

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: 6080 STOCKTON TRAIL WAY COLUMBUS, OH
Mailing Address: 3637 SENTARA WAY
VIRGINIA BEACH VA 23452-4

Owner: MEREDITH WILLIAM MEREDITH
Parcel Number: 520278133

ZONING INFORMATION

Zoning: Z04-032, Multi-family, PUD8
effective 4/27/2005, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Far East Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

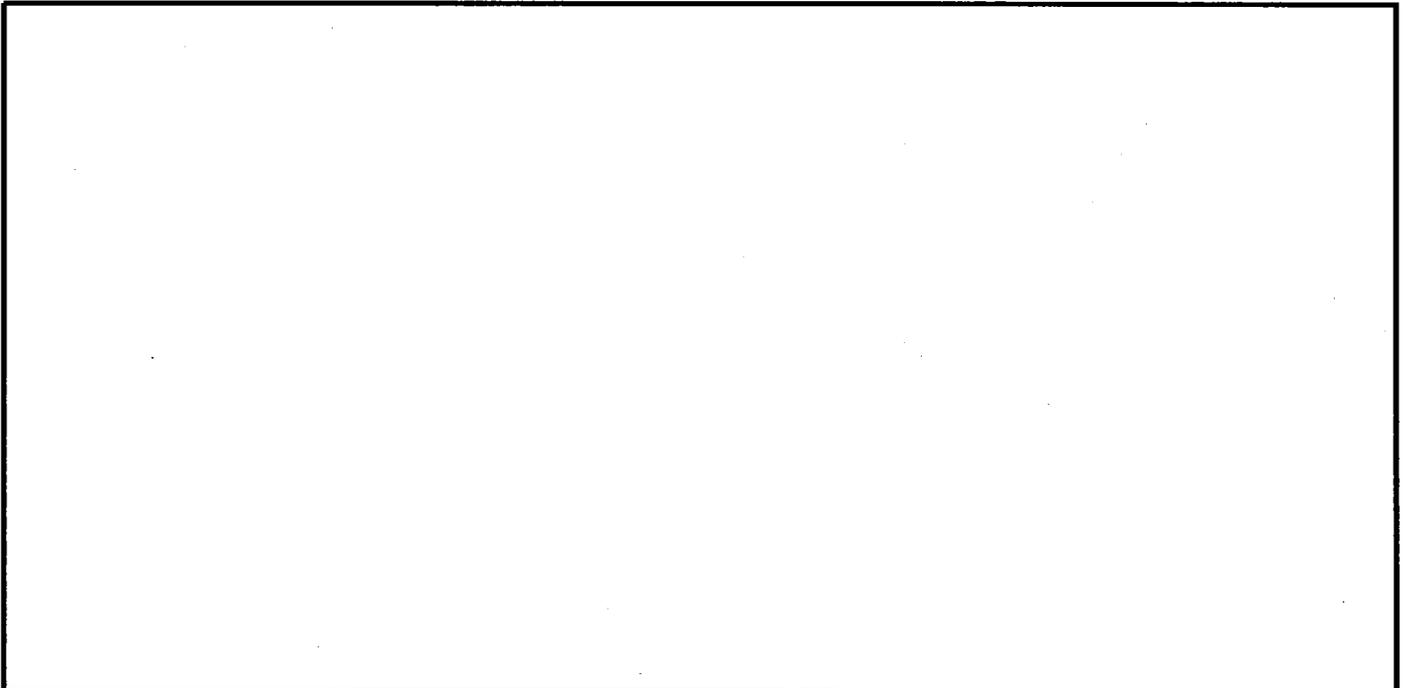
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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: BZA15-139 Date Received: 16 DEC 2015
Application Accepted by: [Signature] Fee: \$ 320-
Commission/Civic: FAR EAST A.C.
Existing Zoning: P.U.D.-8
Comments:

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

- [X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

Variance to build deck that will be 11' from rear property line

LOCATION

Certified Address: 6080 Stockton Trail Way City: Columbus Zip: 43213
Parcel Number (only one required): 520-278133-00

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: William + Martha Meredith Phone Number: 614582 0336 Ext.:
Address: 6080 Stockton Trail Way City/State: Columbus Zip: 43213
Email Address: vmeredith@meredithbrothersinc.com Fax Number: 614 258 4980

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
PROPERTY OWNER SIGNATURE [Signature] Martha Meredith
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

6080 STOCKTON TRAIL WAY

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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Wm. Victor Meredith of (1) MAILING ADDRESS 6080 Stockton Trail Way Columbus, OH 43213

