CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Tue Feb 23 2016
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address:  880 FRANKLIN AVE COLUMBUS, OH
Mailing Address:  7007 BROADWAY AVE
               CLEVELAND OH 44105-1441

Owner:  CONSOLIVER KATHY A
Parcel Number:  010033575

ZONING INFORMATION
Zoning:  Z93-023A, Residential, R3
        effective 5/26/1993, Height District H-35
Board of Zoning Adjustment (BZA):  N/A
Commercial Overlay:  N/A
Graphic Commission:  N/A
Area Commission:  Near East 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
Board of Zoning Adjustment Application

BZA16-009
880 FRANKLIN AVE.

Application Number: BZA16-009 Date Received: 2/5/10
Application Accepted by: NEAL EAST AC
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:

3332 . 58 (G) TO INCREASE GARAGE HEIGHT
FROM 15' TO 20'

LOCATION
Certified Address: 880 FRANKLIN AVENUE City: COLUMBUS, OHIO Zip: 43205
Parcel Number (only one required): 010-033575

APPLICANT (If different from Owner):
Applicant Name: FRED HUTCHISON, ARCHITECT Phone Number: 614-253-5014 Ext.:
Address: 1160 BRYDEN ROAD City/State: COLUMBUS, OHIO Zip: 43205
Email Address: REDESIGNSARCHITECTURE@GMAIL.COM Fax Number:

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page
Name: KATHY D. CONSONI Phone Number: 614-306-3881 Ext.:
Address: 880 FRANKLIN AVENUE City/State: COLUMBUS, OHIO Zip: 43205
Email Address: Fax Number:

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☑ Agent
Name: FRED HUTCHISON, ARCHITECT Phone Number: 614-253-5014 Ext.:
Address: 1160 BRYDEN ROAD City/State: COLUMBUS, OHIO Zip: 43205
Email Address: REDESIGNSARCHITECTURE@GMAIL.COM Fax Number:

SIGNATURES (All signatures must be printed and signed in blue ink)
APPLICANT SIGNATURE
PROPERTY OWNER 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

nmt 12/14
AFFIDAVIT
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME: FRED HUTCHISON, ARCHITECT
of (1) MAILING ADDRESS: 146 BROAD JUMP ROAD, COLUMBUS, OHIO 43205

I 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: 880 FRANKLIN AVENUE

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) January 13th, 2016

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) KATHY A. COKLOVZ
880 FRANKLIN AVENUE
COLUMBUS, OHIO 43205

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

KATHY A. COKLOVZ
(614) 361-3801

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

(5) NEAR EAST AREA COMMISSION
ANNIE ROSS-WONAK, ZONING CHAIR
874 OAKWOOD AVENUE, COLUMBUS, OHIO 43206

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
SMALL POTATOES
S. E. CORNER 8TH AVENUE
DAVINA A & JAMES M KELLY
694 FRANKLIN AVENUE

(6b) PROPERTY OWNER MAILING ADDRESS
CHARLES G. BAINOU
920 FRANKLIN AVENUE
COLUMBUS, OHIO 43225
894 FRANKLIN AVENUE
COLUMBUS, OHIO 43205

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

(8) SIGNATURE OF AFFIANT
Sworn to before me and signed in my presence this 13th day of JANUARY, 2016

(8) SIGNATURE OF NOTARY PUBLIC

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4182 to schedule. Please make checks payable to the Columbus City Treasurer
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:

- The garage which currently occupies the rear of the subject property has suffered storm damage and has structural deficiencies to the point of requiring replacement.
- The storm damage and structural deficiencies are not the result of actions of the property owner or applicant.
- The property owners wish to build a new replacement garage which is similar in size to other garages on Elmo Drive and similar in height, scale, and massing to other garages and garage houses in the same zoning district.
- The new garage will be of a similar size, scale, massing, and height to other garages in the area, will be appropriate to the one dwelling level neighborhood, and thus not undesirable to neighboring properties and not contrary to the public interest or the intent and purpose of the Zoning Code.

Signature of Applicant: [Signature]
Date: [Date]

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.
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.
Board of Zoning Adjustment Application

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) Fred Hutchinson, Architect
of (COMPLETE ADDRESS) 1160 Broadview Road, Columbus, Ohio 43225
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: Kathy L. Consonville

COMPLETE MAILING ADDRESS: 880 Franklin Avenue, Columbus, Ohio 43205

SIGNATURE OF AFFIANT: 

Sworn to before me and signed in my presence this 13th day of January, in the year 2016

SIGNATURE OF NOTARY PUBLIC: 

My Commission Expires: 

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