

# 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: BZA23-099 Date Received: 8/17/2023  
Assigned Planner: Steven Smedley Fee: \$300  
Contact Information: SFSmedley@Columbus.gov  
Comments: September 7, 2023 Staff Review

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

Variance      Special Permit

Project Description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Certified Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Neighborhood Group: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

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

Applicant Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

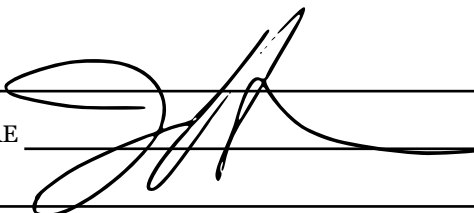
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**SIGNATURES**

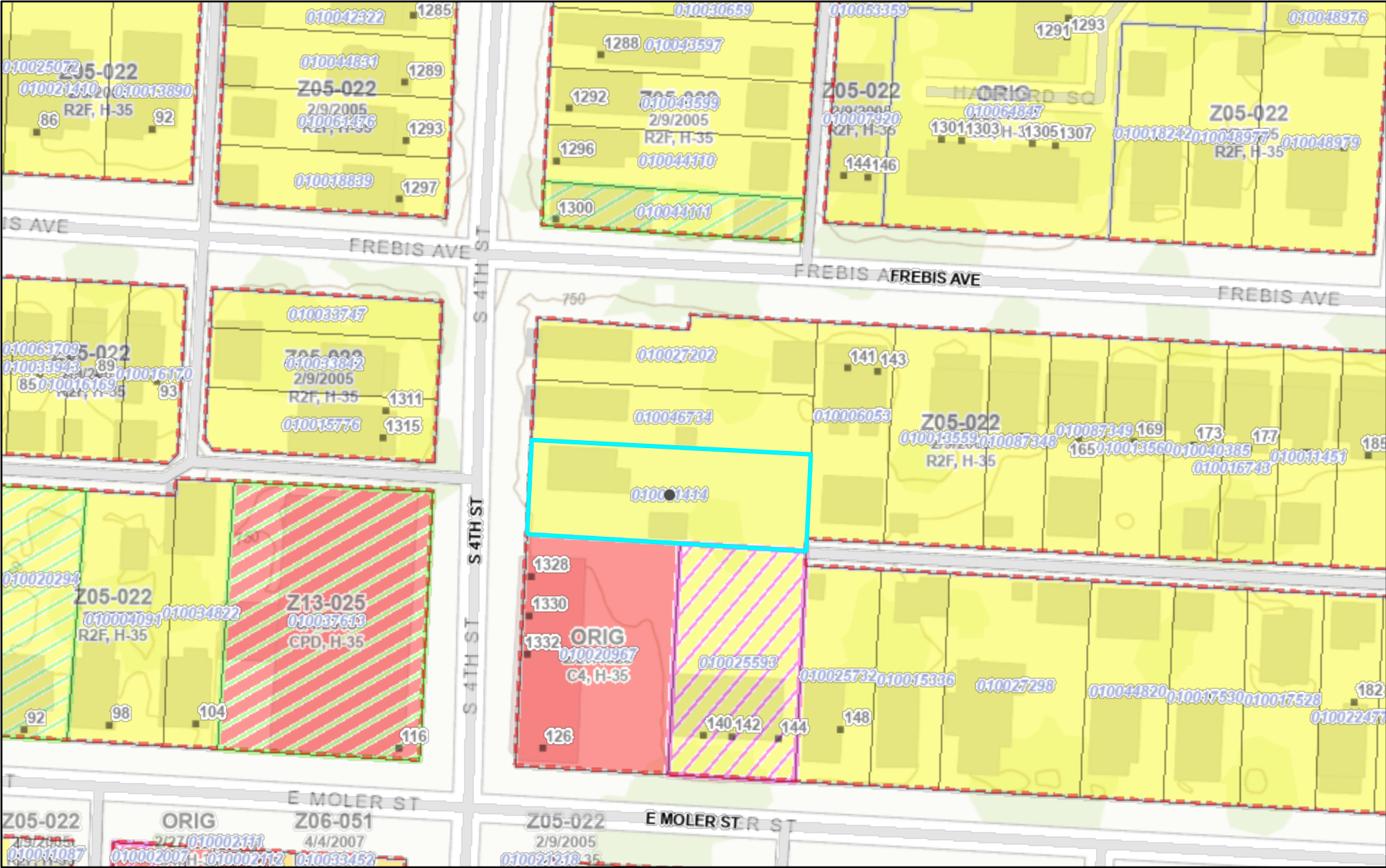
APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

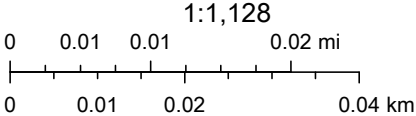
AGENT SIGNATURE \_\_\_\_\_



# 1322 South Fourth Street



8/17/2023, 11:31:22 AM



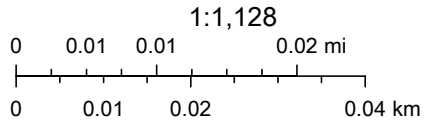
City of Columbus GIS, Franklin County Auditor, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

City of Columbus  
City of Columbus GIS | Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS |

# 1322 South Fourth Street



8/17/2023, 11:30:42 AM



City of Columbus GIS

# Board of Zoning Adjustment Application

## STATEMENT IN SUPPORT OF VARIANCE(S)

### **3307.09 Variances by Board.**

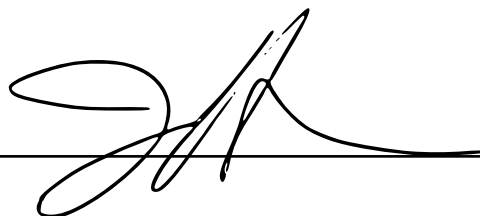
- A.** The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board 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 \_\_\_\_\_

**Franklin County  
Auditor's Office  
Auditor  
Michael Stinziano**

Map Produced July 27, 2023

**Planimetric Legend**

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

**Topographic Legend**

Source: OSIP - 2019 LIDAR Collection

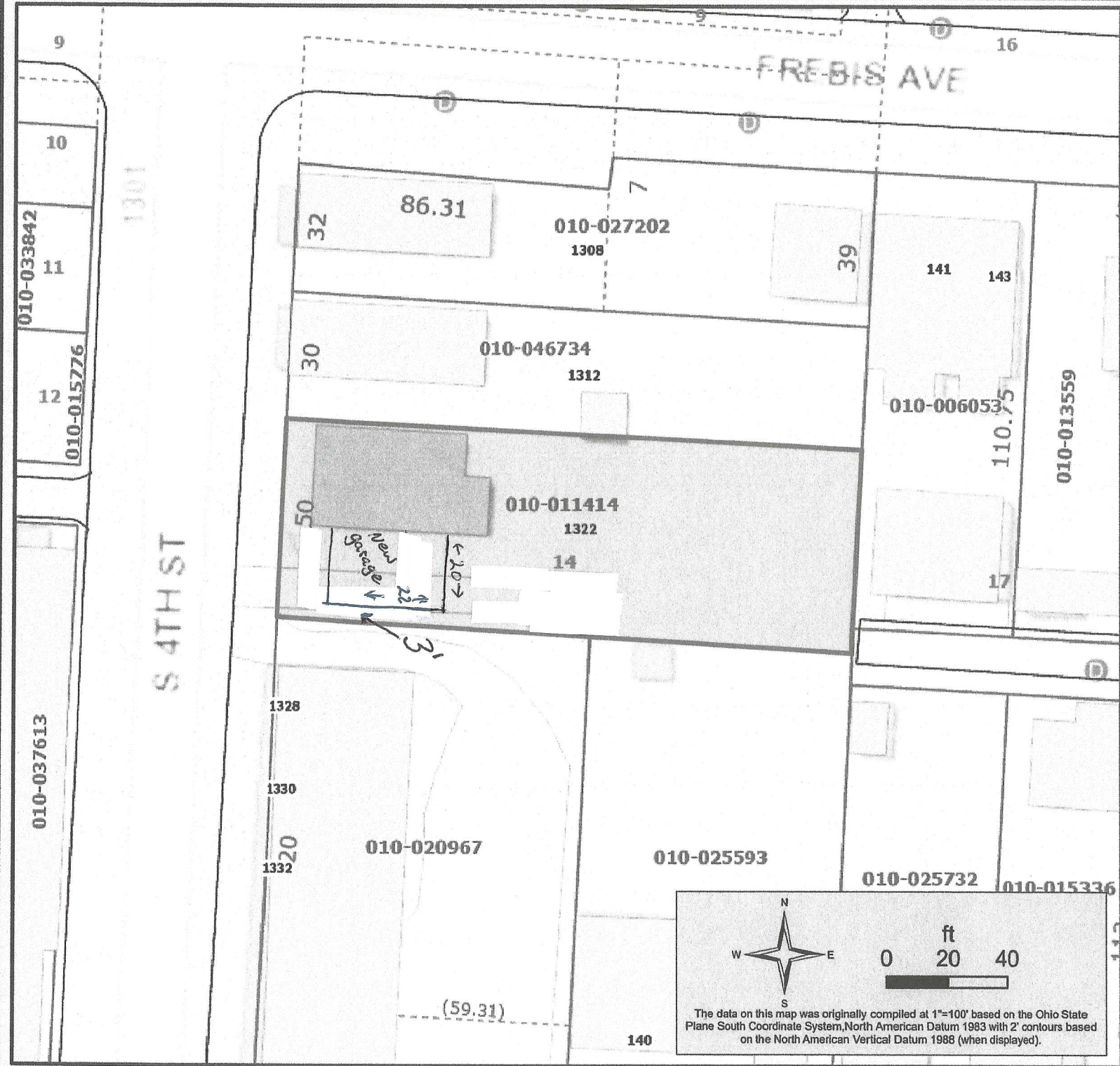
- Index Contour
- Intermediate Contour

**Appraisal Legend**

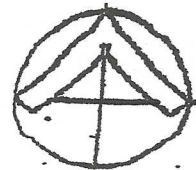
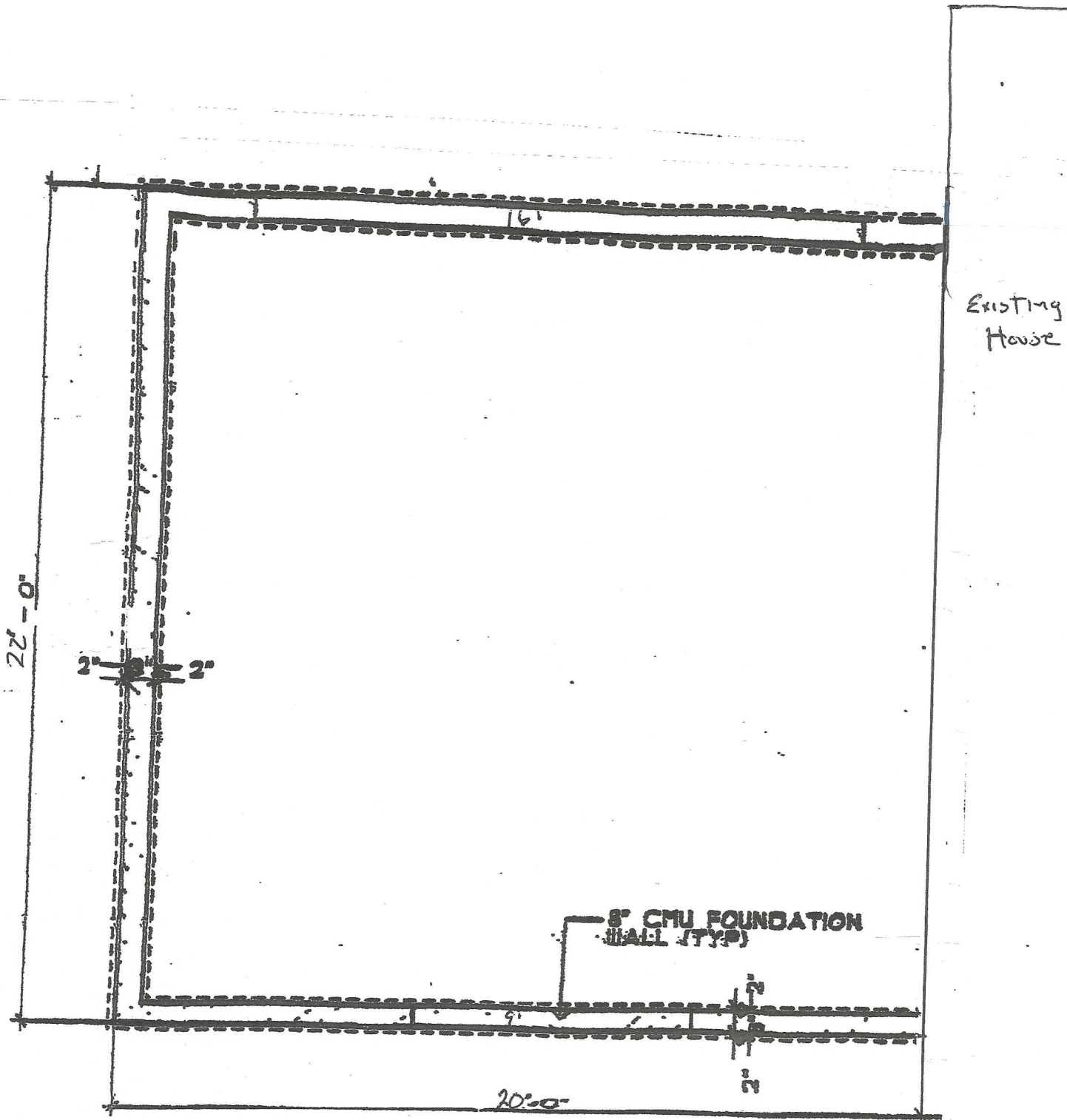
Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



