



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue May 24 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 883 BRUCK ST COLUMBUS, OH

Mailing Address: 1 HOME CAMPUS

DES MOINES IA 50328-0001

Owner: STODINGER MEGAN ALBURY ALEXA

Parcel Number: 010044739

ZONING INFORMATION

Zoning: Z99-102, Residential, R2F

effective 3/29/2000, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside 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



THE CITY OF
COLUMBUS

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: BZA16-069 Date Received: 11 MAY 2016
Application Accepted by: [Signature] Fee: \$ 320
Commission/Civic: Columbus Southside
Existing Zoning: R2F
Comments: to vary 3332.38G increase height from 15' to 23' 6"

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections:

To vary 3332.38F increase max square foot from 720 to 814
To vary 3332.38G increase height from 15' to 23'6"

LOCATION

Certified Address: 883 Bruck St City: Columbus Zip: 43206

Parcel Number (only one required): 010-044739-00

APPLICANT (If different from Owner):

Applicant Name: Alexander Albury Phone Number: 614.600.8818 Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Alexander Albury Phone Number: 614.600.8818 Ext.: _____

Address: 883 Bruck St City/State: Columbus OH Zip: 43206

Email Address: thealbury@yahoo.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 [Signature]

PROPERTY OWNER SIGNATURE [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

THE CITY OF COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Alexander Albury
of (1) MAILING ADDRESS 883 Bruck St. Columbus OH 43206

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 883 Bruck St. Columbus OH 43206

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) Megan Albury (Stoudinger) and Alexander Albury
883 Bruck St.
Columbus Oh 43206

APPLICANT'S NAME AND PHONE # (same as listed on front application) Alexander Albury
614.600.8818

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Columbus South Side Area Commission
c/o Curtis Davis

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:

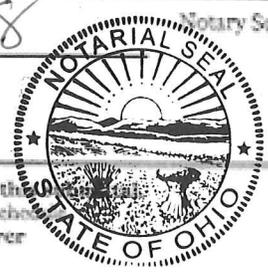
| (6a) PROPERTY OWNER NAME | (6a) PROPERTY ADDRESS | (6b) PROPERTY OWNER MAILING ADDRESS |
|-----------------------------|---------------------------------------|---|
| James Eidam | 870 Ebner St. Columbus ohio 43206 | 870 Ebner St. Columbus Ohio 43206 |
| Tod Blind - William Robbins | 873 Bruck St. Columbus ohio 43206 | 873 Bruck St. Columbus Ohio 43206 |
| Donald and Betty Seal | 876 Ebner St. Columbus ohio 43206 | 876 Ebner St. Columbus Ohio 43206 |
| Jacqueline Bolton | 878 Ebner St. Columbus ohio 43206 | 878 Ebner St. Columbus Ohio 43206 |
| David Rothert | 885-887 Bruck St. Columbus Ohio 43206 | 2754 Shrewsbury Rd. Columbus Ohio 43221 |

(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 15th day of April in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC My Commission Expires 8-15-18



Amy Webb
Notary Public, State of Ohio
My Commission Expires 08-15-2018

PLEASE NOTE: Incomplete information will result in the rejection of the Application. Applications must be submitted by appointment. Call 614-645-4322 to schedule. Please make checks payable to the Columbus City Treasurer

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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Phone: 614-645-7433 • www.bza.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:

1. The current parking structure is too small to act as both vehicle housing and tool shed.

The exposed parking area becomes swamped during rainfall forcing vehicles to be parked on the already congested streets

2. The condition of the structure and exposed parking area are due to age and deterioration since original construction

3. The proposed design is similar to several surrounding properties and similar to designs recently approved by the committee.

4. The proposed design should help improve the property value and function and will not detract from the esthetics or functions of surrounding properties.

Signature of Applicant _____ Date _____

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Please make checks payable to the Columbus City Treasurer

Applicant
Alexander Albury
883 Bruck St.
Columbus, Oh. 43206

Property Owner(s)
Megan Stoudinger & Alexander Albury
883 Bruck St.
Columbus, Oh. 43206

STATEMENT OF HARDSHIP

Attachment to Council Variance Application for **883 Bruck St. Columbus, Oh. 43206:**

This Variance request is to remove an existing compromised block garage and build a new wood frame garage with additional parking spaces and attic storage trusses located at the rear of the property facing the alley.

