



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jun 29 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1533 FRANKLIN PARK S COLUMBUS OH 43205

Owner: FORD LESLIE G DELZELL MARK S

Mailing Address: 2130 TREMONT CTR
COLUMBUS OH 43221-3110

Parcel Number: 010049249

ZONING INFORMATION

Zoning: Z73-197, Residential, R3
effective 4/11/1974, Height District H-35

Historic District: N/A

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: Near East Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

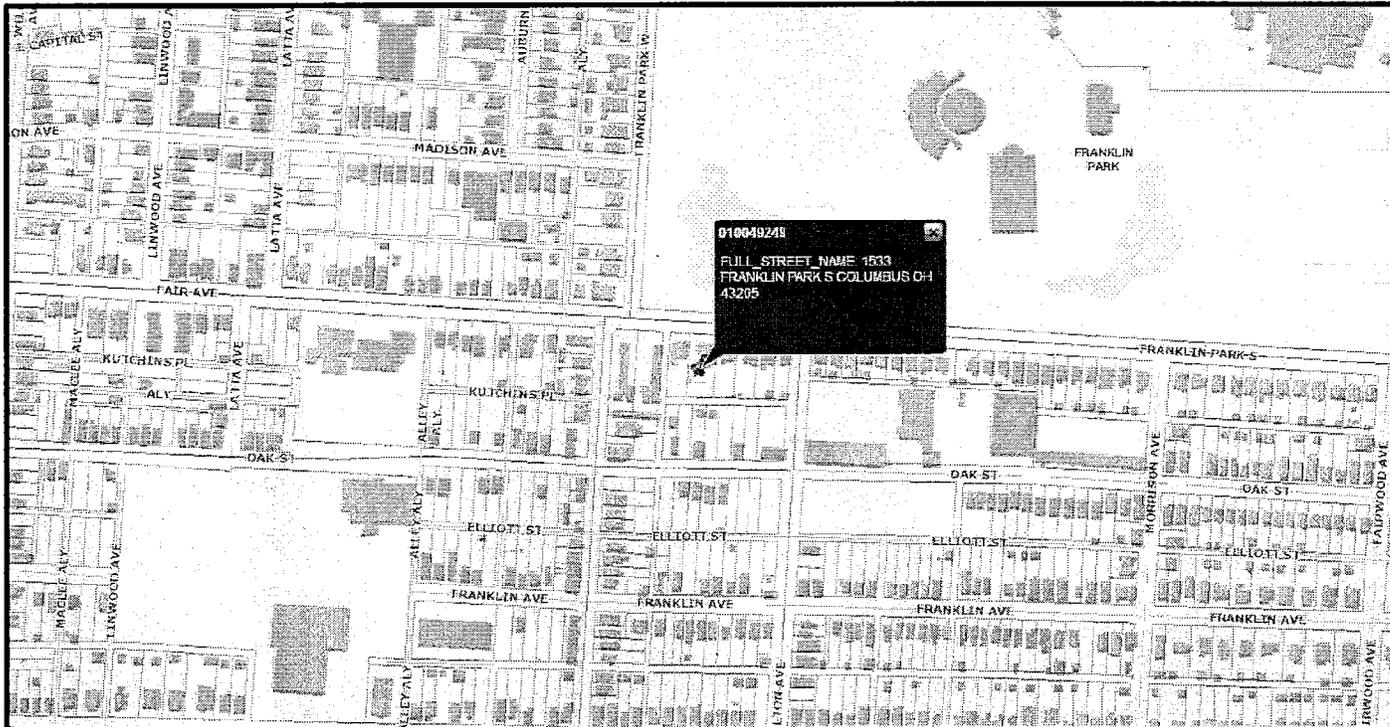
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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: BZA 16-090 Date Received: 14 June 2016
Application Accepted by: NOAR EAST Fee: \$320
Commission/Civic: Existing Zoning: Comments:

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 EXCEED 15 FT HEIGHT LIMIT ON GARAGE TO ALLOW 24 FT HEIGHT FOR SECOND FLOOR STORAGE