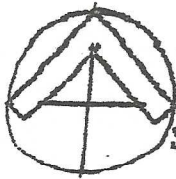
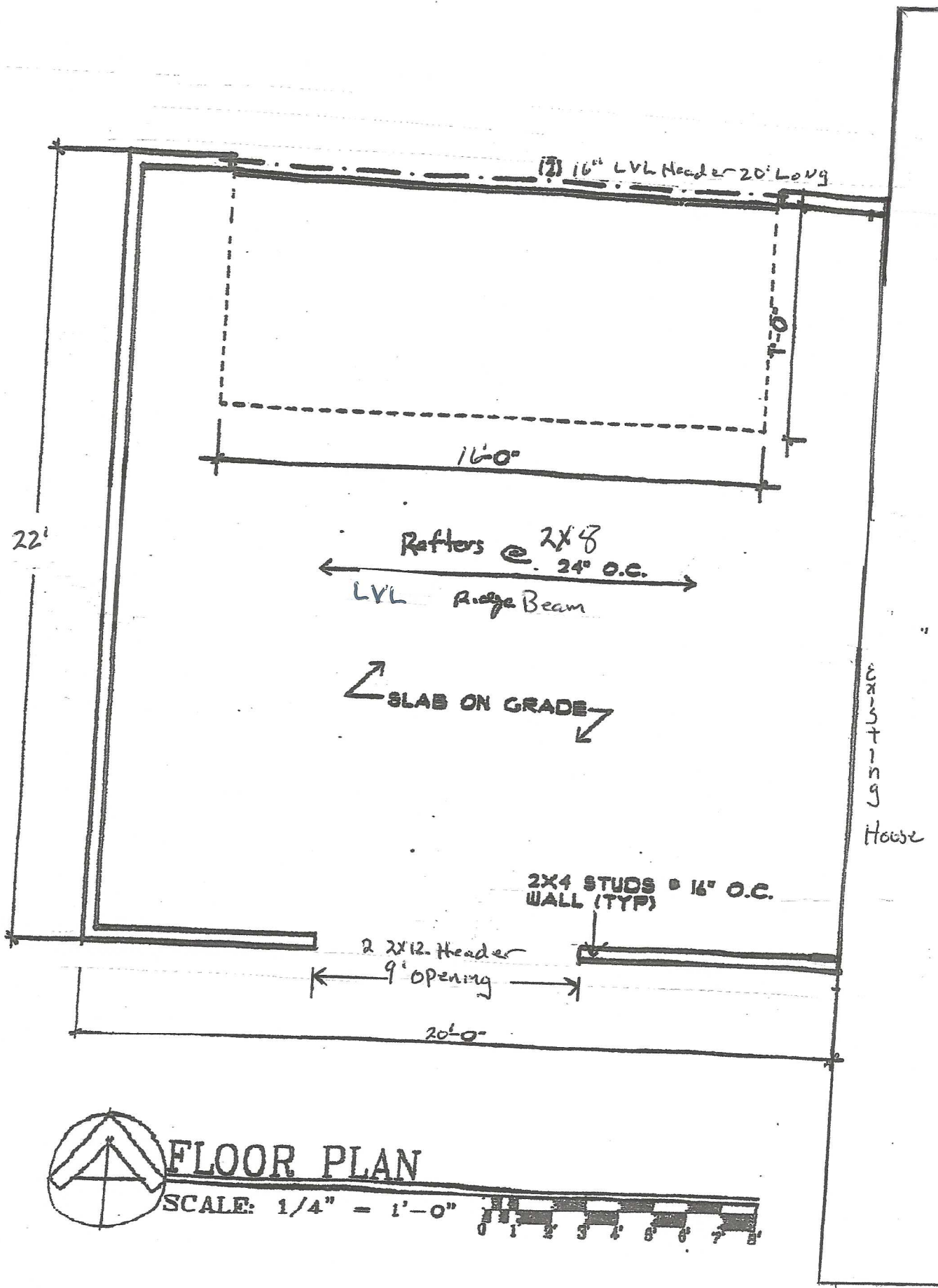
The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



