



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: 13310-0-00722
Date Received: 9/30/13
Commission/Group: Clintonville Area Commission
Existing Zoning: R-3 Application Accepted by: D. Reiss Fee: \$315.00
Comments: 12/17/13

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.

~~3332.26 (C) (1) - 3 ft. Sideyard Setback for garage~~

3332.38 (G) = 15' Height restriction for garage to 18 ft. 9 in.

LOCATION

1. Certified Address Number and Street Name 161 East North Broadway

City Columbus

State OH

Zip 43214

Parcel Number (only one required) 010-045240-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name John A. Eberts, Architect

Address 165 Erie Road, Suite B

City/State Col. OH

Zip 43214

Phone # 614.370.1699

Fax # 614.430.8770

Email jeberts@iwaynet.net

PROPERTY OWNER(S):

Name Steve and Felecia Krakowka

Address 161 East North Broadway

City/State Col. OH

Zip 43214

Phone # 614.447.8867

Fax # _____

Email fjparas@columbus.rr.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name John A. Eberts, Architect

Address 165 Erie Road, Suite B

City/State Col. OH

Zip 43214

Phone # 614.370.1699

Fax # 614.430.8770

Email: jeberts@iwaynet.net

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

APPLICANT SIGNATURE John A. Eberts

PROPERTY OWNER SIGNATURE Steve Krakowka

ATTORNEY / AGENT SIGNATURE John A. Eberts

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

STATE OF OHIO
COUNTY OF FRANKLIN

13310-00722
161 E. North Broadway St.

Being first duly cautioned and sworn (1) NAME John A. Eberts, Architect

of (1) MAILING ADDRESS 165 Erie Road, Suite B Columbus OH 43214

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

(4) Steve and Felecia Krakowka

AND MAILING ADDRESS

161 East. North Broadway

Columbus, OH 43214

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

John A. Eberts, Architect

614.370.1699

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

(5) Clintonville Area Commission

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
See attached List of property Owner's within 125 ft.

☐ (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 30 day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



BRITTANY VANCE

Notary Public

In and for the State of Ohio

My Commission Expires

April 17, 2018

(8)

DAVID J. REISS
4117118

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES MAY 30, 2015

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APPLICANT

STEVE & FELECIA KRAKOWKA
161 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

PROPERTY OWNER

STEVE & FELECIA KRAKOWKA
161 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

ARCHITECT

JOHN A. EBERTS, ARCHITECT
165 ERIE RD., STE B
WORTHINGTON, OH 43214

AREA COMMISSION

CLINTONVILLE AREA COMMISSION

CLINTONVILLE AREA COMMISSION

MR. DANIAL MILLER
87 E. TORRENCE RD.
COLUMBUS, OH. 43214

CLINTONVILLE AREA COMMISSION

DANA BAGWELL
3982 N. HIGH ST.
COLUMBUS, OH. 43214

SURROUNDING PROPERTY OWNERS

MARK & JACQUELINE DEVINE
155 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

MARK & MARY ROSE SULLIVAN
150 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

JOHN & BRENDA LLOYD
146-148 CLINTON HEIGHT
COLUMBUS, OH. 43214

MARK GALLAGHER
139 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

RICHARD & JODY TERMEER
172 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

CORRINE & STEVEN MATYAS
168 CLINTON HEIGHT
COLUMBUS, OH. 43214

STEVE & FELECIA KRAKOWKA
161 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

DOROTHY L. TURNER
185 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

ZACHARY & HEATHER STOLLER
162 CLINTON HEIGHT
COLUMBUS, OH. 43214

KIMBLE & BARBARA RIGNEY
162 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

