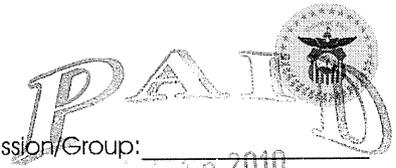


Date:

Application # 10310-00000-00338

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: _____ Commission/Group: _____
 _____ Date Received: 13 Aug. 2010 Planning Area: 455 13 2010
 _____ Date of Hearing: 26 Oct. 2010 Acreage: _____
 _____ Zoning Fee: \$ 315 Address Fee _____
 _____ Existing Zoning R2-F Accepted by AF

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.

Applicant proposes to split the subject property and obtain all of the necessary variances to accomplish this. The Applicant proposes to split the lot to line up with the split in the adjacent lot directly to the north of the subject property.

LOCATION

1. Certified Address Number and Street Name 771 S. 16th Street
 City Columbus State OH Zip 43206

Parcel Number (only one required.) 010-050591

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Brian S. Artz (Attorney)
 3. Address 560 E. Town Street City Columbus Zip 43215
 4. Phone# (614) 221-0944 Fax # (614) 221-2340
 5. Email Address bartz@adwillp.com

PROPERTY OWNER(S)

6. Name Jamie Hyde
 7. Address 771 S. 16th 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 Brian S. Artz
 11. Address 560 E. Town Street City Columbus Zip 43215
 12. Phone# (614) 221-0944 Fax # (614) 221-2340
 13. Email Address bartz@adwillp.com

SIGNATURES

14. Applicant Signature Brian S. Artz
 15. Property Owner Signature _____
 16. Attorney/Agent Signature Brian S. Artz

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 8/26/2010 9:59:17 AM

Parcel Report

Parcel ID	Owner	Address
010050591	HYDE JAMIE	771 S 6TH ST 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

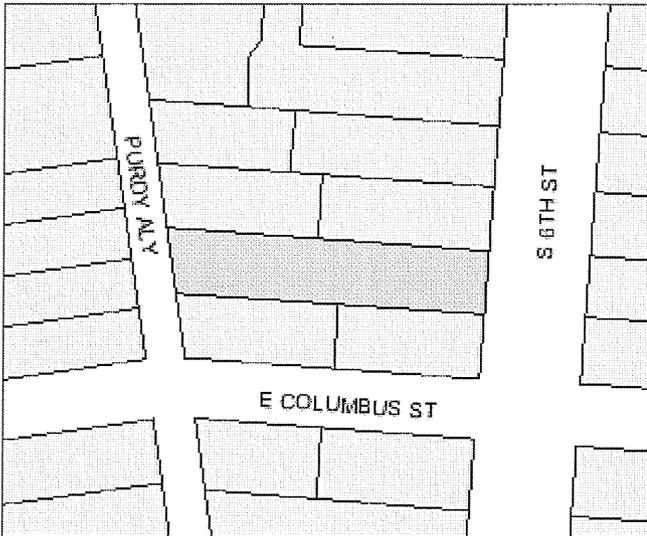
District Name
German Village

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.



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 5140 E. Town Street, Columbus, OH 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 771 S. 6th Street, Columbus, OH 43206 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 OWNER'S NAME

(4) Jamie Hyde

AND MAILING ADDRESS

771 S. 6th St., Cols, OH 43206

Jamie Hyde

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

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

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

(SEE ATTACHED)

(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 Aug, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Notary Signature

My Commission Expires:

Notary Seal Here



SCOT E. DEWHIRST
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

APPLICANT/PROPERTY OWNER:

AREA COMMISSION:

