



12310-00000-00688

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: GVC  
 Date Received: \_\_\_\_\_ Planning Area: \_\_\_\_\_  
 Date of Hearing: \_\_\_\_\_ Acreage: \_\_\_\_\_  
 Zoning Fee: \$315 Address Fee: \_\_\_\_\_  
 Existing Zoning: R/2F Accepted by: \_\_\_\_\_

## BOARD OF ZONING ADJUSTMENT APPLICATION

### 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.

Describe: build a new freestanding two car garage with #1 A SIDEYARD VARIANCE #2 TO ALLOW A HABITABLE SPACE ABOVE, NO KITCHEN SPACE.

LOCATION # 3332.26E # 3332.28

1. Certified Address Number and Street Name 630 MOHAWK ST.  
 City COLUMBUS State OHIO Zip 43206

Parcel Number (only one required.) 010-045121

### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name WILLIAM HUGGS ARCHITECTS, LTD.  
 3. Address 750 MOHAWK ST City COL Zip 43206  
 4. Phone# 614-221-7724 Fax # -  
 5. Email Address b.h.williamhuggs.com

### PROPERTY OWNER(S)

6. Name HONROS FAMILY REAL ESTATE LLC  
 7. Address 14001 ST. RT. 56 SE City MT STERLING Zip 43143  
 8. Phone# 614-787-8825 Fax # -  
 9. Email Address JOHN@HONROS.COM

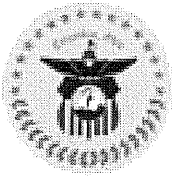
☐ Check here if listing additional property owners on a separate page

### ATTORNEY (AGENT) (CIRCLE ONE)

10. Name SAME AS APPLICANT ABOVE  
 11. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
 12. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
 13. Email Address \_\_\_\_\_

### SIGNATURES

14. Applicant Signature [Signature]  
 15. Property Owner Signature [Signature]  
 16. Attorney/Agent Signature \_\_\_\_\_



12310-00000-00688  
630 MOHAWK STREET

# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Fri Nov 30 2012

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 630 MOHAWK ST COLUMBUS, OH

**Mailing Address:** 14001 STATE ROUTE 56 SE  
MOUNT STERLING OH 43143

**Owner:** HONDROS FAMILY REAL ES

**Parcel Number:** 010045121

### 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:** German Village Area Commission

**Planning Overlay:** N/A

**Historic District:** German Village

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

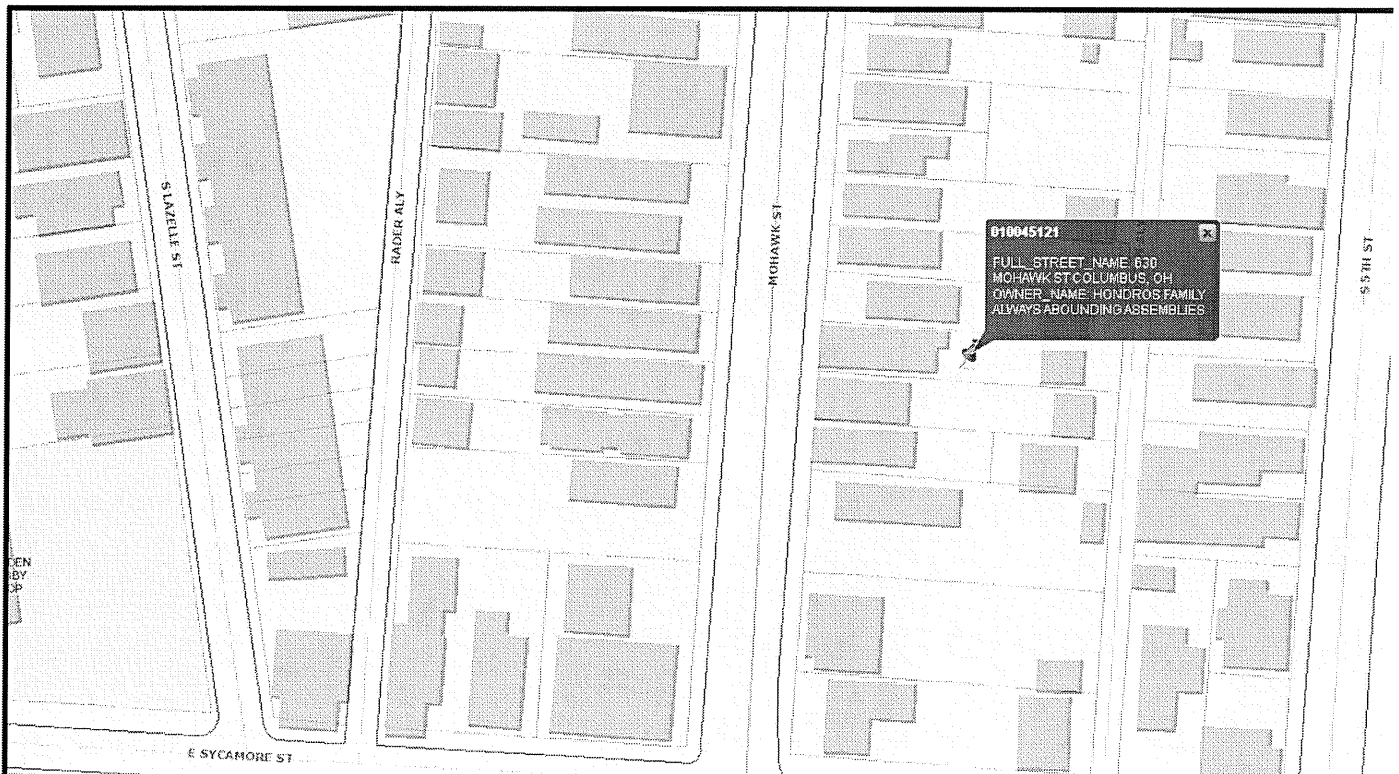
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





