

Date

Application #

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



Comments: _____ Application Number: 10310-0-00156 Commission/Group: German Village
 _____ Date Received: 5/10/10 Planning Area: _____
 _____ Date of Hearing: 7/27/10 Acreage: _____
 _____ Zoning Fee: \$315.00 Address Fee _____
 _____ Existing Zoning: R-2F Accepted by: D. Reiss

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: WE ARE SEEKING A VARIANCE TO ENCROACH INTO THE REQUIRED 5'-0" SETBACK 4'-2 1/2" AND TO REDUCE THE OPEN SPACE AT THE REAR OF THE PARCEL TO 24.6% OF THE LOT AREA.

LOCATION

1. Certified Address Number and Street Name 693 CITY PARK AVE
City COLUMBUS State OHIO Zip 43206

Parcel Number (only one required.) 010-020911

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name MR. & MRS. RON HAGAN
 3. Address 693 CITY PARK AVE City COLUMBUS Zip 43206
 4. Phone# 614 340-3500 Fax # 614 340-3501
 5. Email Address rhagan@hagancpa.com; bhagan66@yahoo.com

PROPERTY OWNER(S)

6. Name MR. & MRS. RON HAGAN
 7. Address 693 CITY PARK AVE City COLUMBUS Zip 43206
 8. Phone# 614 340-3500 Fax # 614 340-3501
 9. Email Address rhagan@hagancpa.com; bhagan66@yahoo.com

Check here if listing additional property owners on a separate page

ATTORNEY / (AGENT) (CIRCLE ONE)

10. Name GARY J. ALEXANDER, ARCHITECT
 11. Address 1324 DUBLIN RD City COLUMBUS Zip 43215
 12. Phone# 614 487-0637 Fax # 614 486-9040
 13. Email Address gatexarch@aol.com

SIGNATURES

14. Applicant Signature Ronald J Hagan
 15. Property Owner Signature Ronald J Hagan
 16. Attorney/Agent Signature Gary J Alexander

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 GARY J. ALEXANDER of
(1) MAILING ADDRESS 1324 DUBLIN RD, 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 693 CITY PARK AVE
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) MR. & MRS. ROX HAGAN
693 CITY PARK AVE.
COLUMBUS, OHIO 43206

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

MR. & MRS. ROX HAGAN
614 340-3500

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

(5) GERMAN VILLAGE COMMISSION
HISTORIC PRESERVATION OFFICE
109 N. FROST STREET, COLS, 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

(SEE ENCLOSED LIST)

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

SIGNATURE OF AFFIANT(8) Gary J Alexander
Subscribed to me in my presence and before me this 30 day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC(8) Toni Quest
My Commission Expires: _____

Notary Seal Here



TONI L. QUEST
Notary Public, State of Ohio
My Commission Expires Sept. 3, 2012
Recorded in Franklin County Board of Zoning Adjustment Packet



Suzanne Stock
690 City Park Ave
Columbus, Ohio 43206

James Nichols
35 E Sycamore St
Columbus, Ohio 43206

Robert Furbee
708 City Park Ave
Columbus, Ohio 43206

Janelle Asplund
43 E Sycamore St
Columbus, Ohio 43206

Cynthia Hunt
672 City Park Ave
Columbus, Ohio 43206

John White
711 City Park Ave
Columbus, Ohio 43206

James Langley
710 S Pearl St
Columbus, Ohio 43206

Michael Eckholt
39 E Sycamore St
Columbus, Ohio 43206

Jeffrey Andrew Boos
44 Stimmel St
Columbus, Ohio 43206

Craig Potaracke
43 Stimmel St
Columbus, Ohio 43206

Benjamin Horn
700 S Pearl St
Columbus, Ohio 43206

Dawn Wetzel
706 S Pearl St
Columbus, Ohio 43206

David Evans
49 E Sycamore St
Columbus, Ohio 43206

Brooke Bodney
685 City Park Ave
Columbus, Ohio 43206

Mark Becker
684 City Park Ave
Columbus, Ohio 43206

John White
703 City Park Ave
Columbus, Ohio 43206

Sue Thoman
680 City Park Ave
Columbus, Ohio 43206

Charles Merrill
702 City Park Ave
Columbus, Ohio 43206

Dorothy Weilbacher
698 City Park Ave
Columbus, Ohio 43206

John Mikelson
51 E Sycamore St
Columbus, Ohio 43206

Thomas Crunkilton
33 E Sycamore St
Columbus, Ohio 43206

David Shroyer
40 E Stimmel St
Columbus, Ohio 43206

A-Z Investment Properties LTD
4100 N High St
Columbus, Ohio 43214

697 City Park LLC
297 S Cassady Ave
Columbus, Ohio 43209

Mr. and Mrs. Ron Hagan
693 City Park Ave
Columbus, Ohio 43206

Mr. and Mrs. Ron Hagan
693 City Park Ave
Columbus, Ohio 43206

German Village Commission
Historic Preservation Office
109 N. Front Street
Columbus, Ohio 43215



