Date 5/14/10 Application # 10310-0-00162

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave , Columbus, Ohio 43224

Comments: Application Number: 10310-00-00162 Commission/Group: German Village

Date Received: 5/14/10 Planning Area:

Date of Hearing: 7/27/10 Acreage:

Zoning Fee: $315.00 Address Fee

Existing Zoning R-2F Accepted by D Reina

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: Applicant proposes to construct a new one car garage which requires a side yard variance from Code Section 3332.26 (E) from 3.0' min. req'd to 1.0'. Applicant also proposes to install an A/C Condenser in a req'd side yard which requires a variance from Code Section 3332.28 (A) to allow a structure in the required side yard that requires a building permit. 3ft. to 1.5ft.

LOCATION

1. Certified Address Number and Street Name 180 Reinhard Ave.
   City Columbus State Ohio Zip 43206

   Parcel Number (only one required.) 010-012540

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name William Hugus Architects, Ltd. Attn: Bill Hugus
3. Address 750 Mohawk Street City Columbus Zip 43206
4. Phone# (614) 221-2724 Fax #
5. Email Address b.h@williamhugus.com

PROPERTY OWNER(S)

6. Name Timothy J. Moore/ Kenneth A. Hunger
7. Address 737 S. Sixth Street City Columbus Zip 43206
8. Phone# Fax #
9. Email Address

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

ATTORNEY / AGENT (CIRCLE ONE)

10. Name William Hugus Architects, Ltd. Attn: Bill Hugus
11. Address 750 Mohawk Street City Columbus Zip 43206
12. Phone# (614) 221-2724 Fax #
13. Email Address b.h@williamhugus.com

SIGNATURES

14. Applicant Signature
15. Property Owner Signature
16. Attorney/Agent Signature

Date Application #

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave , Columbus, Ohio 43224

AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brian S. Artz 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) ADDRESS OF PROPERTY 180 Reinhard Avenue, Columbus, Ohio 43206 for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) Timothy J. Moore/Kenneth A. Hunger
737 S. Sixth Street
Columbus, Ohio 43206

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

William Hugus Architects Ltd. Attn: Bill Hugus
(614) 221-2724

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

(5) German Village Commission
Walter Green
109 N. Front Street 1st Floor
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

See Attached List

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

SIGNATURE OF AFFIANT(8) Brian S. Artz
Subscribed to me in my presence and before me this 13TH day of May, in the year 2010

SIGNATURE OF NOTARY PUBLIC(8) Merry J Wieland
My Commission Expires: 12-25-10

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO
MERRY J. WIELAND
Notary Public, State of Ohio
My Commission Expires 12-25-10

Easy Peel Labels
Use Avery® TEMPLATE 5160®
Feed Paper
See Instruction Sheet for Easy Peel Feature
AVERY® 5160®

WILLIAM HUGUS ARCHITECTS LTD
ATTN BILL HUGUS
750 MOHAWK ST
COLUMBUS 43206

GREGORY S CAMBIER
188 REINHARD AVE
COLUMBUS OHIO 43206

DAVID E EMERY
914 MOHAWK ST
COLUMBUS OHIO 43206

AUDRA E HEMMERT
BENJAMIN T HEMMERT
178 CONCORD PL
COLUMBUS OHIO 43206

JOHN W MOORE TR
922 MOHAWK ST
COLUMBUS OHIO 43206

THOMAS K MURRAY
193 E WHITTIER ST
COLUMBUS OHIO 43206

TIMOTHY J MOORE
KENNETH A HUNGER
737 S SIXTH ST
COLUMBUS OH 43206

CITY OF COLUMBUS OHIO
1069 JAEGER ST
COLUMBUS OHIO 43206

JOSHUA C FULLEN
LORETTA J MATIVI
196 REINHARD AVE
COLUMBUS OHIO 43206

LARRY R KUDART TR
SANDRA S KUDART TR
184 REINHARD AVE
COLUMBUS OHIO 43206

YVONNE D SANFORD
188 CONCORD PL
COLUMBUS OHIO 43206

IRA B SULLY
NANCY P SULLY
200 REINHARD AVE
COLUMBUS OHIO 43206

GERMAN VILLAGE
COMMISSION
109 N FRONT ST 1ST FL
COLUMBUS OH 43215

MARY E DANIELS
172 -174 REINHARD AVE
COLUMBUS OHIO 43206

ERIC HAMILTON
DENNA HAMILTON
932 MOHAWK ST
COLUMBUS OHIO 43206

DEAN J MASELLO
COURTNEY M MAHER
177 CONCORD PL
COLUMBUS OHIO 43206

JERRY A SMITH
BROOKE MICHL-SMITH
926 MOHAWK ST
COLUMBUS OHIO 43206

10310-00162
180 REINHARD

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
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One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 5/17/2010 12:44:40 PM

