



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Dec 3 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1237 OBETZ RD COLUMBUS OH 43207

Mailing Address: PO BOX 4565

NEWARK OH 43058-4565

Owner: STEWART REBECCA S

Parcel Number: 510188891

ZONING INFORMATION

Zoning: Z81-006, Residential, RRR

effective 4/29/1981, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Far South Columbus Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-128 Date Received: 17 NOV. 2015
Application Accepted by: [Signature] Fee: \$ 320
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

PRIVATE GARAGE AREA 1440 SQ FT REQ'S VARIANCE TO 3332.38 (F)
HEIGHT 20 FT REQ'S VARIANCE TO 3332.38 (G)
EXISTING 440 & ATTACHED GARAGE

LOCATION

Certified Address: 1237 OBETZ City: COLUMBUS Zip: 43207

Parcel Number (only one required): 510-188891-00

APPLICANT (If different from Owner):

Applicant Name: JOHN INGWERTSEN Phone Number: 614 361 0447 Ext.: _____
Address: 1050 BAYDEN City/State: COLUMBUS OH Zip: 43205
Email Address: JOHN@CADAFIS.COM Fax Number: _____

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

Name: REBECCA STEWART Phone Number: 989 0371 Ext.: _____
Address: 1237 OBETZ City/State: COLUMBUS OH Zip: 43207
Email Address: estewart@capitolcitytrailers.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____
Address: _____ City/State: _____ Zip: _____
Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: [Signature]
PROPERTY OWNER SIGNATURE: [Signature]
ATTORNEY / AGENT SIGNATURE: _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

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COLUMBUS
MICHAEL B. COLEMAN, MAYOR

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOHN INGWERSEN
of (1) MAILING ADDRESS 1050 BRYDEN RD. COLUMBUS OH 43205

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 ADDRESS CARD FOR PROPERTY 1237 OBETZ RD COLUMBUS, OH 43207

for which 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 OWNERS NAME
AND MAILING ADDRESS

(4) REBECCA STEWART
1237 OBETZ RD
COLUMBUS OH 43207

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

JOHN INGWERSEN
614-361-0447

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) FAR SOUTH AREA COMMISSION
BECKY WALCOTT
723 WERTEN RD SOUTH 43207

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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 16 day of November, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires Aug 3, 2016



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THE CITY OF
COLUMBUS

NICHOLAS COLEMAN, Mayor

DEPARTMENT OF BUILDINGS
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STATEMENT OF HARDSHIP

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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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:

THIS HARDSHIP HAS SEVERAL ASPECTS FOR CONSIDERATION

1- THE PROPERTY, ZONED RRR IS OF SUFFICIENT SIZE TO SUPPORT

THE PROPOSED BUILDING IN THAT IT IS A DOUBLE LOT OF 1.13 ACRES.

2- THE PROPOSED STRUCTURE WILL REPLACE AN EXISTING 100' GARAGE/SHED

ON THE SAME LOCATION AND HOUSE A MOTORHOME AND CLASSIC VEHICLE

THAT ARE USED INFREQUENTLY, AND ALSO HOUSE A TRACTOR/MOWER AND

OTHER YARD EQUIPMENT.

3. THE PROPERTY IS A CORNER LOT AND HAS EXTENSIVE SCREENING- THE

HOMEOWNERS PREFER TO KEEP THE MOTORHOMES GARAGED VS PARKED OUTSIDE.

4. PRIOR TO ANNEXATION THIS WAS RURAL PROPERTY IN THE TOWNSHIP.

5. THERE IS NOT A SIGNIFICANT DIFFERENCE BETWEEN THE PROPOSED

STRUCTURE AND AN EXISTING NEIGHBORING STRUCTURE - AN 1100 SQ FT

DETACHED GARAGE 80 FEET AWAY TO THE WEST, AN 820' DETACHED GARAGE

228 FEET AWAY AND A 1200' DETACHED GARAGE 420 FEET AWAY TO THE WEST.

Signature of Applicant

Date

11/17/15

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CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 11/17/15**



Disclaimer

Scale = 100



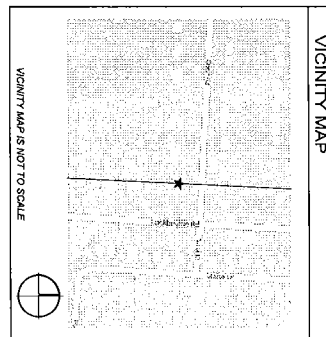
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

NEW DETACHED GARAGE FOR

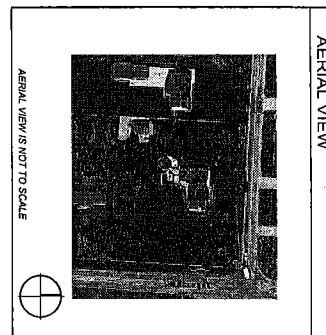
STEWART RESIDENCE
1237 OBETZ RD.
COLUMBUS, OH 43207

[illegible]

VICINITY MAP



AERIAL VIEW



PARCEL NUMBER

505-75307 and 510-16037

ZONING DATA

POST-COLUMBUS ZONE

LOT AREA

PROPOSED LOT COVERAGE: 10%

VARIANCES REQUESTED

110 39 AREA VARIANCE - PROPOSED 140 SQ FT. EXCEEDS CODE 70 SQ FT. MAXIMUM
110 39 HEIGHT VARIANCE - PROPOSED 20 FT. EXCEEDS CODE 18 FT. MAXIMUM

CODE REVIEW SUMMARY

PLUMBING CODE: DASH RESIDENTIAL CODE (RDR) • 2011
MECHANICAL CODE: DASH MECHANICAL CODE (MCR) • 2011
PLUMBING CODE: DASH PLUMBING CODE (PC) • 2011
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE (NEC) • 2011

BUILDING DATA

FOOTPRINT:	1,400 SQ-Ft.
USE GROUP:	DETACHED GARAGE
CONSTRUCTION TYPE:	WOOD FRAME
HEIGHT:	20' PROPOSED
SETBACKS:	AS SHOWN ON SITE PLAN

ZONING DATA

NO CHANGE TO BUSINESS CONDITIONS 2011

GENERAL NOTES

- [illegible]

[illegible]

05

15.0766.01

NEW DETACHED GARAGE FOR.

STEWART RESIDENCE

1237 OBETZ RD. COLUMBUS, OH 43207

CC: COLUMBUS CONSULTING

1050 BRYDEN ROAD, COLUMBUS, OH. 43205 T: 614-361-0447 F: 614-257-1502

[illegible]

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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.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JOHN / AG WERTSEN
of (COMPLETE ADDRESS) 1050 BRYDEN RD COLUMBUS, OH 43205

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

REBECCA STEWART 1237 OBETZ RD COLUMBUS OH 43207

SIGNATURE OF AFFILIANT

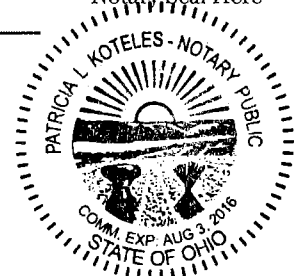
Sworn to before me and signed in my presence this

16 day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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