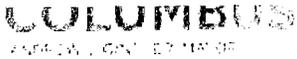


Board of Zoning Adjustment Application



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

OFFICE USE ONLY

Application Number: BZA16-020 Date Received: 2/16/16
Application Accepted by: D. Reiss Fee: \$320.00
Commission/Civic: Near East
Existing Zoning: R2-F
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:

3332.38(G) TO ALLOW FOR GARAGE HEIGHT 19'-6" IN LIEU 15'
3332.26(C)(1) MINIMUM SIDEYARD TO ALLOW 6" SETBACK ON HOUSE (SOUTH)
(34) (EXISTING) 3332.25 MAXIMUM SIDEYARD SUM 3'-8" IN LIEU OF

LOCATION 8' (EXISTING)
Certified Address: 47 N. MONROE St Ave City: COLUMBUS Zip: 43203

Parcel Number (only one required): 010-028303-00

APPLICANT (If different from Owner):

Applicant Name: Juliet Bullock Architects Phone Number: 614-935 8944 Ext.:
Address: 1182 Wyandotte Rd City/State: Columbus, Ohio Zip: 43212
Email Address: bullock.juliet@gmail.com Fax Number:

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

Name: Phillip Wells/David Dagg Phone Number: Ext.:
Address: 47 N. Monroe St. City/State: Columbus Zip: 43203
Email Address: phil.wells.47@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 Juliet A. Bullock
PROPERTY OWNER SIGNATURE Phillip D. Wells
ATTORNEY / AGENT SIGNATURE

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 Juliet Bullock
of (1) MAILING ADDRESS 1182 Wyandotte Rd Columbus 43212

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 47 N. Monroe Ave

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) Phillip Wells/David R. Dagg
47 N. Monroe
Columbus, Ohio
43203

APPLICANT'S NAME AND PHONE # (same as listed on front application)
Juliet Bullock
614-935-0944

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
(5) Annie Ross-Womack
874 Oakland Ave
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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Row 1 contains '(see attached)' in the address column.

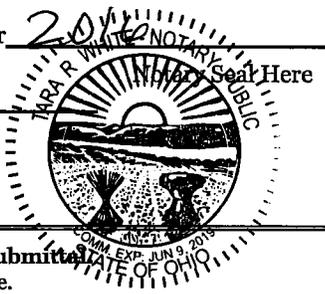
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Juliet A. Bullock

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

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires June 9, 2019



PLEASE NOTE: Incomplete information will result in the rejection of this submission. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

BZA16-020
47 North Monroe Avenue

Agent for Owner

Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Owner

Mr. Phillip Wells/Mr. David Dagg
47 N Monroe Street
Columbus Ohio 43203

Near East Area Commission

Annie Ross-Womack
874 Oakland Avenue
Columbus Ohio 43206

Broad Street Presbyterian

760 East Broad Street
Columbus Ohio 43205

Christina Miller

27 North Monroe Avenue
Columbus Ohio 43203

James C. McFarland

37 North Monroe Avenue
Columbus Ohio 43203

James Hodnett

41 North Monroe Avenue
Columbus Ohio 43203

Richard A Morrison

51 North Monroe Avenue
Columbus Ohio 43203

Jennifer Bleen

65 North Monroe Avenue
Columbus Ohio 43203

Columbus Board of Education

270 East State Street
Columbus Ohio 43215

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

STATEMENT OF HARDSHIP

APPLICATION #

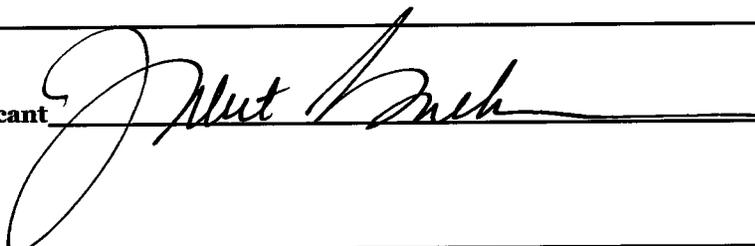
3307.09 Variances by Board.

- 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:

This home is in a historic area, and we think it appropriate that the roof pitch/height of garage be compatible with the design of the home. There is no living space, etc. Proposed over garage, we are just proposing the garage be compatible with the design of the home. There are two story buildings on this alley existing. The sideyard setbacks are existing and we are asking that these be varianced to maintain that which is existing.

