

# Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**OFFICE USE ONLY**

Application Number: BZA23-046 Date Received: 4/17/2023

Assigned Planner: Steven Smedley Fee: \$300

Contact Information: SFSmedley@Columbus.gov

Comments: May 4, 2023 Staff Review

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):

Variance  Special Permit

Project Description:  
Lot split at 391 Siebert Street to allow for new single-family dwelling fronting on Zimpfer Street.

**LOCATION**  Check here if listing additional parcel numbers on a separate page

Certified Address: 391 Siebert Street City: Columbus Zip: 43206

Parcel Number(s): 010-057244-00

Neighborhood Group: SouthSide Area Commission Current Zoning: R2F

**APPLICANT** (If different from Owner):

Applicant Name: Uriah Martin Phone Number: 614-537-5148 Ext.: \_\_\_\_\_

Address: 269 Medick way City/State: Columbus, Ohio Zip: 43085

Email Address: umartin17@gmail.com Fax Number: \_\_\_\_\_

**PROPERTY OWNER(S)**  Check here if listing additional property owners on a separate page

Name: Uriah Martin Phone Number: 614-537-5148 Ext.: \_\_\_\_\_

Address: 269 Medick way City/State: Columbus, Ohio Zip: 43085

Email Address: umartin17@gmail.com Fax Number: \_\_\_\_\_

**AGENT** (Check one if applicable):  Attorney  Agent  Licensed Architect or Engineer

Name: Brenda Parker Phone Number: 614-586-5514 Ext.: \_\_\_\_\_

Address: 405 N Front Street City/State: Columbus, Ohio Zip: 43215

Email Address: brenda.parker@cbusarch.com Fax Number: \_\_\_\_\_

**SIGNATURES**

APPLICANT SIGNATURE Uriah Martin dotloop verified  
04/16/23 7:50 AM EDT  
R5HU-HY3S-API4-CTXR

PROPERTY OWNER SIGNATURE Uriah Martin dotloop verified  
04/16/23 7:50 AM EDT  
4FWD-CTKZ-WQAE-U2LV

AGENT SIGNATURE Brenda Parker

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## STATEMENT IN SUPPORT OF VARIANCE(S)

### **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). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
  2. Whether the variance is substantial.
  3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
  4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
  5. Whether the property owner purchased the property with knowledge of the zoning restriction.
  6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
  7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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 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.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):**

Signature of Applicant  Date \_\_\_\_\_

## List of Requested Variances

### **For 391 Siebert Street:**

Request a variance from Section 3332.05 (Area District Lot Width Requirements) to reduce the required lot width for zoning district R2F from 50 feet to 36.45 feet.

Request a variance from Section 3332.14 (R2F Area District Requirements) to reduce the required lot size of 6,000 sf for a single-family dwelling to 3,280 sf.

Request a variance from Section 3332.26 (Minimum Side Yard Permitted) to reduce the minimum side yard for zoning district R2F from 3'-0" to 0'-0".

### **For Zimpfer Street:**

Request a variance from Section 3332.05 (Area District Lot Width Requirements) to reduce the required lot width for zoning district R2F from 50 feet to 36.45 feet.

Request a variance from Section 3332.14 (R2F Area District Requirements) to reduce the required lot size of 6,000 sf for a single-family dwelling to 3,280 sf.

### **Statement of Hardship:**

The property at 391 Siebert is 36.45 feet in width by 180 feet in length. The property is bounded by Siebert to the north, Rex Alley to the East, and Zimpfer Street to the West. The property currently contains a single-family dwelling fronting onto Siebert Street and a 2-car detached garage fronting onto Zimpfer Street.

The property owner would like to split the existing lot into two equal lots and construct a new single-family dwelling fronting onto Zimpfer Street.

To accommodate parking for the existing Siebert Street dwelling, a new parking pad is to be installed with access off Rex Alley. The parking pad is proposed as tandem parking spaces in order to maintain the existing deck. The parking for the new Zimpfer Street dwelling is to be a driveway and parking pad off of Zimpfer Street in a tandem parking configuration.

The existing lot width is only 36.45 feet. The zoning code requires 50 feet. Therefore, a variance is required since a lot with new dimensions is being created via the lot split.

