

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: BZA22-082 Date Received: 06/22/2022
Assigned Planner: ADAM TRIMMER Fee: \$1500
Contact Information: ADTRIMMER@COLUMBUS.GOV
Comments: Scheduled for July 14th staff review

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

Variance Special Permit

Project Description:

See Exhibit B

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

Certified Address: 361 Siebert Street City: Columbus, OH Zip: 43206

Parcel Number(s): 010 - 020485

Neighborhood Group: Columbus Southside Area Commission Current Zoning: R - 2F

APPLICANT (If different from Owner):

Applicant Name: GV Partners, LLC; c/o Dave Perry Phone Number: (614) 228-1727 Ext.: --

Address: David Perry Company, Inc.; 411 E Town St, Fl 1 City/State: Columbus, OH Zip: 43215

Email Address: dave@daveperryco.net Fax Number: --

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

Name: Blake Arthur DeCrane, Jordan Lindsay Waterhouse Phone Number: (614) 905-0944 Ext.: --

Address: 5534 Ashford Road City/State: Dublin, OH Zip: 43017

Email Address: bdecrane@ohioequities.com Fax Number: --

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

Name: Donald Plank Phone Number: (614) 947-8600 Ext.: --

Address: Plank Law Firm; 411 East Town Street, Fl 2 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: --

SIGNATURES

APPLICANT SIGNATURE GV Partners, LLC by David B. Perry, Agent

PROPERTY OWNER SIGNATURE Blake Arthur DeCrane and Jordan Lindsay Waterhouse

AGENT SIGNATURE Donald Plank by David B. Perry, Attorney
ATTORNEY by Permission

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AFFIDAVIT

BZA22-_____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc.; 411 East Town Street, Floor 1, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS 361 Siebert Street, Columbus, OH 43206

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
AND MAILING ADDRESS

(3) Blake Arthur DeCrane, Jordan Lindsay Waterhouse
5534 Ashford Road
Dublin, OH 43017

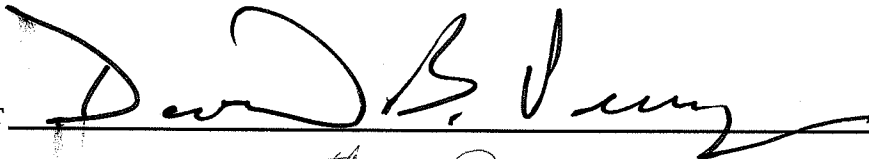
APPLICANT'S NAME AND PHONE #
(same as listed on front application)

GV Partners, LLC
c/o Dave Perry, (614) 228-1727

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Columbus Southside Area Commission
c/o Curtis Davis
Email: cdavis@team-icsc.com

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 20th day of June, in the year 2022

(6) SIGNATURE OF NOTARY PUBLIC 

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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

Exhibit A, Public Notice List
361 Siebert Street
BZA22-_____
June 17, 2022

APPLICANT:

GV Partners, LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
411 East Town Street, Floor 1
Columbus, OH 43215

PROPERTY OWNER:

Blake Arthur DeCrane
Jordan Lindsay Waterhouse
5534 Ashford Road
Dublin, OH 43017

ATTORNEY FOR APPLICANT:

Donald Plank
Plank Law Firm
411 East Town Street, Floor 2
Columbus, OH 43215

COMMUNITY GROUP:

Columbus Southside Area Commission
c/o Curtis Davis
175 South 3rd Street, Suite 340
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS WITHIN 125 FEET

Board of Education of the
Columbus City School District
270 East State Street
Columbus, OH 43215

David L. Rothert
(or current occupant)
367 Siebert Street
Columbus, OH 43206

Matthew James, Diana Maria Chimes
(or current occupant)
377 Siebert Street
Columbus, OH 43206

Katherine L. Harper
(or current occupant)
381 Siebert Street
Columbus, OH 43206

Suzanne Foster
(or current occupant)
374 Zimpfer Street
Columbus, OH 43206

Skyline Terraces, LLC
366 Zimpfer Street
Columbus, OH 43206

William K. Hysell, Marnicka E. Thissen
(or current occupant)
356 Zimpfer Street
Columbus, OH 43206

Judith M. Simons
(or current occupant)
364 East Stewart Avenue
Columbus, OH 43206

Tina, Dale A. Goodman
(or current occupant)
360 East Stewart Avenue
Columbus, OH 43206

