

CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Dec 29 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 124 FALLIS RD COLUMBUS, OH

Mailing Address: PO BOX 467

DEFIANCE OH 43512-0467

Owner: JAMES ERIC M JAMES AMY E

Parcel Number: 010071955

ZONING INFORMATION

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Clintonville 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

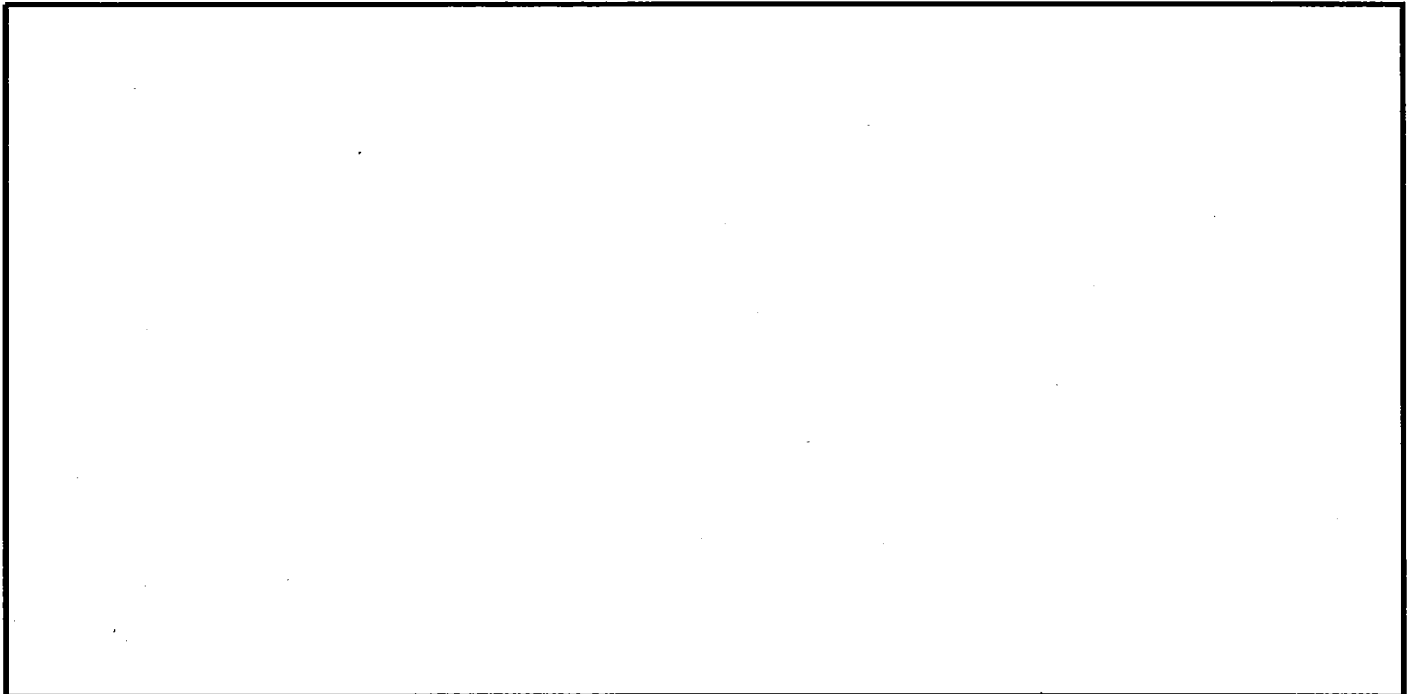
PENDING ZONING ACTION

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

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA15-136 Date Received: 14 DEC-2015
 Application Accepted by: JF Fee: \$ 320
 Commission/Civic: _____
 Existing Zoning: R-3
 Comments: _____

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

10x15 two story addition 4 seasons room w/ master bath
+ closet on second floor.
Reduce side yard 3332.26 from 5' = 2.20'

LOCATION

Certified Address: 124 FALLIS Rd (FALLIS RD) City: Columbus Zip: 43214
Parcel Number (only one required): 010-071955-00

APPLICANT (If different from Owner):

Applicant Name: Eric James / Brian O'Neal Phone Number: 614.679.0640 Ext.: _____
Address: 4073 Wilbur Ave City/State: Amos City Zip: 43123
Email Address: scottoncal@theonealco.com Fax Number: _____

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

Name: ERIC JAMES Phone Number: 614 679.0640 Ext.: _____
Address: 124 FALLIS Rd City/State: Columbus, OH Zip: 43214
Email Address: TheOnealCo@theonealco.com Fax Number: _____

