



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Jun 10 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1286 KEY WEST AVE COLUMBUS OH 43219

Mailing Address: 111 HAMILTON AVE

COLUMBUS OH 43203-1836

Owner: JEFFERSON LUCY A

Parcel Number: 010126321

ZONING INFORMATION

Zoning: 801, Residential, R3

effective 2/16/1959, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: North Central 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

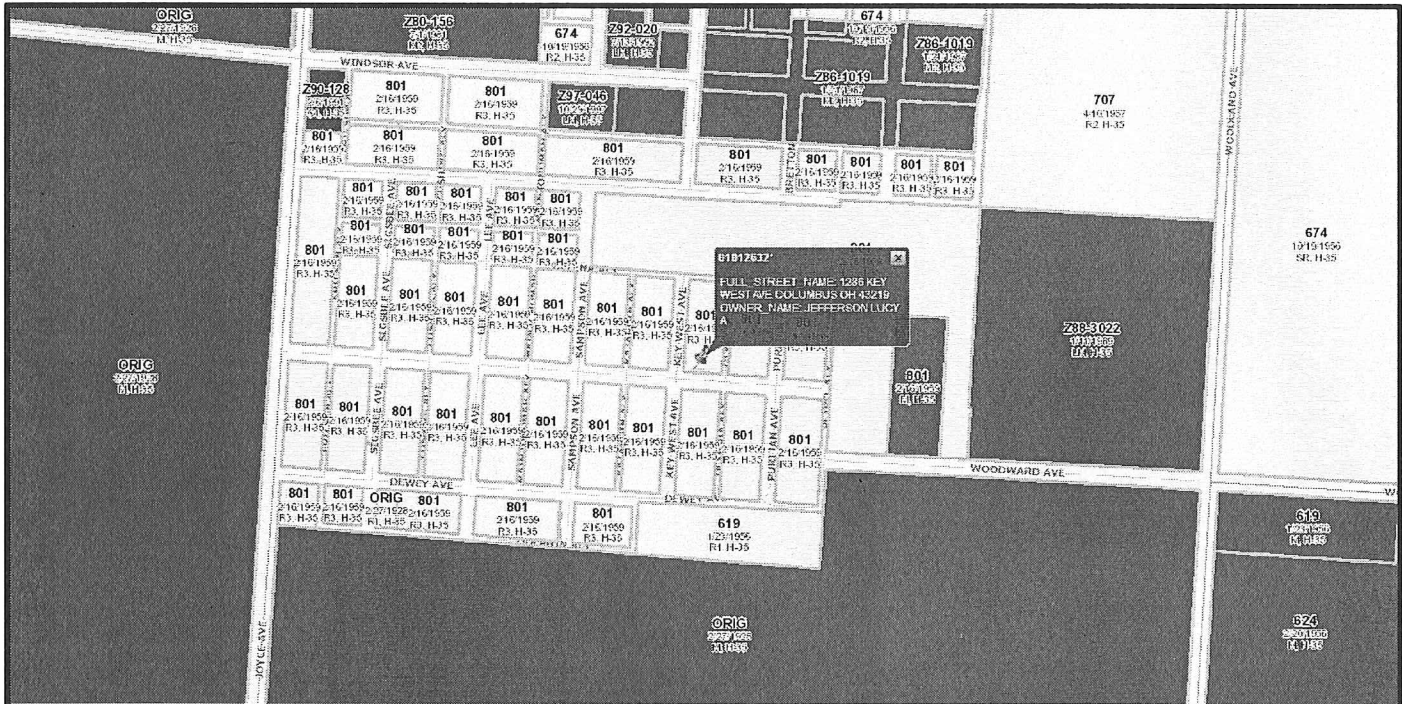
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS

ANDREW J. GINTHER, 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

OFFICE USE ONLY

Application Number: BZA16-085 Date Received: 6/7/16
Application Accepted by: D. Reiss Fee: \$320.00
Commission/Civic: North Central
Existing Zoning: R-3
Comments: 8/23/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Single family Dwelling 33.32.21 building line
Reduce setback from 25 ft. to 12.5 ft along Woodford Ave.