Parcel Report

Parcel ID	Owner	Address
010012540	MOORE TIMOTHY J HUNGER KENNETH A	180 REINHARD AVE COLUMBUS OH 43206

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z72-055	R2F	H-35	36	Residential	*(View Document)*

Historic District

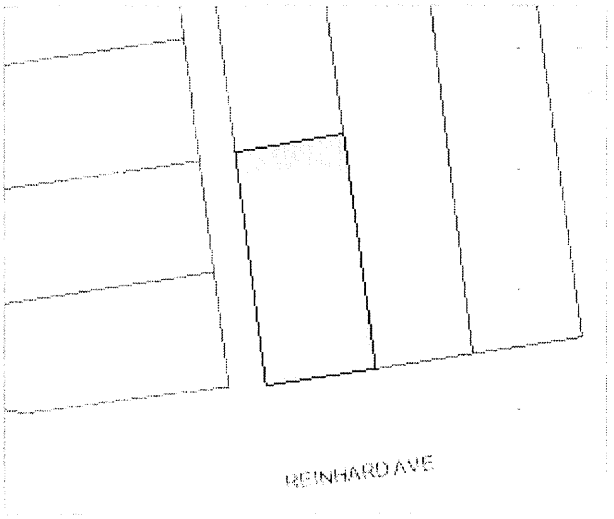
District Name
German Village

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
German Village Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10310-00162
180 Reinhard Ave.

Exhibit A

STATEMENT OF HARDSHIP

1. The owners of the subject property propose to build a new, free-standing, one car garage at the rear of this lot in German Village and to install a new air conditioning condenser unit adjacent to the east side of the house, which shall require a total of two variances.

2. There are special circumstances and conditions attributable to this lot because of its long and narrow configuration and the size of the lot which justify the required variances. In particular, the narrow alley on the west side is only 10' wide, whereas most alleys are 15' to 18' wide, thereby making a variance for the garage necessary.

3. One of the variances requested is only for purposes of placing the air conditioning equipment between the east side of the house and the east property line, which seems to be the best location for this air conditioning equipment.

4. Both of the requested variances are minor variances and have no real or significant adverse impact on the adjoining property owners or other properties in the neighborhood.

5. The construction of the new garage will create a new off-street parking space for this property, which presently does not have any off-street parking. Off-street parking is particularly important at this location because this property fronts on a public park and events occurring in the park can consume all available parking on the street.

6. These special circumstances and conditions are not the result of any actions on the part of the applicant.

7. The request of these two variances is not an unusual request in this contemporary and urban neighborhood known as German Village, which has many small and irregular-sized lots..