Most residential properties in the city of Columbus have many ways to create additional storage and living space within their home. However due to the size of this house and a growing family the existing house and garage have reached its maximum capacity. Due to Columbus City Code 3332.38(G)(F) the new garage exceeds the maximum height allowance which is 15' by 8'-6". It also exceeds the maximum square footage allowance by 94 square feet which is 720. The specs of the new garage is what we require to live comfortably in our home with our growing family and the city code has created a hardship that requires a variance from the city zoning codes.

The idea of a second level for storage and other uses is very common in our near vicinity. As a matter of fact, the structure directly across the alley is two stories. There are quite a few garages within several blocks of the aforementioned property that are not only two car garages but also several with two stories. There has been many structures in the past few years approved with similar variances. This building will not only create additional storage for our family it will also create additional much needed indoor parking which will alleviate off street parking which is overly congested as it is.

Variance Needed:

3332.38(G) 720 SQFT requirement to allow a total square footage of 814.
3332.38(F) 15' Height requirement to allow a overall height of 23'-6".



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 5/11/16



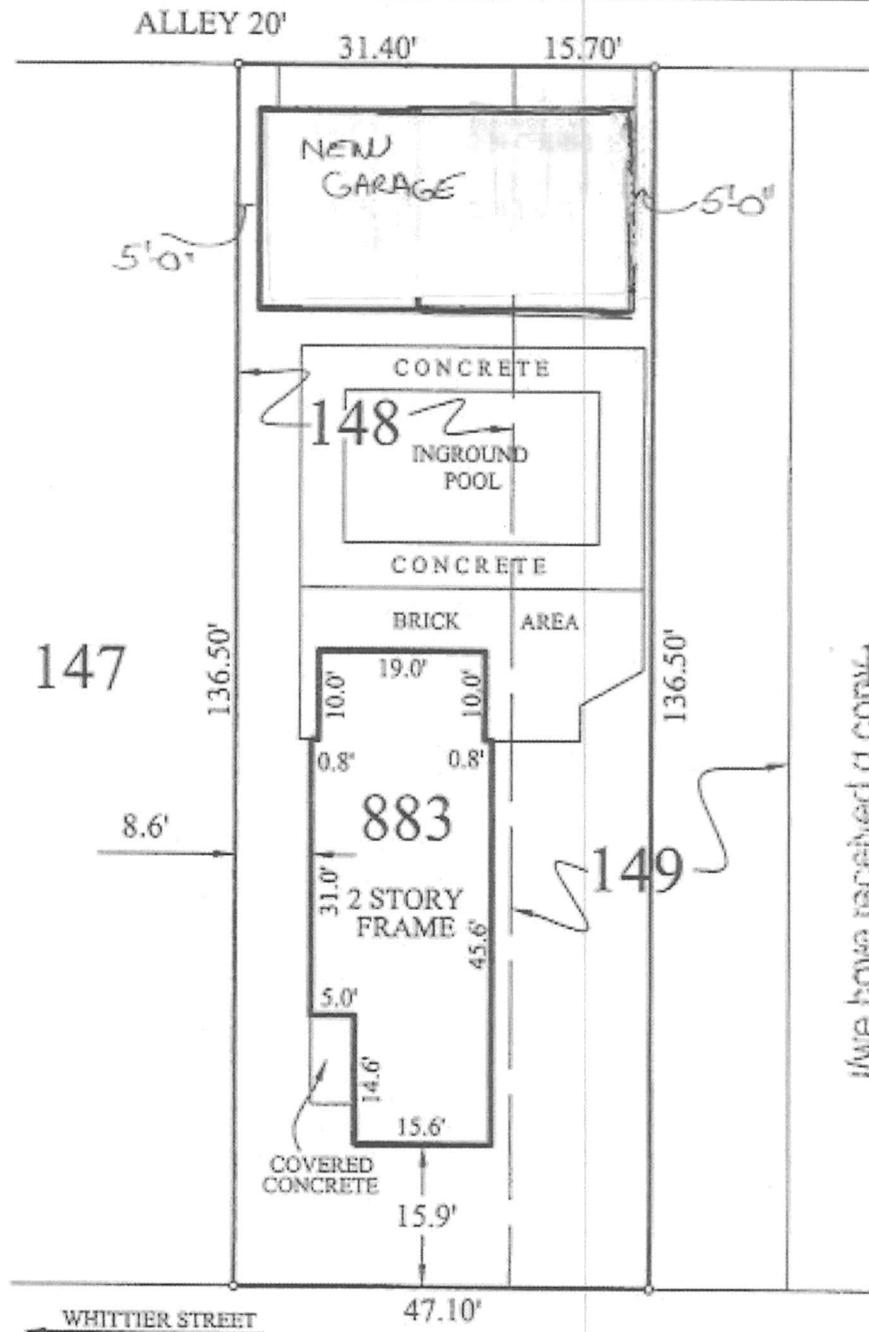
Disclaimer

Scale = 35



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.

