



# 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:** 3792 E DESHLER AVE COLUMBUS, OH

**Mailing Address:** 11001 N ROCKWELL AVE

OKLAHOMA CITY OK 73162-27

**Owner:** POWELL GARRY L

**Parcel Number:** 010124230

### ZONING INFORMATION

**Zoning:** 760, Residential, R2

effective 3/24/1958, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**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



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

OFFICE USE ONLY

Application Number: BZA16-011 Date Received: 27 Jul 2016  
Application Accepted by: [Signature] Fee: \$320  
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:

LOCATION

Certified Address: 3792 E Deshler Ave City: Columbus Zip: 43227

Parcel Number (only one required): 010-124230-00

APPLICANT (if different from Owner):

Applicant Name: Garry Lee Powell Phone Number: (614)-715-6697 Ext.: \_\_\_\_\_

Address: 3792 E Deshler Ave City/State: Columbus Zip: 43227

Email Address: yagerbear@aol.com Fax Number: \_\_\_\_\_

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

Name: Applicant Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

ATTORNEY / AGENT (Check one if applicable):  Attorney  Agent

Name: N/A Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
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Please make checks payable to the Columbus City Treasurer

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Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Garry L Powell  
of (1) MAILING ADDRESS 3792 E Deshler Ave

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 \_\_\_\_\_  
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) Garry L Powell  
3792 E Deshler Ave  
Columbus OH 43227

APPLICANT'S NAME AND PHONE # (same as listed on front application) Garry Lee Powell (614) 715-6697

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Berwick Manor  
Berwick Manor

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:

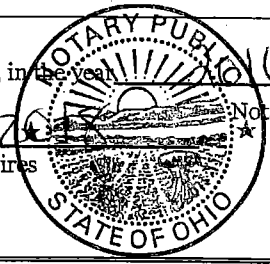
(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See ATACH</u>		

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

(8) SIGNATURE OF AFFIANT Garry L Powell

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

(8) SIGNATURE OF NOTARY PUBLIC Kimberly Kaide My Commission Expires June 5, 2018



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**Board of Zoning Adjustment Application**

DEPARTMENT OF BUILDING  
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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:**

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Signature of Applicant

*Henry L. Pavey*

Date

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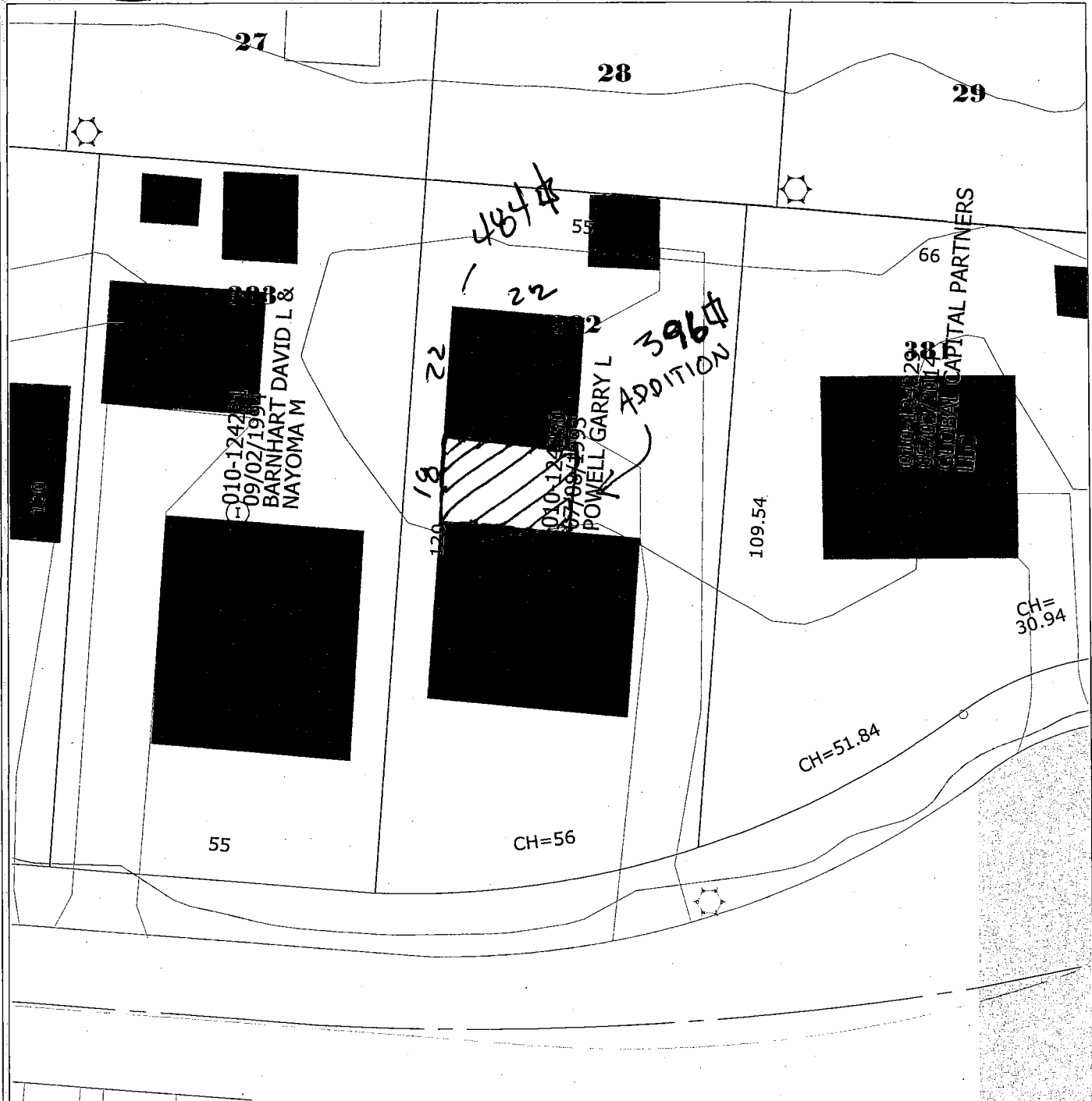




# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 12/28/15



Disclaimer

Scale = 25



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.

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) Garry Powell  
of (COMPLETE ADDRESS) 3792 EAST Deshler Ave

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:

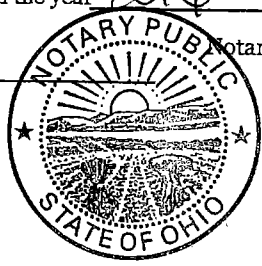
NAME	COMPLETE MAILING ADDRESS
<u>Garry Powell</u>	<u>3792 EAST Deshler Ave</u>

SIGNATURE OF AFFIANT Garry L Powell

Sworn to before me and signed in my presence this 15 day of JANUARY, in the year 2010

[Signature]  
SIGNATURE OF NOTARY PUBLIC

JUNES 2018  
My Commission Expires



KIMBERLY KAID  
Notary Public, State of Ohio  
My Commission Expires  
June 5, 2018

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