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 6080 Stockton Trail Way Columbus, OH 43213 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) Wm Victor Meredith + Martha Meredith 6080 Stockton Trail Way Columbus, OH 43213

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

Wm. Victor Meredith 614 582 0336

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

(5) Far East Area Comm. 40 Jennifer Chamberlain 696 Cedar Run Dr. Blacklick, OH 43004

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:

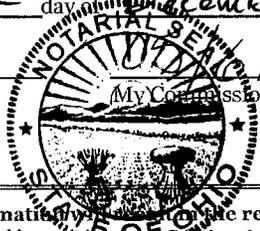
Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Lists owners like William R Stillwell, Jr., Mary E. Mast, etc.

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

(8) SIGNATURE OF AFFIANT [Signatures of Wm. Victor Meredith and Martha K Meredith]

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

(8) SIGNATURE OF NOTARY PUBLIC [Signature of Jammy Meyers]



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Board of Zoning Adjustment Application

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:

We are interested in building a 16' x 20' wood deck (free standing/ not attached to house) in back of our home located at 6080 Stockton Trail Way 43213. There is a 25'-30' utility right of way at our rear property line then 100+' of woods that are adjacent to an active railroad line. This is a unique characteristic that does not exist with the majority of the properties in this zoning district. There are several decks behind home on the same street as this property and this variance will in no way be injurious to the neighboring properties. Please note that the neighborhood home owners association has approved the building of this deck.