MASAKO H. WITTKOPP
786 S. SIXTH STREET
COLUMBUS, OH 43206

JAMIE HYDE
771 S. SIXTH STREET
COLUMBUS, OH 43206

GERMAN VILLAGE COMMISSION
ATTN: WALTER GREEN
109 N. FRONT STREET, 1ST FLOOR
COLUMBUS, OH 43215

MICHAEL ROSEN
BLANCA R. ROSEN
778 S. SIXTH STREET
COLUMBUS, OH 43206

TIMOTHY C. BIEBLER
772 S. FIFTH STREET
COLUMBUS, OH 43206

PATRICIA E. HOOK
762 S. FIFTH STREET
COLUMBUS, OH 43206

DANIEL R. RUPP
KATHERINE G. RUPP
758 S. FIFTH STREET
COLUMBUS, OH 43206

DONNA BOWMAN
234 E. COLUMBUS STREET
COLUMBUS, OH 43206

HORCHER FAMILY PRTNRSHIP CO.
143 PEBBLE CREEK DRIVE
PATASKALA, OH 43062

PATRICIA L. KOSMOSKI
770 S. SIXTH STREET
COLUMBUS, OH 43206

CHRISTOPHER J. CONLEY
768 S. FIFTH STREET
COLUMBUS, OH 43206

ESTHER C. KASH
783 SIXTH STREET
COLUMBUS, OH 43206

ALLISON M. SPIESS
761 S. SIXTH STREET
COLUMBUS, OH 43206

JEFFREY T. FERRIELL
CHERYL R. HACKER
774 S. SIXTH STREET
COLUMBUS, OH 43206

PATRICIA KOSMOSKI
767 S. SIXTH STREET
COLUMBUS, OH 43206

BRAD S. STAMM
759 S. SIXTH STREET
COLUMBUS, OH 43206

RICHARD R. FREEMAN
LYNNE P. FREEMAN
789 CITY PARK AVE.
COLUMBUS, OH 43206

SCOTT T. MACKEY
BRENT L. BEATTY
775 S. SIXTH STREET
COLUMBUS, OH 43206

MELISSA H. TELL
235 E. COLUMBUS ST.
COLUMBUS, OH 43206

NICKOLAS J. GELDIS
DEBORAH G. GELDIS
2703 SHERWOOD RD.
COLUMBUS, OH 43209

JEFFREY M. MCCLOSKEY
760 PURDY ALLEY
COLUMBUS, OH 43206

RANDY L. WEIDENBUSCH
TERESA J. WEIDENBUSCH
755 S. SIXTH STREET
COLUMBUS, OH 43206

JAY F. GODFREY
742 S. FIFTH STREET
COLUMBUS, OH 43206

RICHARD L. MILLER
787 S. SIXTH STREET
COLUMBUS, OH 43206

TIMOTHY S. WETZEL
VALERIE A. WETZEL
760 S. SIXTH STREET
COLUMBUS, OH 43206

DAVID R. HOLLOWAY
CINDY L. HOLLOWAY
764 S. SIXTH STREET
COLUMBUS, OH 43206

JOHN A. MILLING
SUZANNAH C. MILLING
780 S. FIFTH STREET
COLUMBUS, OH 43206

E. JANE WILLIAMS
766 S. FIFTH STREET
COLUMBUS, OH 43206



STATEMENT OF HARDSHIP

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 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:

(SEE ATTACHED)

Exhibit A

STATEMENT OF HARDSHIP

1. The applicant proposes to split the subject property into two lots of substantially similar size, thereby creating two separate tax parcels which would be similar in size to the other lots in the neighborhood.
2. There are special circumstances and conditions attributable to this lot because of the unusual length of the lot and its narrow width.
3. All of the other lots in this block of the neighborhood have been split to create smaller size lots which are characteristic of this German Village neighborhood.
4. The special circumstances attributable to this lot which are not the result of the actions of the property owner.
5. These special circumstances make it necessary that a variance be granted to preserve a substantial property right of the property owner.
6. The requested variances have no real or significant adverse impact on the adjoining property owners or other properties in the neighborhood.
7. The applicant is aware of no opposition to these variance requests at the time of this application.

Variances Requested

CCC 3332.14 – R2F area district requirements

CCC 3342.28 – Minimum number of parking spaces required

CCC 3332.23 – Front Yard

CCC 3332.25 – Side Yard

CCC 3332.27 – Rear Yard



Signature of Applicant Brian S. Artz Date 8-13-10

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.