Mr. Tom OBrien
GV Partners, LLC
350 East 1st Avenue, Suite 120
Columbus, OH 43215

361 Siebert Street
BZA22-_____, June 17, 2022
Exhibit A, Public Notice List
Page 1 of 2

Linda S., Kevin J. Reis
(or current occupant)
215 South Kellner Road
Columbus, OH 43209

Caitlin, Alexander Stuber
(or current occupant)
352 East Stewart Avenue
Columbus, OH 43206

Sarah Capella
(or current occupant)
353 Zimpfer Street
Columbus, OH 43206

F26 Holdings, LLC
P.O. Box 218135
Columbus, OH 43221

Stephanie Megas
(or current occupant)
1014 Bruck Street
Columbus, OH 43206

New Life Property Solutions, Ltd.
920 Sara Court
Pataskala, OH 43062

Anthony J., Anthony Hatfield
(or current occupant)
1004 Bruck Street
Columbus, OH 43206

Digital Nostalgia, LLC
2382 Cambridge Blvd.
Columbus, OH 43221

Anthony J., Anthony Hatfield
(or current occupant)
1008 Bruck Street
Columbus, OH 43206

Anthony J., Anthony Hatfield
(or current occupant)
1006 Bruck Street
Columbus, OH 43206

Jacqueline Buckley, Conner Edgeworth
(or current occupant)
347 Siebert Street
Columbus, OH 43206

Luke T. Buchanan
(or current occupant)
349 Siebert Street
Columbus, OH 43206

Marilyn A. Schmidt, Tr.
Richard M. Schmidt, Tr.
10819 State Route 56
Circleville, OH 43113

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PROJECT DISCLOSURE STATEMENT

BZA22-_____

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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
Blake Arthur DeCrane	5534 Ashford Road
Jordan Lindsay Waterhouse	Dublin, OH 43017
GV Partners, LLC	350 East 1st Avenue, Suite 120
c/o Tom OBrien	Columbus, OH 43215

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 20th day of June, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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

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STATEMENT IN SUPPORT OF VARIANCE(S)

BZA22-_____

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):

See Exhibit B

Signature of Applicant

*BY Partner, LLC by
David B. Perry, Agent*

Date

6-20-2022

Signature of Attorney

Donald Plank

Date

6/20/2022

Exhibit B

Statement of Support

BZA22-_____ , 361 Siebert Street

The site (PID: 010-020485) is located on the south side of Siebert Street, 110 +/- feet east of Bruck Street. The parcel and a large area surrounding the site is zoned R-2F, Residential. The area is characterized with various types of residential land uses on various size parcels including parcels that have been split for separate detached single-family dwellings. This subject parcel is 72.9' wide, unusually wide for the area, and developed with one (1) single-family dwelling approximately on the west half of the parcel with a detached garage at the rear of the east half of the parcel. Applicant proposes to split the existing parcel with the existing single family dwelling on a 3,500 +/- SF parcel and build a new detached garage for the existing house, then build a new single family dwelling on a new 3,300 +/- SF parcel with the existing single family dwelling. The parcel doesn't have any alley access. Both the existing and proposed single family dwellings would have access to Siebert Street from the existing driveway. There are many split lots along Siebert Street.

Applicant has a practical difficulty with compliance with the referenced code sections. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement and a wide range of lot sizes in the area of the property. The proposed single-family dwellings will provide for additional home ownership in the area. There is no means other than a variance to permit split the parcel and build a new single-family dwelling.

The site plan titled "Single Family (Lot Split) – 361 Siebert Street", hereafter "Site Plan", is the lot split and site development plan for the site.

Applicant requests the following variances:

- 1). Section 3312.13, Driveway, to reduce the width of a residential driveway from 10' to 5.5' (Area A) and 6' (Area B) for a total driveway width of 11.5 with applicable easements on Area A and Area B to provide and maintain the 11.5' driveway.
- 2). Section 3312.25, Maneuvering, to reduce the maneuvering area for 90 degree parking spaces from 20 feet to 16 feet for garage parking spaces for Area A (west SF dwelling), subject to an easement on Area B for maneuvering (min 4'), thereby providing 20' (min.) for Area A garage parking spaces.
- 3). Section 3332.05(4), Area District Lot Width Requirements, to reduce the lot width from 50 feet to 36 feet for both Area A and Area B.

4). Section 3332.14, R-2F, Area District Requirements, to reduce lot area from 6,000 SF to 3,500 +/- SF (Area A) and 3,300 +/- SF (Area B), thereby permitting a lot split of the current parcel for the existing SF dwelling and construction of a new detached single family dwelling on separate parcels.