LOCATION

Certified Address: 1286 Keywest Ave. City: Columbus Zip: 43219

Parcel Number (only one required): 010126321-00

APPLICANT (If different from Owner):

Applicant Name: Hattie Hudson Phone Number: 614-622-9095 Ext.: _____

Address: 2294 Perdue Ave City/State: Columbus Ohio Zip: 43211

Email Address: noahsark65@gmail.com Fax Number: _____

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

Name: Lucy A Jeffery/John Waddy Jr Phone Number: 614-463-9518 Ext.: _____

ESTATE OF LUCY A. WADDY
Address: 111 HAMILTON PARK City/State: COLUMBUS OH Zip: 43203

Email Address: Jwaddy@ee.net Fax Number: 614-461-1299

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 Hattie Hudson

PROPERTY OWNER SIGNATURE John Waddy Jr Administrator Estate of Lucy Waddy

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
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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 Hattie Hudson
of (1) MAILING ADDRESS 2294 Perdue Ave. Columbus Ohio 43211

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) Estate of Lucy Waddy
JOHN WADDY Administration
111 HAMILTON PARK
Columbus OH 43203

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

Hattie Hudson
614-622-9095 1614-473-9228
White Tiffany

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

(5) 1204 Woodnell Ave
Columbus 43219

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:

Columbus Housing Partnership
562 E. Main St
Columbus 43215

(6a) PROPERTY ADDRESS
Hardimon Barretta
1295 Sampson Ave
Columbus 43219

(6b) PROPERTY OWNER MAILING ADDRESS
Melvin Hoover
1313 Lee St
Charleston 25301

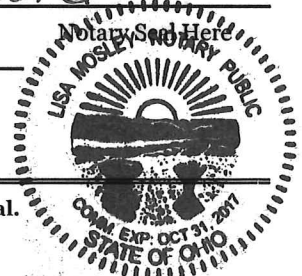
☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Hattie Hudson

Sworn to before me and signed in my presence this 4 day of June, in the year 2016

Lisa Mosley
(8) SIGNATURE OF NOTARY PUBLIC

10-31-2017
My Commission Expires



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Melvin Hoover
1313 Lee St
Charleston 25301

Hardimon Barretta
1295 Sampson Ave
Columbus 43219

Ghee Lisa
1295 Puritan Ave
Columbus 43219

Yancey Alexander
1957 Maryland Ave
Columbus 43219

Wilson Sr. James
2696 Mock Rd
Columbus 43219

White Tiffany
1204 Woodnell Ave
Columbus 43219

Fraley Carlon
2107 Bancroft St
Columbus 43219

Columbus Housing Partnership
562 E. Main St
Columbus 43215

Hattie Hudson
2294 Perdue Ave
Columbus, Ohio 43211

Estate of Lucy Waddy
John Waddy
111 Hamilton Park
Columbus Ohio 43203



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 reason for my purchase of the land is to build a home. The length of the home is 56x52 feet. So I'm asking for the setback to be reduced from 25 feet to 12.5 on the Woodford Ave Side. I would really ^{like} to build in American Addition to add value to such a rich historic community. However in order for me to achieve this I would need the reduction of setback to be granted. This is the only lot that my family can afford to purchase in this area in order for our dream to become a reality.