CERTIFIED TO TALON TITLE AGENCY COUNTY OF FRANKLIN
 LENDER CONCORD MORTGAGE CO. P.B. 4 PG. 24 OR./D.B. _____ PG. _____
 BUYER ALBURY/STOUDINGER SCALE 1" = 20' DATE 3-5-14 DRN KB CH SJH



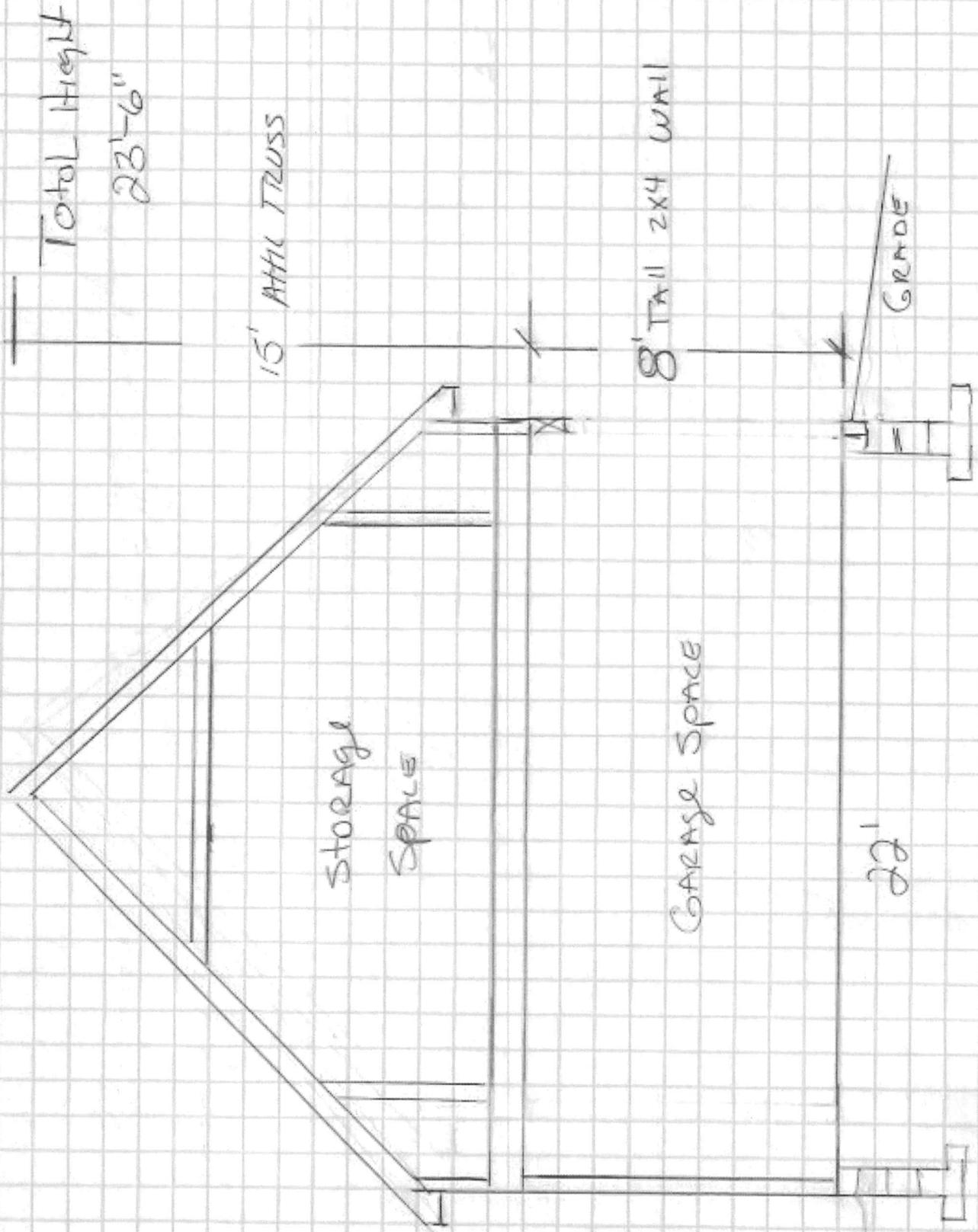
If we have received a copy of this survey & find the conditions acceptable to me/us.

