



# 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:** 228 PRESTON RD COLUMBUS, OH

**Mailing Address:** 228 PRESTON RD

COLUMBUS OH 43209-1655

**Owner:** DAY ALISON M METZGER THOMAS M

**Parcel Number:** 010038318

### ZONING INFORMATION

**Zoning:** Z73-024, Residential, RRR

effective 1/16/1974, 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

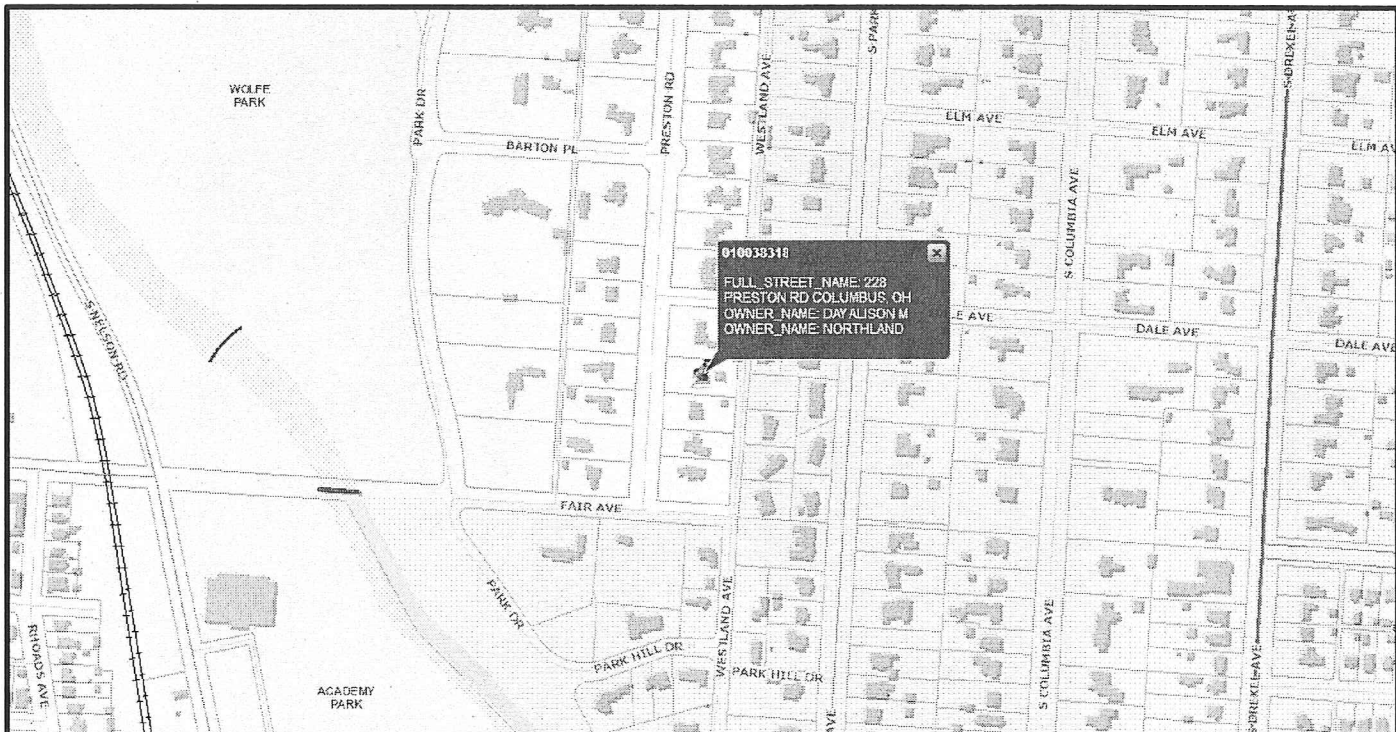
### PENDING ZONING ACTION

**Zoning:** N/A

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

**Council Variance:** N/A

**Graphic Commission:** N/A



OFFICE USE ONLY

Application Number: BZA16-074 Date Received: 16 MAY 2016  
Application Accepted by: N/A Fee: \$320  
Commission/Civic: N/A  
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:

- ① CC 3332.38(G) MAX HEIGHT OF A DETACHED GARAGE IS LIMITED TO 15'-0"  
PROPOSED GARAGE HEIGHT AT THE RIDGE IS 26'-6".  
② SIZE

**LOCATION**

Certified Address: 228 PRESTON ROAD City: COLUMBUS Zip: 43209

Parcel Number (only one required): 010-038318-00

**APPLICANT** (If different from Owner):

Applicant Name: MR. T. METZGER & MS. A. DAY Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Address: 228 PRESTON ROAD City/State: COLUMBUS Zip: 43209  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: MR. T. METZGER & MS. A. DAY Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Address: 228 PRESTON ROAD City/State: COLUMBUS, OHIO Zip: 43209  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: PETE FOSTER - PETE FOSTER RESIDENTIAL Phone Number: 614.778.4701 Ext.: \_\_\_\_\_  
DESIGN, LLC  
Address: 685 MONTROSE AVENUE City/State: BEXLEY, OH Zip: 43209  
Email Address: petefast6911@aol.com Fax Number: \_\_\_\_\_

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

\* APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE [Signature] THOMAS PETZGER  
ATTORNEY / AGENT SIGNATURE [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

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 Alison Day  
of (1) MAILING ADDRESS 228 Preston Rd., Columbus, OH 43209  
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 228 Preston Rd  
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) Alison M. Day and Thomas M. Metzger  
228 Preston Road  
Columbus OH 43209

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

Alison Day  
614-561-5194

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

(5) None

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>Columbia Gas of Ohio, Inc.</u> | <u>210 Preston Rd., Columbus</u>      | <u>200 Civic Center Dr. Box 117, Columbus</u> |
| <u>Wilhard Wilhoyte</u>           | <u>252 Preston Rd., Columbus</u>      | <u>4408 Marys Creek Dr. Benbrook TX 76116</u> |
| <u>Samuel and Jody Shamansky</u>  | <u>265 S. Parkview Ave., Columbus</u> | <u>265 S. Parkview Ave., Columbus 43209</u>   |
| <u>Todd and Donna Teach</u>       | <u>2145 Dale Ave., Columbus</u>       | <u>2145 Dale Ave., Columbus 43209</u>         |
| <u>Preston SC 6 LLC</u>           | <u>233 Preston Rd., Columbus</u>      | <u>400 S. Parkview, Columbus 43209</u>        |

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


(8) SIGNATURE OF AFFIANT

Alison M. Day

Sworn to before me and signed in my presence this 12<sup>th</sup> day of May, the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

Tammy L. Foley

Notary Seal Here  
My Commission Expires  
  
Tammy L. Foley  
Notary Public, State of Ohio  
My Commission Expires 04-13-2017

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

**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 property located at 228 Preston Road is part of a well established neighborhood that exists between Franklin Park to the west and the City of Bexley to the east. This area has large lots with homes that were built in the early 1900s. A few of the homes have attached garages that were original and some have garages that have been added over the years. Many of the homes, however, also have detached garages that were designed along with the original home as well as a few that have been built more recently to house larger cars and store miscellaneous items that current homeowners have that were not necessarily a part of everyday life back in the 1920's.

Throughout the last century there have been changes/ additions/ alterations to many of the accessory structures and the primary residences on Preston Road. All of these modifications and improvements have been made in a manner that is sensitive to the original architecture of the homes.

The proposed detached garage that I am proposing, while it exceeds the maximum height of 15 feet, is designed to be in scale with the other accessory structures in the area while being aware and respectful of the architecture of the original home on the site.

The 16 /12 roof pitch duplicates the pitch of the roof on the house, resulting in a ridge height of 26'-6", and borrows the second floor shed dormer elements from the original home to not only give the garage roof some interest and scale but it also allows for a larger attic area above the garage.

