



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: 13310-P-00622

Date Received: 8/29/13

Commission/Civic: German Village

Existing Zoning: R-2F Application Accepted by: D. Reiss Fee: \$ 315.00

Comments: 11/19/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3332.35 To allow for an accessory sleeping room in an
accessory building.

LOCATION

1. Certified Address Number and Street Name 245 Jackson St.

City Columbus State Ohio Zip 43206

Parcel Number (only one required) 010-014294

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Juliet Bullock Architects

Address 1182 Wyandotte Rd. City/State Columbus Zip 43212

Phone # 614 935 0944 Fax # _____ Email bullock.juliet@gmail.com

PROPERTY OWNER(S):

Name Julianna Bull

Address 245 Jackson St. City/State Columbus OH Zip 43206

Phone # 395-4341 Fax # _____ Email julianna.bull@ohioattorneygeneral.gov

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Juliet Bullock Architects

Address 1182 Wyandotte Rd City/State Columbus Ohio Zip 43212

Phone # 614-935 0944 Fax # _____ Email: bullock.juliet@gmail.com

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

APPLICANT SIGNATURE Juliet Bullock

PROPERTY OWNER SIGNATURE Julianna Bull

ATTORNEY / AGENT SIGNATURE Juliet Bullock

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



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AFFIDAVIT

13310-00622
245 Jackson St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet Bullock
of (1) MAILING ADDRESS 1182 Wyandotte Road
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) Juliana Bull
245 Jackson St.
Columbus, Ohio 43206

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

Juliet Bullock Architects
614 935 0944

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

(5) German Village Commission
Cristen Moody 109 N. Front St.
Historic Preservation Columbus Ohio
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

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

(8) Megan Barrett
8-15-17



MEGAN BARRETT
Notary Public, State of Ohio
My Commission Expires 08-15-17

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Agent for Owner
Juliet Bullock
1182 Wyandotte Road
Columbus Ohio 43212

Owner
Julianna Bull
245 Jackson Street
Columbus Ohio 43206

German Village Commission
Cristin A. Moody
109 North Front Street
Columbus Ohio 43215

Margaret Chapin
235 Jackson Street
Columbus Ohio 43206

Beverly Huber
235 Jackson Street
Columbus Ohio 43206

Equity Trust CO Custodian
4634 Ayrton Terrace
Palm Harbor Florida 34685

Michael Gerard Liska Jr.
257 Jackson Street
Columbus Ohio 43206

ADW Properties LLC
261-263 Blenkner Street
Columbus Ohio 43206

Jonathan & Lauren Prodouz
243 Jackson Street
Columbus Ohio 43206

Robert Lape
545 Cedar Alley
Columbus Ohio 43206

John Groeber
Successor Trustee
6877 North High Street Ste. 300
Worthington Ohio 43085

John McClintock
227-229 Jackson Street
Columbus Ohio 43206

Michael Miller ET AL
524 South Fifth Street
Columbus Ohio 43206

239-41 Blenkner Street LLC
239-241 Blenkner Street
Columbus Ohio 43206

Michael Ford
223 Jackson Street
Columbus Ohio 43206

Abby Lavelle
581-583 South Sixth Street
Columbus Ohio 43206

Anson & Janet Berry
549 South Sixth Street
Columbus Ohio 43206

Cedar Alley Co.
330 West Spring Street Ste. 500
Columbus Ohio 43215

Nicole Falcone
540 South Fifth Street
Columbus Ohio 43206

Brian Basil TR
238 Beck Street
Columbus Ohio 43206

Keri Montgomery
536 South Fifth Street
Columbus Ohio 43206

**John Giffin &
Victoria Uris**
587 South Sixth Street
Columbus Ohio 43206

Estate of Robert Shamansky
Samuel Shamansky
2590 Maryland Avenue
Bexley Ohio 43209

**John Kuijper &
Edward Liang**
563 South Sixth Street
Columbus Ohio 43206

Garth Essig Jr.
543 South Sixth Street
Columbus Ohio 43206

John & Dorothy Kurgis
2949 Fair Avenue
Columbus Ohio 43209

**Brian Santin &
Crystal Seamon**
576-578 South Fifth Street
Columbus Ohio 43206

Ellisar Group LLC
4009 James River Road
New Albany Ohio 43054

Christopher Shaffer
240 Jackson Street
Columbus Ohio 43206

Toula Management LLC
P.O. Box 1595
Dublin Ohio 43017

13310 - 00622
245 Jackson St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00622