Signature of Applicant Hattie Hudson Date 6/7/16

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Pomeroy & Associates

Consulting Engineers & Surveyors
2550 Corporate Exchange Drive, Suite 10
Columbus Ohio 43231
Phone (614) 885-2498 • Fax (614) 885-2886

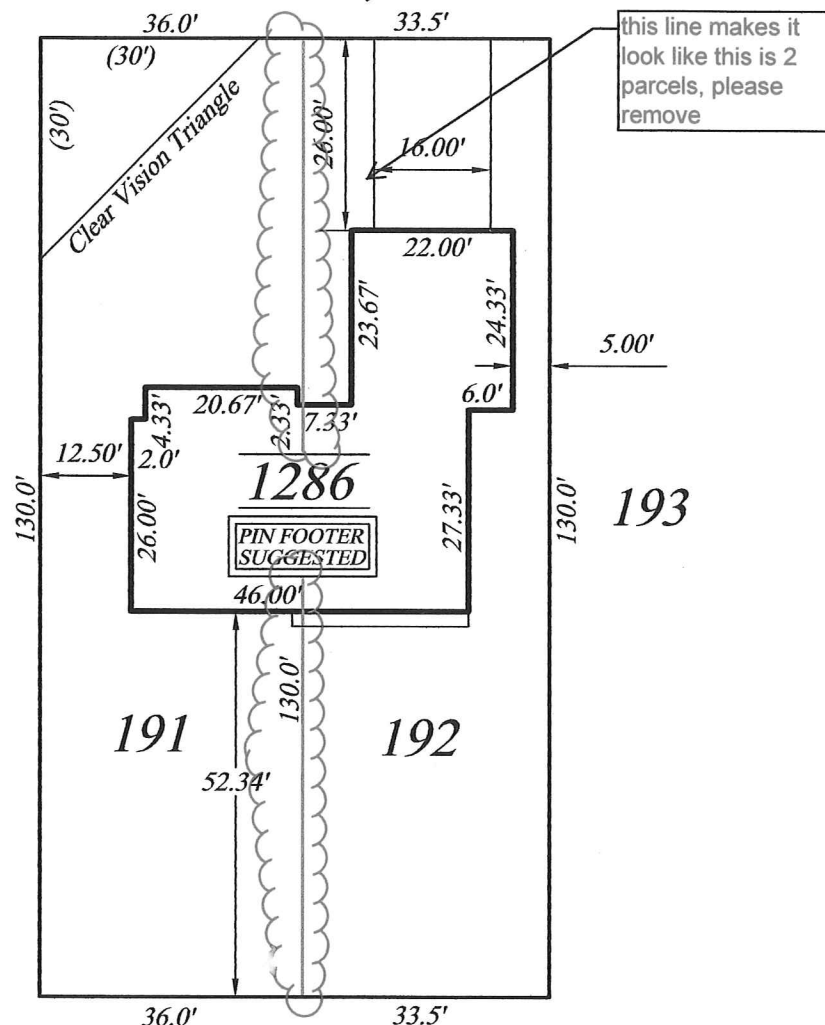
C/O #	REVISION DATE & REQUEST
1	
2	
3	
4	
5	

Order No. _____

For Hattie Hudson House Style Custom
 Lot / Subdivision 191 & 192 American Addition City of Columbus
 Scale 1"= 20' PB. 5 PG. 448 Date 05-10-16 Drawn AB CK. DBM CO. of Franklin
 Flood Zone X Community Panel 39049C Panel No. 0327K Effective Map Date 06-17-08
 Minimums R 25% S 5'

Woodford Avenue

Key West Avenue



Lot calculation information is for estimate purposes only and should be verified by the contractor or builder.

Square Footage Data

Lot 9035.0Foundation 1857.0Drive to R/W 416.0Approach N/AWalk N/ASod Coverage 6762.0Seed Coverage N/A

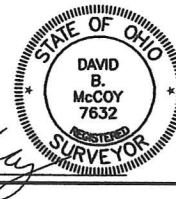
add 36' +
33.5' (that is the
total width of the
parcel)

PLOT PLAN

We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

By

David B. McCoy



Pomeroy & Associates
Ltd.