KYLE D. BICKHART
145 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

STEPHEN D. VOLLMUTH
154-156 CLINTON HEIGHT
COLUMBUS, OH. 43214

JOHN & EMELIA RITCHEY
182 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

LODEMA L. HUBBARD
144 CLINTON HEIGHT
COLUMBUS, OH. 43214

LORRAINE SAWYER
177 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

ANTHONY JONES
134-136 CLINTON HEIGHT
COLUMBUS, OH. 43214

STEPHEN SCOTT &
MICAELA STRATTO
169 EAST NORTH BROADWAY
COLUMBUS, OH. 43214

NOREEN L. WARNOCK
128 CLINTON HEIGHT
COLUMBUS, OH. 43214





CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00722

161 E. North Broadway St.

One Stop Shop Zoning Report Date: Mon Sep 30 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 161 E NORTH BROADWAY COLUMBUS, OH

Mailing Address: 1 FIRST AMERICAN WAY
WESTLAKE, TX 76262

Owner: KRAKOWKA GEORGE S PARAS-KRAK

Parcel Number: 010045240

ZONING INFORMATION

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

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 District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

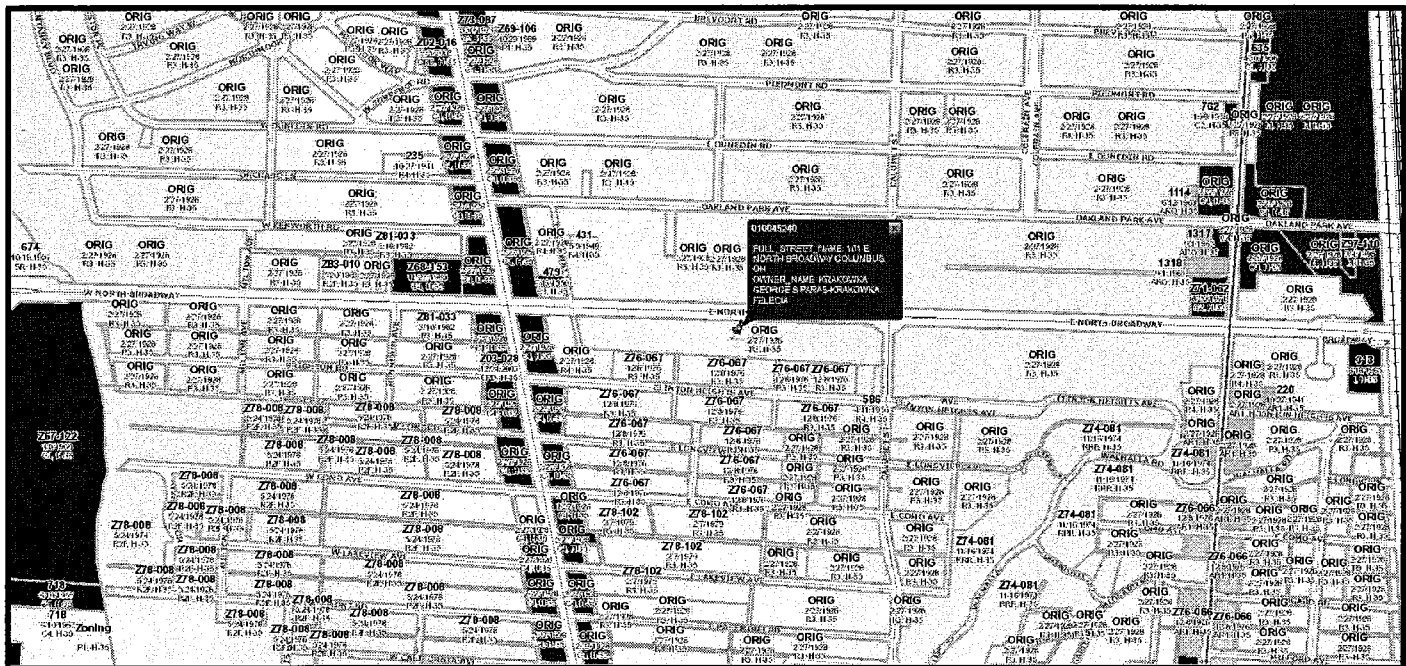
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

APPLICATION # _____

13310-00722

161 E. North Broadway St.

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. By allowing the Krakowka's to construct a new garage with the steeper roof structure we feel it would add to the garage's character and visually tying it to the main residence's Georgian architectural style.
2. The garage would be 572 s.f., well under the 720 s.f. limitation so not to be overbearing in size and still allow for adequate storage for 2 vehicles and a small gardening area to the. However, allow for improved maneuvering of vehicles when exiting the garage we ask that the 5'-0" sideyard setback be lessened to the 3'-0" setback (3332.26(C)(1) allowed in some residential areas. Backing out on to East North Broadway can be hazardous at busy times and it is preferable to leave in a forward direction.