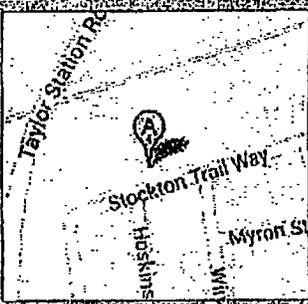
Signature of Applicant

W. Tuttle

Date 12.14.15



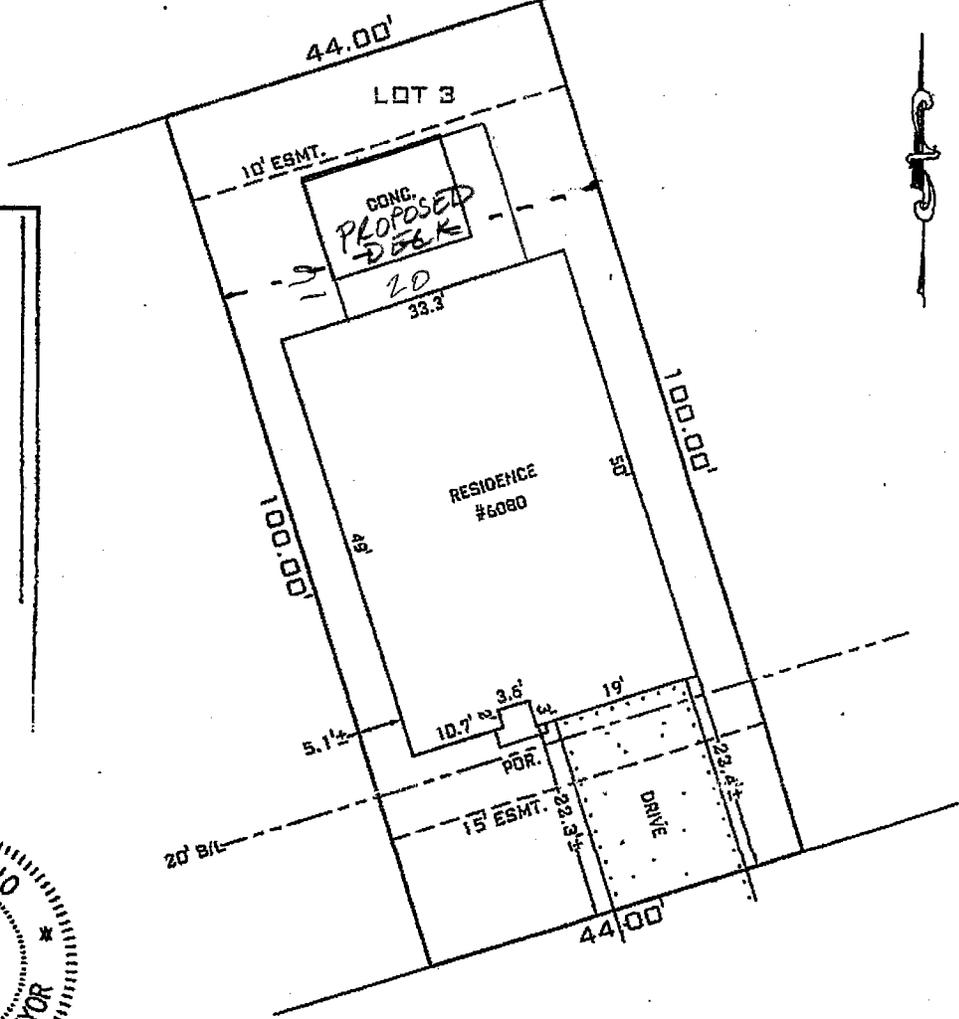
northwest title AGENCY



PROPERTY ADDRESS: 6080 STOCKTON TRAIL WAY COLUMBUS, OHIO 43213

SURVEY NUMBER: 153142

SURVEY REPORT I/We hereby certify that I/We have examined the survey for the property that I/We have purchased, and I/We hereby acknowledge receipt of a copy of each survey.

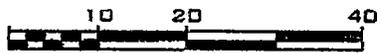


Scott D. Grunel

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LSGI#: 153142

STOCKTON TRAIL WAY 50'



SCALE: 1" = 20'

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: NWE-3911

DATE: 10/23/2013

BUYER: VIC & MARTHA MEREDITH

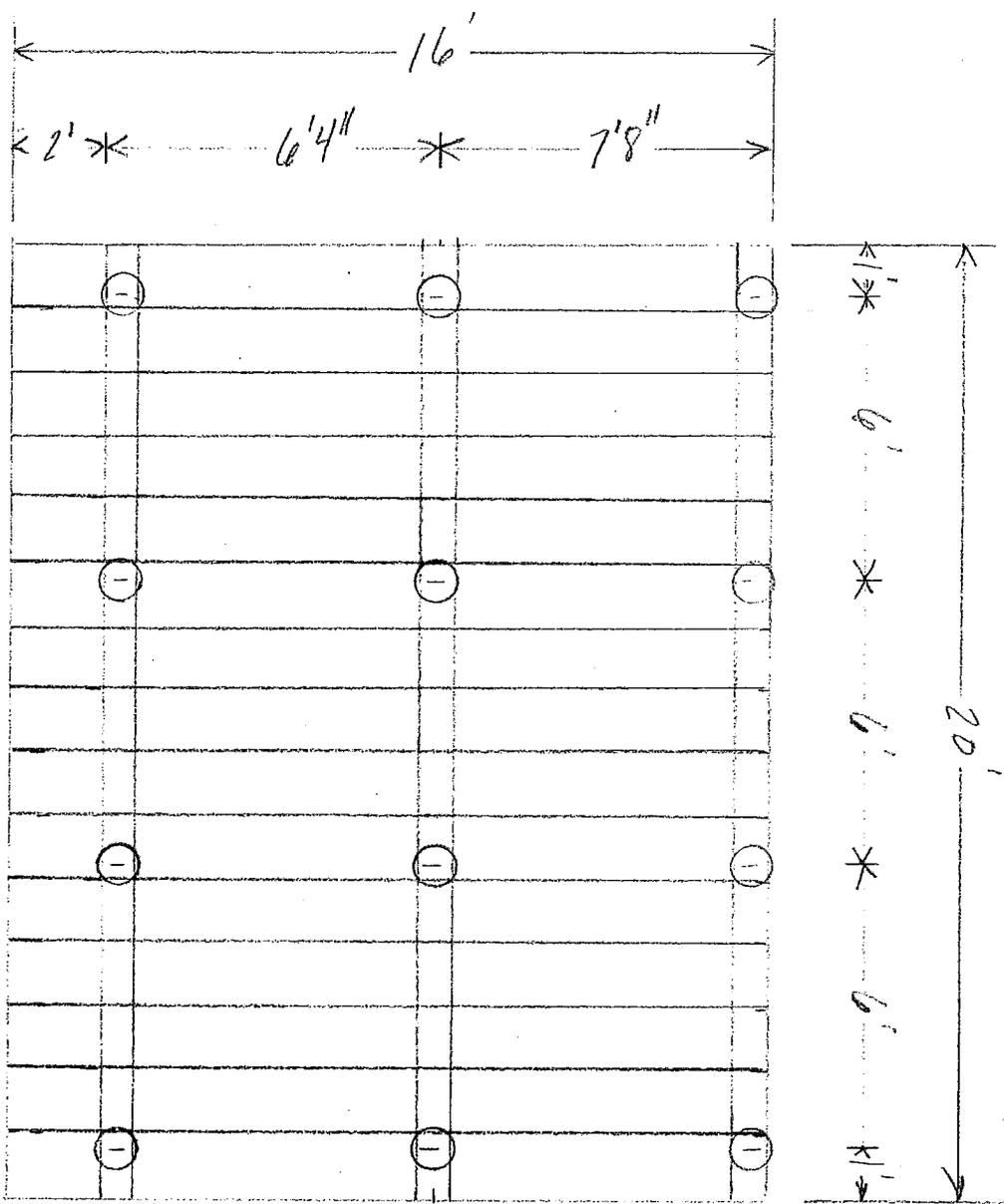
THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