**FOOTING / FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

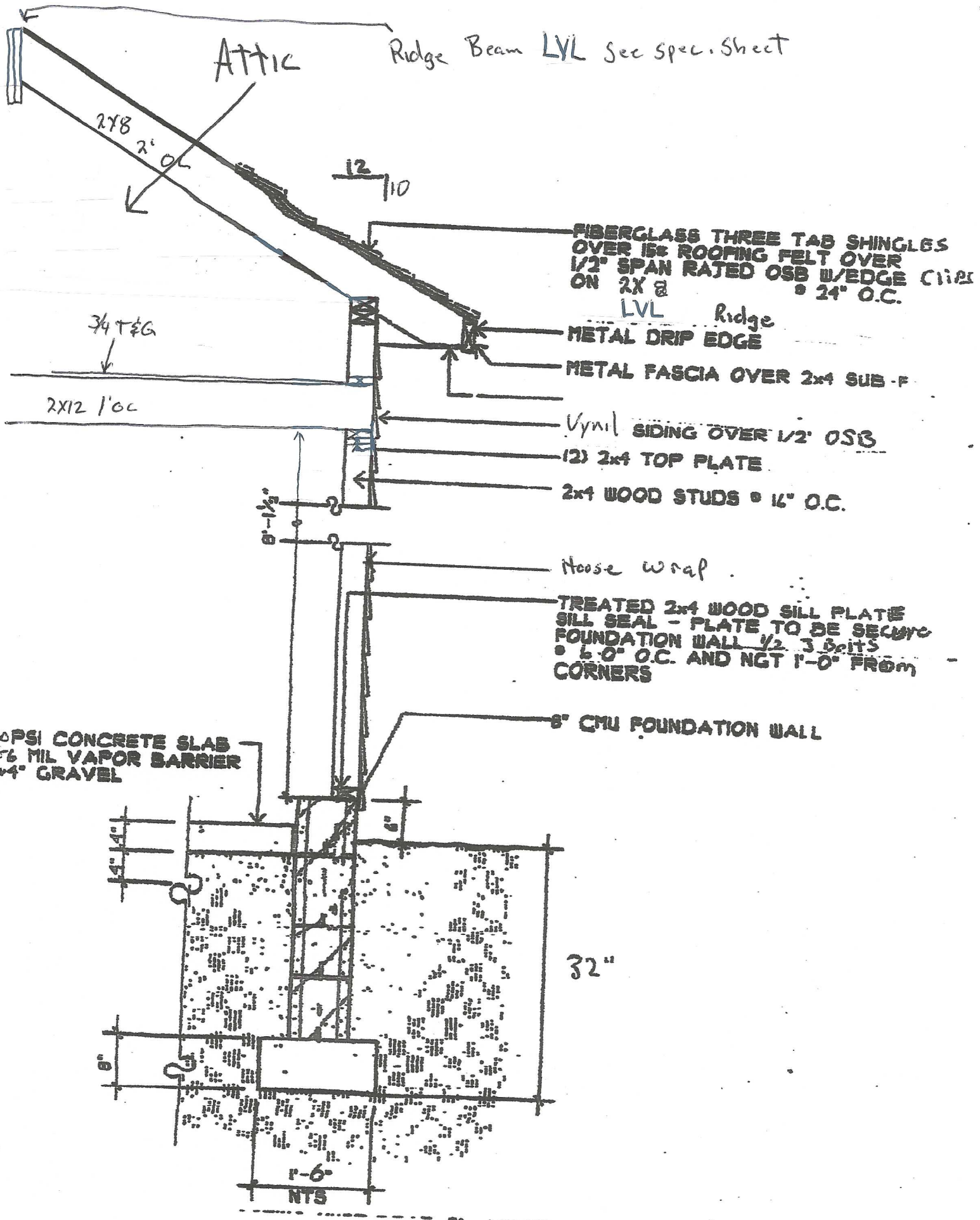




# FLOOR PLAN

SCALE: 1/4" = 1'-0"





Ridge Beam LVL See Spec. Sheet

Attic

2x8 2' O.C.

12/10

FIBERGLASS THREE TAB SHINGLES  
OVER 15# ROOFING FELT OVER  
1/2" SPAN RATED OSB W/EDGE CLIPS  
ON 2x8 @ 24" O.C.

LVL Ridge

METAL DRIP EDGE

METAL FASCIA OVER 2x4 SUB-F

3/4" T&G

2x12 1' O.C.

Vynil SIDING OVER 1/2" OSB

(2) 2x4 TOP PLATE

2x4 WOOD STUDS @ 16" O.C.

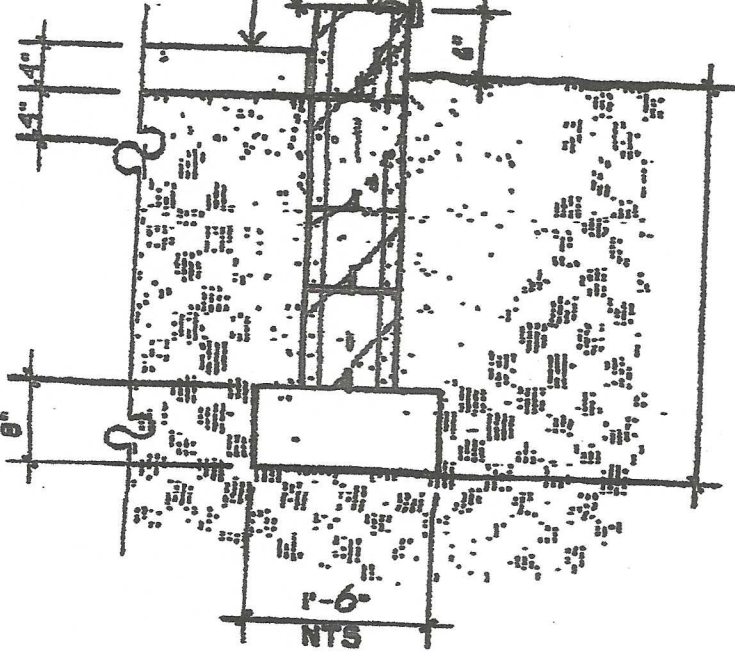
8'-1 1/2"

Moose wrap

TREATED 2x4 WOOD SILL PLATE  
SILL SEAL - PLATE TO BE SECURED  
FOUNDATION WALL 1/2" 3 Belts  
@ 6" O.C. AND NGT 1'-0" FROM  
CORNERS

8" CMU FOUNDATION WALL

3600 PSI CONCRETE SLAB  
over 6 MIL VAPOR BARRIER  
over 4" GRAVEL



32"