LOCATION

Certified Address: 1533 FRANKLIN PARK S City: COLUMBUS Zip: 43205

Parcel Number (only one required): 010-049249

APPLICANT (If different from Owner):

Applicant Name: Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

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

Name: LESLIE G FORD/MARK S DELZELL Phone Number: 614-291-6275 Ext.:

Address: 1533 FRANKLIN PARK S City/State: COLUMBUS, OH Zip: 43205

Email Address: Fax Number: 614-421-6635

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 Leslie G Ford

PROPERTY OWNER SIGNATURE Leslie G Ford Mark S Delzell

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

1533 FRANKLIN PARK SOUTH

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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Leslie G. Ford of (1) MAILING ADDRESS 1533 Franklin Park S. Columbus OH 43205

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 1533 Franklin Park S. Columbus OH 43205 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) Leslie G. Ford / Mary S. Pelzell 1533 Franklin Park S Columbus, OH 43205

APPLICANT'S NAME AND PHONE # (same as listed on front application) Leslie G. Ford 1533 Franklin Park S, Col 43205

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Kathleen Bailey 489 Linwood Ave Columbus, OH 43205

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. Includes empty rows for listing owners.

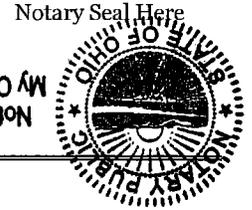
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Leslie G. Ford

Sworn to before me and signed in my presence this 14 day of June, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 4/3/2021 Notary Public, State of Ohio HAZEL MCGLOTHLIN My Comm. Expires 04/03/2021



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Board of Zoning Adjustment Application

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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...
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 VERY LARGE AND VERY TALL- APPROX 45 FT. THE REQUESTED 24 FT GARAGE HEIGHT WOULD BE MUCH MORE PROPORTIONAL TO THE HOUSE, LOT AND NEIGHBORHOOD.

OUR PREVIOUS RESIDENCE IN SHORT NORTH ALLOWED GARAGE HEIGHT OF 24 FT WITHOUT VARIANCE. WE HAD NO IDEA THAT VARIANCE WAS NEEDED IN NEAR EAST COLUMBUS WHERE HOUSES ARE ALSO VERY LARGE AND TALL AND THERE ARE NUMEROUS 2 STORY GARAGES, BARN, AND CARRIAGE HOUSES.

THIS VARIANCE WILL NOT BE INJUROUS TO NEIGHBORING PROPERTIES AS GARAGE IS AT ALLEY AND WILL NOT OVERSHADOW ANYONES PROPERTIES. THE 24 FT HEIGHT WILL BE MORE PROPORTIONAL WITH HOUSE AND LOOK BETTER.

HAVING 2ND FLOOR STORAGE WILL ALLOW US TO STORE THINGS INSIDE INSTEAD OF HAVING A GARDEN SHED OR THINGS STORED ON PORCHES, IN BASEMENT, OR ATTIC WHEN THEY SHOULD BE IN THE GARAGE, A BENEFIT TO ALL.

Signature of Applicant

[Handwritten Signature]

Date

[Handwritten Date: 6/14/16]

