

Board of Zoning Adjustment Application

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

BZA16-072

911 City Park Avenue

OFFICE USE ONLY

Application Number: BZA16-072 Date Received: 5/12/16
Application Accepted by: D. Keiss Fee: \$320.00
Commission/Civic: German Village
Existing Zoning: R-2F
Comments: 7/26/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

3332.26 Minimum Sideyard (E) detached garage closer
than 3' and to be 1'-0"

LOCATION

Certified Address: 911 City Park City: Columbus Zip: 43206

Parcel Number (only one required): 010-034748

APPLICANT (If different from Owner):

Applicant Name: Juliet Bullock architects Phone Number: 614-935-0944 Ext.: N/A

Address: 1182 Wyandotte Rd City/State: Columbus 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: Michael Horning/Brian Rambo Phone Number: 614-352-8085 Ext.: _____

Address: 911 City Park City/State: Columbus Zip: 43206

Email Address: brianrambo@icloud.com Fax Number: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: N/A City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE Juliet Bullock

PROPERTY OWNER SIGNATURE Michael Horning Brian Rambo

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
ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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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 911 City Park
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) Michael Horning / Brian Rambo
911 City Park
Columbus, OH 43206

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

Juliet Bullock Architects
614.935.0944

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

(5) German Village
Cristen Moody
50 W. Gay 4th Floor Columbus 43215

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
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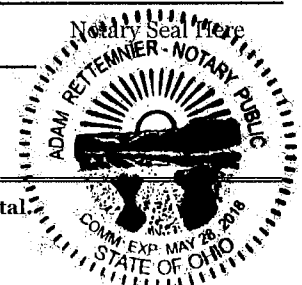
<u>(see attached)</u>		

☐ (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 11th day of May, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires May 28, 2018



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BZA16-072
911 City Park Avenue

Agent for Owner

Juliet Bullock Architects
1182 Wyandotte Road
Columbus Ohio 43212

Owner

Michael Horning /Brian Rambo
911 City Park
Columbus Ohio 43206

German Village Commission

Cristen Moody/Hist. Preservation
50 W. Gay Street 4th Floor
Columbus Ohio 43215

Nick and Noelle Collis

244 Revere Road
Columbus Ohio 43213

Ethan J. Kubatko

914 City Park
Columbus Ohio 43206

Susan Brehm

922 City Park
Columbus Ohio 43206

Trevor Major

926 City Park
Columbus Ohio 43206

Maxwell Lipnick

933 City Park
Columbus Ohio 43206

Harold Duryee

88 West Main Street
Columbus Ohio 43215

Matthew Cohen

923 City Park
Columbus Ohio 43206

Paul Daniel

919 City Park
Columbus Ohio 43206

Michael Zaller

915 City Park
Columbus Ohio 43206

John Redmond

907 City Park
Columbus Ohio 43206

Robert Frick

897 City Park
Columbus Ohio 43206

39 Whittier LLC

39 E. Whittier
Columbus Ohio 43206

ATA Associates

31 E. Whittier
Columbus Ohio 43206

John Snyder

2061 Jones Road
Granville Ohio 43023

David Boothby

PO Box 06189
Columbus Ohio 43206

Cynthia Puckett

926 S. Pearl Street
Columbus Ohio 43206

Boundtiful Investments

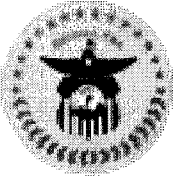
10730 Winchcombe Drive
Dublin Ohio 43016

Jessica Goldman

908 City Park
Columbus Ohio 43206

Elaine Moehring

910 City Park
Columbus Ohio 43206



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu May 12 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 911 CITY PARK AVE COLUMBUS OH 43206
Mailing Address: 7007 BROADWAY AVE
CLEVELAND OH 44105-1441

Owner: HORNING MICHAEL E RAMBO BRIAN S
Parcel Number: 010034748

ZONING INFORMATION

Zoning: Z72-055, Residential, R2F
effective 6/21/1972, Height District H-35

Historic District: German Village

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:

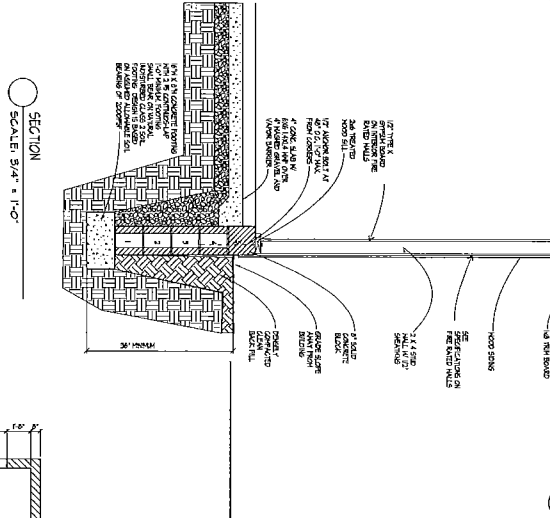
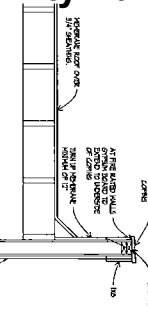
It is a small urban lot with an existing driveway which is unique for G.V. Shifting garage over allows owner to maneuver into the garage adequately. The neighbor to the south has no issue w/ variance and provided letter of support.

Signature of Applicant

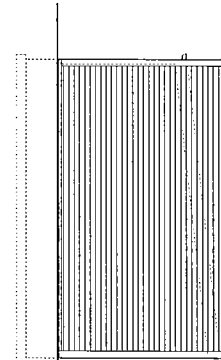
John Borch

Date

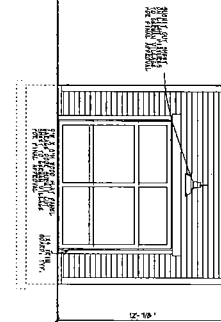
5/10/16



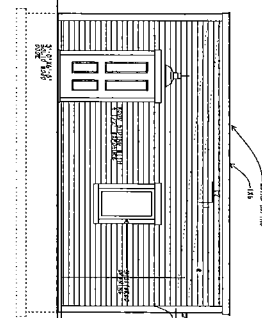
SECTION
SCALE: 3/4" = 1'-0"



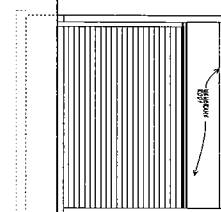
○ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



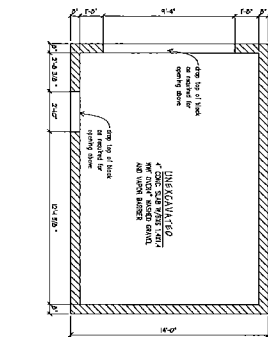
EAST ELEVATION
SCALE: 1/4" = 1'-0"



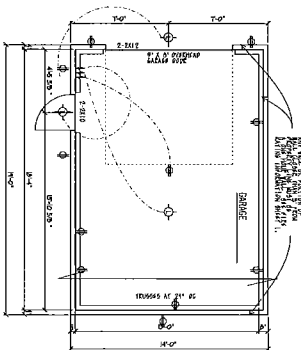
○ NORTH ELEVATION
SCALE: 1/4" = 1'-0"



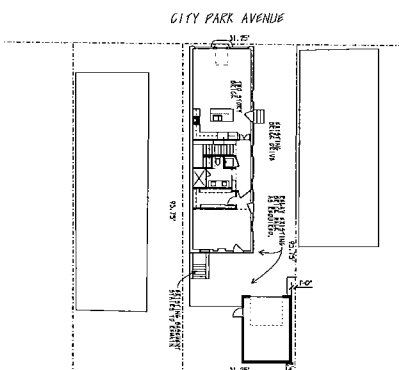
WEST ELEVATION
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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



SITE PLAN
SCALE: 1/16" = 1'-0"



