

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: BZA16-009 Date Received: 20 JAN. 2016
Application Accepted by: AF Fee: \$320
Commission/Civic: NEAR EAST AC
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:

3332.38 (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: REDESIGNARCHITECTURE@GMAIL.COM Fax Number: ---

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

Name: KATHY A. CONSOLVER Phone Number: 614-306-3801 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: REDESIGNARCHITECTURE@GMAIL.COM Fax Number: ---

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

APPLICANT SIGNATURE Fred Hutchison ARCHITECT
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE Fred Hutchison ARCHITECT

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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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME FRED HUTCHISON, ARCHITECT
of (1) MAILING ADDRESS 1166 BRIDAL ROAD, COLUMBUS, OHIO 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 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

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

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

KATHY A. CONKOLIVER
614-300-3881

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

(5) NEAR EAST AREA COMMISSION
ANNIE REES-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	(6b) PROPERTY OWNER MAILING ADDRESS
<u>SMALL POTATOES</u>	<u>S.E. CORNER - FRANKLIN AVE & S EIGHTEENTH AVE.</u>	<u>CHARLES S. BALDWIN</u> <u>930 FRANKLIN AVE</u> <u>COLUMBUS, OHIO 43205</u>
<u>ANDELA A. & JAMES M. KELLY</u>	<u>894 FRANKLIN AVENUE</u>	<u>894 FRANKLIN AVENUE</u> <u>COLUMBUS, OHIO 43205</u>

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

(8) SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this 13TH day of JANUARY in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires _____



Notary Seal Here
KEVIN S. WILLIAMS
Notary Public - State of Ohio
Notary Commission
Section 547.03 O.R.C.

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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:

- 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 ELLIOT BLVD AND SIMILAR IN HEIGHT, SCALE, AND MASSING TO OTHER GARAGES AND CARRIAGE 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 OLDE TOWNE EAST NEIGHBORHOOD, AND THUS NOT INJURIOUS TO NEIGHBORING PROPERTIES AND NOT CONTRARY TO THE PUBLIC INTEREST OR THE INTENT AND PURPOSE OF THE ZONING CODE.