c

z

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 5/14/2010 4:55:08 PM

Parcel Report

Parcel ID	Owner	Address
010020911	HAGAN BARBARA E	693 CITY PARK AVE COLUMBUS OH 43206

Base Zoning Report

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

Historic District

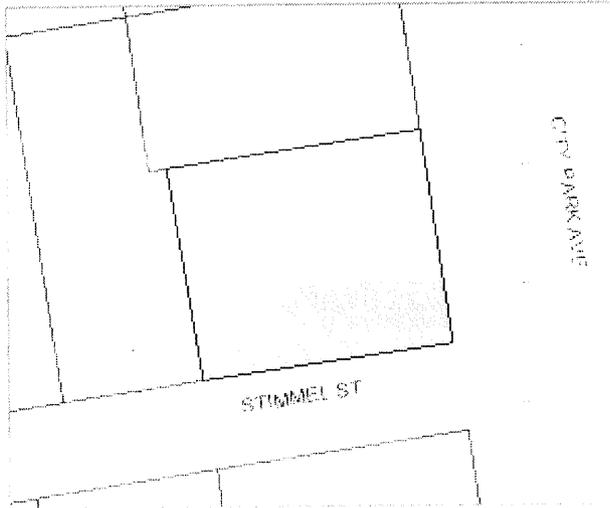
District Name
German Village

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.

10310-00156
693 City Park Ave.

Gary J. Alexander
Architect

1324 Dublin Road, Columbus, Ohio 43215
(614) 487-0637 Fax (614) 486-4040

STATEMENT OF HARDSHIP

693 City Park Ave.
May 7, 2010

We are seeking a variance from the zoning code to encroach into the required 5'-0" side yard setback 4'-2 1/2" and to reduce the open space at the rear of the parcel to 24.6% of the lot area.

The special circumstances that apply to this property are the following: the existing carport that the owners wish to expand is a non-conforming structure that presently projects 4'-2 1/2" into the 5'-0" side yard setback; and due to the relatively small parcel there is little available space for expansion. (Presently the open space at the rear of the parcel is 26.3% of the lot area.) These special circumstance existed when the current owners purchased this residence.

Both variances result from the owners' desire to add space to the northwest corner of their current carport. The north wall of the existing carport is extended to the west to establish the northern perimeter of this addition. The 9 1/2" setback from the property line to the existing wall of the carport is maintained at the addition. The north wall of the addition will be a 1-hour rated firewall. The north wall of the existing carport will be rebuilt so that it matches the newer portion of the wall and is also fire-rated. The columns supporting the new roof at the rear of the house maintain almost the exact distance from the rear property line as the present columns do. (They project 1 1/4" further into the rear yard.) As a result the amount of open space at the rear of the structure will appear almost unchanged.

The granting of these variances will permit the owners of 693 City Park Avenue to have 2 covered off street parking spaces, a feature many homes accomplish with detached garages. As a part of this project, the existing north wall will be reconstructed as a 1-hour rated wall. This will reduce the risk of fire spreading to the adjacent residence and improve the existing condition.

10310-00156
693 City Park Ave.

10310-00156
693 City Park Ave.

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:
AmeriTitle, Inc. and/or U. S. Bank N.A.

Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being Part of Lot 10 Gilberts Addition Deed Book 14, Page 347

Applicant: Hagan, Barbara & Ronald 16448

Posted Address: 693 City Park Ave, Columbus, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0255G

Apparent Encroachments: 1) House Over Property Line. 2) Eaves and Gutters Over Property Line. 3) Carport over Property Line. 4) Brick Chimney over Property Line.