Consulting Engineers & Surveyors

2550 Corporate Exchange Drive, Suite 10

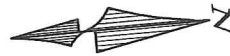
Columbus Ohio 43231

Phone(614)885-2498 • Fax(614)885-2886

	C/O #	REVISION DATE & REQUEST
1		
2		
3		
4		
5		

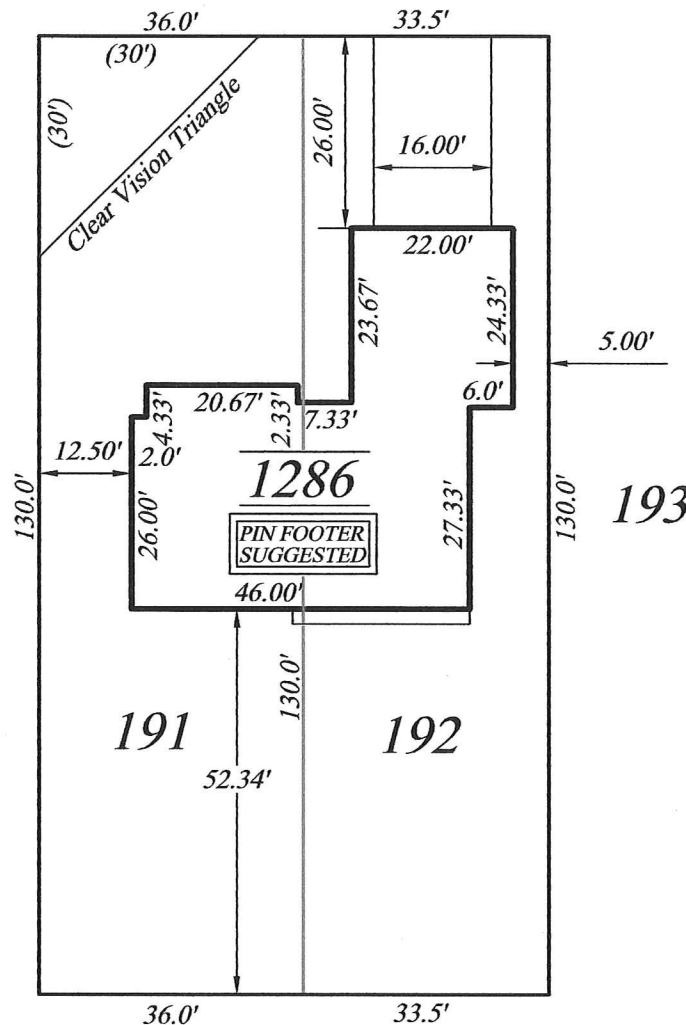
Order No. _____

For Hattie Hudson House Style Custom
 Lot / Subdivision 191 & 192 American Addition City of Columbus
 Scale 1"= 20' PB. 5 PG. 448 Date 05-10-16 Drawn AB CK. DBM CO. of Franklin
 Flood Zone X Community Panel 39049C Panel No. 0327K Effective Map Date 06-17-08
 Minimums R. 25% S. 5'



Key West Avenue

Woodford Avenue



Lot calculation information is for estimate purposes only and should be verified by the contractor or builder.

Square Footage Data

Lot	<u>9035.0</u>
Foundation	<u>1857.0</u>
Drive to R/W	<u>416.0</u>
Approach	<u>N/A</u>
Walk	<u>N/A</u>
Sod Coverage	<u>6762.0</u>
Seed Coverage	<u>N/A</u>