As a result we are requesting a variance to allow the ridge height of the proposed garage to exceed the allowable height by 11'-6" in order to maintain the architectural integrity of both this home as well as the architecture and investments of the neighboring properties.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_



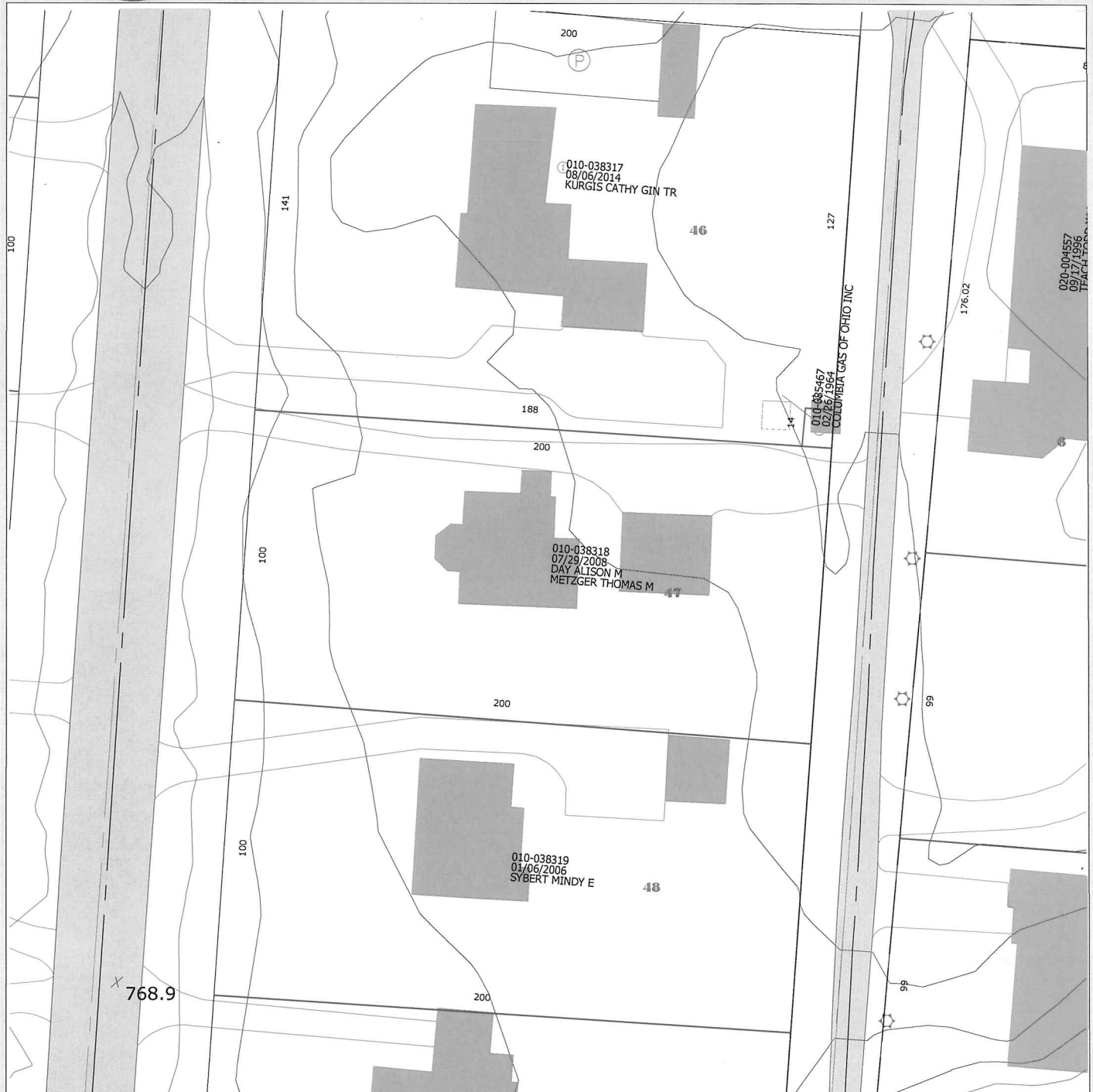


# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 5/16/16



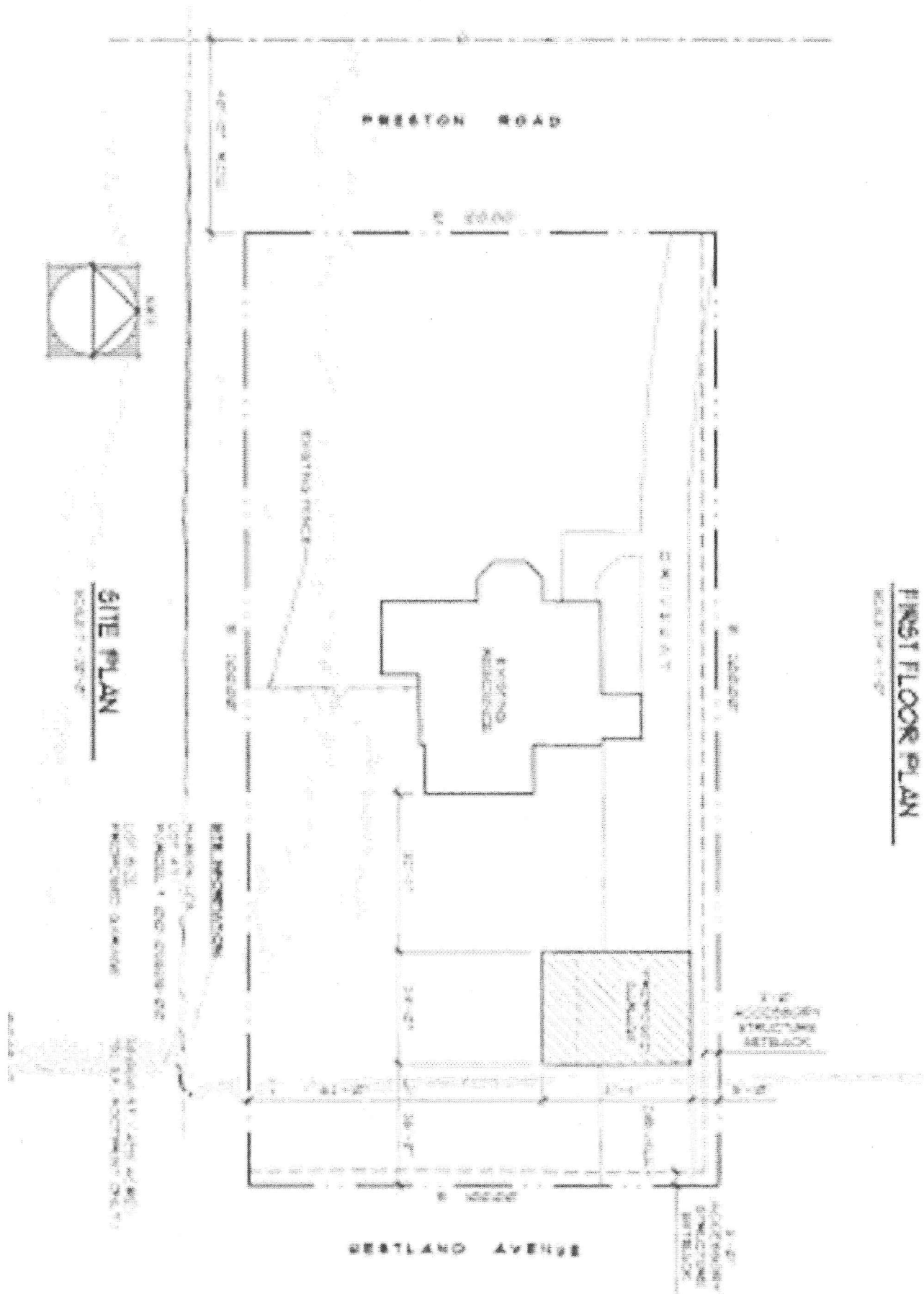
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