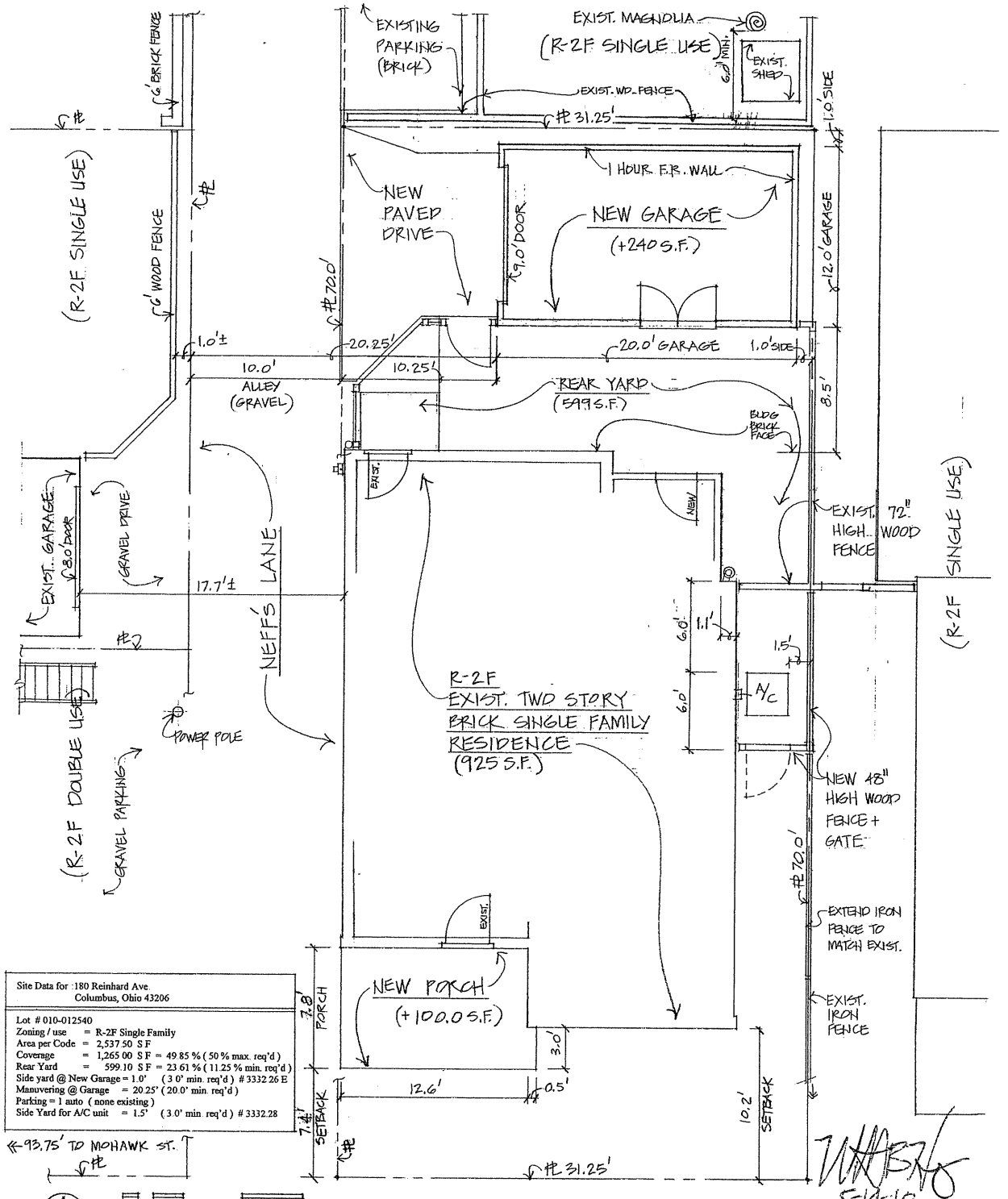
8. The granting of these variances is not contrary to the public interest or the intent and purpose of the Zoning Code and is not contrary to the public health, safety and welfare of the neighborhood.

5-14-10
Date

Applicant

10310-00162
180 Reinhard Ave.

10310-00162
180 Reinhard Ave.



Site Data for :180 Reinhard Ave.
Columbus, Ohio 43206

Lot # 010-012540
Zoning / use = R-2F Single Family
Area per Code = 2,537.50 S F
Coverage = 1,265.00 S F = 49.85 % (50 % max. req'd)
Rear Yard = 599.10 S F = 23.61 % (11.25 % min. req'd)
Side yard @ New Garage = 1.0' (3.0' min. req'd) # 3332.26 E
Manuvering @ Garage = 20.25' (20.0' min. req'd)
Parking = 1 auto (none existing)
Side Yard for A/C unit = 1.5' (3.0' min. req'd) # 3332.28

5-14-10

The drawings and written material appearing herein 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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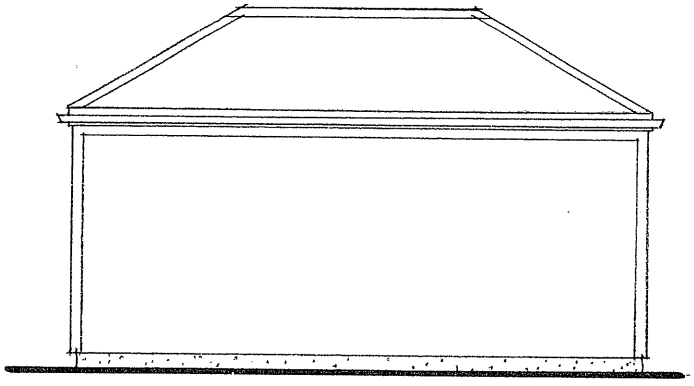
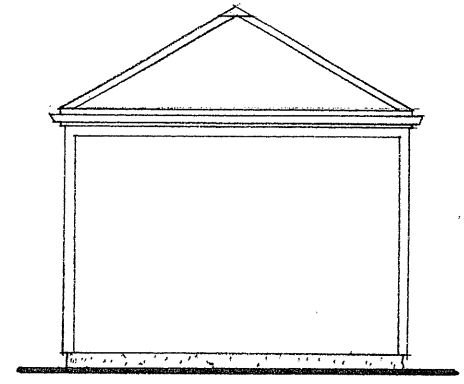
STATE OF OHIO WILLIAM R. HUGUS 6770 REGISTERED ARCHITECT