245 Jackson St.

One Stop Shop Zoning Report Date: Thu Aug 29 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 245 JACKSON ST COLUMBUS, OH

Mailing Address: 7575 HUNTINGTON PARK DR
COLUMBUS, OH 43235

Owner: BULL JULIANNA F

Parcel Number: 010014294

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

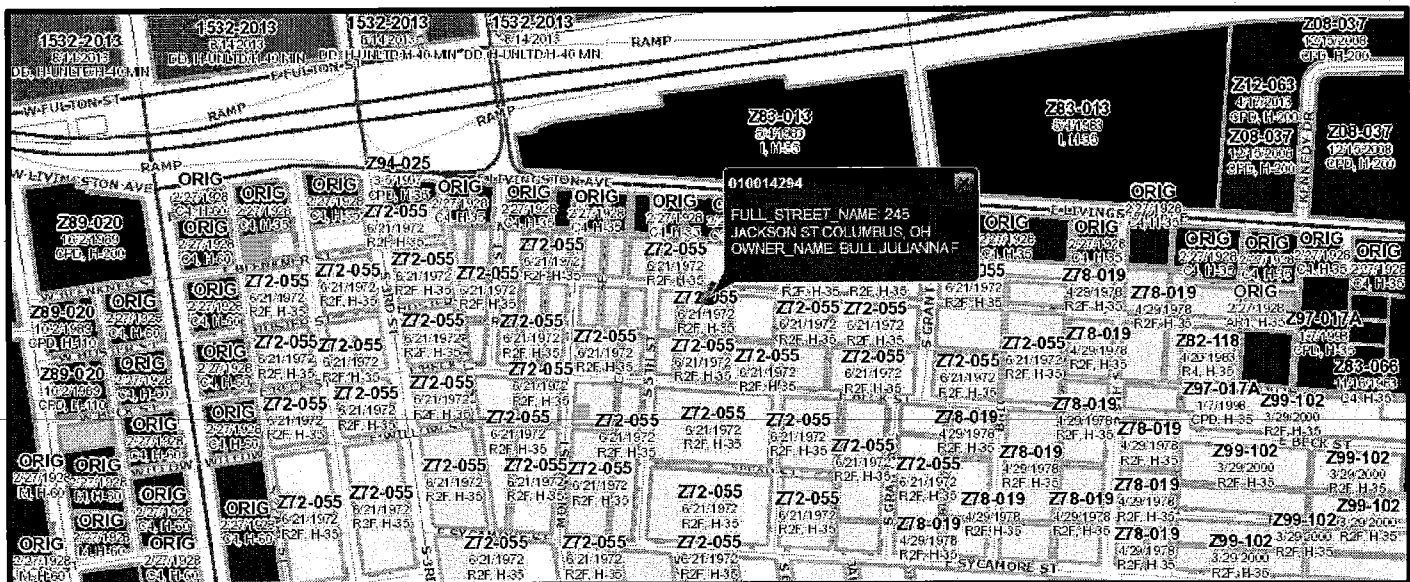
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

13310-00622

245 Jackson St.

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. 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:

- There is precedent in this particular alley for 1 1/2 - 2 story carriage houses and homes.
- The small German Village home does not easily support an addition, without affecting the character of the home.
- The garage addition we are proposing fits well within the fabric of the neighborhood.

Signature of Applicant

Juliet Brulock

Date

8/28/13

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Real Estate / GIS Department



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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 #

13310-00622

245 Jackson St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Juliet Bullock
of (COMPLETE ADDRESS) 1182 Wyandotte Rd 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Juliana Bull

245 Jackson St. Columbus Ohio 43206

SIGNATURE OF AFFIANT

Juliet Bullock

Subscribed to me in my presence and before me this 28th day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Megan Barrett

My Commission Expires:

8-15-17



MEGAN BARRETT
Notary Public, State of Ohio
My Commission Expires 08-15-17

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