Signature of Applicant



Date 2/15/16

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

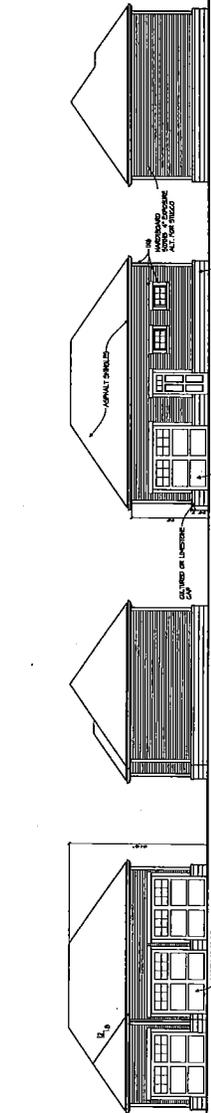


2/13/16
WELLS
47 NORTH MONROE AVENUE
COLUMBUS OHIO
SHEET 1

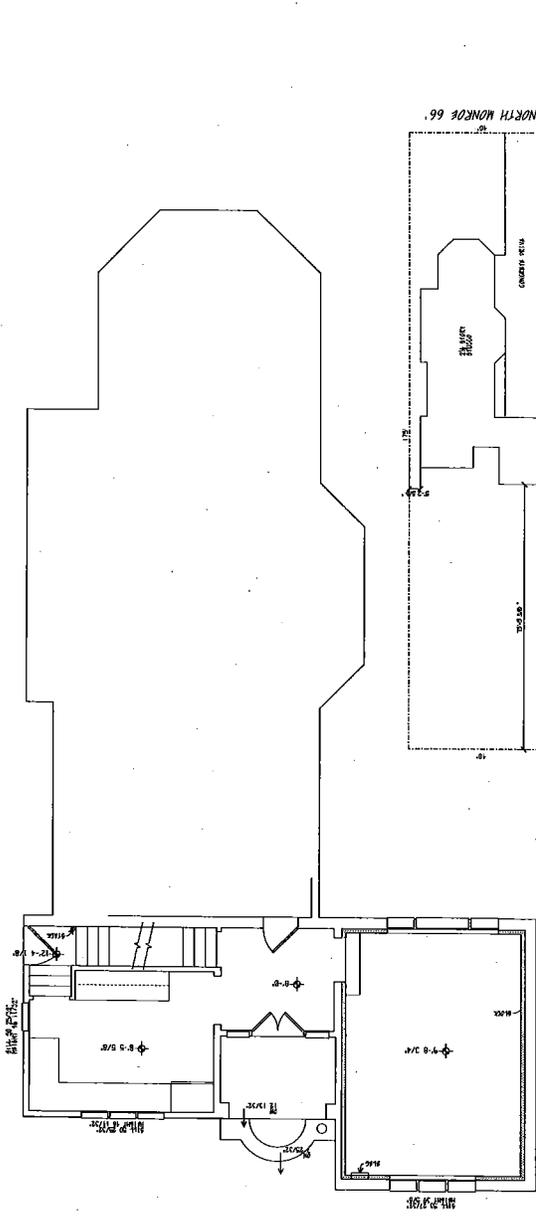
JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-885-9544

INDEX TO DRAWINGS
SHEET VIEWS
SHEET INFORMATION
SHEET INDEX

ZONING INFORMATION
UNITS
MAXIMUM AREA
MAXIMUM HEIGHT
MAXIMUM NUMBER OF STORIES
MAXIMUM NUMBER OF UNITS PER STORY
MAXIMUM NUMBER OF UNITS PER BLOCK
MAXIMUM NUMBER OF UNITS PER LOT
MAXIMUM NUMBER OF UNITS PER BLOCK
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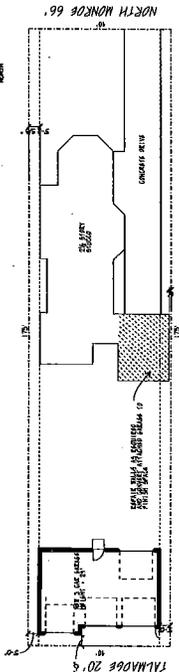


WEST ELEVATION SCALE: 1/8" = 1'-0"
SOUTH ELEVATION SCALE: 1/8" = 1'-0"
EAST ELEVATION SCALE: 1/8" = 1'-0"
NORTH ELEVATION SCALE: 1/8" = 1'-0"



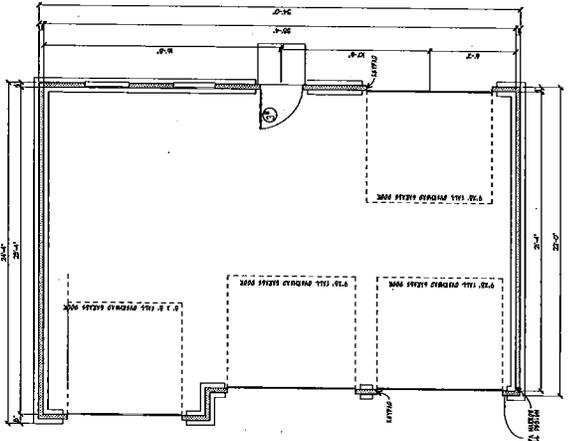
PROPOSED FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

AS-BUILT SITE PLAN SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

PROPOSED GARAGE PLAN SCALE: 1/4" = 1'-0"





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/11/16



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.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010028303