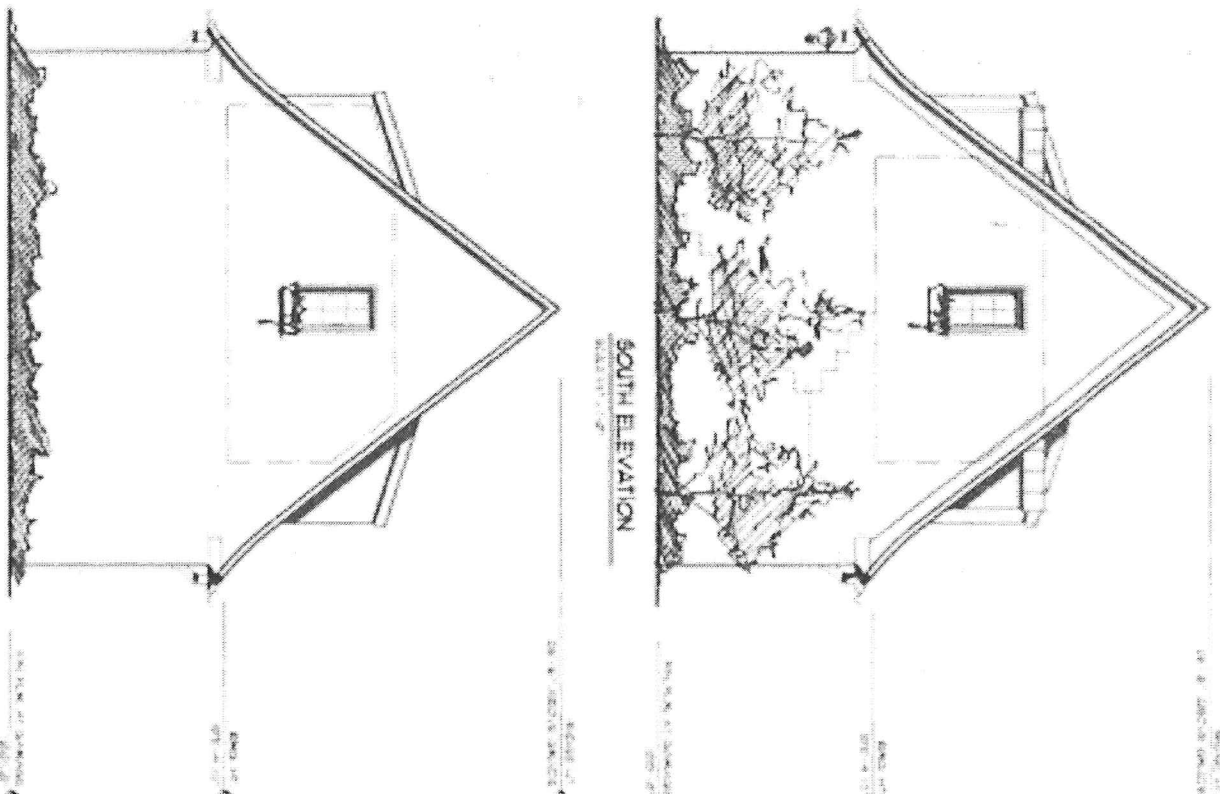
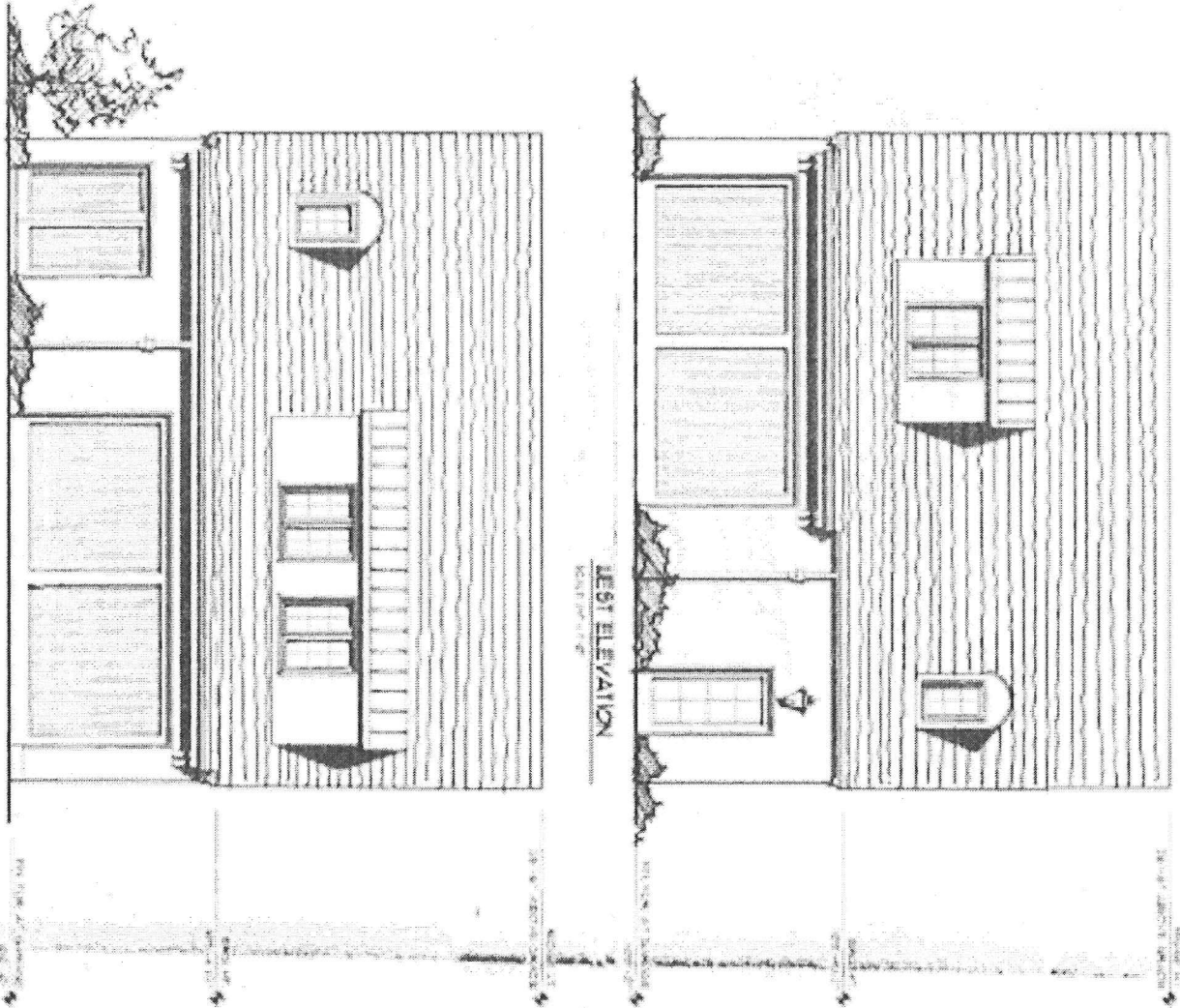
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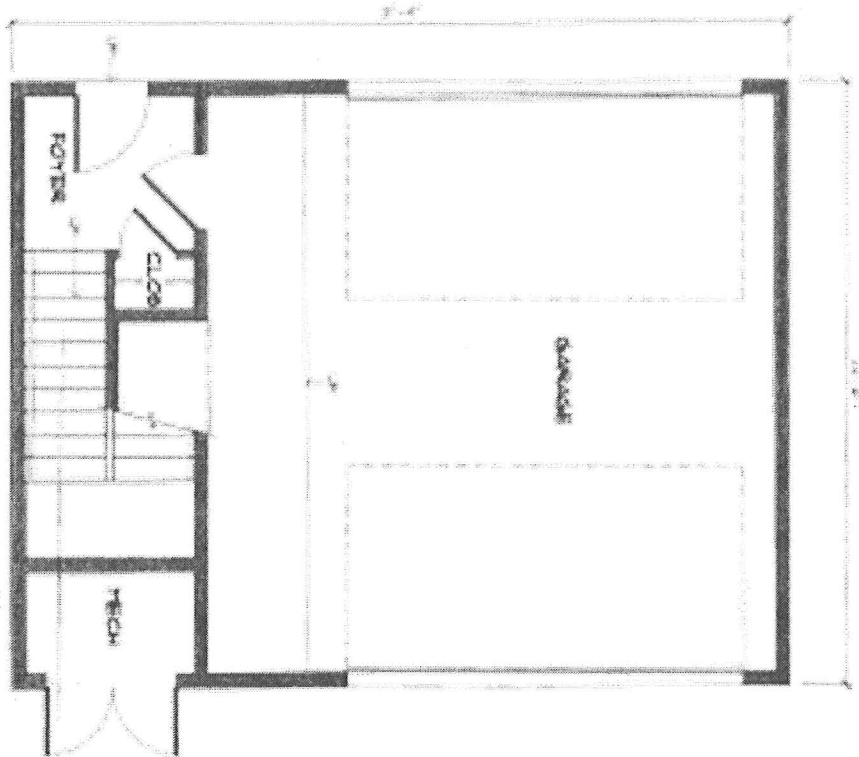
 Grid  
North