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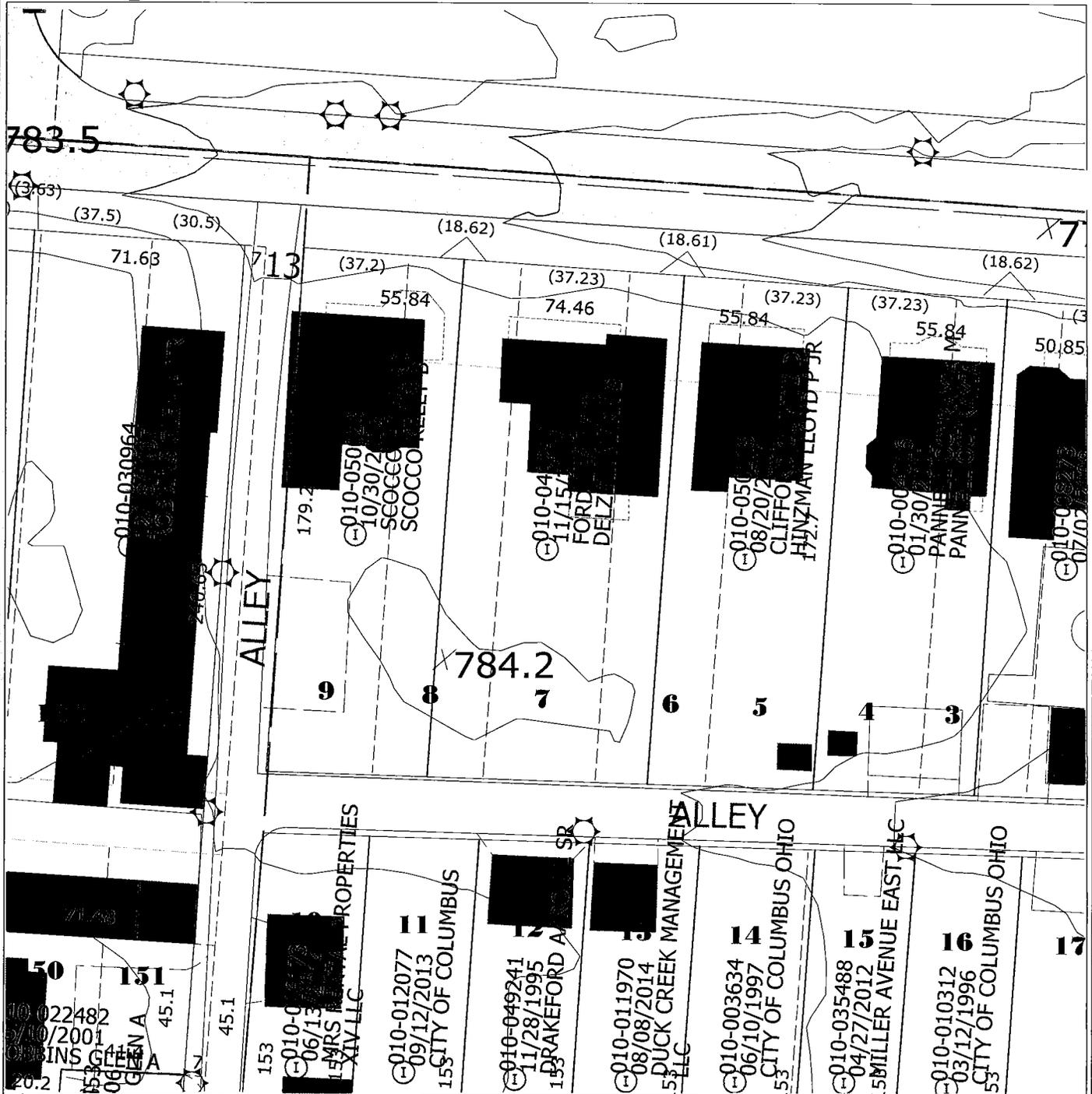
Please make checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 6/13/16



Disclaimer

Scale = 50



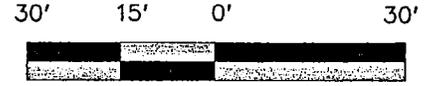
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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

A Boundary Survey prepared for and certified to:

Leslie G. Ford

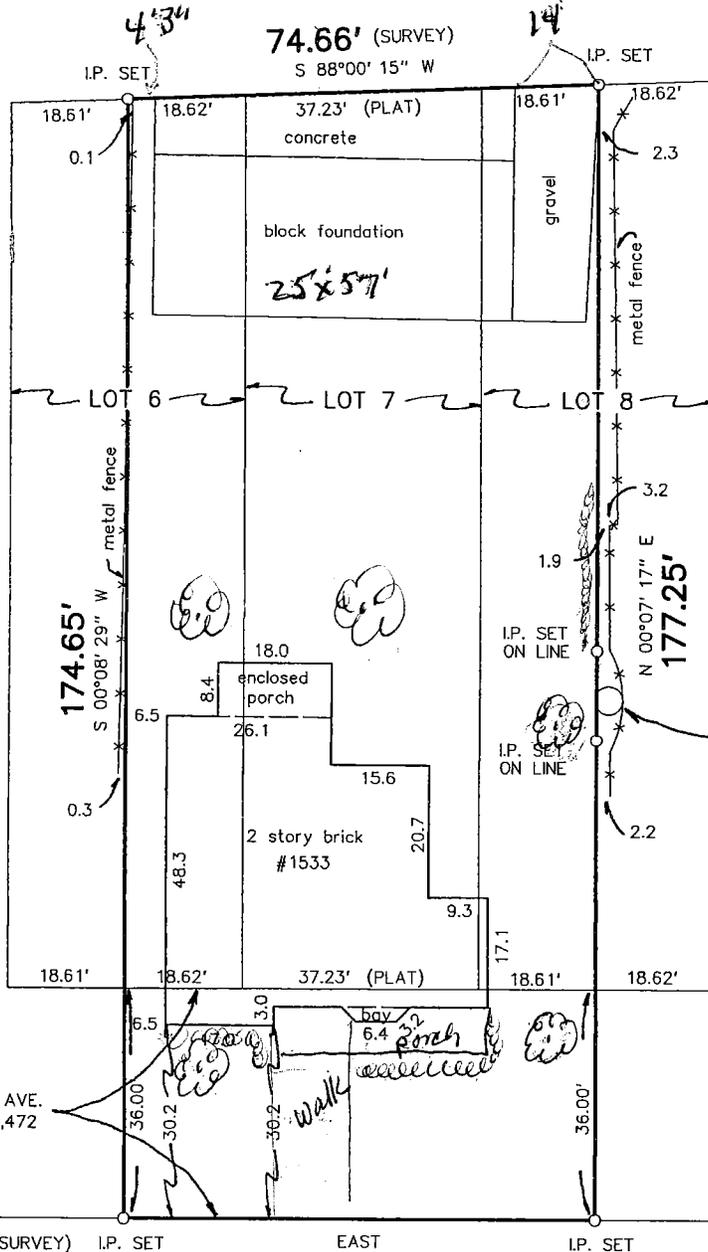
Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 7 & Part of Lots 6 & 8 Louis Zettler's Addition, Plat Book 2, Page 324

Posted Address: 1533 Franklin Park South, Columbus, Ohio



Scale 1" = 30'
 Date: 11/25/2014

20' ALLEY



*Garage Proposed
 Height 24ft.*

WEST EDGE OF TREE STUMP IS
 4.1' WEST OF PROPERTY LINE

*House
 Height - approx
 45ft*

FORMERLY PART OF FAIR AVE.
 VACATED BY ORD. NO. 20,472
 AUG. 18, 1902

205.35' (SURVEY) I.P. SET EAST I.P. SET
 204.76' (PLAT)
 To KELTON AVE.
 74.67' (SURVEY)

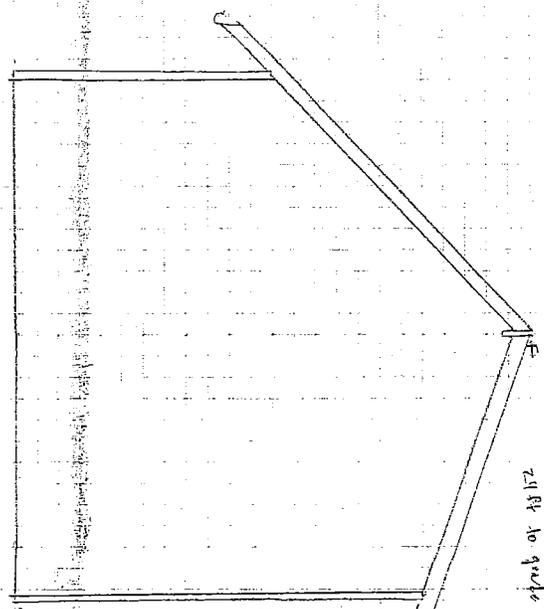
FRANKLIN PARK SOUTH 60'

(FORMERLY FAIR AVENUE)