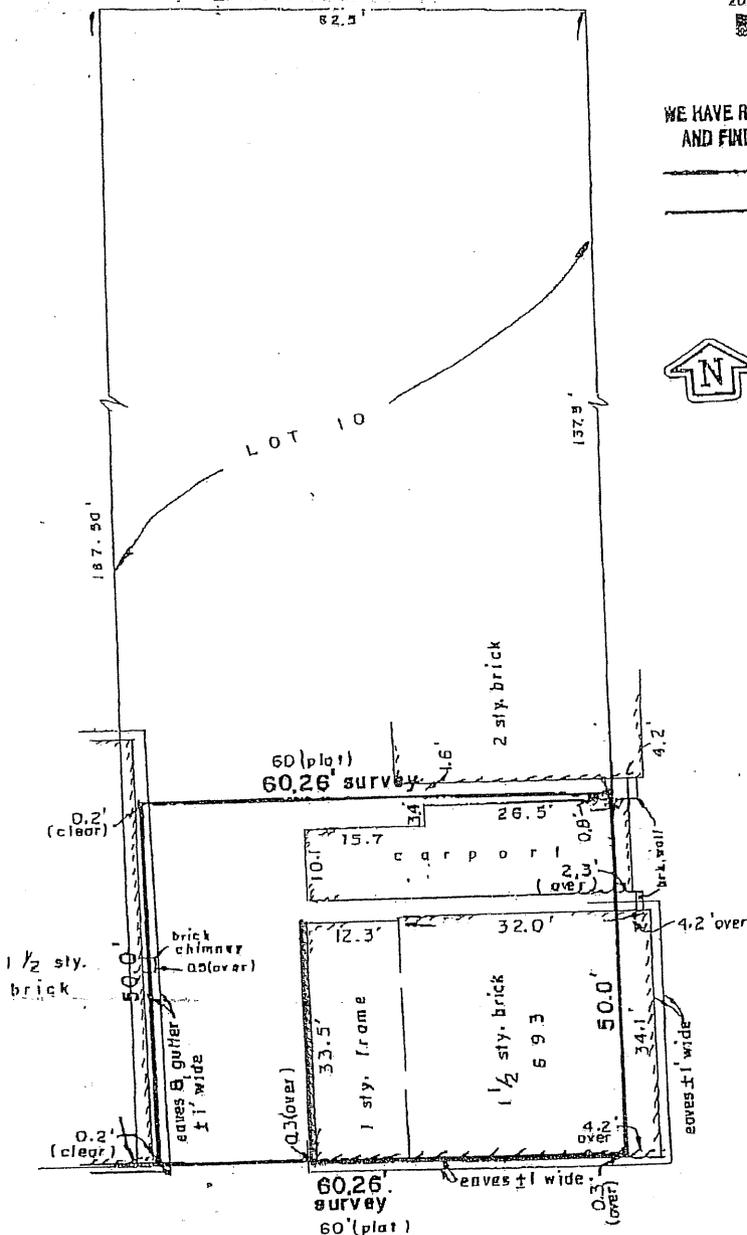
E. SYCAMORE ST. 66'

20' 10' 0' 20'

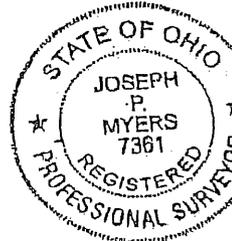
Scale: 1" = 20'

Date: 02-07-'02

WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE



CITY PARK AVE. 66'