BRUCK STREET 50'

LOT NO. 148 & PART OF LOT NO. 149
 BLESCH & KREMER
 COLUMBUS, OHIO



We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.



Total Height
23'-6"

15' ATTIC TRUSS

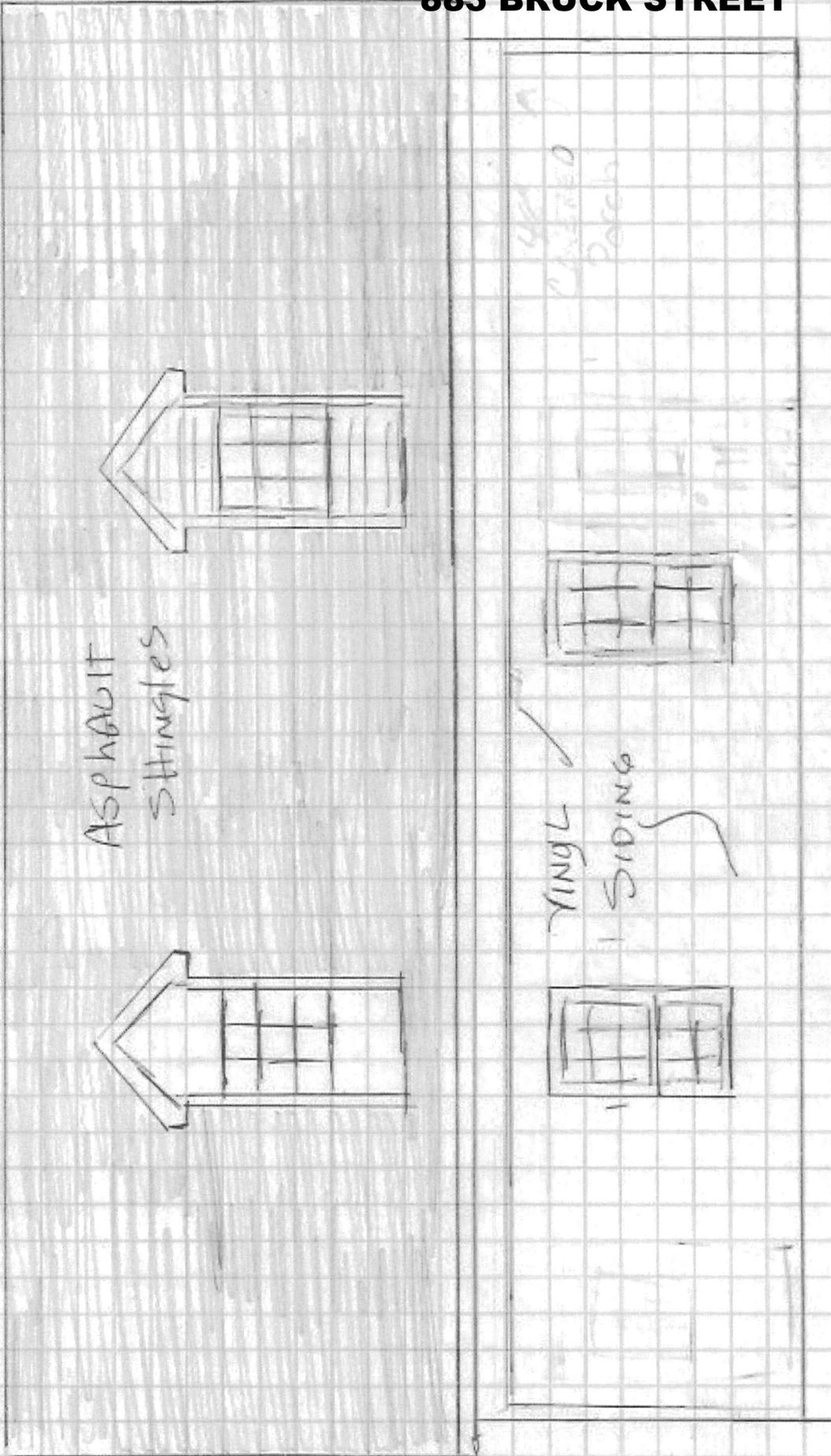
8' TALL 2x4 WALL

GRADE

Storage
Space

Garage Space

22'