# 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)

## AFFIDAVIT

**12310-00000-00688**  
**630 MOHAWK STREET**

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

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) Hondros Family Real Estate, LLC  
630 Mohawk Street  
Columbus, OH 43206

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

William Hugus  
(614) 221-2724

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

(5) German Village Commission (c/o 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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS  
TODD L. ASTOR, 629 MOHAWK ST., COLUMBUS, OH 43206

WILLIAM & PATRICIA BATES, 625 S. FIFTH ST., COLUMBUS, OH 43206

BRYAN H. DOW, 636 MOHAWK ST., COLUMBUS, OH 43206

CHRISTINA FECKNER, 625 MOHAWK ST., COLUMBUS, OH 43206

KEVIN A. GIANGOLA, 612 MOHAWK ST., COLUMBUS, OH 43206

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 2nd day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

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.

**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



## STATEMENT OF HARDSHIP

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

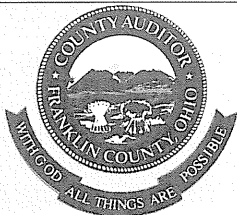
**12310-00000-00688**  
**630 MOHAWK STREET**

### 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 do 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:

\_\_\_\_\_ This Applicant is requesting Variances to construct a freestanding normal  
\_\_\_\_\_ sized two car 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. \_\_\_\_\_



# CLARENCE FRANKLIN CO

12310-00000-00688  
630 MOHAWK STREET

MAP ID: S

DATE: 10/31/12



Disclaimer

Scale = 60

Grid  
North

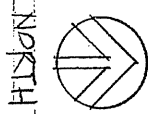
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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

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630 MOHAWK STREET

SITE DATA

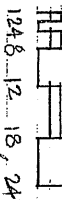
010-045121  
R/2 F ONE FAMILY USE WITH GARAGE & STUDIO ABOVE  
CODE LOT AREA = 3,612 S.F.  
PROPOSED COVERAGE = 1,805 S.F. = 49.97 %  
REAR YARD = 1,140 S.F. = 31.56 %  
GARAGE SIDE YARD (NORTH) = 1.0'  
GARAGE SIDE YARD (SOUTH) = 3.0'  
PARKING = 3 AUTOS



NORTH

1

NEW GARAGE SITE PLAN



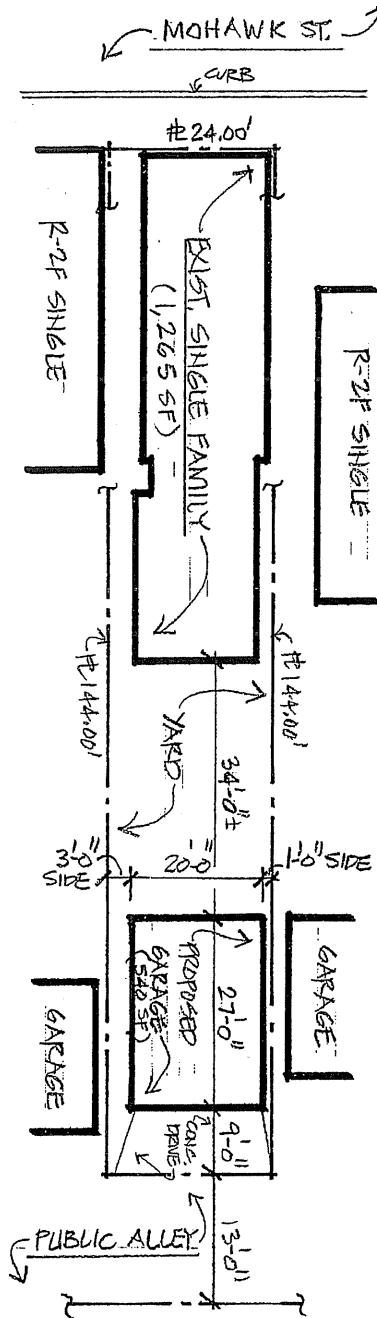
124.8' 12' 18' 24'

W. HUGUS

630 MOHAWK ST.

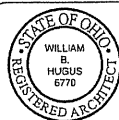
11-7-12

11



The drawings and written material appearing here-  
in constitute the original and unpublished work  
and remain the property of WILLIAM HUGUS  
ARCHITECTS LTD. and the same may not be  
duplicated, used or disclosed without the written  
consent of WILLIAM HUGUS ARCHITECTS LTD.

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**WILLIAMHUGUSARCHITECTSLTD**

750 Mohawk Street • Columbus • Ohio 43206 614-221-2724



Signature of Applicant

*[Handwritten Signature]*

Date

11-7-12

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this  
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate

**12310-00000-00688**

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION #

**630 MOHAWK STREET**

Being first duly cautioned and sworn (NAME) WILLIAM B HUGGS  
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>HONORS FAMILY REAL ESTATE, LLC</u>	<u>14001 ST. RT. 56 SE</u>
	<u>MT. STERLING, OHIO</u>
	<u>43143</u>

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 9<sup>th</sup> day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature]*

My Commission Expires:

9/26/15

Notary Seal Here



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