1'-6" NTS



# Front

Existing  
House

Shingles

15#  
Felt

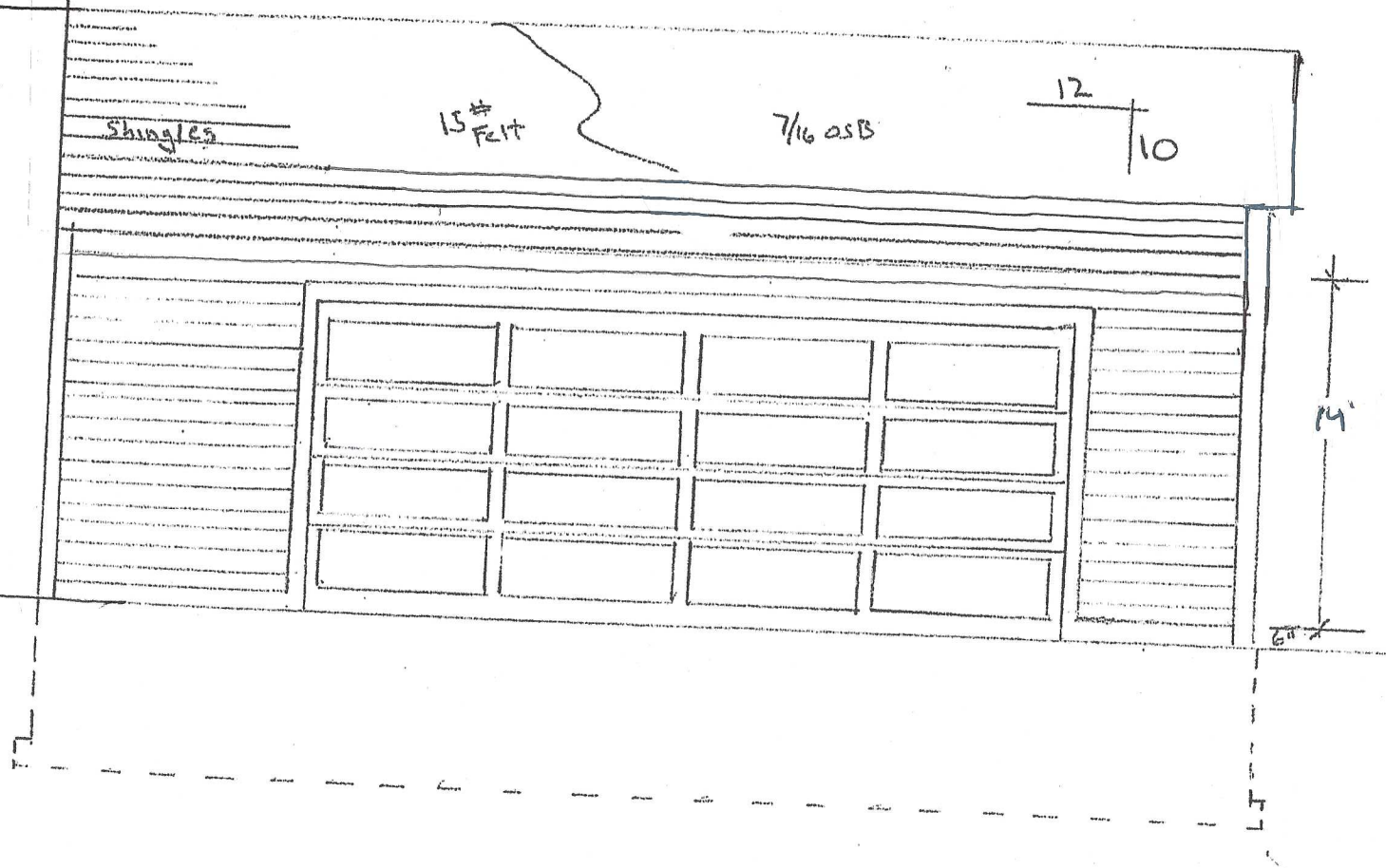
7/16 OSB

12  
|  
10

14'

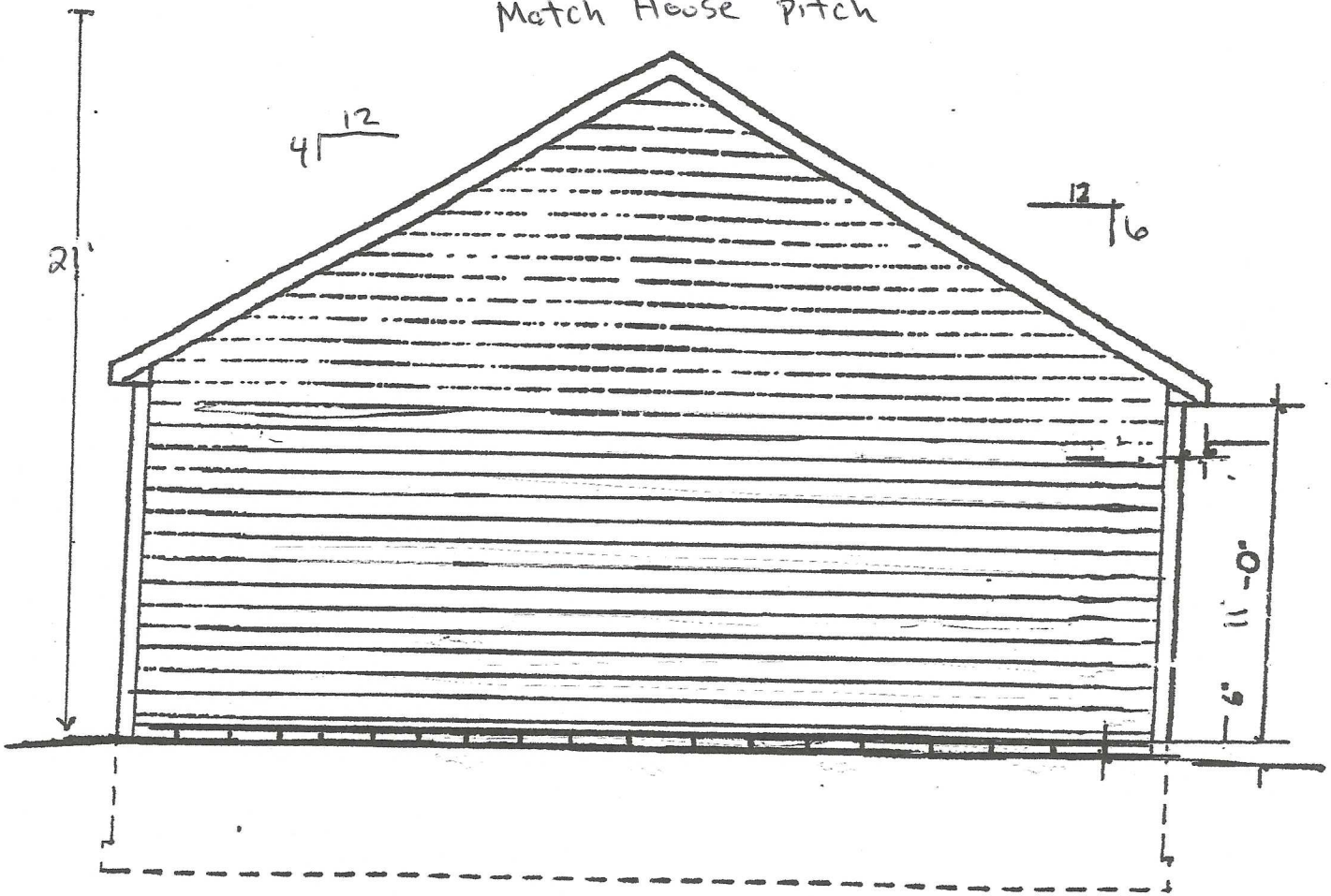
21'