BUILDING CODE INFO

4/27/16

911 CITY PARK AVENUE
COLUMBUS OHIO
SHEET 1



JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



City of Columbus

Address Plat

BZA16-072
911 City Park Avenue



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-034748

Project Name: SINGLE FAMILY HOME

House Number: 911

Street Name: CITY PARK AVE

Lot Number: 119

Subdivision: JAEGE

Work Done: REMODEL

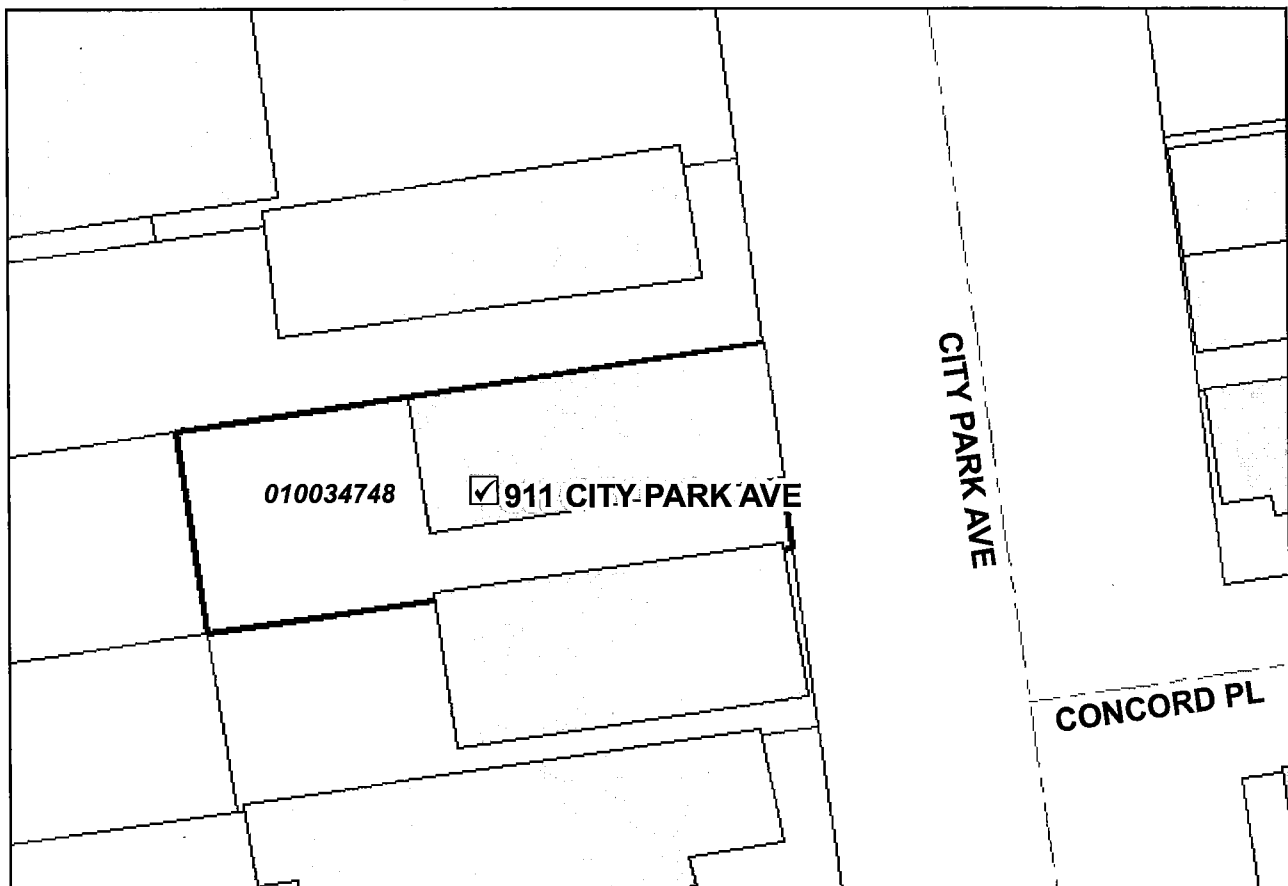
Complex: N/A

Owner: HORNING MICHAEL E RAMBO BRIAN S

Requested By: JULIET BULLOCK ARCHITECTS

Printed By: *Phil Y Shih*

Date: 4/12/2016



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 227724



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 4/12/16

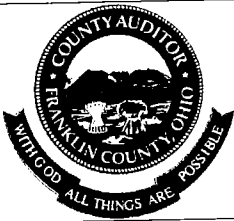


Disclaimer

Scale = 40

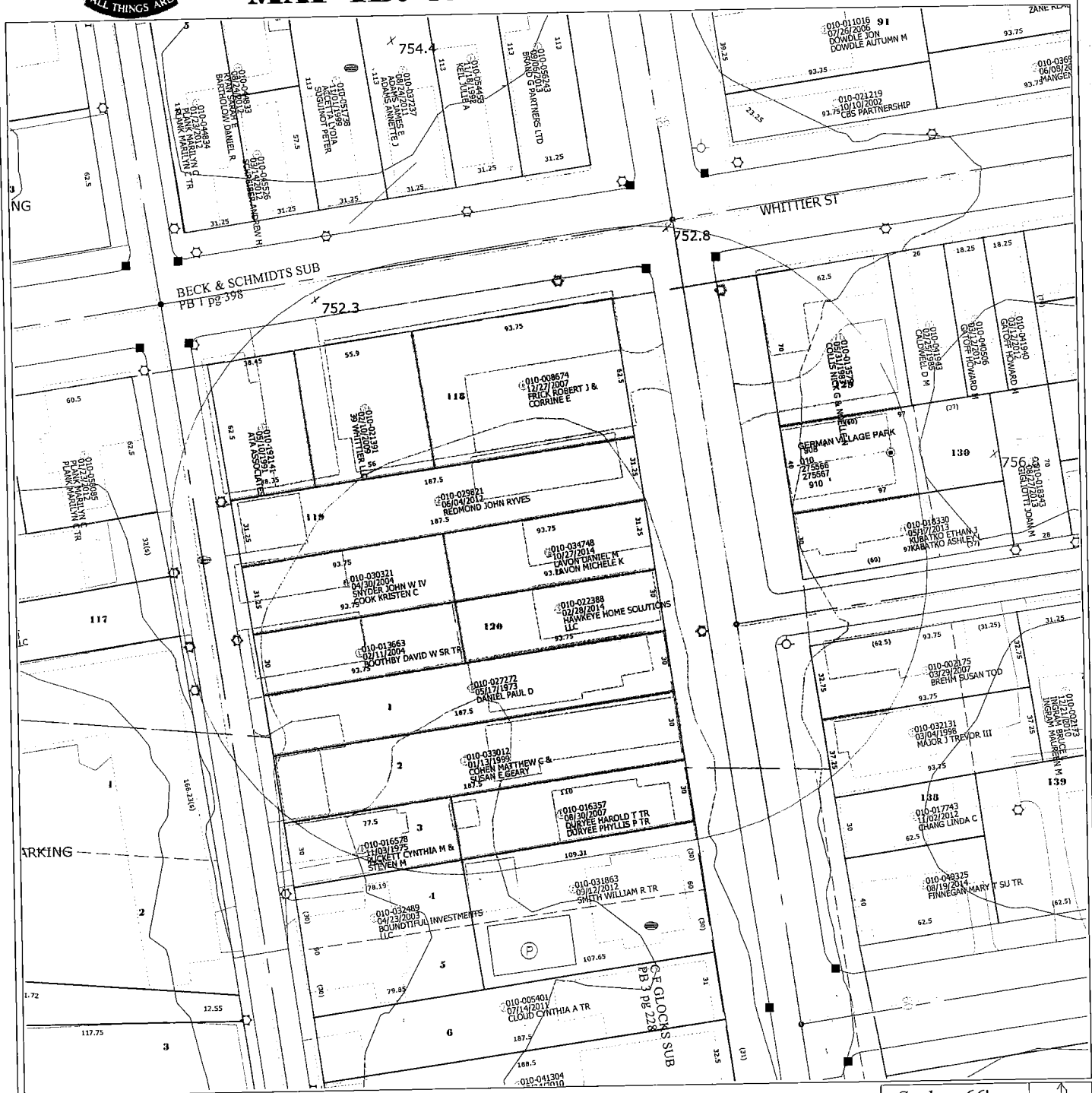


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N DATE: 4/12/16



Disclaimer

Scale = 66'



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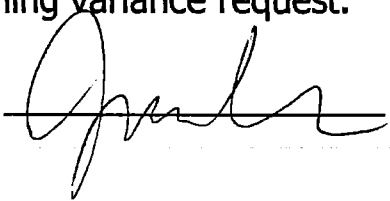
Real Estate / GIS Department

Michael Zaller
915 City Park Avenue
Columbus, Ohio 43206

To Whom It May Concern:

I, Michael Zaller, owner of the parcel located at 915 City Park Avenue and a neighbor of Michael E. Horning and Brian S. Rambo of 911 City Park Avenue would like to express my support of their building a one-car garage on or near the property line that divides our parcels. I attest that I have no objection to their zoning variance request.

Signed: _____



Date: _____

4/10/16

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BZA16-072

911 City Park Avenue

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) Michael Horning Brian S Rambo
of (COMPLETE ADDRESS) 911 City Park Ave 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

Michael Horning

911 City Park Ave Columbus OH 43206

Brian Rambo

911 City Park Ave Columbus OH 43206

SIGNATURE OF AFFIANT

Michael E Horning

Brian S Rambo

Sworn to before me and signed in my presence this 19th day of April, in the year 2016

Nancy E Ritter
SIGNATURE OF NOTARY PUBLIC

12/6/16
My Commission Expires



Notary Seal Here
NANCY E. RITTER
Notary Public, State of Ohio
My Comm. Expires Dec. 6, 2016