STATE OF OHIO APPLICATION # _____
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian S. Artz
of (COMPLETE ADDRESS) 560 E. Town Street, Columbus, OH 43215
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
Jamie Hyde 771 S. 16th Street, Cols, OH 43206

SIGNATURE OF AFFIANT Brian S. Artz

Subscribed to me in my presence and before me this 13th day of August, in the year 2010

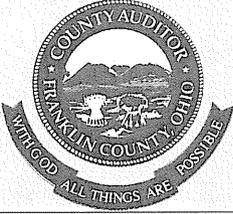
SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires:

Notary Seal Here



SCOT E. DEWHIRST
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/12/10



Disclaimer

Scale = 60



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



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010050591

Zoning Number: 771

Street Name: S 6TH ST

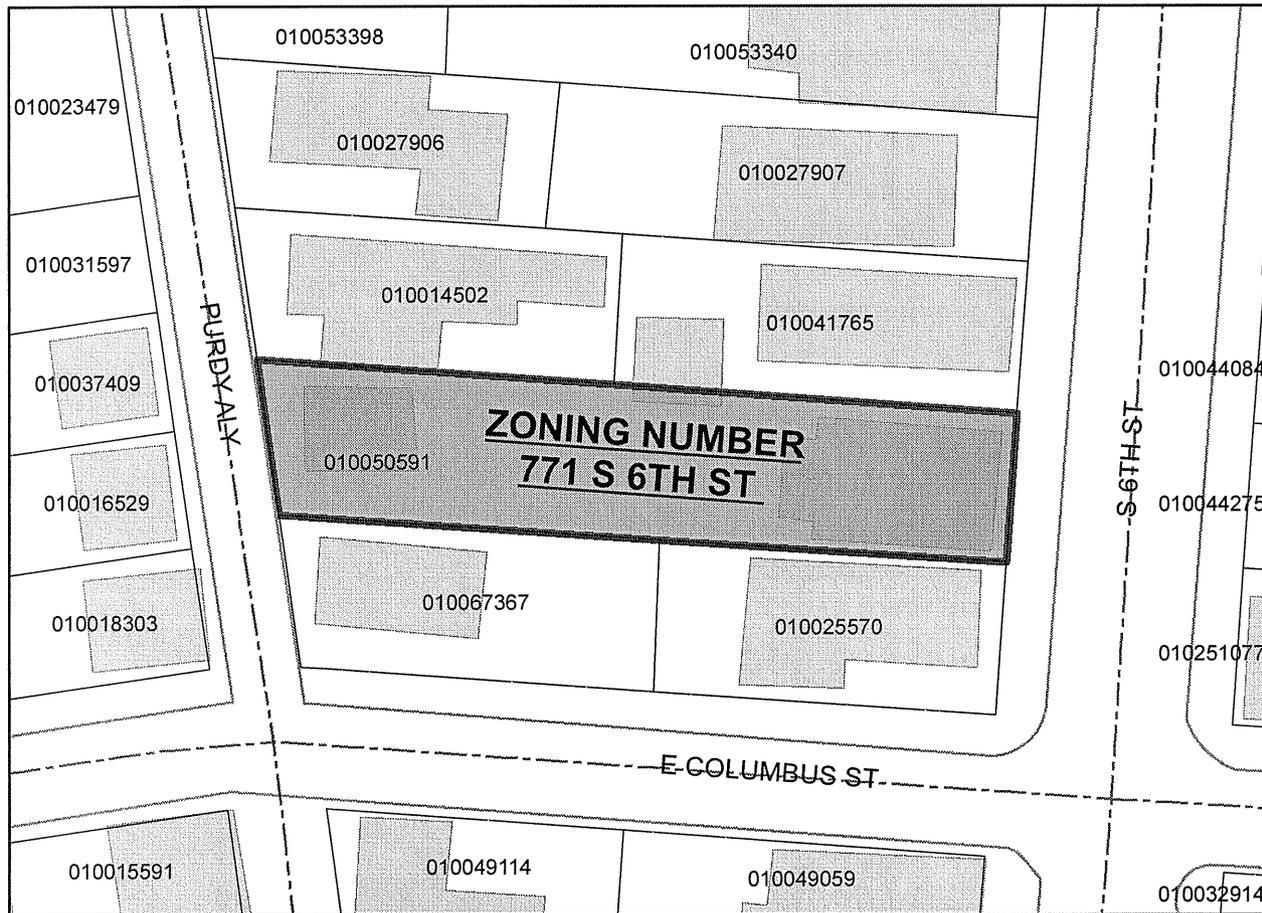
Lot Number: 22

Subdivision: SELBACH

