



#10310-00000-00452

Comments: _____ Application Number: _____ Commission/Group: _____
 Date Received: 19 Oct 2010 Planning Area: _____
 Date of Hearing: 28 Dec 2010 Acreage: _____
 Zoning Fee: \$315 Address Fee _____
 Existing Zoning _____ Accepted by HF

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: See 3332.26 Min Side Yard Permitted (E)
To Reduce Required side yard For Detached Garage From 3' to .83' OR 10"

LOCATION

1. Certified Address Number and Street Name 309 E. Columbus St.
 City Columbus State OH Zip 43206
 Parcel Number (only one required.) 010-004023

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Curtis McKenzie
 3. Address 5917 Birch Bark Cir City Cove City Zip 43103
 4. Phone# 614-207-4965 Fax # 871-3733
 5. Email Address Curtis@HighlanderConstruction.net

PROPERTY OWNER(S)

6. Name Sharon Robert Wentzell
 7. Address 309 E. Columbus St City Columbus Zip 43206
 8. Phone# 443-4996 Fax # _____
 9. Email Address _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name N/A
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature [Signature]
 15. Property Owner Signature Sharon R. Wentzell
 16. Attorney/Agent Signature N/A

One Stop Shop Zoning Report

Building Services Division
 Department of Development
 Report date: 10/20/2010 10:36:57 AM

Parcel Report

Parcel ID	Owner	Address
010004023	WENTZEL ROBERT JR & SHARON	309 E COLUMBUS 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.

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General Power of Attorney

Notice: This is an important document. Before signing this document, you should know these important facts. By signing this document, you are not giving up any powers or rights to control your finances and property yourself. In addition to your own powers and rights, you may be giving another person, your attorney-in-fact, broad powers to handle your finances and property. This general power of attorney may give the person whom you designate (your "attorney-in-fact") broad powers to handle your finances and property, which may include powers to encumber, sell or otherwise dispose of any real or personal property without advance notice to you or approval by you. **THE POWERS WILL NOT EXIST AFTER YOU BECOME DISABLED OR INCAPACITATED.** This document does not authorize anyone to make medical or other health care decisions for you. If you own complex or special assets such as a business, or if there is anything about this form that you do not understand, you should ask a lawyer to explain this form to you before you sign it. If you wish to change your general power of attorney, you must complete a new document and revoke this one. You may revoke this document at any time by destroying it, by directing another person to destroy it in your presence or by signing a written and dated statement expressing your intent to revoke this document. If you revoke this document, you should notify your attorney-in-fact and any other person to whom you have given a copy of the form. You also should notify all parties having custody of your assets. These parties have no responsibility to you unless you actually notify them of the revocation. If your attorney-in-fact is your spouse and your marriage is annulled, or you are divorced after signing this document, this document is invalid. Since some 3rd parties or some transactions may not permit use of this document, it is advisable to check in advance, if possible, for any special requirements that may be imposed. You should sign this form only if the attorney-in-fact you name is reliable, trustworthy and competent to manage your affairs.

I, Sharon Swentzel, of _____, City of Colo., State of Ohio as principal, do hereby appoint: John Curtis McKenzie, of Highlander Construction, City of Grove City, State of OHIO, my attorney-in-fact to act in my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters to the extent that I am permitted by law to act through an agent:

- _____ (a) real estate transactions;
- (b) goods and services transactions; Demolish & Build new Garage
- _____ (c) bond, share and commodity transactions;
- _____ (d) banking transactions;
- _____ (e) business operating transactions;
- _____ (f) insurance transactions;
- _____ (g) estate transactions;
- _____ (h) claims and litigation;
- _____ (i) personal relationships and affairs;
- _____ (j) benefits from military service;
- _____ (k) records, reports and statements;
- _____ (l) retirement benefit transactions;
- _____ (m) making gifts to my spouse, children and more remote descendants, and parents;

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- _____ (n) tax matters;
- _____ (o) all other matters;
- _____ (p) full and unqualified authority to my attorney-in-fact to delegate any or all of the foregoing powers to any person or persons whom my attorney-in-fact shall select;
- _____ (q) unlimited power and authority to act in all of the above situations (a) through (p)

If the attorney-in-fact named above is unable or unwilling to serve, I appoint _____, of _____, City of _____, State of _____, to be my attorney-in-fact for all purposes hereunder.

