

THE CITY OF COLUMBUS

Board of Zoning Adjustment Application

ANDREW J. COYNE, Mayor

757 Carolyn Avenue, Columbus, Ohio 43224

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

OFFICE USE ONLY

Application Number: BZA16-022 Date Received: 2/16/16
Application Accepted by: R. Reiss Fee: \$320.00
Commission/Civic: None
Existing Zoning: R-1
Comments: 4/26/16

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

[X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

WOULD LIKE THE ORIGINAL HOUSE TO CONFORM WITH THE CURRENT ZONING COMPLIANCE. SETBACK VARIANCE 332.21A (House is at 25' setback)

LOCATION

Certified Address: 7609 NORDHAM ROAD City: COLUMBUS Zip: 43235

Parcel Number (only one required): 610-164957

APPLICANT (If different from Owner):

Applicant Name: RYAN SALSBERY Phone Number: 614 633 5418 Ext.:

Address: 7609 NORDHAM ROAD City/State: COLUMBUS OH Zip: 43235

Email Address: RYAN SALSBERY AT GMAIL.COM Fax Number:

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

Name: RYAN AND MARKA SALSBERY Phone Number: 614 633 5418 Ext.:

Address: 7609 NORDHAM RD City/State: COLUMBUS OH Zip: 43235

Email Address: RYAN SALSBERY AT GMAIL.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 Ryan Salsbery

PROPERTY OWNER SIGNATURE Ryan Salsbery

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

THE CITY OF COLUMBUS

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DEPARTMENT OF BUILDING AND ZONING SERVICES

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AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RYAN SALSIBERRY of (1) MAILING ADDRESS 7609 Nordham Road Columbus OH 43235

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 7609 Nordham Road Columbus OH 43235

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) RYAN AND MARKA SALSIBERRY 7609 Nordham Road Columbus OH 43235

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

RYAN SALSIBERRY 614 633 5418

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

(5) NO AREA COMMISSION PER KEN STANDS

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

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

(8) SIGNATURE OF AFFIANT

Handwritten signatures of Ryan Salsberry and Marka Salsberry

Sworn to before me and signed in my presence this 31st day of January, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public



JESSICA G D'VARGA ATTORNEY AT LAW NOTARY PUBLIC STATE OF OHIO

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BZA16-022
7609 Nordham Road

John & Susan Bauman
830 Gatehouse Lane
Columbus, Oh 43235

Stanley & Sharon Ream
810 Gatehouse Lane
Columbus, Oh 43235

Jorge & Maria Murillo
800 Gatehouse Lane
Columbus, Oh 43235

Joel & Jamie Campbell
815 Northbridge Lane
Columbus, Oh 43235

Douglas & Holly St. Myer
831 Northbridge Lane
Columbus, Oh 43235

Steven & Amy Weinsz
810 Northbridge Lane
Columbus, Oh 43235

Scott & Kristin Page
798 Northbridge Lane
Columbus, Oh 43235

Sidney Saltzman
7580 Norham Rd
Columbus, Oh 43235

Maureen Pedrick
784 Northbridge Lane
Columbus, Oh 43235

Reuben Lo Widyapranolo & Nellen Sutjipto
7594 Norham Road
Columbus, Oh 43235

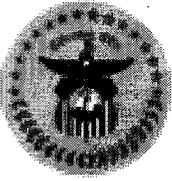
Robert Proffit & Carrie Harwith
777 Northbridge Lane
Columbus, Oh 43235

Mrs. Saucy 1/31/16
Myer — 1/31/16

J. D'Varga 1/31/16



JESSICA G D'VARGA
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.