Zoning Number: 47

Street Name: N MONROE AVE

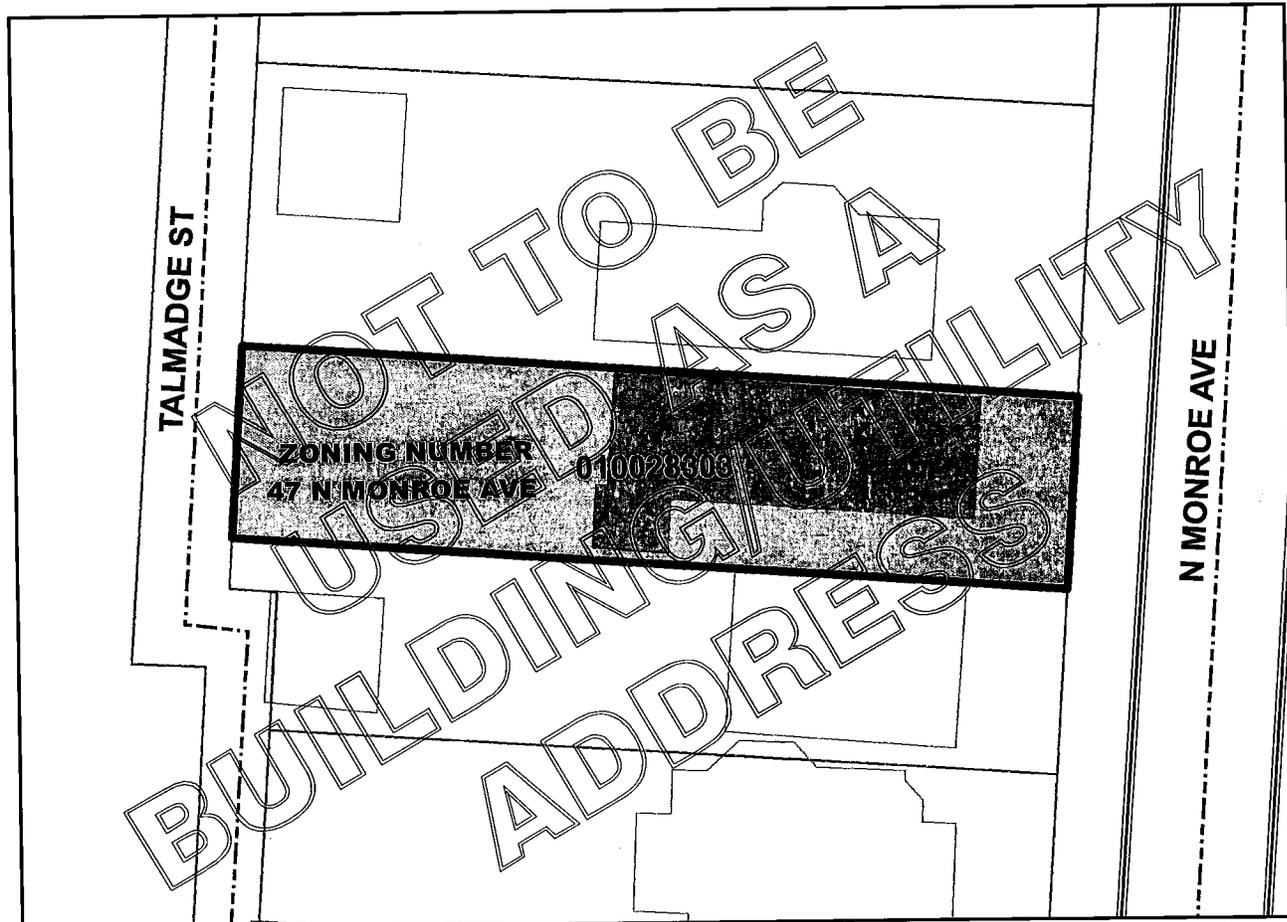
Lot Number: N/A

Subdivision: N/A

Requested By: JULIET BULLOCK ARCHITECTS (JULIET BULLOCK)

Issued By: *Adyana Umariam*

Date: 2/16/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 56816

Board of Zoning Adjustment Application

COLUMBUS
AN OHIO CITY

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

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) Phillip N. Wells
of (COMPLETE ADDRESS) 47 N. Monroe Ave, Columbus, OH 43203

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>Phillip N. Wells</u> | <u>47 N. Monroe Ave, Columbus, OH 43203</u> |
| <u>David R. Dagg</u> | <u>47 N. Monroe Ave, Columbus, OH 43203</u> |
| | |
| | |
| | |
| | |
| | |

SIGNATURE OF AFFIANT Phillip N. Wells

Sworn to before me and signed in my presence this 15 day of Feb, in the year 2016

Ashley M. Powell
SIGNATURE OF NOTARY PUBLIC

4-19-2020
My Commission Expires



Notary Seal Here
Ashley M. Powell
Notary Public, State of Ohio
My Commission Expires 04-19-2020