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

Name: Steve Miller Phone Number: 614-229-4537 Ext.: _____
Address: 500 S FRONT ST. #1200 City/State: Columbus, OH Zip: 43215
Email Address: Smiller@Cbjlawyers.com Fax Number: _____

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

APPLICANT SIGNATURE Brian J. O'Neal
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE Steve Miller

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

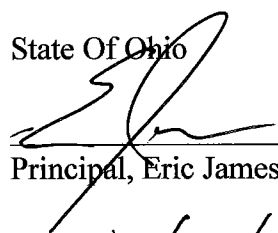
LIMITED POWER OF ATTORNEY

I, Eric James, owner of the home located at 124 Fallis rd., columbus , Ohio do hereby appoint Brian S. O'Neal, of The O'Neal Companies, LLC 4073 Wilbur Ave. Grove City , Ohio as my attorney-in-fact to act on my behalf for the purpose of the building variances being requested for the addition to be built at 124 Fallis rd., Columbus, Ohio. This Power of Attorney begins on December 14, 2015 and shall continue until March 15, 2016. I grant my attorney-in-fact full authority to act in any responsible and necessary manner for the purpose of exercising the above powers. I ratify all lawfully performed acts by my attorney-in-fact in exercising these powers.

I agree that any third party who is given a copy of this power of attorney may act relying on it. I agree that revocation of this power of attorney is effective as to a third party only upon receipt of actual notice by the third party. if because of reliance on this power of attorney, a third party suffers any loss, I agree to indemnify the third party for the loss.

Signed this 14 day December, 2015

State Of Ohio


Principal, Eric James Owner

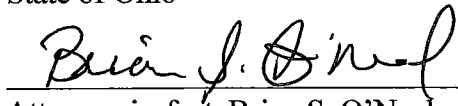
12/14/15
Dated

Signature of Attorney-in-fact

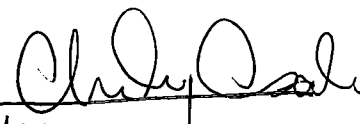
By accepting this appointment and acting under it, the attorney-in-fact (agent) assumes the legal responsibilities of an agent.

Signed this 14 day December, 2015

State of Ohio


Attorney-in-fact, Brian S. O'Neal

12/14/15
Dated

X 
Notary
12/14/15
Dated



CHELSEY L. CASSADY
Notary Public, State of Ohio
My Commission Expires:
November 23, 2019

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric James
of (1) MAILING ADDRESS 124 Fallis Rd

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 124 Fallis

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 (4) Eric James
AND MAILING ADDRESS 124 Fallis Rd, Columbus, OH 43201

APPLICANT'S NAME AND PHONE # (5) Brian S. O'Neal
(same as listed on front application)

AREA COMMISSION OR CIVIC GROUP (5) Clintonville area commission
AREA COMMISSION ZONING CHAIR DISTRICT 5 (Matthew Cull)
OR CONTACT PERSON AND ADDRESS

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
<u>Jeffery Areksos</u>	<u>116 Fallis</u>	<u>116 Fallis</u>
<u>Joseph Fowler</u>	<u>130 Fallis</u>	<u>130 Fallis</u>
<u>Steven Carter</u>	<u>111 Fallis</u>	<u>111 Fallis</u>
<u>Gary Frost</u>	<u>127 Fallis</u>	<u>127 Fallis</u>
<u>Mark & Janice Bolmer</u>	<u>131 Richards</u>	<u>131 Richards Rd</u>

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 14th day of December in the year 2015

David J. Reiss
(8) SIGNATURE OF NOTARY PUBLIC

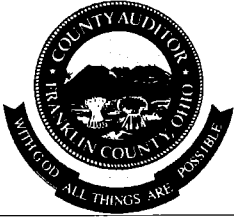
DAVID J. REISS Notary Seal Here
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2020

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City of Columbus Building and Zoning,

On behalf of our clients Eric and Amy James, The O'Neal Companies LLC is requesting a variance to reduce the side yard setback to 2.2 feet from the property line for the proposed addition to their home.

