

Date:

Application # 11310-00000-00049

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: 27 JAN. 2011 Planning Area: \_\_\_\_\_  
 \_\_\_\_\_ Date of Hearing: 28 APR. 2011 Acreage: \_\_\_\_\_  
 \_\_\_\_\_ Zoning Fee: \$ 315 Address Fee \_\_\_\_\_  
 \_\_\_\_\_ Existing Zoning \_\_\_\_\_ Accepted by ff

### 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.

3332.26 - to reduce side yard from 3' to 1'

3332.38 (G) - to allow habitable space on 2nd Floor

#### LOCATION

1. Certified Address Number and Street Name 49-51 Warren Street  
 City Columbus State Ohio Zip 43215

Parcel Number (only one required.) 

0	1	0	-	0	2	9	8	9	0
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#### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name \_\_\_\_\_  
 3. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
 4. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
 5. Email Address \_\_\_\_\_

#### PROPERTY OWNER(S)

6. Name Thomas Schultz  
 7. Address 2256 Cob Tail Way City Blacklick Zip 43004  
 8. Phone# 614-668-2600 Fax # 866-835-6400  
 9. Email Address tschultz@tekcollect.com

Check here if listing additional property owners on a separate page

#### ATTORNEY / AGENT (CIRCLE ONE)

10. Name \_\_\_\_\_  
 11. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
 12. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
 13. Email Address \_\_\_\_\_

#### SIGNATURES

14. Applicant Signature \_\_\_\_\_  
 15. Property Owner Signature [Signature]  
 16. Attorney/Agent Signature \_\_\_\_\_

# One Stop Shop Zoning Report

**Building Services Division**  
**Department of Development**  
 Report date: 3/2/2011 1:39:22 PM

## Parcel Report

Parcel ID	Owner	Address
010029890	SCHULTZ THOMAS D	49 WARREN ST COLUMBUS OH 43215

## Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z73-025	R4	H-35	28	Residential	<a href="#">(View Document)</a>

## Historic District

District Name  
 Italian Village

## Zoning Overlay District

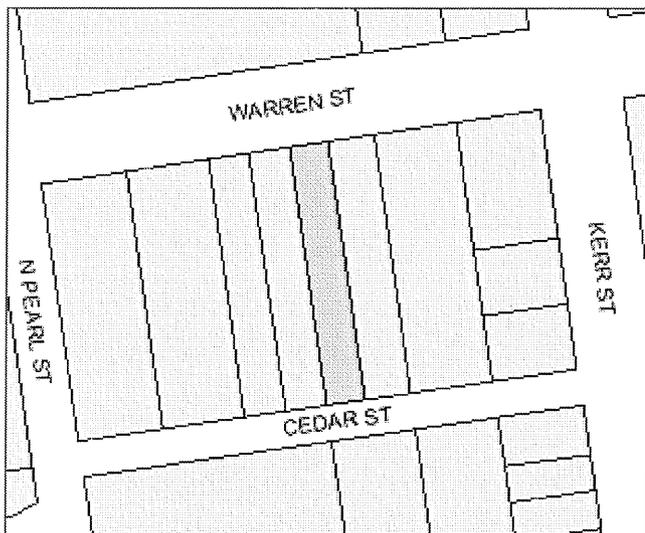
Overlay Name	District Name	Planning Overlay
I-670 Graphics Control	PLANNING OVERLAY	G
I-670 Graphics Control	PLANNING OVERLAY	G

## Flood Zone

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

## Area Commissions

Area Name	INFObase URL
Italian Village Commission	<a href="#">INFObase Page</a>



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.

**11310-00000-00049**  
**49-51 WARREN STREET**

**AFFIDAVIT**

**11310-00000-00049**  
**49-51 WARREN STREET**



(See next page for instructions.)

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Thomas Schultz of  
**(1) MAILING ADDRESS** 2256 Cob Tail Way, Blacklick, OH 43004

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 49-51 Warren Street, Columbus, OH 4215

**(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 OWNER'S NAME **(4)** Thomas Schultz

AND MAILING ADDRESS 2256 Cob Tail Way  
Blacklick, OH 43004

APPLICANT'S NAME AND PHONE #  
 (same as listed on front of application) Thomas Schultz - 614-668-2600

AREA COMMISSION OR CIVIC GROUP **(5)** Italian Village Commission  
 AREA COMMISSION ZONING CHAIR OR 109 North Front Street  
 CONTACT PERSON AND ADDRESS 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:

<b>(6) PROPERTY OWNER(S) NAME</b>	<b>(6A) ADDRESS OF PROPERTY</b>	<b>(6B) PROPERTY OWNER(S) MAILING ADDRESS</b>
Ron Arps	55 Warren Street	55 Warren Street, Columbus, OH 43215
Theodore Hill	39 Warren Street	39 Warren Street, Columbus, OH 43215
Dale Kuhn	65 Warren Street	65 Warren Street, Columbus, OH 43215

See Attached for additional listing

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

SIGNATURE OF AFFIANT **(8)** [Signature]  
 Subscribed to me in my presence and before me this 25 day of JANUARY, in the year 2011

SIGNATURE OF NOTARY PUBLIC **(8)** [Signature]  
 My Commission Expires: 07-08-2014



BARBARA A VARLEY  
 Notary Public, State of Ohio  
 My Commission Expires 07-08-2014

STATEMENT OF HARDSHIP

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49-51 WARREN STREET



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:**

Code 3332.26 - to reduce side yard from 3' to 1' in order to construct a carriage house  
 (a two car garage which requires a width of 18'10" out of the 22'8" lot) on the original  
 site to provide for the ample parking necessitated by the Department of Development, as well  
 as to comply with the Italian Village Commission on historic preservations instructions to  
 keep the carriage house in its original position.