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: 7609 NORHAM RD COLUMBUS OH 43235
Mailing Address: 206 LAKELAND DR SW
ETNA OH 43068-1448

Owner: COREY JAMES L COREY BONITA L
Parcel Number: 610164957

ZONING INFORMATION

Zoning: ANNEX6065, Residential, R1
effective 12/30/1965, 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: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

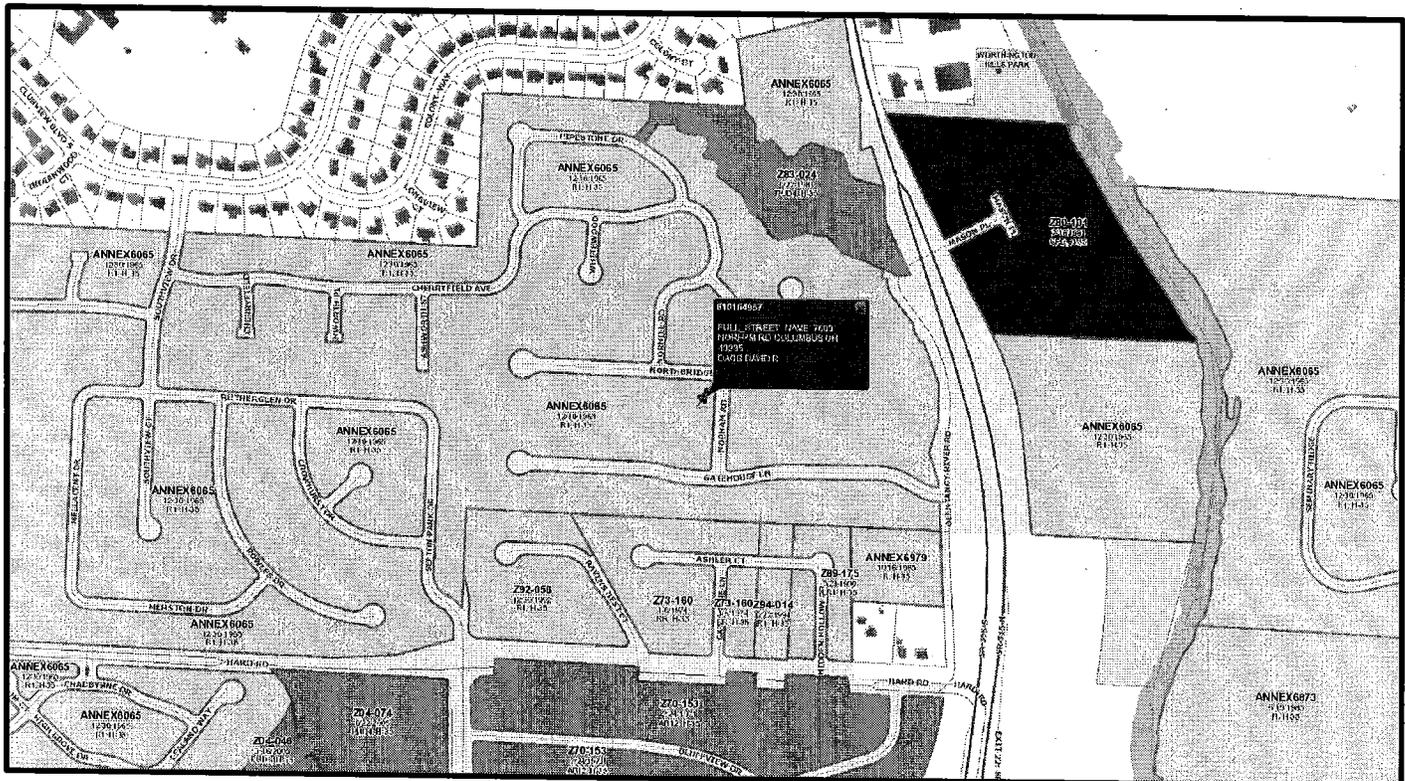
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



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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 HOME WAS BUILT IN THE CURRENT LOCATION WHICH IS
 IN THE 40' B/L. WE WOULD LIKE THE HOME TO COMPLY
 WITH THE CURRENT SETBACK VARIANCE PER SECTION 3332.21A

Signature of Applicant *[Signature]* Date 1/31/16

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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) RYAN SALSHELLY
of (COMPLETE ADDRESS) 7609 NORDHAM ROAD COLUMBUS OH 43235

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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Contains entries for RYAN SALSHELLY and Marka Salsberry.

SIGNATURE OF AFFIANT Ryan Salsberry

Sworn to before me and signed in my presence this 31st day of January, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
JESSICA G D'VARGA
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No Expiration Date
Section 147.03 R. C.

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