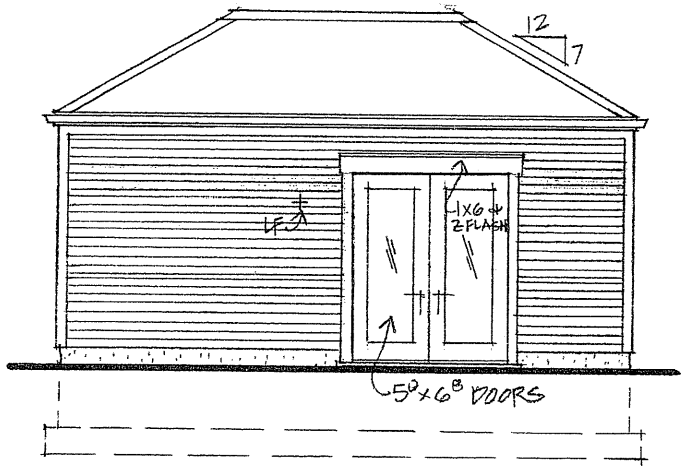
WILLIAM HUGUS ARCHITECTS LTD
750 Mohawk Street • Columbus • Ohio 43206 614-221-2724



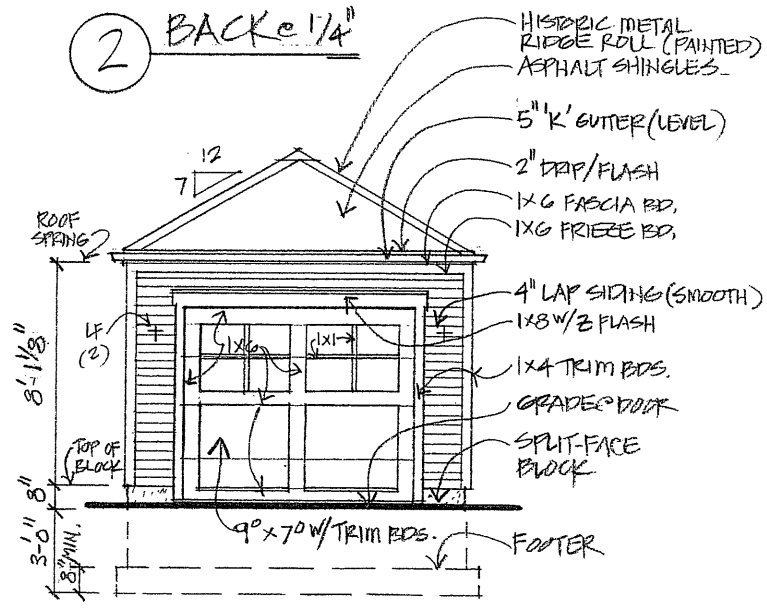
4 LEFT @ 1/4"



2 BACK @ 1/4"



3 RIGHT @ 1/4"



1 FRONT @ 1/4" = 1'-0"
(WITH TYPICAL MAT'LS)

180 REINHARD AVE.

WILLIAM HUGUS ARCHITECTS LTD
750 Mohawk Street • Columbus • Ohio 43206 614-221-2724

STATE OF OHIO • WILLIAM B HUGUS 6770 • REGISTERED ARCHITECT

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10310-00162
180 Reinhard Ave.

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: M **DATE: 5/12/10**

Scale = 60

Grid

Disclaimer

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

10310-00162

180 Reinhard Ave.

Signature of Applicant _____ Date 5-14-10

PROJECT DISCLOSURE STATEMENT

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

10310-00162
180 Reinhard Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #.

Being first duly cautioned and sworn (NAME) William Hugus
of (COMPLETE ADDRESS) 750 Mohawk 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
Timothy J. Moore	737 S. Sixth Street
Kenneth A. Hunger	Columbus, Ohio 43206

SIGNATURE OF AFFIANT _____

Subscribed to me in my presence and before me this 14th day of May, in the year 2010

SIGNATURE OF NOTARY PUBLIC Brian S. Artz

My Commission Expires:

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

BRIAN S. ARTZ, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.