (H) CHPTR 3116 CC. ROOF PITCH AND EXAM.

Signature of Applicant _____ Date 9/17/12

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3. Although, many of the surrounding garages are not necessarily in keeping with the Architecture character of the main residence, there are many that are well over the 720 s.f. limitation and do not detract, because of the restricted visibility, from the character of the neighboring properties.
4. By allowing the Erkmans to expand their current garage and add the new roof structure we feel will add to the garage's character and visually tying it to the main residence architectural style. It is the Erkman's future plan to eventually construct a desired family room, which would completely, attached the garage to the residence allowing it to become a more cohesive area of the home.

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 9/17/12**

Disclaimer

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

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125 AMAZON PLACE

Real Estate / GIS Department

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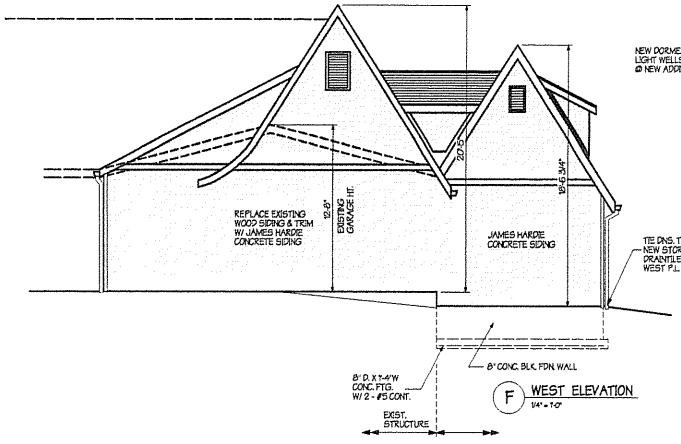
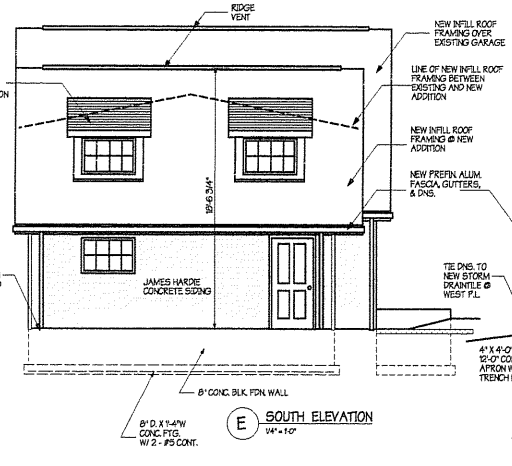
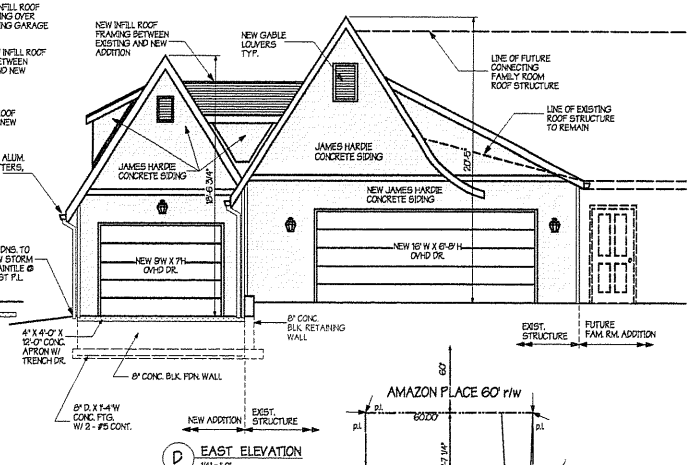
125 AMAZON PLACE



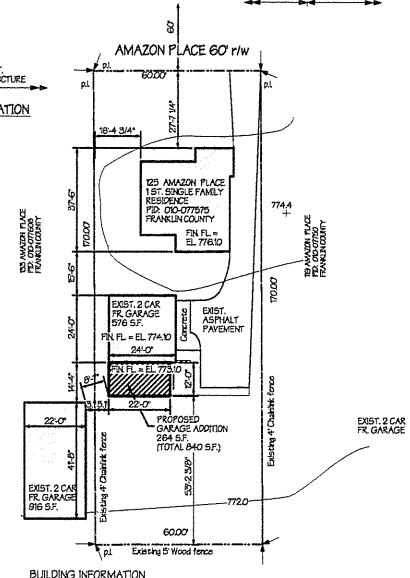
F WEST ELEVATION
1/4" = 1'-0"



E SOUTH ELEVATION
1/4" = 1'-0"



D EAST ELEVATION
1/4" = 1'-0"



A SITE PLAN
1" = 20'