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.

Real Estate / GIS Department





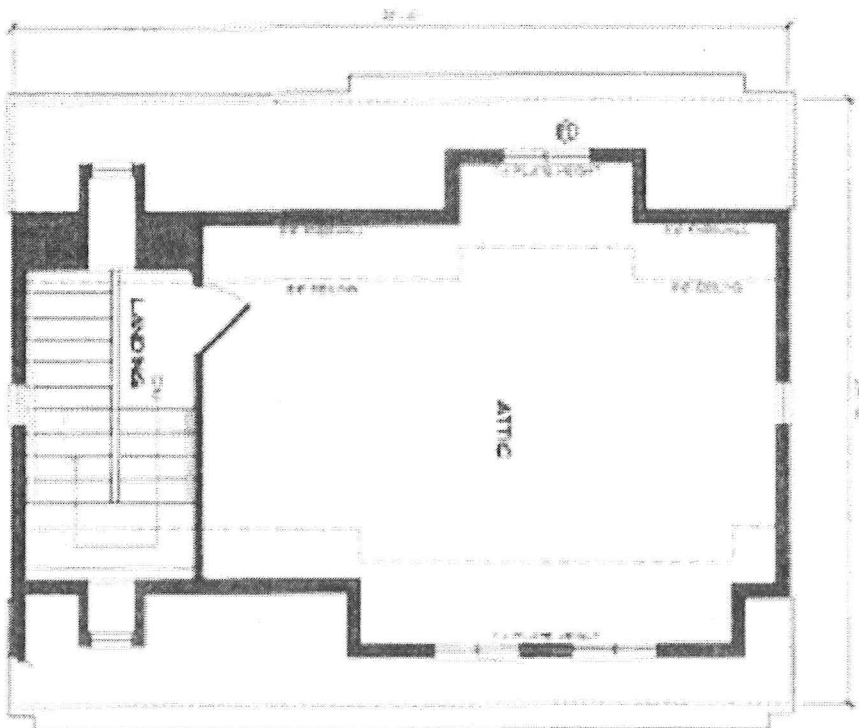


FIRST FLOOR PLAN

METZGER RESIDENCE

228 PRESTON ROAD  
LIVE AND 1/2 BATH

2007.11.20.08



SECOND FLOOR PLAN



THE CITY OF  
**COLUMBUS**  
ANDREW J. SUTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Board of Zoning Adjustment Application

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) Alison Day  
of (COMPLETE ADDRESS) 228 Preston Rd., Columbus, OH 43209  
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>Alison Day</u>     | <u>228 Preston Rd., Columbus, OH 43209</u> |
| <u>Thomas Metzger</u> | <u>228 Preston Rd., Columbus, OH 43209</u> |
|                       |  |
|                       |  |
|                       |  |
|                       |  |
|                       |  |
|                       |  |
|                       |  |

SIGNATURE OF AFFIANT

Alison M. Day

Sworn to before me and signed in my presence this 12th day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Tammy L. Foley

4-13-2017  
My Commission Expires

Notary Seal Here



Tammy L. Foley  
Notary Public, State of Ohio  
My Commission Expires 04-13-2017

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