The existing lot area is 6,561 sf. The zoning code requires 6,000 sf lot area. The lot split reduces the lot area to 3,280 sf for each parcel. Therefore, a zoning variance is being requested.

The existing dwelling front onto Siebert Street sits on the east property line. This is an existing condition. Therefore, a zoning variance is being requested to reduce the minimum side yard from 3'-0" to 0'-0".

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME \_\_\_\_\_  
of **(1)** MAILING ADDRESS \_\_\_\_\_

deposes 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 PROPERTY ADDRESS \_\_\_\_\_  
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME **(3)** \_\_\_\_\_  
AND MAILING ADDRESS \_\_\_\_\_  
\_\_\_\_\_

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

NEIGHBORHOOD GROUP **(4)** \_\_\_\_\_  
ZONING CHAIR OR CONTACT PERSON \_\_\_\_\_  
AND EMAIL ADDRESS \_\_\_\_\_

and that the attached document **(5)** 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.

SIGNATURE OF AFFIANT \_\_\_\_\_ 

Sworn to before me and signed in my presence this 14 day of April, in the year 2023

  
\_\_\_\_\_  
**(6) SIGNATURE OF NOTARY PUBLIC**

June 18, 2024  
My Commission Expires



*This Affidavit expires six (6) months after date of notarization.*

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## 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  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) \_\_\_\_\_  
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:

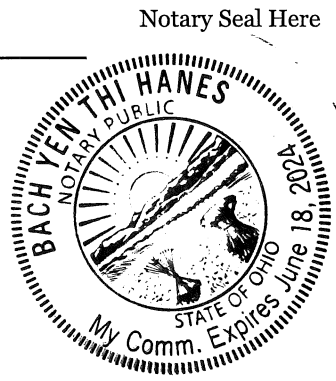
NAME	COMPLETE MAILING ADDRESS

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 14 day of April, in the year 2023

  
SIGNATURE OF NOTARY PUBLIC

June 18, 2024  
My Commission Expires



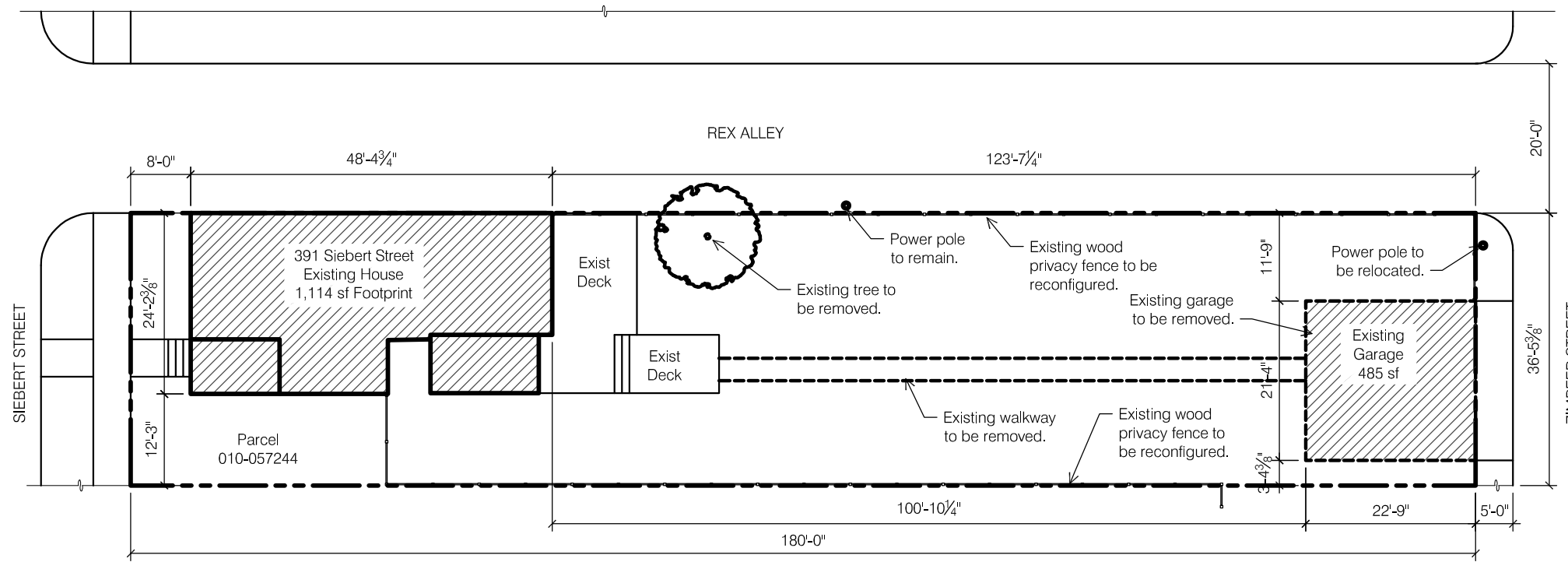
***This Project Disclosure Statement expires six (6) months after date of notarization.***