To induce any third party to rely upon this power of attorney, I agree that any third party receiving a signed copy or facsimile of this power of attorney may rely upon such copy, and that revocation or termination of this power of attorney shall be ineffective as to such third party until actual notice or knowledge of such revocation or termination shall have been received by such third party. I, for myself and for my heirs, executors, legal representatives and assigns, agree to indemnify and hold harmless any such third party from any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this power of attorney.

This power of attorney shall not be effective in the event of my future disability or incapacity. This power of attorney may be revoked by me at any time and is automatically revoked upon my death. My attorney-in-fact shall not be compensated for his or her services nor shall my attorney-in-fact be liable to me, my estate, heirs, successors, or assigns for acting or refraining from acting under this document, except for willful misconduct or gross negligence.

Dated: 10-19-10

Signature and Declaration of Principal

I, SHARON WENTZEL, the principal, sign my name to this power of attorney this 19 day of OCT. and, being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my power of attorney and that I sign it willingly, or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes expressed in the power of attorney and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence.

Sharon Wentzel
Signature of Principal

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Witness Attestation

I, Ryan Heber, the first witness, and I, Lucas Bodenbender, the second witness, sign my name to the foregoing power of attorney being first duly sworn and do declare to the undersigned authority that the principal signs and executes this instrument as his/her power of attorney and that he/she signs it willingly, or willingly direct another to sign for him/her, and that I, in the presence and hearing of the principal, sign this power of attorney as witness to the principal's signing and that to the best of my knowledge the principal is eighteen years of age or older, of sound mind and under no constraint or undue influence.



Ryan Heber
Signature of First Witness
Signed before me this 19th day of October

Lucas Bodenbender
Signature of Second Witness

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



AFFIDAVIT

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(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Curtis McKeazie
of (1) MAILING ADDRESS 5917 Birch Bark Circle, Grove City OH 43123
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 309 E Columbus st, Col, 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) Robert & Sharon Wentzell
309 E. Columbus st
Columbus, Ohio 43206

APPLICANT'S NAME AND PHONE # (same as listed on front of application)
Curtis McKeazie
614-207-4965

AREA COMMISSION OR CIMC GROUP
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
(5) See Attached JAY PANZER
Chair Historical Preservation
109 N. Front St.
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 (8) Sharon L. Wentzell
Subscribed to me in my presence and before me this 15th day of Oct, in the year 2010
SIGNATURE OF NOTARY PUBLIC (8) [Signature]
My Commission Expires: 8-17-13



Ryan R Hieber
Notary Public, State of Ohio
My Commission Exp.
Aug. 17, 2013



STATEMENT OF HARDSHIP

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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:

Building A GARAGE in German Village, trying to maintain & preserve Historical Atmosphere while simply Following original Footprint of Existing structure within lot Boundaries



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

CERTIFICATE OF APPROPRIATENESS
GERMAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 309 East Columbus Street

APPLICANT'S NAME: John McKenzie -- Highlander Construction (Applicant)/Casey Wentzell (Owner)

APPLICATION NO.: 10-9-22

MEETING DATE: 9-14-10

EXPIRATION: 9-14-11

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve Application #10-9-22, 309 East Columbus Street, as submitted with the following clarifications:

- Demolish an existing two-bay garage.
- Construct new garage. Two options have been submitted 1) option A has double garage door 2) option B has two single-bay
- Amend application to design submitted at the meeting with the following changes:
 - Two (2) garage doors per previous design (Option A) with siding between door trim.
 - Trim per page 78 of the guidelines.
 - Eaves should not be plumb as shown with half-round gutters.
 - Garage door trim design to match property directly to the east.
 - Roof shingles shall be from approved shingle list.

MOTION: Ours/Colvin (6-0-0) APPROVED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

Randy F. Black

Randy F. Black
Historic Preservation Officer

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/8/10



Disclaimer

Scale = 60



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

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ds,
map.

Real Estate / GIS Department

Pomeroy Associates & Co.