Signature of Applicant

J. G. K. Submittal

Date

9/24/13

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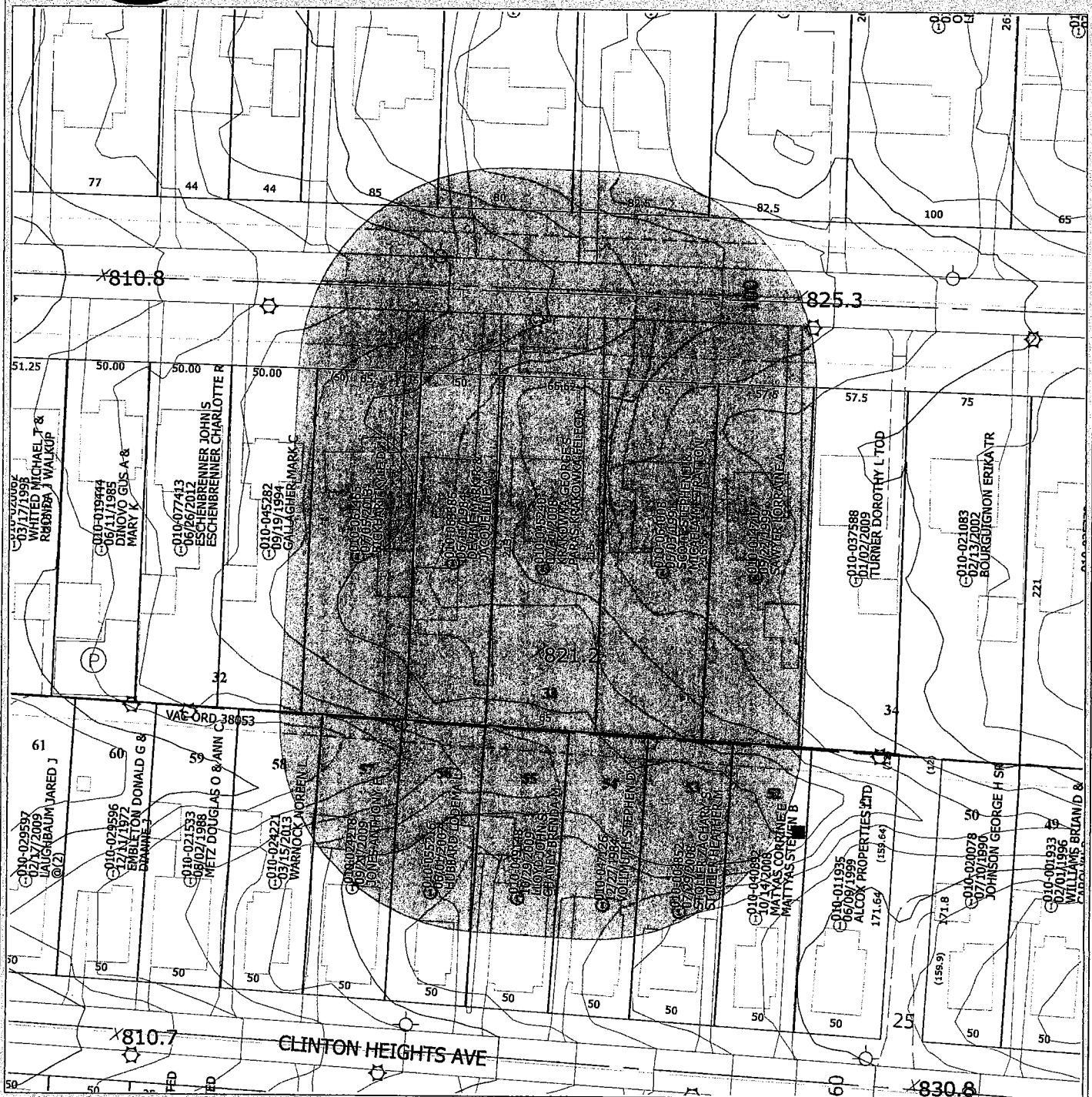




CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 9/24/13



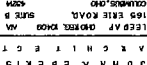
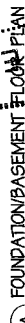
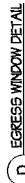
Disclaimer

Scale = 88'

Grid
North

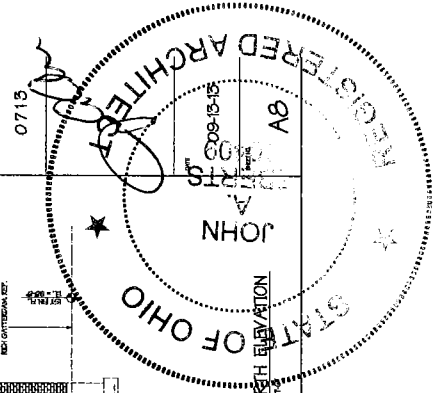
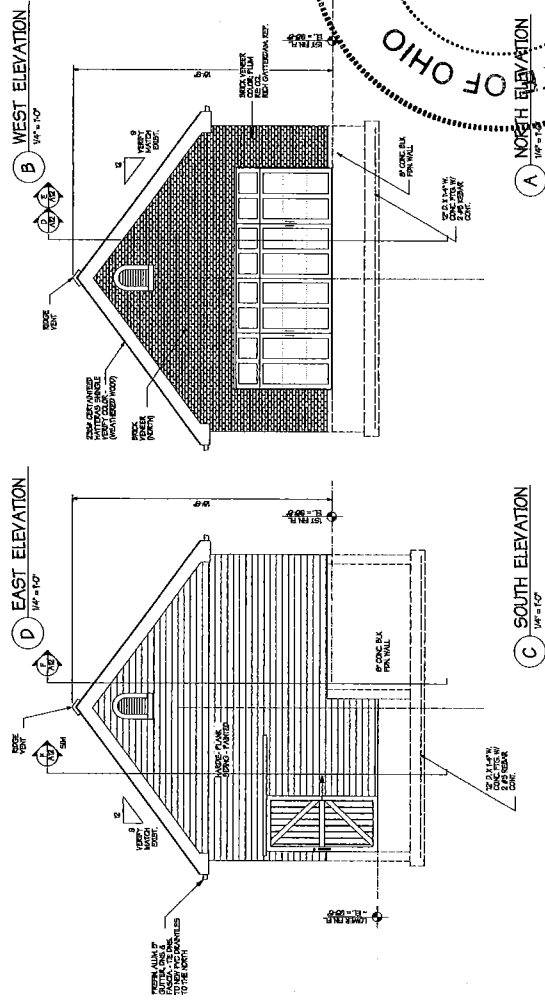
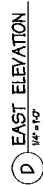
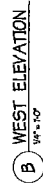
This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be used as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

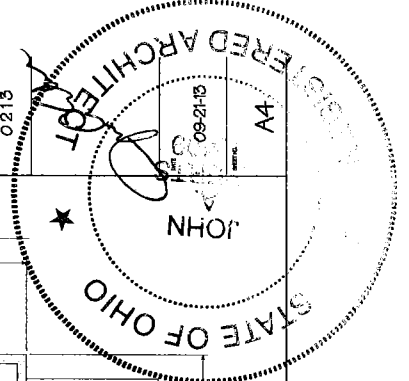
13310-00722
161 E. North Broadway St.

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These chemicals are the exclusive products of Cyanamid Corp., New York, N.Y. Cyanamid Corp. is the only company in the world that produces and markets these chemicals. Cyanamid Corp. is a public company listed on the New York Stock Exchange. Cyanamid Corp. is a member of the Dow Chemical Company.