**GENERAL INFORMATION**

Address:  
391 Siebert Street  
Columbus, Ohio 43206

Scope of Project:  
The project consists of a lot split to allow for a new single-family dwelling fronting onto Zimpfer Street.

Parcel: Franklin County  
010-057244-00



**1 SITE PLAN - EXISTING**  
SCALE: 1" = 20'-0"

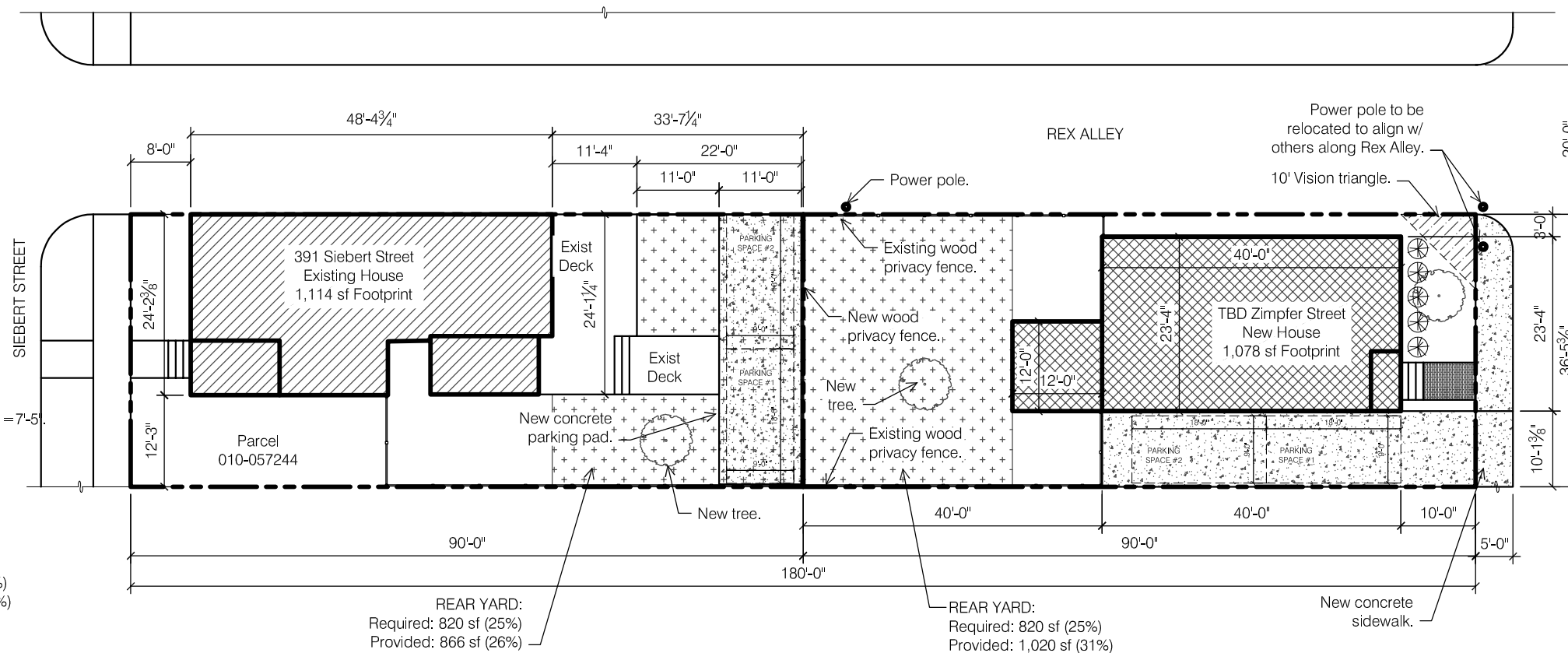
Zoning: R2F, H-35  
LOT WIDTH:  
Required: 50 feet  
Provided: 36.45 feet  
REQUEST VARIANCE