Ltd.
Consulting Engineers & Surveyors

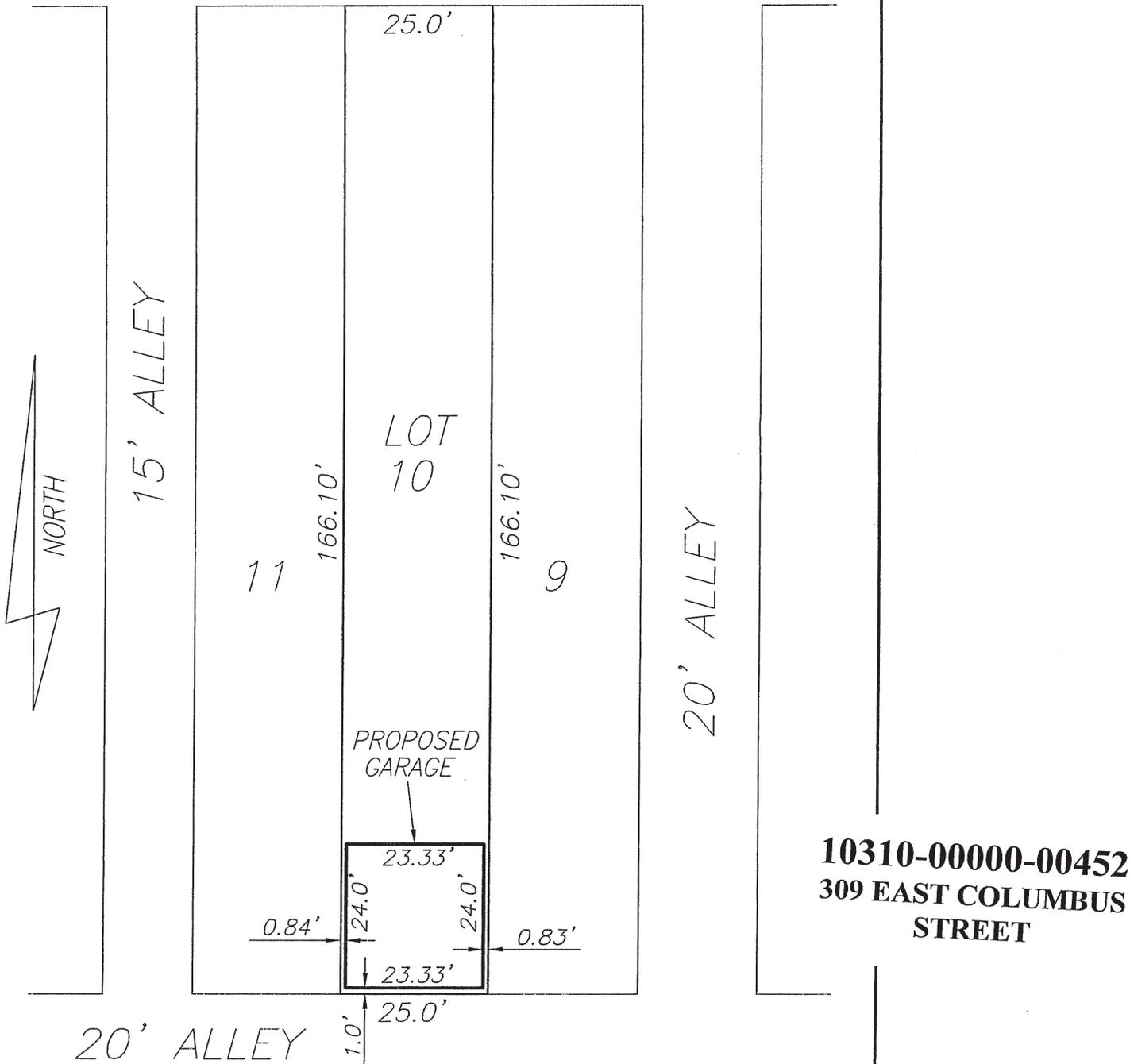
599 Scherers Court • Worthington, Ohio 43085
Phone(614)885-2498 • Fax(614)885-2886

REVISION DATE & REQUEST	
1	
2	
3	
4	
5	

ORDER NO. _____

FOR HIGHLANDER CONSTRUCTION HOUSE STYLE 23'4" X 24'0" DETACHED GARAGE
 LOT/SUBDIVISION 10 - MARIA STELZER'S SUBDIVISION CITY OF COLUMBUS
 SCALE 1" = 20' PB. 5 PG. 380 DATE 10-19-10 DRN. SJH CK. DBM CO. OF FRANKLIN
 FLOOD ZONE X COMM. PANEL 39049 C PAGE 0328 K DATE 6-17-08

E. COLUMBUS STREET 30'



20' ALLEY

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PLOT PLAN

We hereby certify that the foregoing **PLOT PLAN** was prepared from information provided by the Client and data obtained from the Franklin County Auditor and Recorder. This Plot Plan is to be used by the Client for the sole purpose of obtaining a **building permit**. The use of the Plot Plan for any other purpose is strictly prohibited.

By Steven J. Hoy
STEVEN J. HOY - REGISTERED SURVEYOR NO. 7313