5). Section 3332.18(D), Basis of Computing Area, to increase permitted lot coverage from 50% to 51% (Area B).

SITE DATA TABLE

ADDRESS 381 SEIBERT STREET
 PARCEL NO. 010-020485
 EXISTING ZONING R2F, RESIDENTIAL DISTRICT
 HEIGHT DISTRICT H-35
 EXISTING AREA .16 AC +/-, 6,800 SF +/-

A. ZONING (PROPOSED LOT SPLIT)

R2F, RESIDENTIAL DISTRICT
 PROPOSED AREA A 3500 SF
 PROPOSED AREA B 3300 SF
 VARIANCE # BZA22-_____

B. BUILDING

PROPOSED USE A SINGLE FAMILY
 PROPOSED USE B SINGLE FAMILY
 HEIGHT: 35'
 LOT COVERAGE A 40%
 B 51%
 REAR YARD: A 37% (GARAGE IS 34% OF REAR YARD)
 B 45% (GARAGE IS 34% OF REAR YARD)
 DET. GARAGE HGT A 15' TO RIDGE
 B EXISTING (15' TO RIDGE)
 SETBACKS: AS NOTED

C. PARKING

PARKING: REQUIRED A 2 SPACES (2 PER DU)
 PARKING: PROVIDED A 2 SPACES
 PARKING: REQUIRED B 2 SPACES (2 PER DU)
 PARKING: PROVIDED B 2 TOTAL SPACES

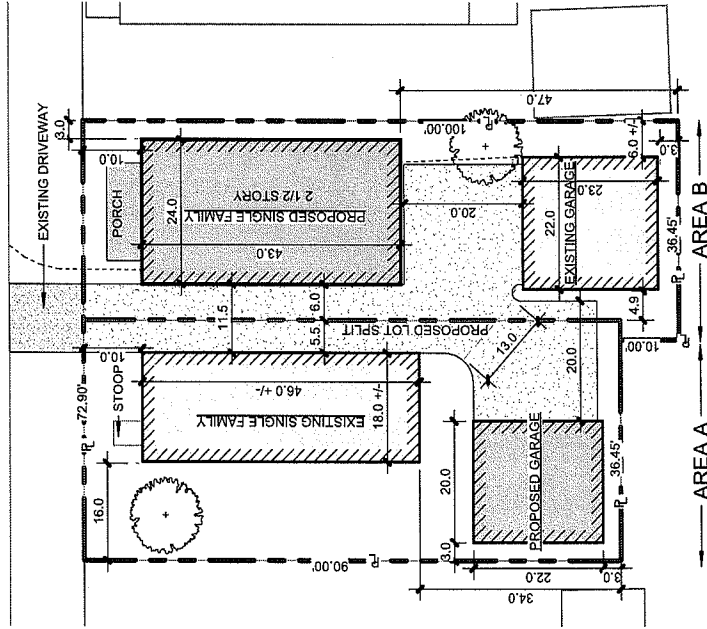
D. SITE

REFUSE: CITY OF COLUMBUS
 TREES: 1 TREE / 10 DU REQUIRED (1 TREE PER PARCEL PROVIDED)

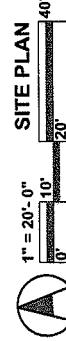
SITE AREA CALCULATION		
SIEBERT - AREA A		
AREA DESCRIPTION	LOT COVERAGE	%
AREA A		
EXISTING SINGLE FAMILY	900 SF	26%
PROPOSED GARAGE	440 SF	13%
AREA A REAR YARD	1300 SF	37%
GARAGE % OF REAR YARD	440 SF	34%
TOTAL SITE AREA - 3500 SF		

SITE AREA CALCULATION		
SIEBERT - AREA B		
AREA DESCRIPTION	LOT COVERAGE	%
AREA B		
PROPOSED SINGLE FAMILY	1200 SF	36%
EXISTING GARAGE	506 SF	15%
AREA B REAR YARD	1500 SF	45%
GARAGE % OF REAR YARD	506 SF	34%
TOTAL SITE AREA - 3300 SF		

SEIBERT STREET (50')



the columbus
designco
 thecolumbusdesigncompany.com
 columbus design llc. 614-636-3075



SINGLE FAMILY (LOT SPLIT)