LOT AREA:  
Required: 6,000 sf  
Provided: 3,280 sf  
REQUEST VARIANCE

MAX SIDE YARD:  
Required: 20% lot width = 7'-5"  
Provided: 12'-3"

MIN SIDE YARD:  
Required: 3'-0"  
Provided: 0'-0"  
REQUEST VARIANCE

BUILDING COVERAGE:  
Allowable: 1,640 sf (50%)  
Proposed: 1,114 sf (34%)



Zoning: R2F, H-35  
LOT WIDTH:  
Required: 50 feet  
Provided: 36.45 feet  
REQUEST VARIANCE

LOT AREA:  
Required: 6,000 sf  
Provided: 3,280 sf  
REQUEST VARIANCE

FRONTING:  
Required: 10'-0"  
Provided: 10'-0"

MAX SIDE YARD:  
Required: 20% lot width = 7'-5"  
Provided: 13'-0"

MIN SIDE YARD:  
Required: 3'-0"  
Provided: 3'-0"

BUILDING COVERAGE:  
Allowable: 1,640 sf (50%)  
Proposed: 1,078 sf (33%)

**2 SITE PLAN - PROPOSED LOT SPLIT**  
SCALE: 1" = 20'-0"

LOT SPLIT  
391 SIEBERT STREET  
COLUMBUS, OHIO 43206

**Zoning Variance**

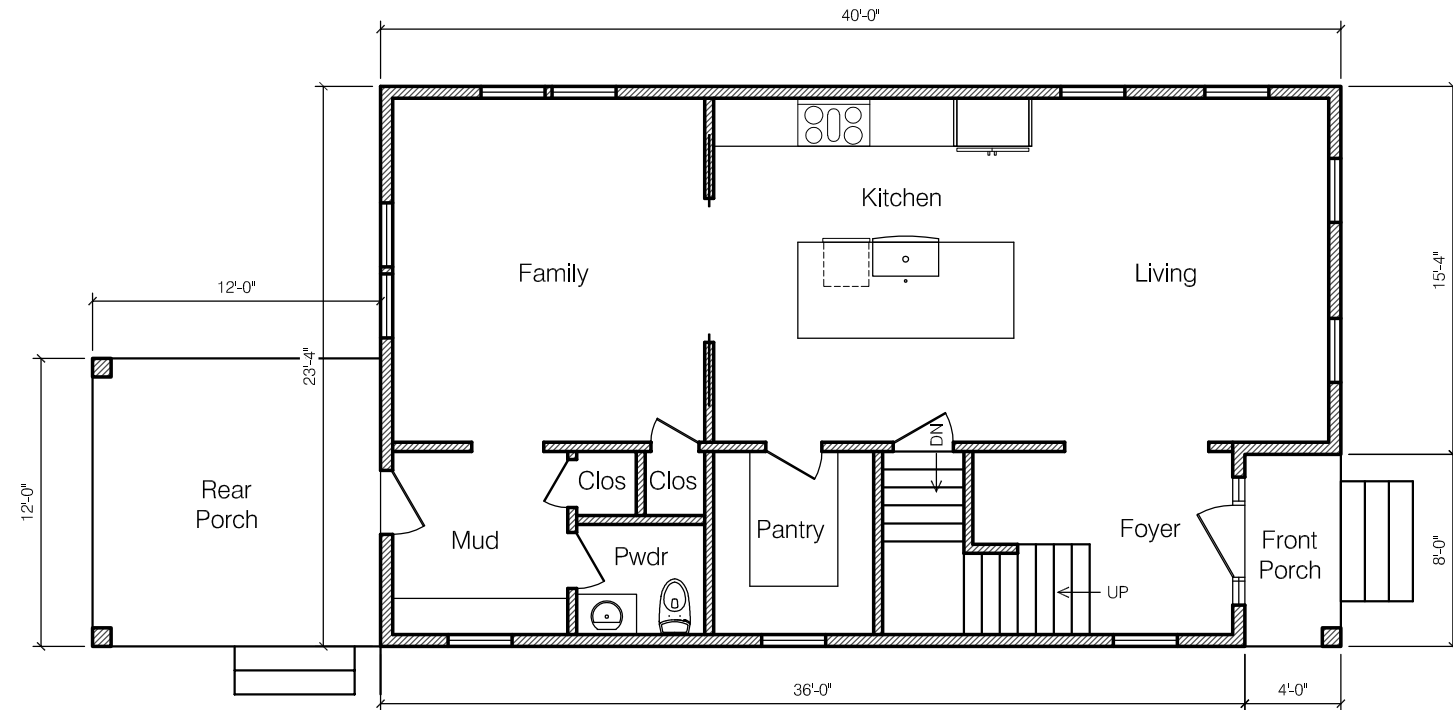
SCALE:  
As Noted  
PROJECT NO.:

DATE:  
April 16, 2023  
SHEET NO.

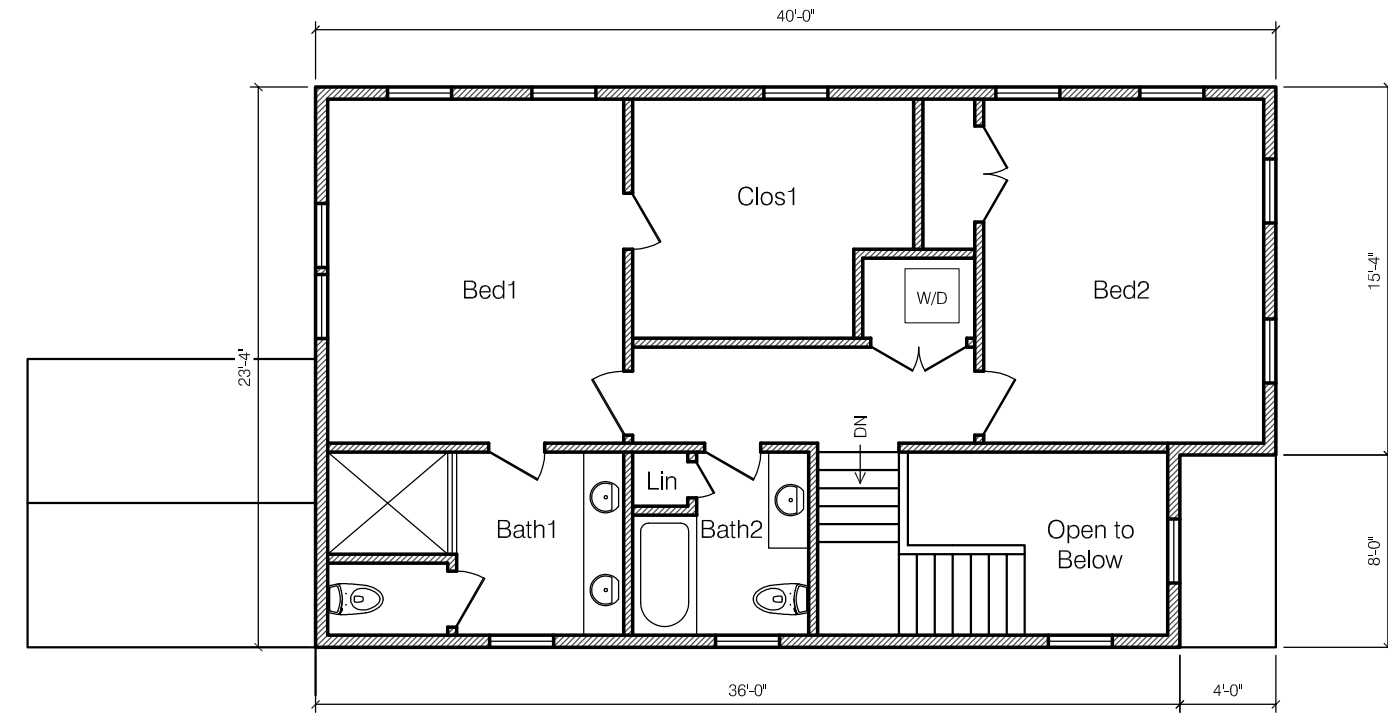
**A1.0**



SITE PLAN & GENERAL INFO



1 FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

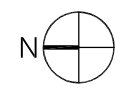
LOT SPLIT  
 391 SIEBERT STREET  
 COLUMBUS, OHIO 43206

Zoning Variance

SCALE:  
 As Noted  
 PROJECT NO.:

DATE:  
 April 16, 2023  
 SHEET NO.