1533 FRANKLIN PARK SOUTH

South
Alley side

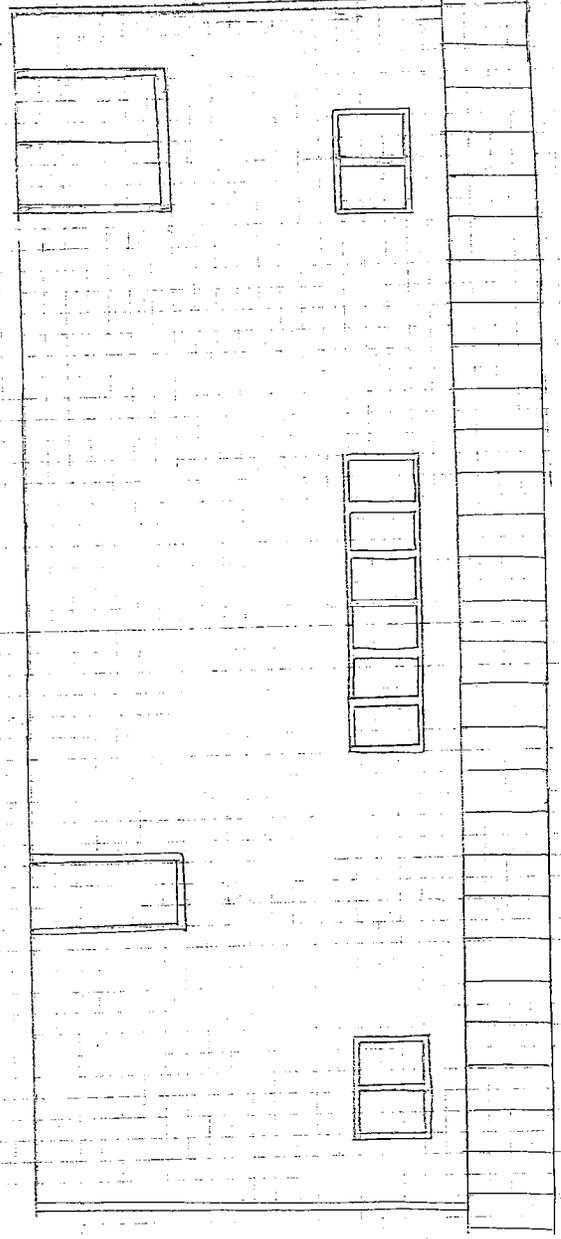


North
Yard side

20 ft overhead
High pressure gutters

Area 15 ft (S. Front)
1533 Franklin Park South

1533 FRANKLIN PARK SOUTH



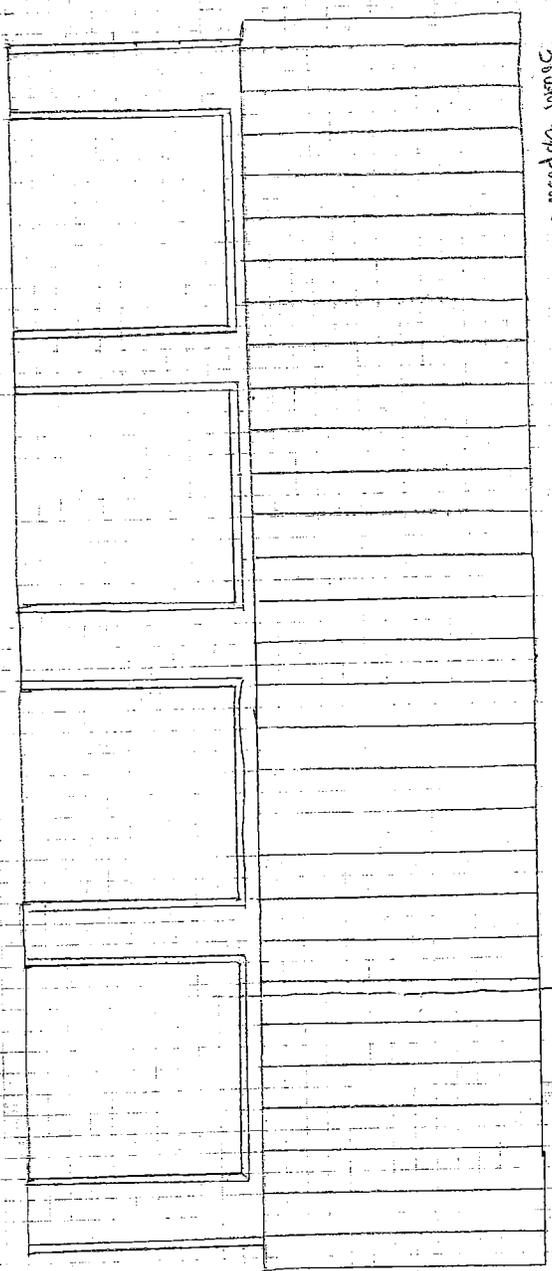
North Exposure

← 24 ft to Grade

Windows:
Apertures 24 ft x 34 ft. (as shown)