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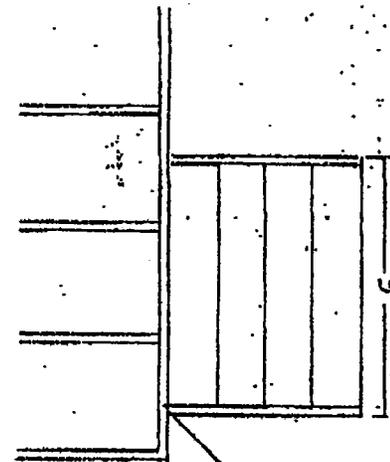
6080 STOCKTON TRAIL WAY

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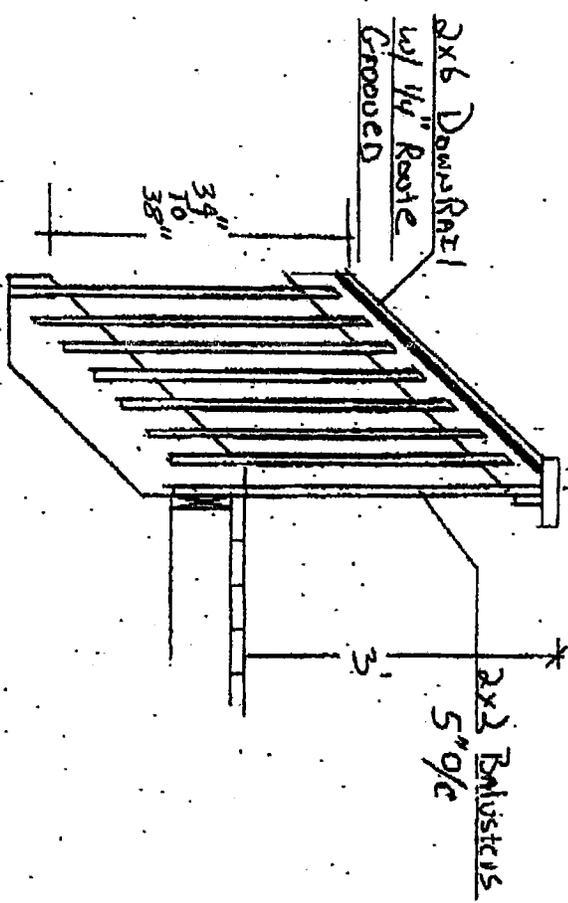
ALL FRAMING AND FINISH MATERIALS
WILL BE PRESSURE TREATED