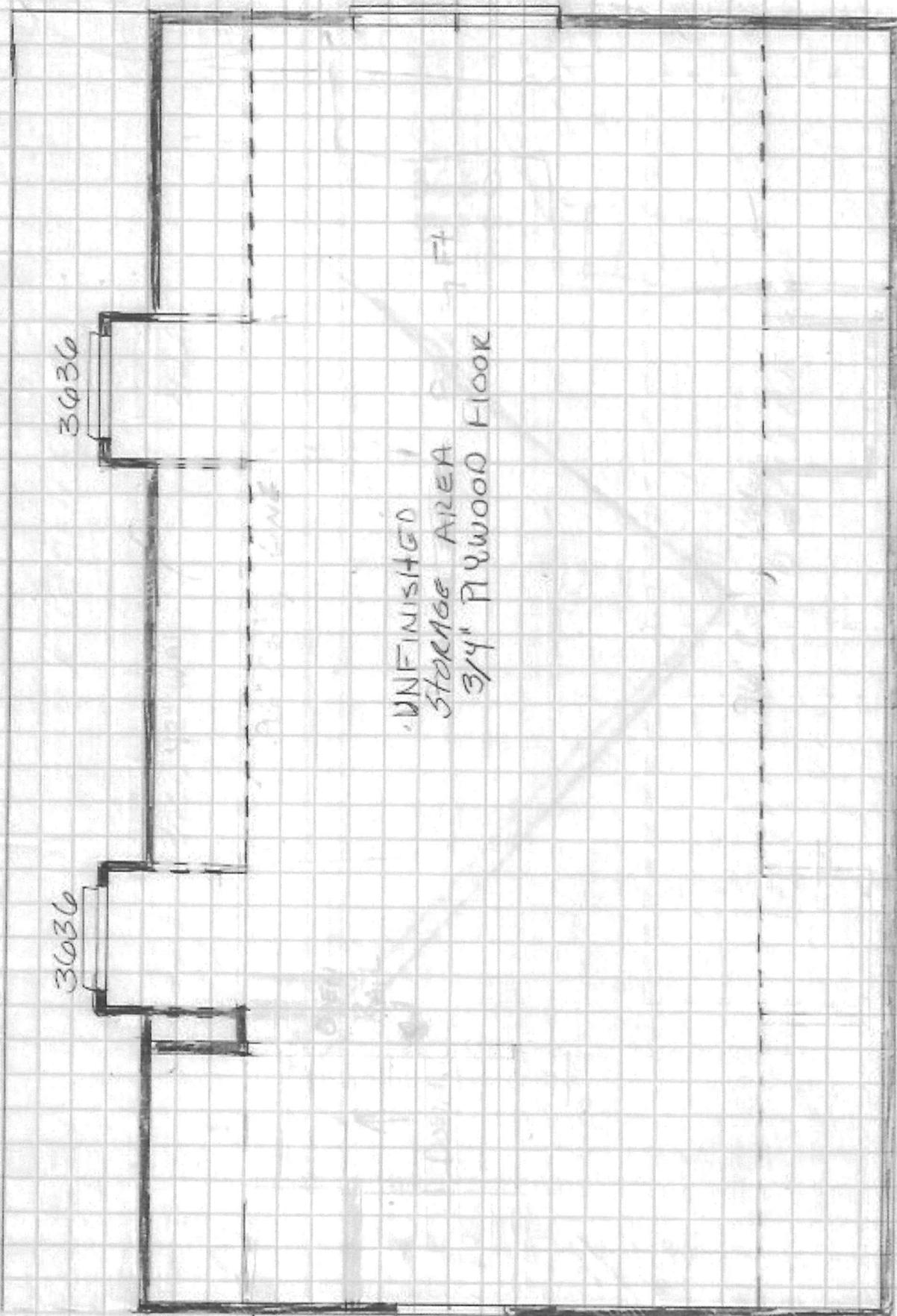
2-3660

3636

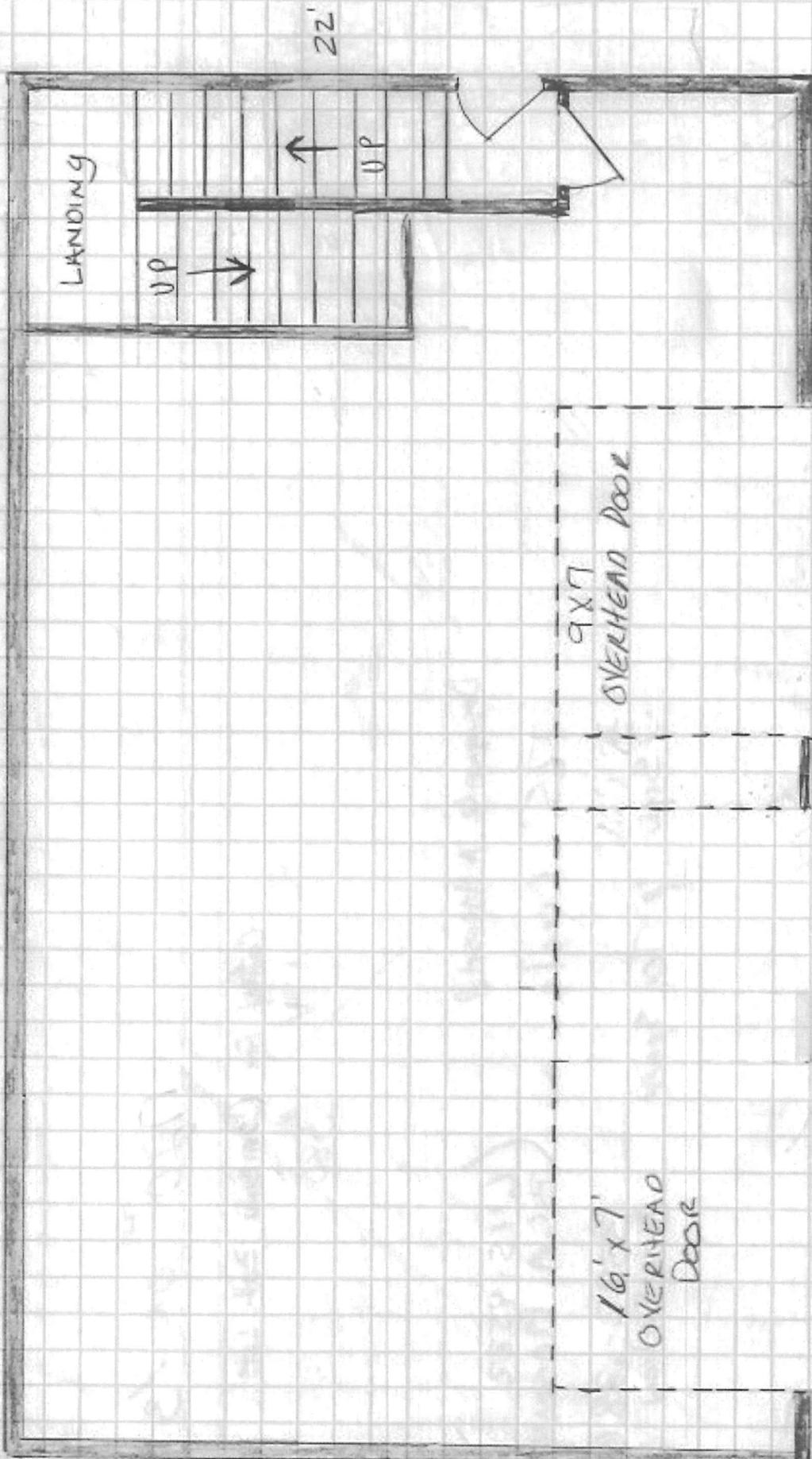
3636

UNFINISHED
STORAGE AREA
3/4" PLYWOOD FLOOR

3660



37'



LANDING

UP

↑

UP

22'

9x7

OVERHEAD DOOR

16'x7'

OVERHEAD DOOR

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) Alexander Albury
of (COMPLETE ADDRESS) 883 Bruck St. Columbus OH 43206

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 |
|---------------------------|-----------------------------------|
| Megan Albury (Stoudinger) | 883 Bruck St. Columbus ohio 43206 |
| Alexander Albury | 883 Bruck St. Columbus ohio 43206 |
| | |
| | |
| | |
| | |
| | |
| | |

SIGNATURE OF AFFLIANT _____

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

Amy Webb
SIGNATURE OF NOTARY PUBLIC

8-15-18
My Commission Expires

Notary Seal Here



Amy Webb
Notary Public, State of Ohio
My Commission Expires 08-15-2018

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