6"

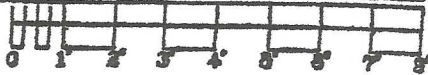


Side

Match House Pitch

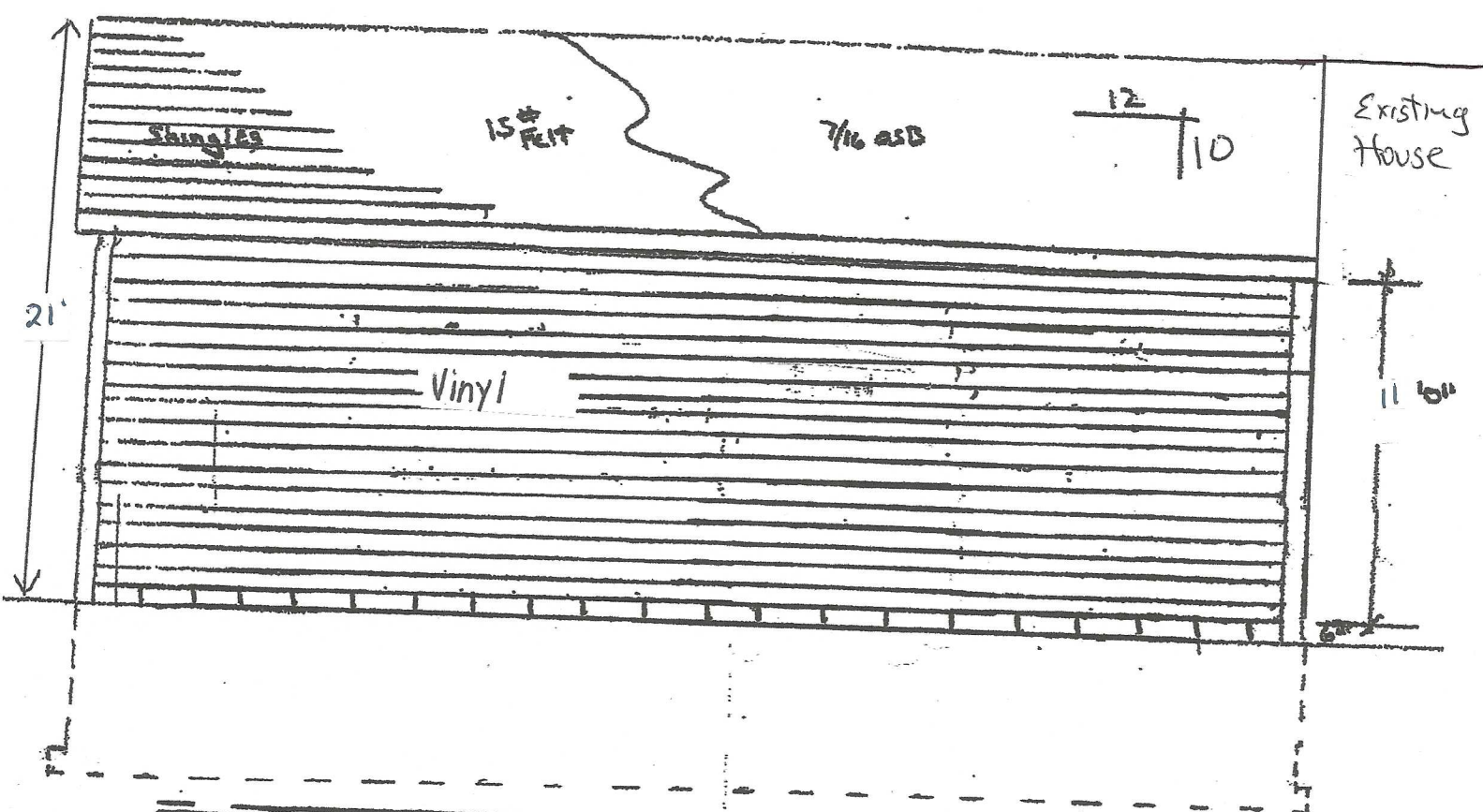


SCALE: 1/4" = 1'-0"