Code 3332.28 (G)- to allow for habitable space on the second floor of the carriage house.  
 In compliance with the Italian Village Commission on historic preservation, the roof pitch  
 height and appearance must match the house, which creates extra space capable of being  
 used as a personal home office or additional storage.





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 11/3/10



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map are advised that 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.

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Real Estate / GIS Department

# Myers Surveying Company, Inc.

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

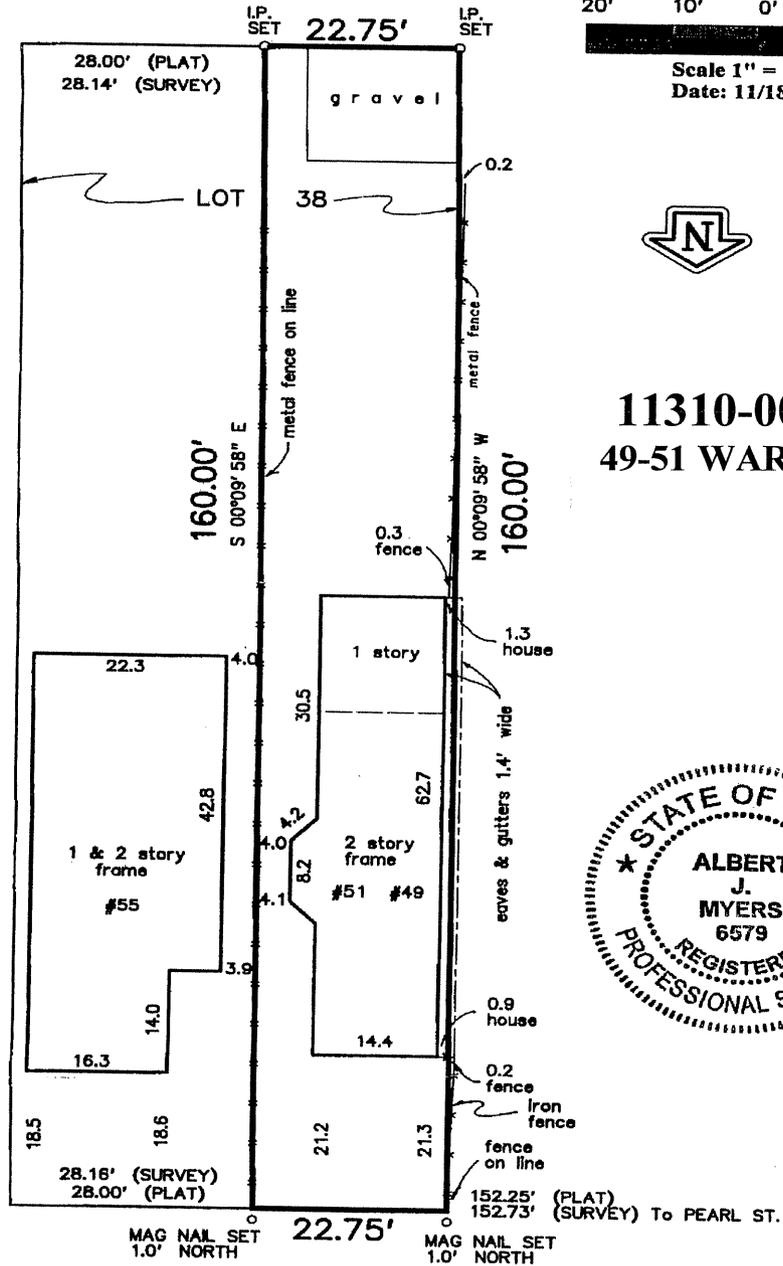
A Boundary Survey prepared for and certified to:

**Nick Kananen**

**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Columbus Being Part of Lot 38 William A. Gill's Second North Addition Plat Book 1, Page 280

**Posted Address:** 49 - 51 E. Warren Street, Columbus, Ohio

CEDAR ALLEY 21.67'



20' 10' 0' 20'



Scale 1" = 20'  
 Date: 11/18/2010



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**E. WARREN STREET 50'**

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the South line of E. Warren St. as assumed EAST.

Myers Surveying Co., Inc.

By *Albert J. Myers*  
 Professional Surveyor

Myers Order No. - 6-11/11/2010



201011116

Rec.

AJM

Field

Ron

DWG

DTU

Ltr.

DTU

Ck.

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