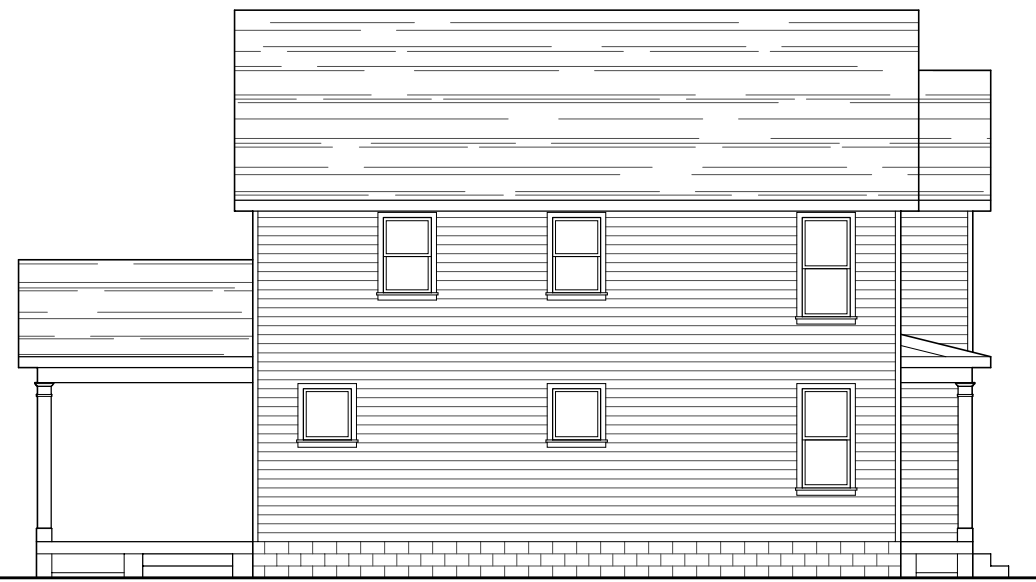
A2.0



FLOOR PLANS



1 SOUTH ELEVATION  
 SCALE: 3/32" = 1'-0"  
 0 2 4 8 16



2 WEST ELEVATION  
 SCALE: 3/32" = 1'-0"  
 0 2 4 8 16



3 NORTH ELEVATION  
 SCALE: 3/32" = 1'-0"  
 0 2 4 8 16



4 EAST ELEVATION  
 SCALE: 3/32" = 1'-0"  
 0 2 4 8 16

- EXTERIOR MATERIALS:
- Body: Hardie lap siding, smooth w/ 5" exposure.
  - Trim: Corner Trim 5/4 x 5-1/2" smooth. (Hardie)  
 Casing 5/4 x 3-1/2 jamba, historic sill, 5/4 x 3-1/2 apron (smooth).  
 Fascia 5/4 x 7-1/4, smooth.
  - Soffit: Hardie vented soffit, smooth.
  - Roof: Asphalt shingle roofing.  
 Roof: Standing seam metal roofing at porch.
  - Gutter: 5" aluminum ogee gutter & 3" downspouts.
  - Window: New construction windows to be Marvin Elevate double hung (fiberglass exterior, fiberglass interior).
  - Doors: Fiberglass or wood; 3/4 light.
  - Foundation: Split-face concrete masonry units above grade; buff color.
  - Porches: Timbertech decking with 1x8 SmartTrim fascia. 1x10 SmartTrim at columns with base trim & top trim.

LOT SPLIT  
 391 SIEBERT STREET  
 COLUMBUS, OHIO 43206

Zoning Variance

SCALE:  
 As Noted  
 PROJECT NO.:

DATE:  
 April 16, 2023  
 SHEET NO.

EXTERIOR ELEVATIONS

A3.0