REVISIONS	ELEVATIONS

Back



SCALE: 1/4" = 1'-0"

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jed Haldeman

of **(1)** MAILING ADDRESS 1322 S Fourth St, Columbus, OH 43206

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 1322 S Fourth St, 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)** Jed Haldeman  
1322 S Fourth St  
Columbus, OH 43206

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

Jed Haldeman  
614-353-3801

NEIGHBORHOOD GROUP  
ZONING CHAIR OR CONTACT PERSON  
AND EMAIL ADDRESS

**(4)** Columbus Southside Area Commission  
Kathy Green / Carly Maggio  
kathrynfgreen@gmail.com / carly@410-studio.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 17<sup>th</sup> day of August, in the year 2023

**(6)** SIGNATURE OF NOTARY PUBLIC

Nov. 23, 2026 Notary Seal Here  
My Commission Expires



ANDREW BENDER  
Notary Public, State of Ohio  
My Comm. Expires Nov. 23, 2026

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

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## **PROJECT DISCLOSURE STATEMENT**

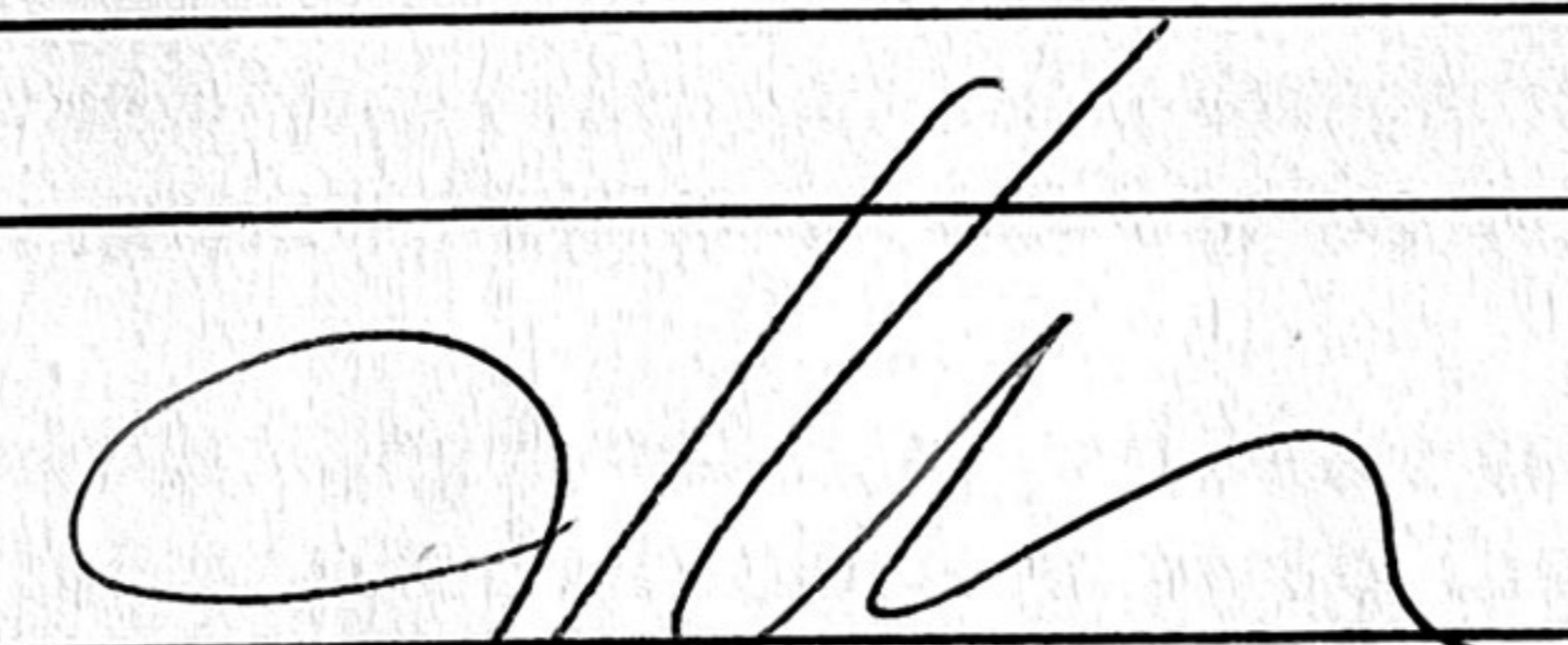
Parties having a 5% or more interest in the project that is the subject of this application.


**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) Jed Haldeman  
of (COMPLETE ADDRESS) 1322 S Fourth St, Columbus, OH 43206  
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
Jed Haldeman	1322 S Fourth St, Columbus, OH 43206

SIGNATURE OF AFFIANT   
Sworn to before me and signed in my presence this 17<sup>th</sup> day of August, in the year 2023

 My Commission Expires Nov. 23, 2026 Notary Seal Here



**ANDREW BENDER**  
Notary Public, State of Ohio  
My Comm. Expires Nov. 23, 2026

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