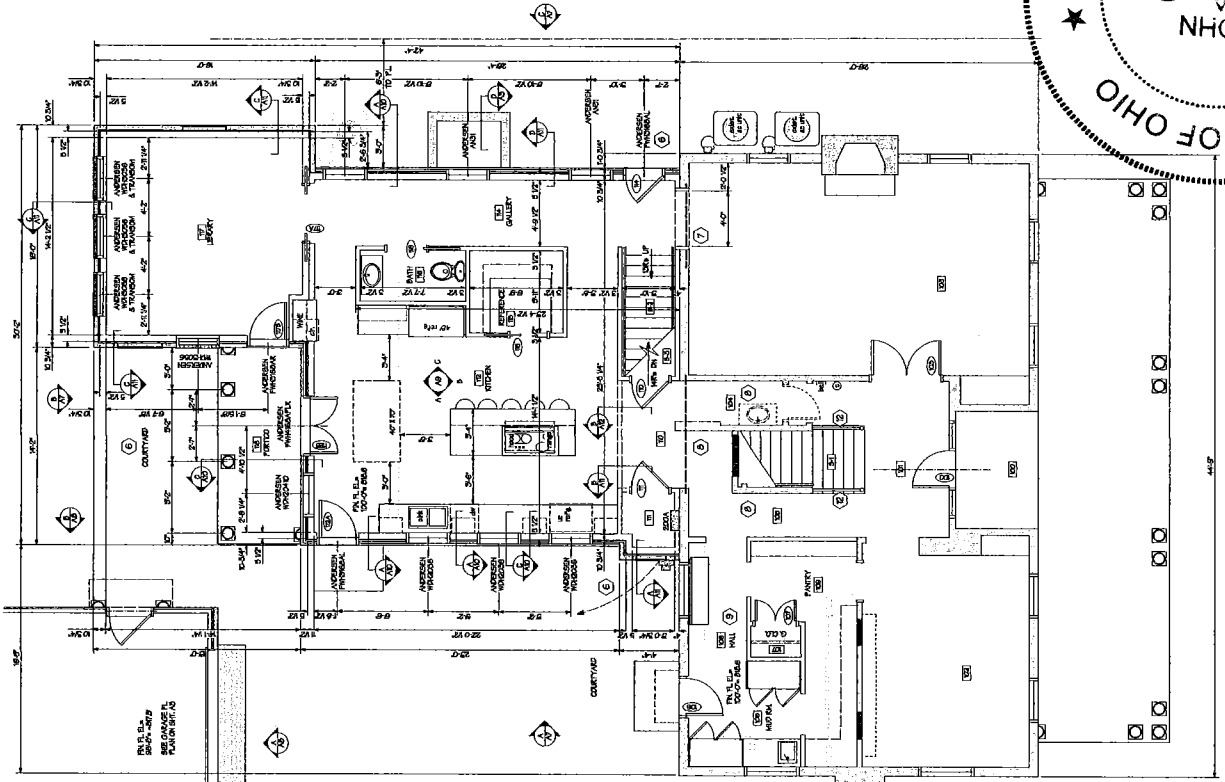
JOHN A. BERTS
A K C H I T E C T
KEEP A F O R W A R D
S U I T E R O A D
C O L U M B I A
V O I C E P A T M I L - 4 2 0 - 8 7 1 0
[email:voicepat@earthlink.net]