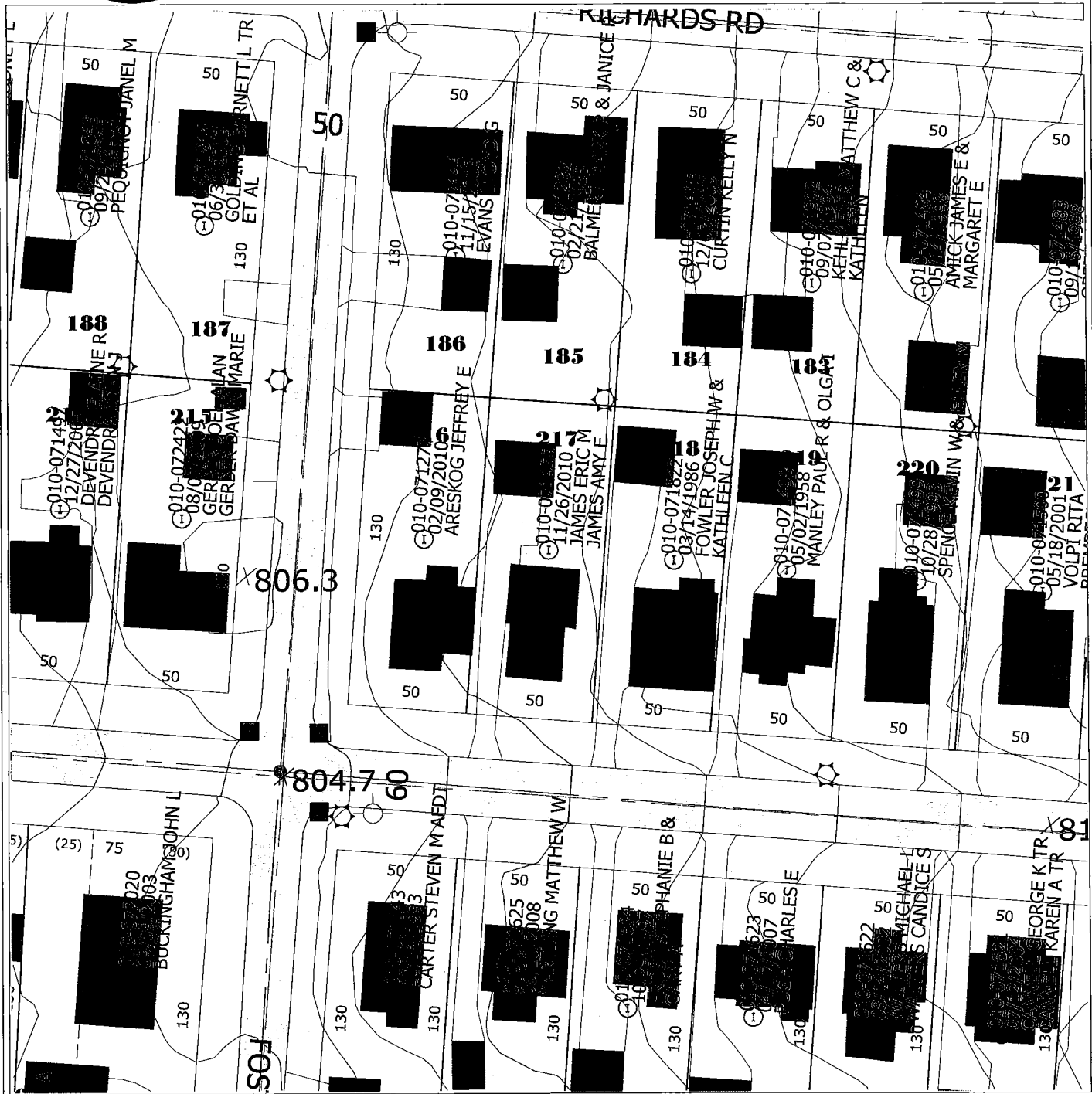
This variance is necessary because the proposed addition to the master bedroom and additional four-seasons room must be located on the east side of the house in order to connect properly with the existing structure. Alterations have already been made reducing the original dimensions of the proposed structure to gain more side yard clearance. Any further reduction that would be required to fit within 5 feet of the side yard would greatly affect the usefulness of the added space and would not allow adequate room for the proposed expansion of the master bedroom and bathroom. The adjacent property to the East side of our client's home would not be negatively affected by this variance as the neighbor's driveway directly adjoins the property line, and they have given their approval of stated changes.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 12/11/15



Disclaimer

Scale = 60



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.

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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) _____
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
Eric James & Amy James	124 Fallis Rd Columbus, Ohio 43214 <i>Mortgage Company & Home owner</i>
State Bank & Trust Company	Defiance

SIGNATURE OF AFFIANT *Eric James*

Sworn to before me and signed in my presence this 14th day of December in the year 2015

David J. Reiss
SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
Notary Seal Here
MY COMMISSION EXPIRES MAY 30, 2020
My Commission Expires

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