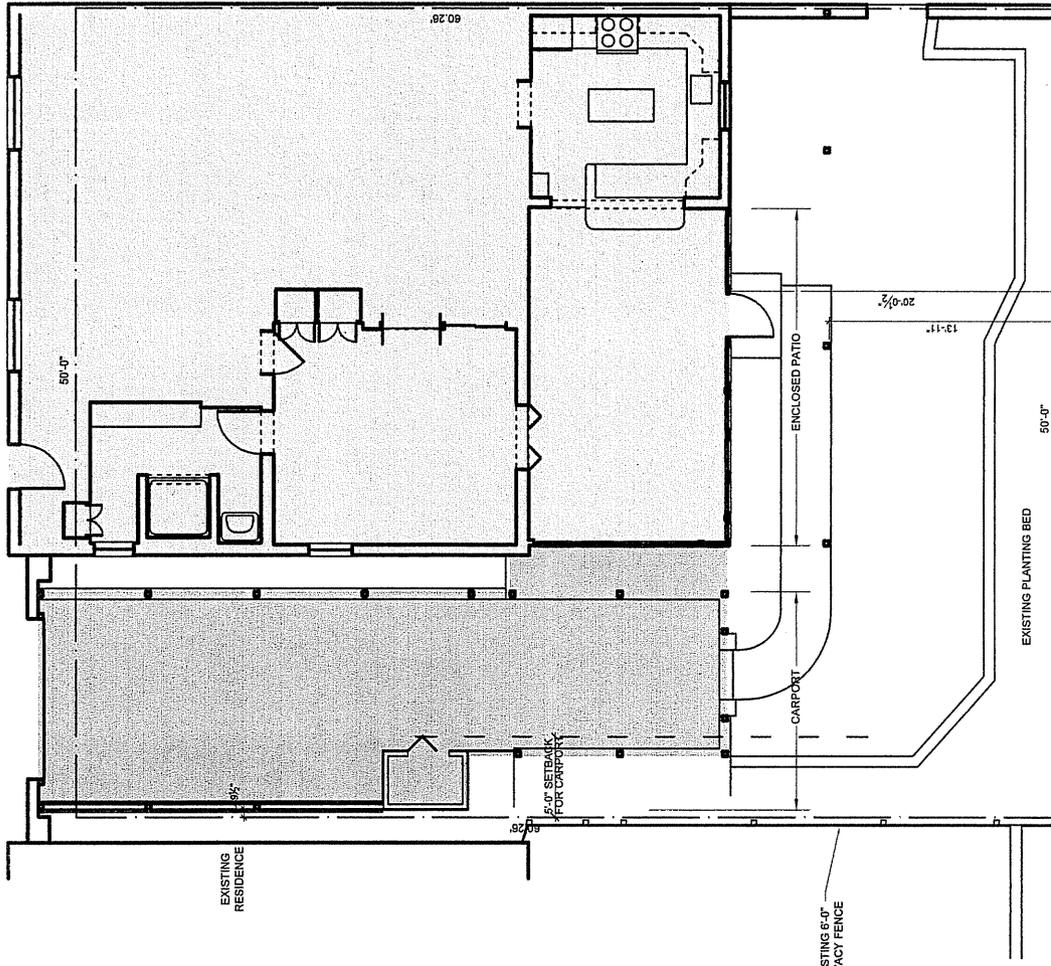
E. STIMMEL ST. 20'

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By *Joseph P. Myers*
Professional Surveyor