Signature of Applicant

Date

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 12/10/15

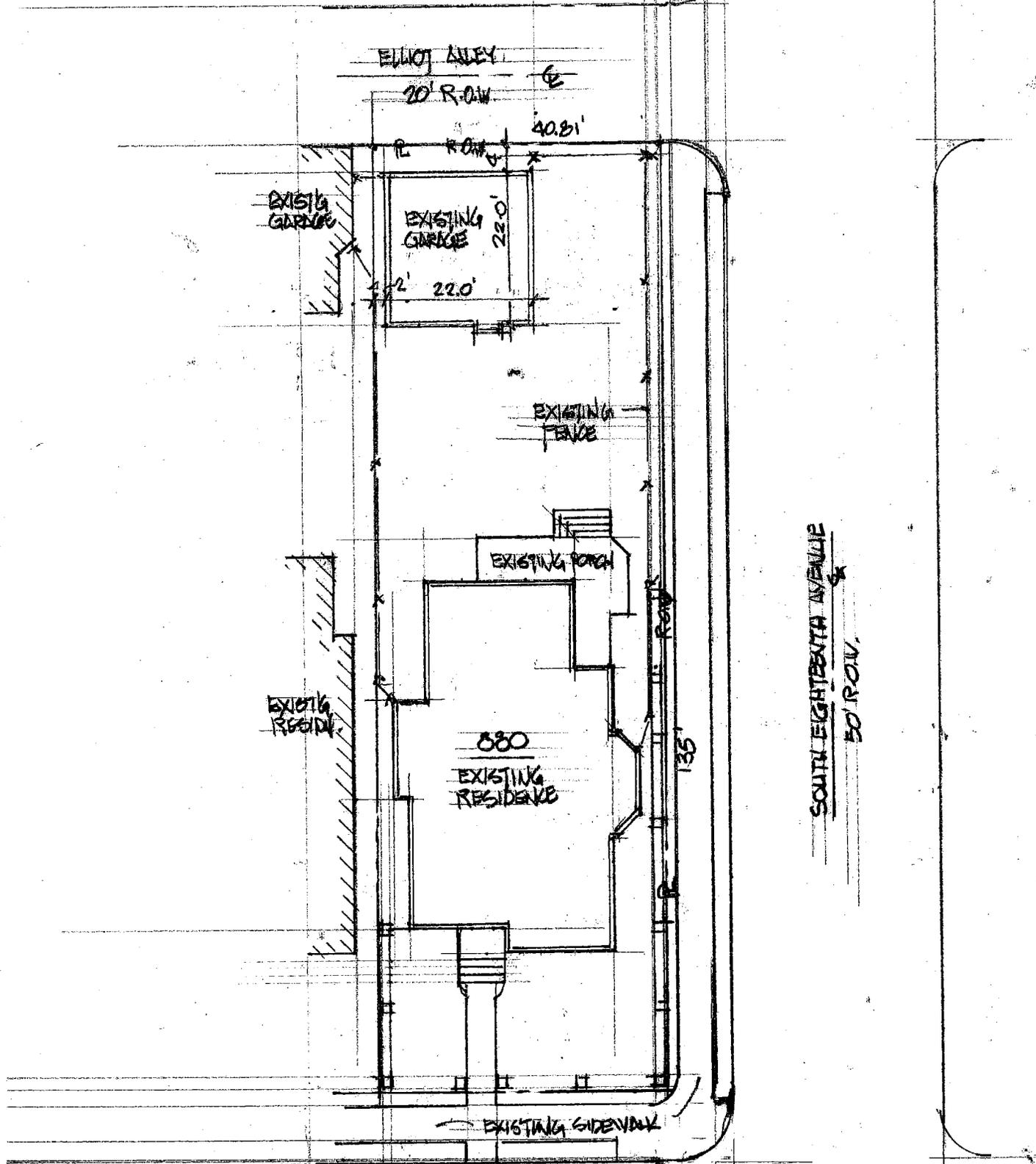