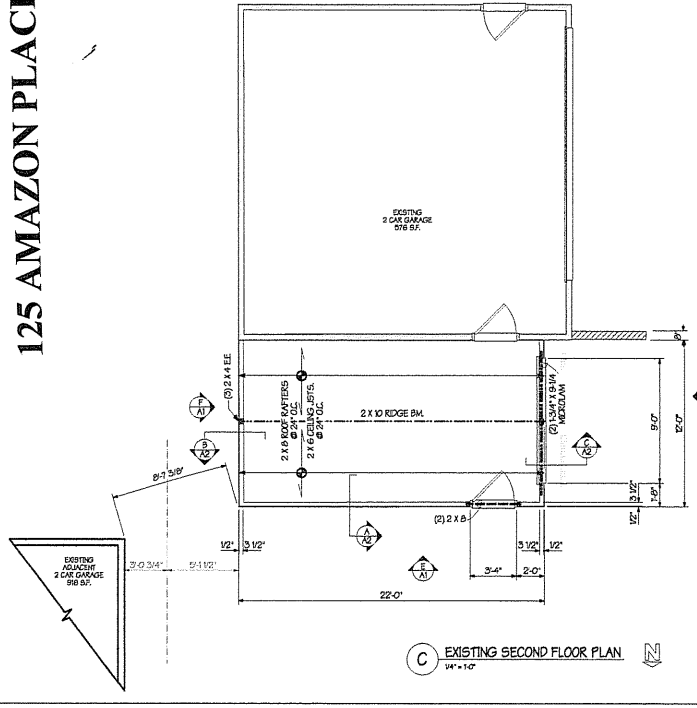
BUILDING INFORMATION
125 AMAZON PLACE, COLUMBUS, OHIO 43214
PARCEL # 010-077575-00

ZONING
R2: EXISTING SINGLE FAMILY RESIDENCE
FLOOR PLAN = OUT

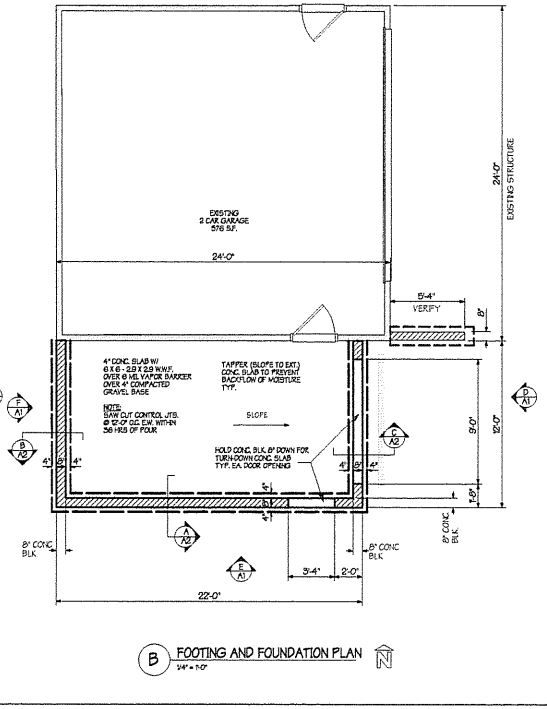
SQUARE FOOTAGE

LOT SIZE	10,200 S.F.	= 100%
EXIST. RESIDENCE	1,248 S.F.	= 10.2%
EXIST. GARAGE	576 S.F.	= 5.7%
PROPOSED GARAGE ADDITION	264 S.F.	= 2.6%
TOTAL GARAGE	840 S.F.	= 8.2%

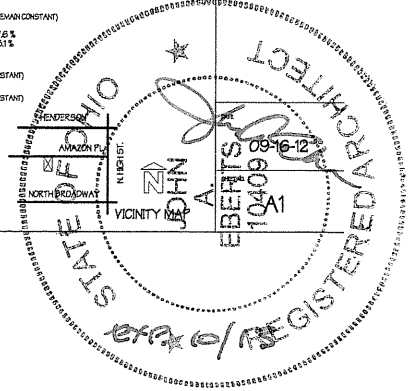
FRONT YARD	EXISTING	1,842 S.F. = 18.0% (TO REMAIN CONSTANT)
BACK YARD	EXISTING	5,884.4 S.F. = 57.6%
	PROPOSED	5,620.4 S.F. = 55.1%
EAST SIDE YARD	EXISTING	9'-11"
	PROPOSED	9'-11" (TO REMAIN CONSTANT)
WEST SIDE YARD	EXISTING	9'-2"
	PROPOSED	9'-2" (TO REMAIN CONSTANT)



C EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



B FOOTING AND FOUNDATION PLAN
1/4" = 1'-0"



PROPOSED GARAGE ADDITION
for
ERKMAN RESIDENCE
125 AMAZON PLACE
COLUMBUS, OHIO 43214

JOHN A EBERTS
ARCHITECT
LEED AP OHIO REG. 10409
400 EAST WILSON BRIDGE ROAD
WORTHINGTON, OHIO 43085
VOICE/FAX 614-430-9770
jaberts@eberts.net

1512

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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. provided.

APPLICATION **12310-00000-00556**
125 AMAZON PLACE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JOHN A. EBERTS
of (COMPLETE ADDRESS) 165 EMERR, COL. OH. 43214
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
MARSHALL J. ERKMAN	125 AMAZON PL.
ANNEMARIE M ERKMAN	125 AMAZON PL.

SIGNATURE OF AFFIANT _____

Subscribed to me in my presence and before me this 17 day of September, in the year 2012

SIGNATURE OF NOTARY PUBLIC Sandra K Trzcinski

My Commission Expires 10/23/12

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

SANDRA K TRZCINSKI
Notary Public
In and for the State of Ohio
My Commission Expires
October 23rd 2012

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