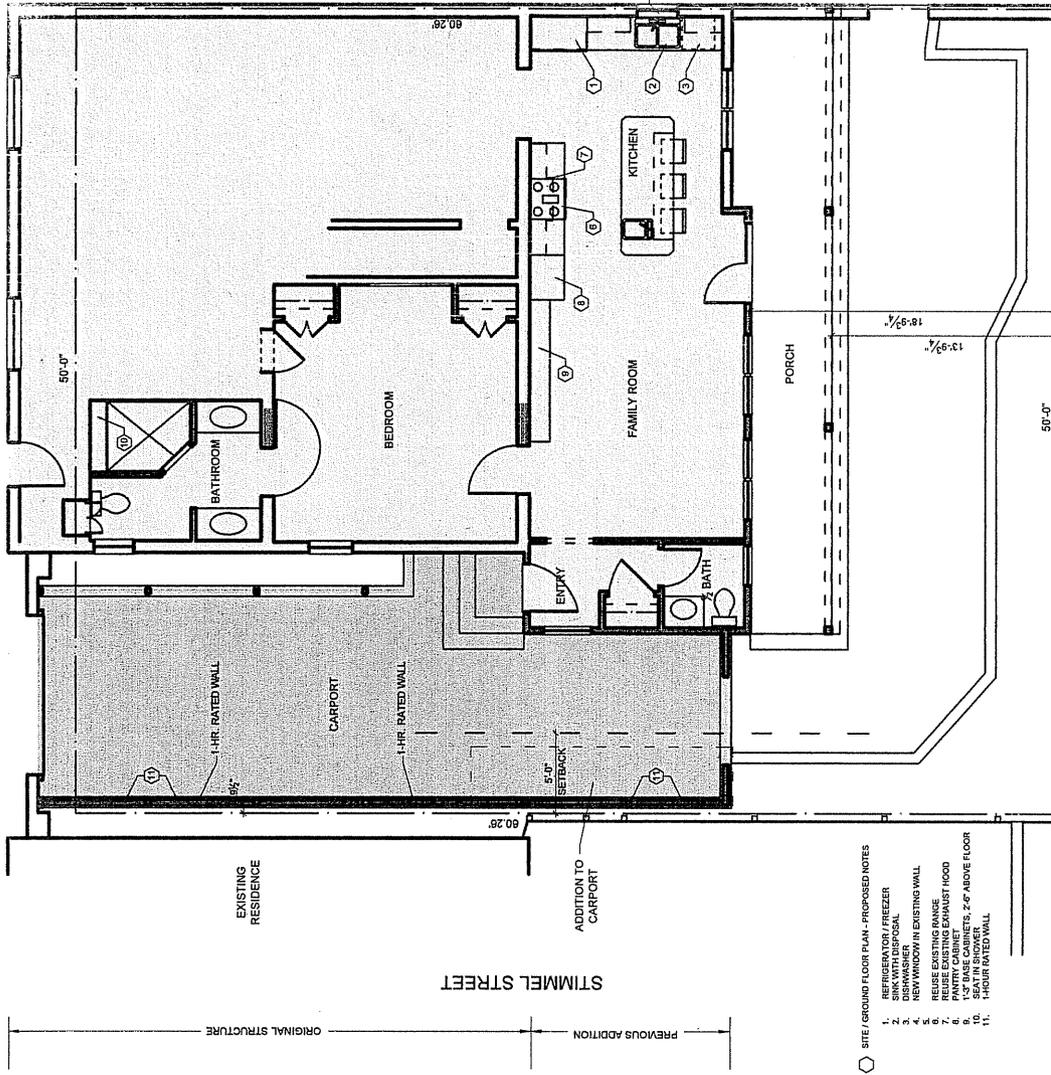


SITE / GROUND FLOOR PLAN - EXISTING

SCALE: $\frac{1}{8}'' = 1'-0''$
 PERCENTAGE OF OPEN SPACE AT REAR OF PROPERTY: 26.8%

ZONING VARIANCE: 04-30-10
 SCALE: $\frac{1}{8}'' = 1'-0''$

10310-00156
 693 City Park Ave.



SITE / GROUND FLOOR PLAN - PROPOSED

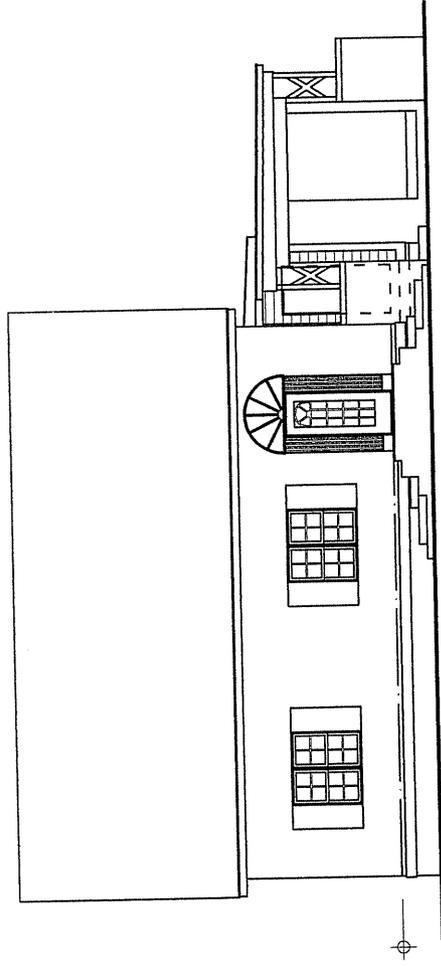
SCALE: $\frac{1}{8}'' = 1'-0''$
 PERCENTAGE OF OPEN SPACE AT REAR OF PROPERTY: 24.2%

- SITE / GROUND FLOOR PLAN - PROPOSED NOTES**
1. REFRIGERATOR / FREEZER
 2. SINK / DISPOSAL
 3. DISHWASHER
 4. NEW WINDOW IN EXISTING WALL
 5. REUSE EXISTING RANGE
 6. PAINT CABINETS
 7. PAINT KITCHEN
 8. 1 1/2\"/>