Requested By: ARTZ, DEWHIRST & WHEELER, LLP

Issued By: *Adugna Amariam*

Date: 8/11/2010



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 6402



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

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 Edd H. Hyde

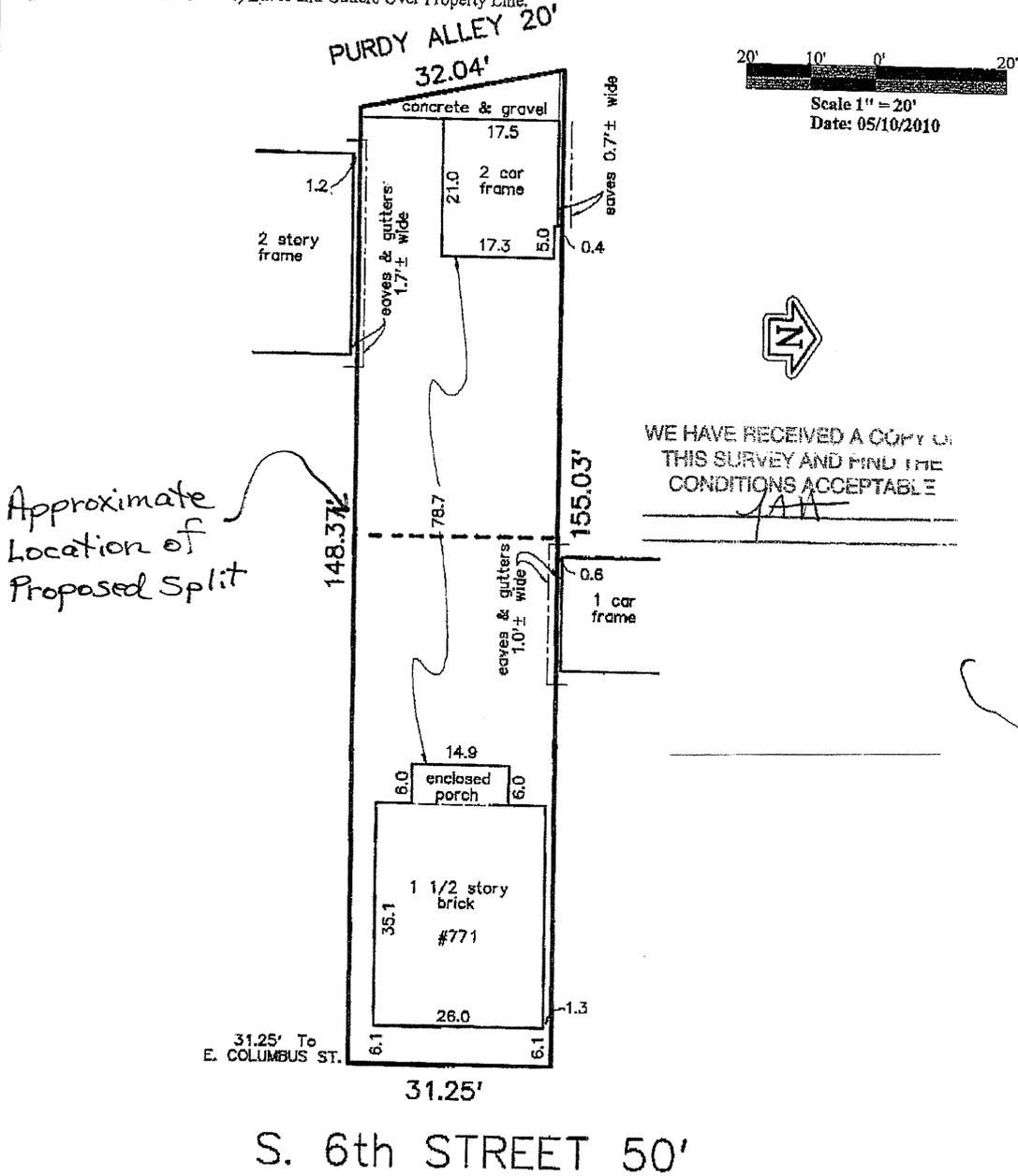
Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 22 Maria M. Selbach's Subdivision Plat Book 3, Page 208

Applicant: Jamie Hyde 1004045 srlh

Posted Address: 771 S. Sixth Street, Columbus, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0328K

Apparent Encroachments: 1) Eaves and Gutters Over Property Line.



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 *Allen Myers*
Professional Surveyor

Myers Order No. - 4-05/07/2010 201005074	Rec. EG	Field JPM	DWG DJG	Lt. DJG	Ck.
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