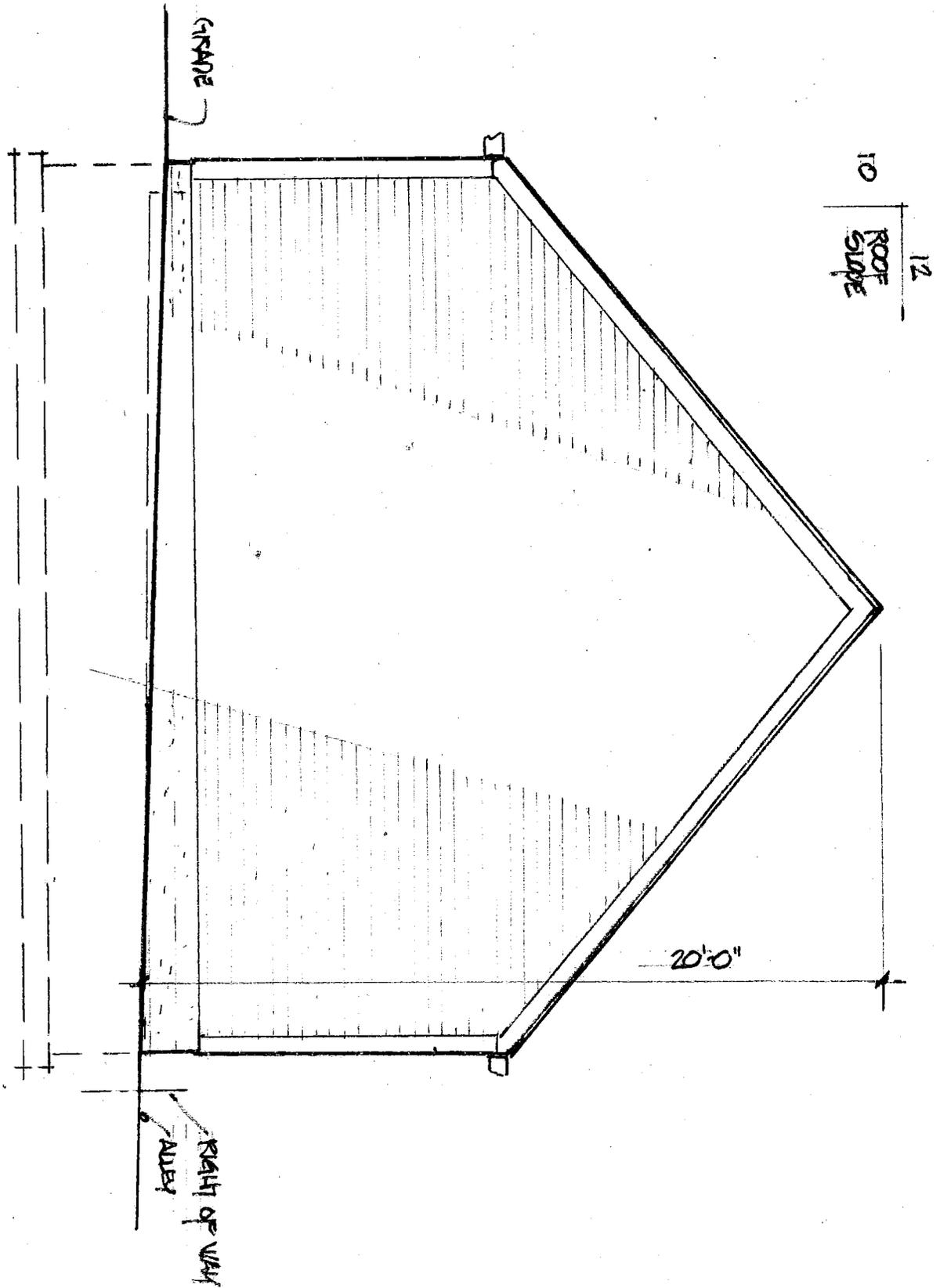
Disclaimer

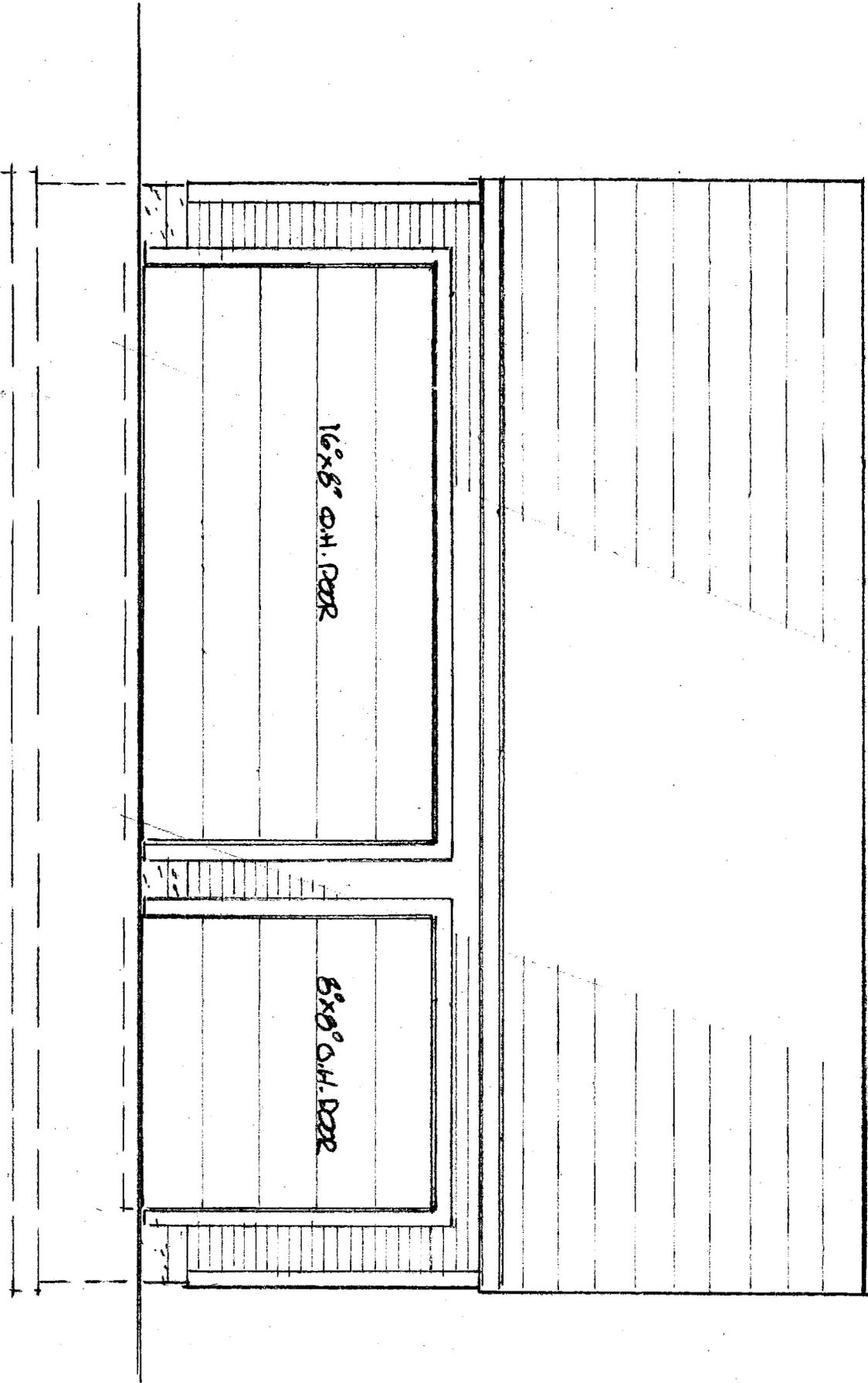
Scale = 60



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.