PLOT PLAN

We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

By

David B. McCoy

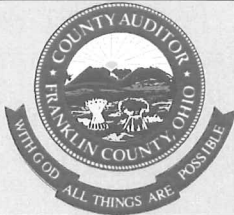




DATE: 5/16/16



Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/16/16



Disclaimer

Scale = 60

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



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010126321

Zoning Number: 1286

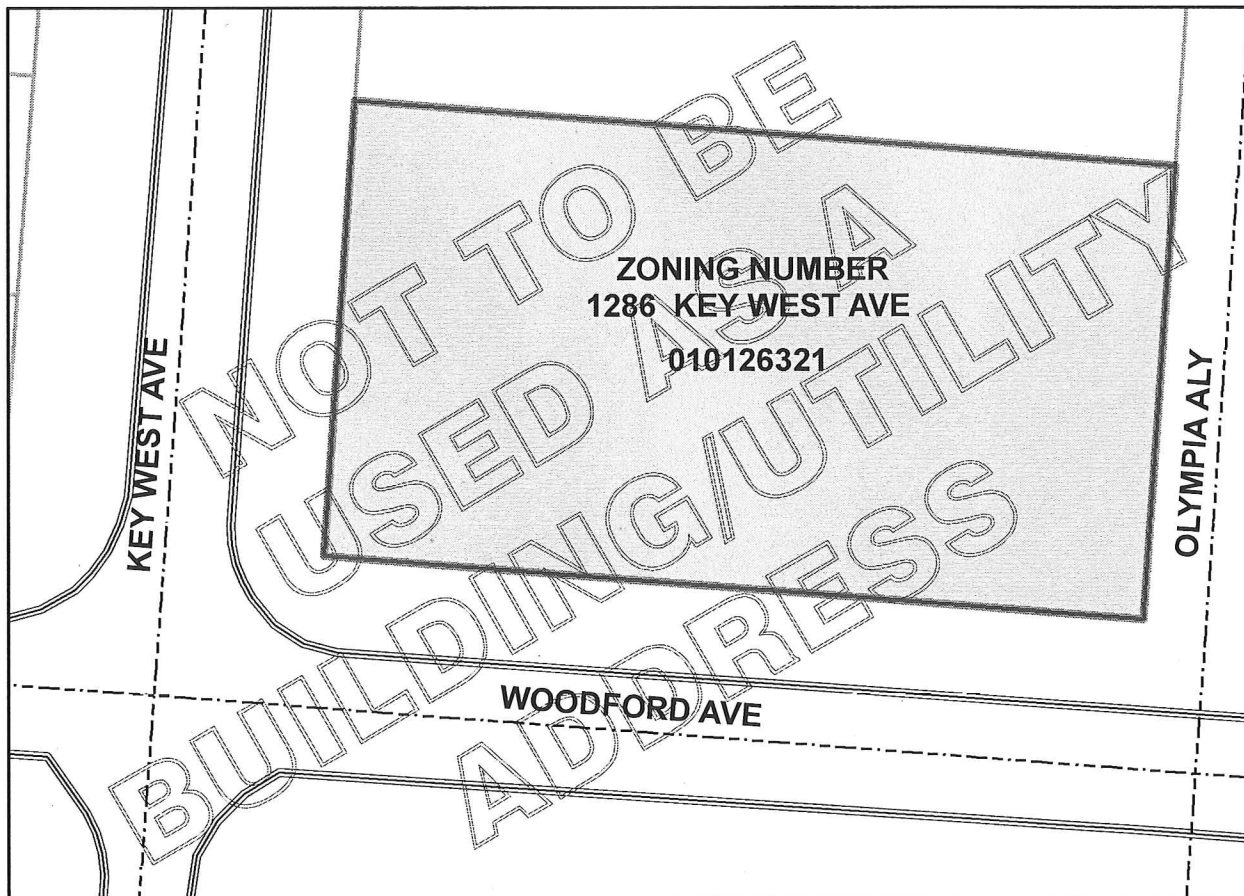
Street Name: KEY WEST AVE

Lot Number: N/A

Subdivision: N/A

Requested By: HATTIE HUDSON (PROSPECT BUYER)

Issued By: *Edyana Amarian* Date: 5/16/2016



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 64755

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, 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) Hattie Hudson

of (COMPLETE ADDRESS) 2294 Perdue Ave. Columbus Ohio 43211

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

Estate of Lucy Waddy
John Waddy Admin.

111 Hamilton Park
Columbus Ohio 43203

SIGNATURE OF AFFIANT

Hattie Hudson

Sworn to before me and signed in my presence this

7th

day of

June

, in the year

2016

David J. Reiss

SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES MAY 30, 2020

My Commission Expires

Notary Seal Here

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