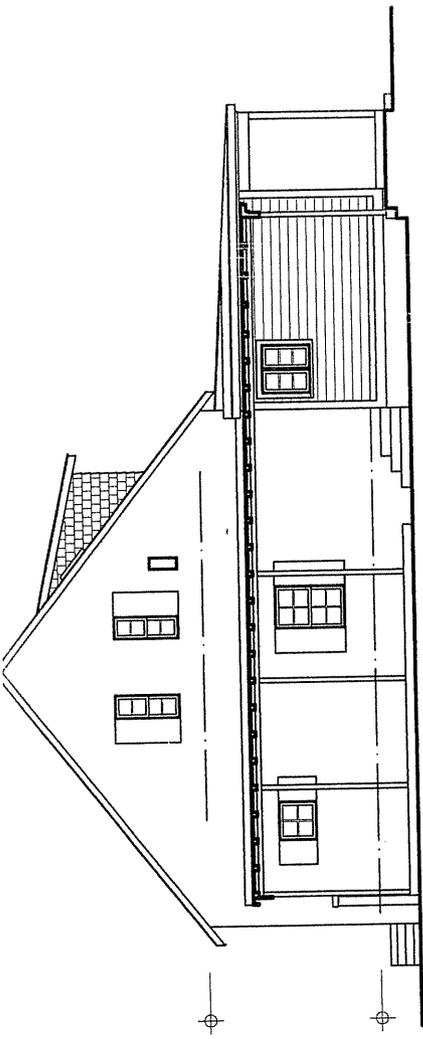
ADDITION & REMODELING
 THE HAGAN RESIDENCE
 693 CITY PARK AVE

ZONING VARIANCE: 04-30-10
 SCALE: $\frac{1}{8}'' = 1'-0''$

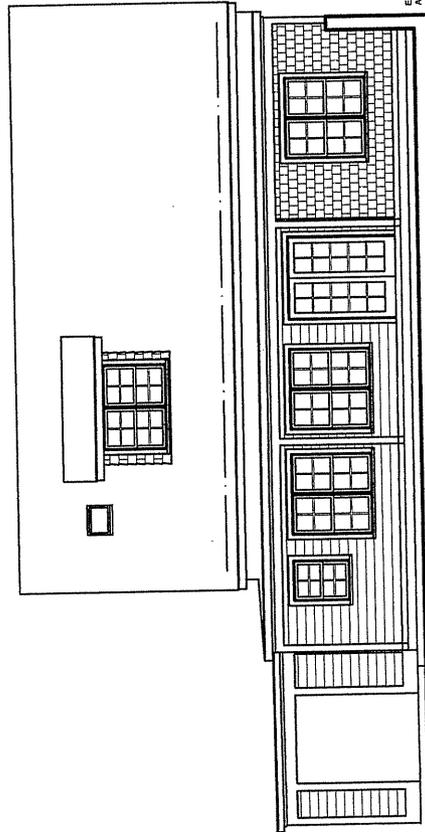
Gary J. Alexander,
 Architect
 1324 Dublin Road, Columbus, Ohio 43215
 (614) 487-0637 Fax (614) 486-0040



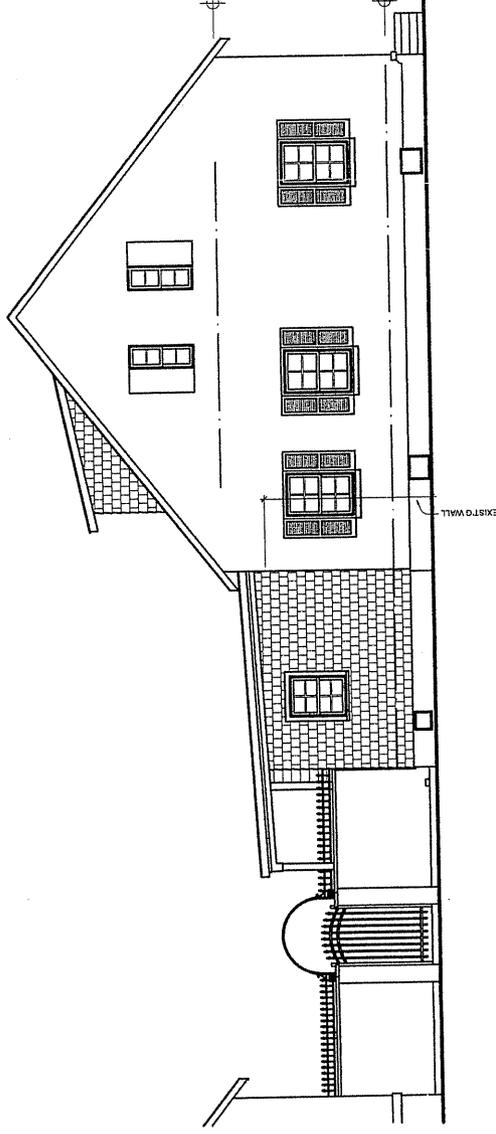
FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



SIDE (NORTH) ELEVATION / SECTION
SCALE: 1/8" = 1'-0"



REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

10310-00156
693 City Park Ave.

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ZONING VARIANCE: 04-30-10
SCALE: 1/8" = 1'-0"