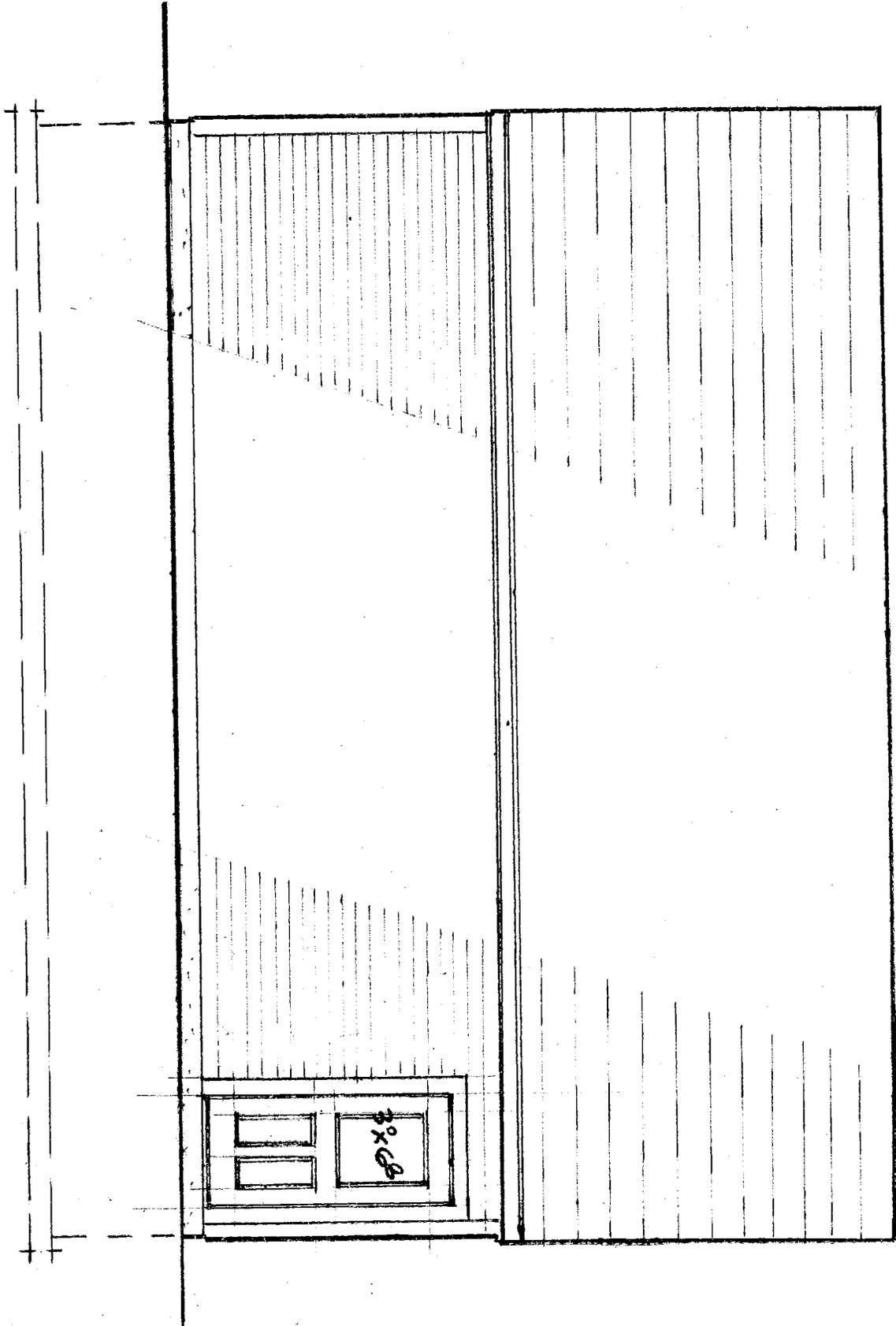




NORTH ELEVATION

1/4" = 1'-0"

14'-10"
SOUTH ELEVATION



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

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AND ZONING SERVICES

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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) FRED HUTCHISON, ARCHITECT
of (COMPLETE ADDRESS) 11612 BRYDEAL 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	COMPLETE MAILING ADDRESS
<u>KATHY A. CONSOLVER</u>	<u>880 FRANKLIN AVENUE, COLUMBUS, OHIO 43205</u>

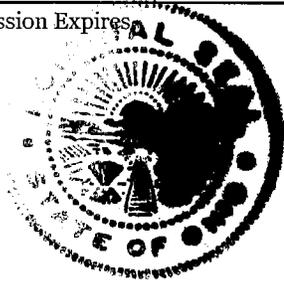
SIGNATURE OF AFFIANT *Fred Hutchison*

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

[Signature]
SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____

Notary Seal Here



WILLIAMS
Notary Public - State of Ohio
My Commission Expires 07.20.16 C.R.C.

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