(same as house's 2nd floor porch)

Leslie Ford

1533 Franklin
Park South



South Exposure

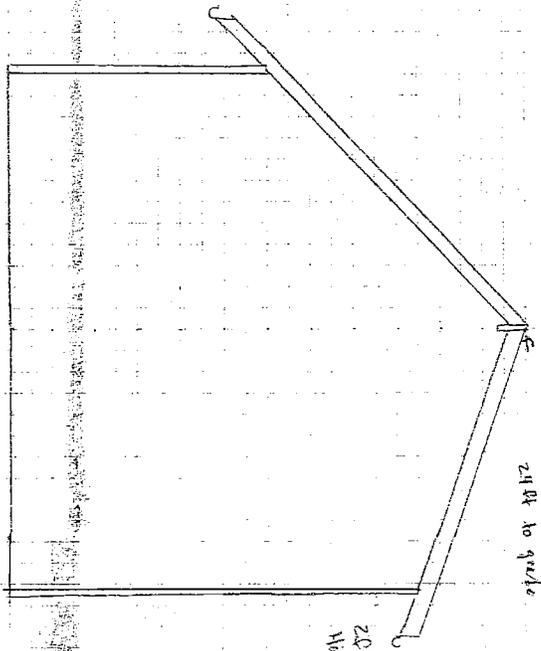
← 24 ft to Grade

Roof: (not to scale)
24 gauge galvalum (1 1/2" x 24")
Shankling system
over 1/2" plywood roof decking + 20 lb Gyp
(Roof soffit as 2nd floor indoor porch)

Exterior:
Half rounds (granite as notes)