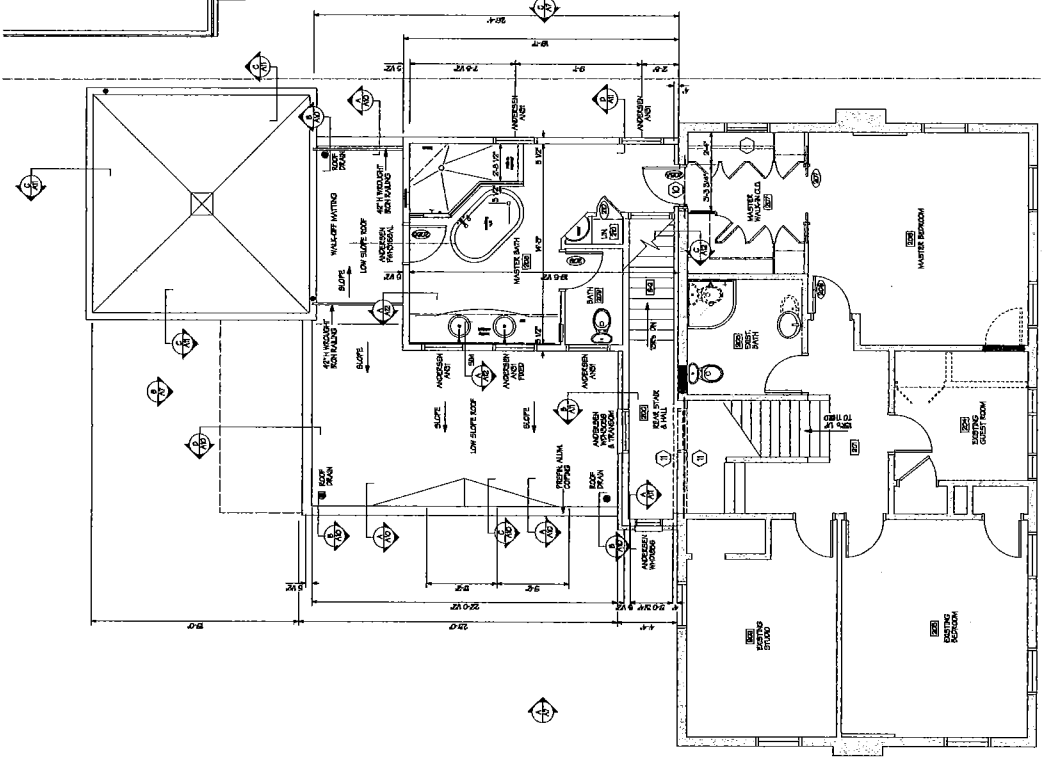


REMODELING & ADDITION
161 EAST NORTHBROADWAY
COLUMBUS, OHIO 43214

JOHN A. EBERLE
ARCHITECT
165 EAST BROADWAY
SUITE 2
COLUMBUS, OHIO 43214
PHONE 242-1111



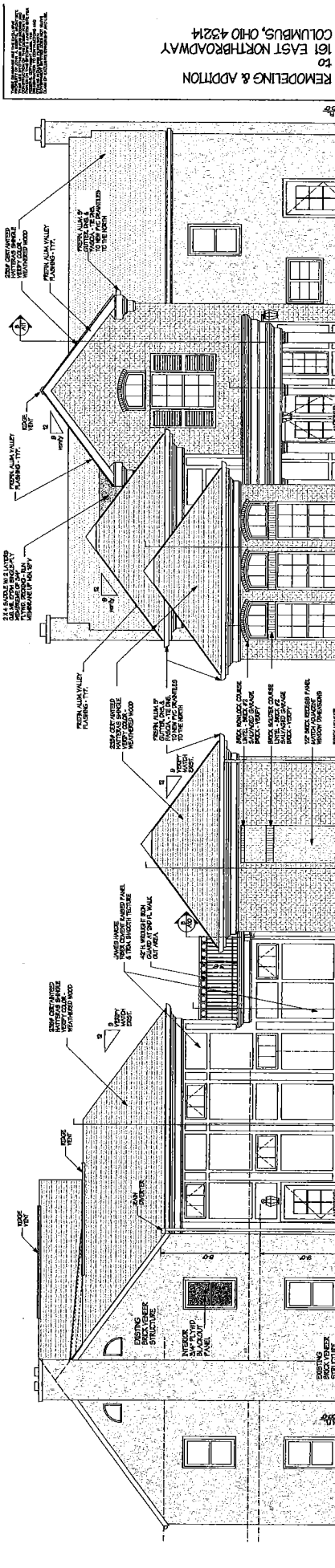
REMODELED FIRST FLOOR PLAN
1/4" = 1'-0"