381 SEIBERT STREET

01
 SITE PLAN
 22126 V2.1
 06/20/22
 PROJECT #:
 DATE:

Exhibit B

Statement of Support

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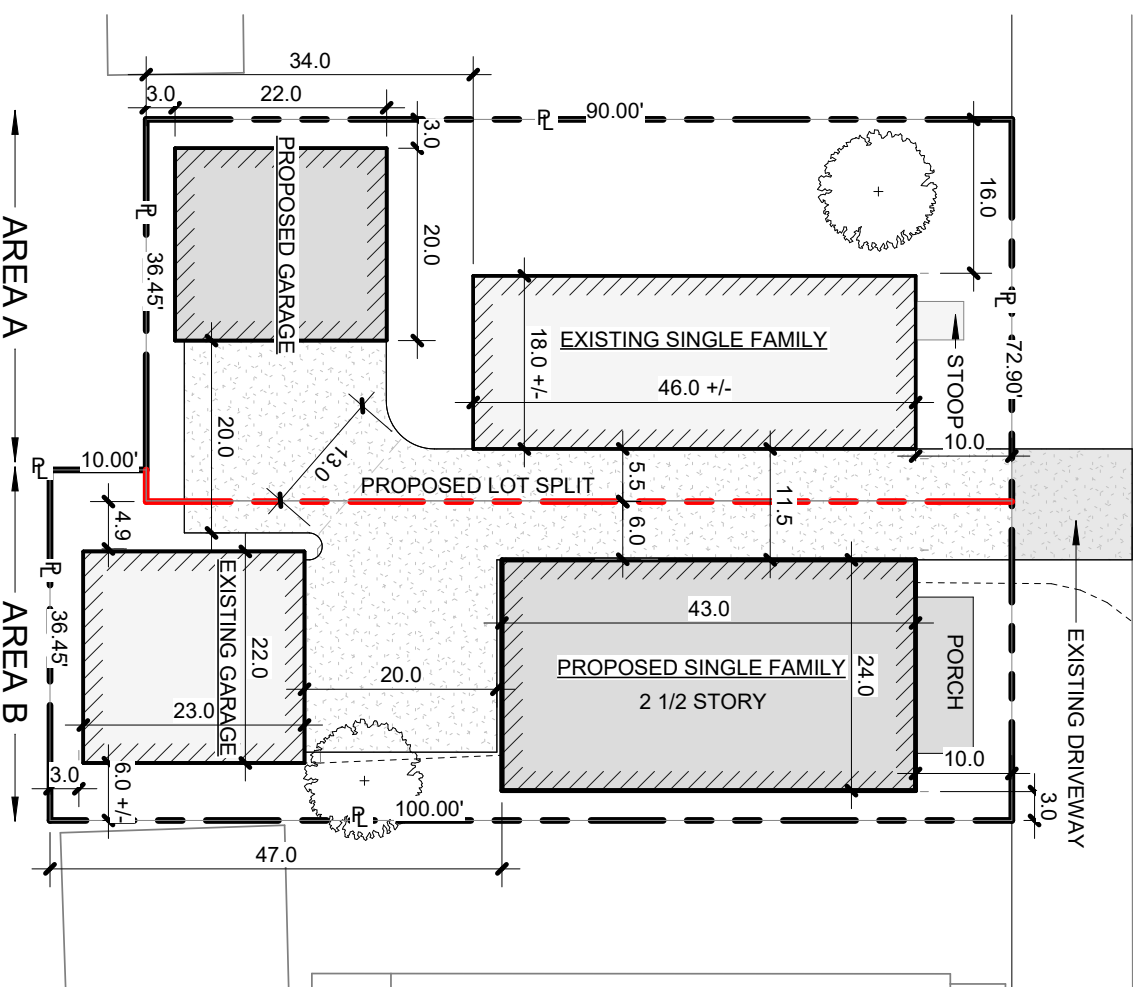
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 PARKING: REQUIRED A 2 SPACES (2 PER DU)
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D. SITE
 REFUSE: CITY OF COLUMBUS
 TREES: 1 TREE / 10 DU REQUIRED (1 TREE PER PARCEL PROVIDED)

SEIBERT STREET (50')



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AREA B		
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EXISTING GARAGE	506 SF	15%
AREA B REAR YARD		
REAR YARD	1500 SF	45%
GARAGE % OF REAR YARD	506 SF	34%
TOTAL SITE AREA - 3300 SF		

SINGLE FAMILY (LOT SPLIT)

361 SEIBERT STREET