1533 FRANKLIN PARK SOUTH

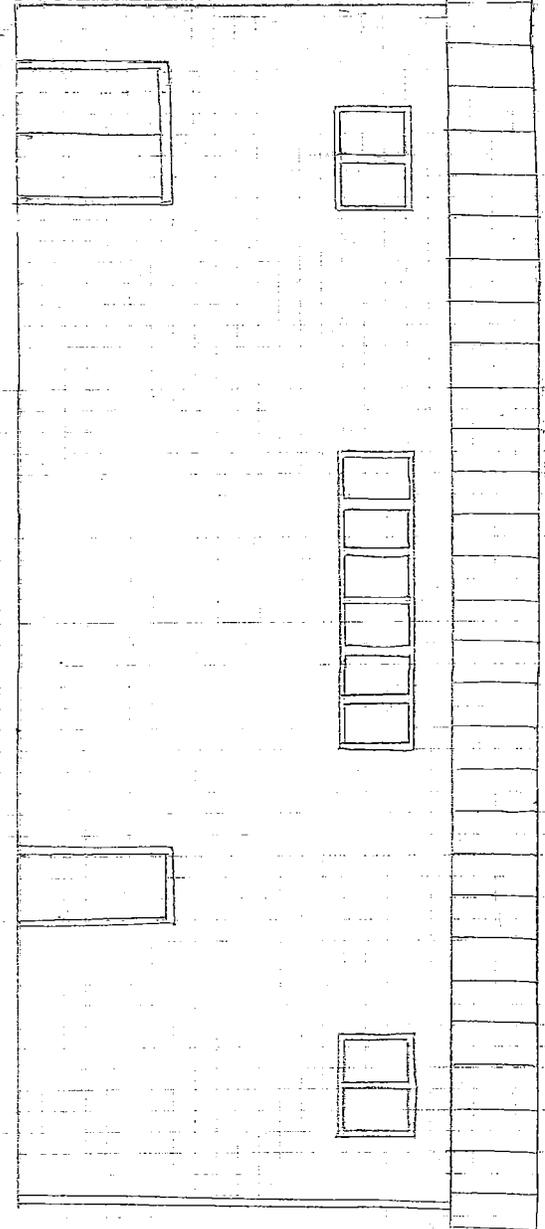
South
Alley side



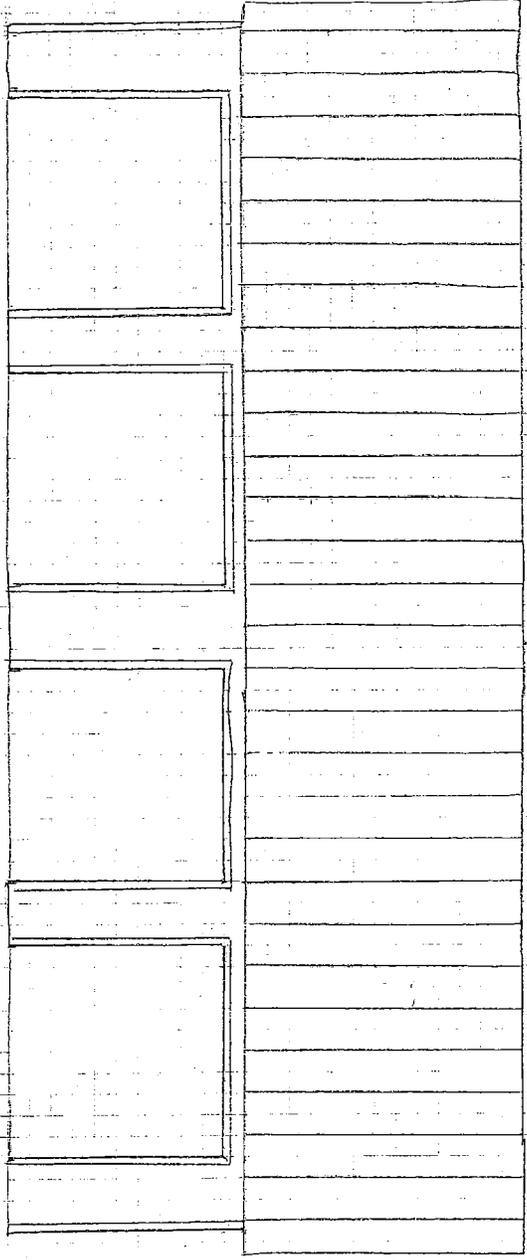
North
Yard side

1533 Franklin Park South
Hess Inc. Co. For
Franklin Park South

1533 FRANKLIN PARK SOUTH



North Exposure



South Exposure

← 24 ft to Grade

Windows:
Approx 20 ft x 34 ft (as shown)
(same as house's end of porch)

Leslie Ford

1533 Franklin
Park South

← 24 ft to Grade

Roof: (not to scale)
24 gage galvalum (1 1/2" x 24")
standing seam
over 1/2" plywood roof decking + 30 lb felt
(roof same as end floor house porch)

Chimney:
half round (transoms visible)

THE CITY OF COLUMBUS

ANDREW J. BENTNER, 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

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) Leslie G. Ford of (COMPLETE ADDRESS) 1533 Franklin Park S, Columbus OH 43205 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:

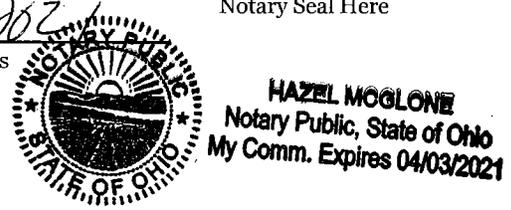
Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: Leslie G Ford, 1533 Franklin Parks. Columbus OH 43205. Row 2: Mark S Delzell, same.

SIGNATURE OF AFFIANT [Signature of Leslie G. Ford]

Sworn to before me and signed in my presence this 14 day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 01/31/2021 Notary Seal Here



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