REMODELED SECOND FLOOR PLAN
1/4" = 1'-0"

- CODED NOTES:**
1. MATERIALS AND FINISHES TO BE USED IN ALL REMODELING WORK SHALL BE AS SHOWN ON THE ATTACHED SCHEDULE OF FINISHES AND TYPICALS. MATERIALS AND FINISHES NOT SHOWN THEREIN SHALL BE APPROVED BY THE ARCHITECT.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBUS.
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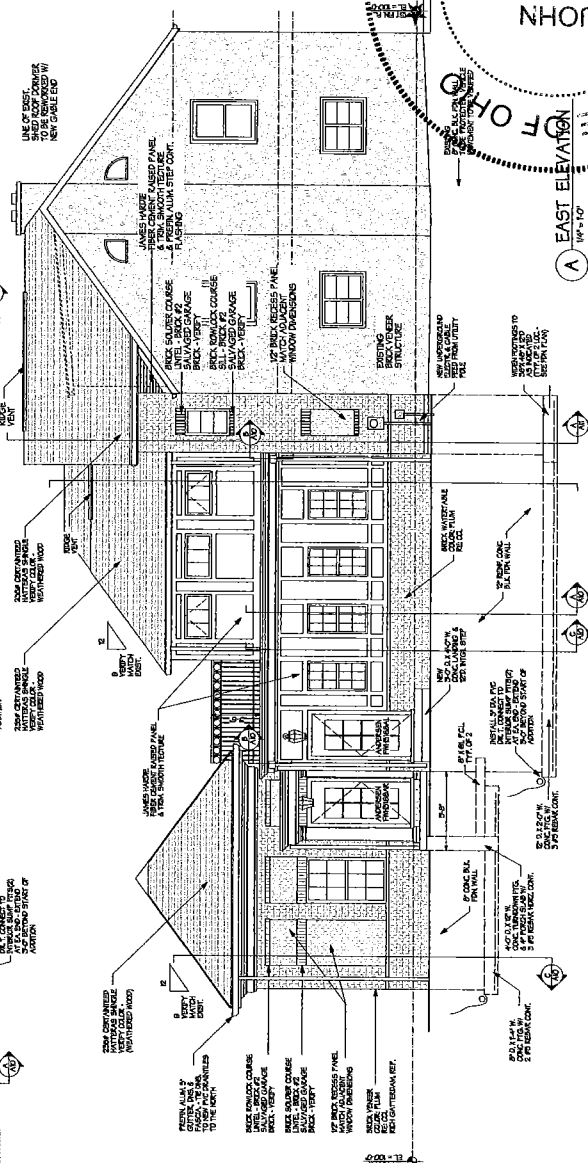
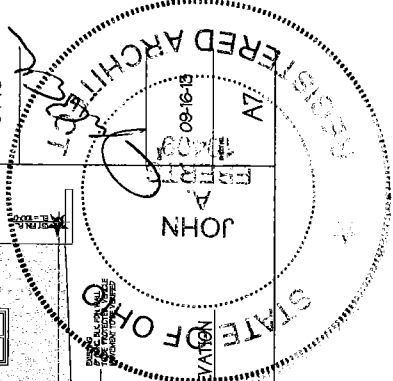
13310-00722 161 E. North Broadway St.



JOHN A. EBERTS
ARCHITECT
100 E. ERIE ROAD, SUITE B
COLUMBUS, OHIO 43214
614.263.1111
www.janeberts.com

09-22-13

0713





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

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

13310-00722
161 E. North Broadway St.

Being first duly cautioned and sworn (NAME) JOHN A. EBERTS
of (COMPLETE ADDRESS) 165 ERIE RD.
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

GEORGES. & FELICIA KRAKOWKA

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 30th day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Signature]

David J. Reiss

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2018

My Commission Expires:

4/17/2018



~~BRITTANY VANCE
Notary Public
In and for the State of Ohio
My Commission Expires
April 17, 2018~~

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