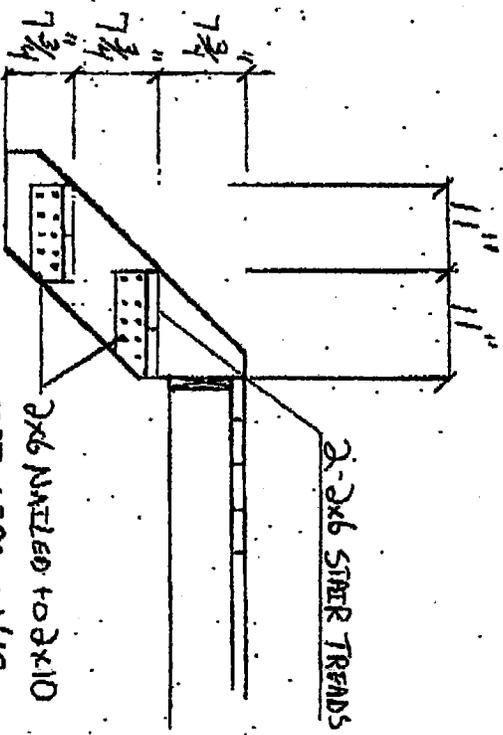
HOUSE



TOENAIL STRINGER INTO
BRAID W/ 3 16D GALVANIZED
NAILS

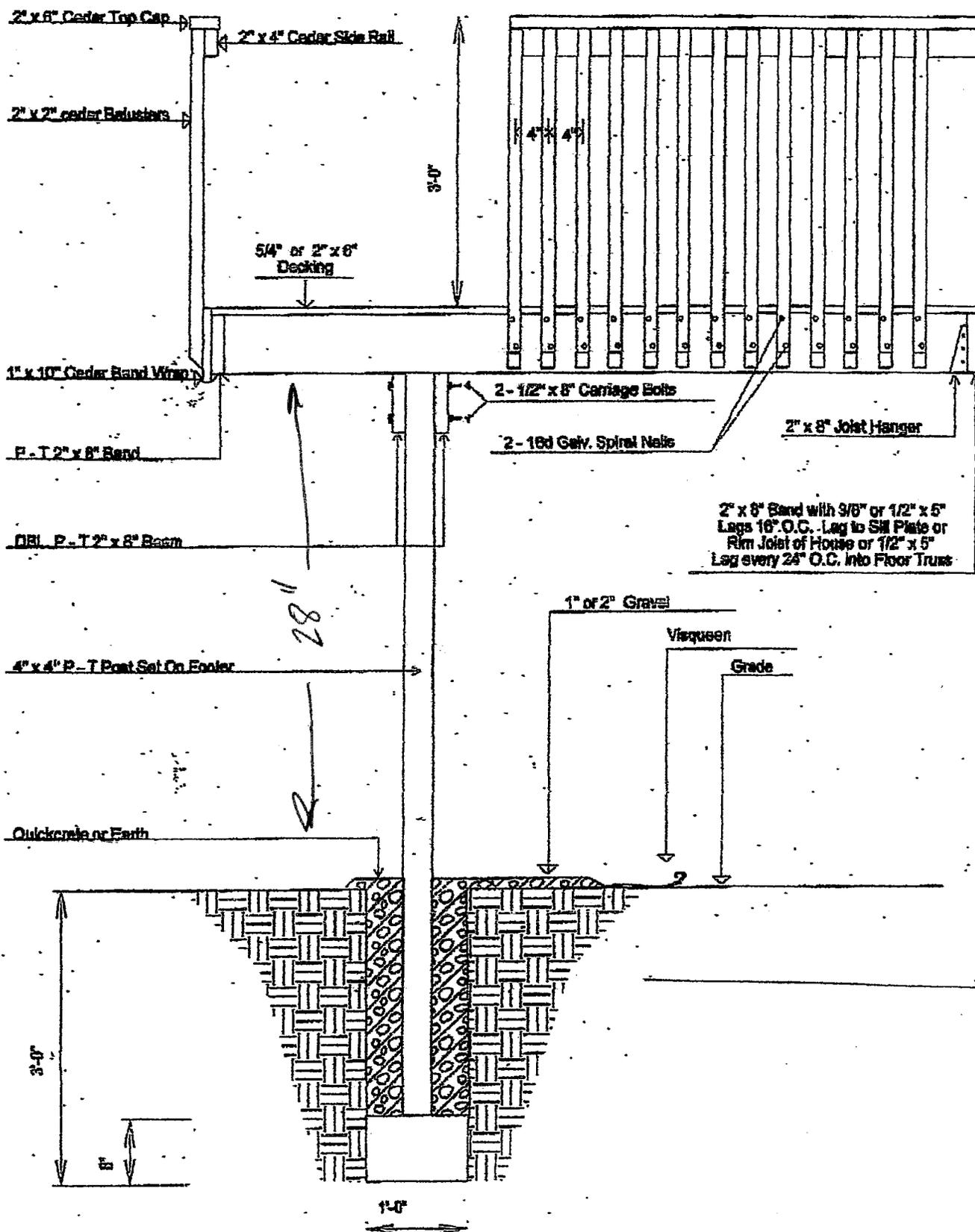


TYPICAL STAIR DETAIL



* NOTE: NUMBER OF TREADS
MAY VARY

BZA15-139 6080 STOCKTON TRAIL WAY



THE CITY OF COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

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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) Wm. Victor Meredith + Martha Meredith
of (COMPLETE ADDRESS) 6080 Stockton Trail Way Columbus, OH 43213
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

Wm. Victor Meredith 6080 Stockton Trail Way Columbus, OH 43213

Martha K. Meredith 6080 Stockton Trail Way Columbus, OH 43213

SIGNATURE OF AFFIANT

[Signature] Martha K Meredith

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

Tammy Meyers
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



05/06/2017
My Commission Expires
Tammy Meyers
Notary Public, State of Ohio
My Commission Expires 05-06-2017

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