



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Aug 25 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4597 OLENTANGY BLVD COLUMBUS OH 43214

Mailing Address: 2500 WESTFIELD DR STE 120
ELGIN IL 60124-7836

Owner: KREIM HEATHER L

Parcel Number: 010093935

ZONING INFORMATION

Zoning: ORIG, Residential, R3
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Clintonville 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

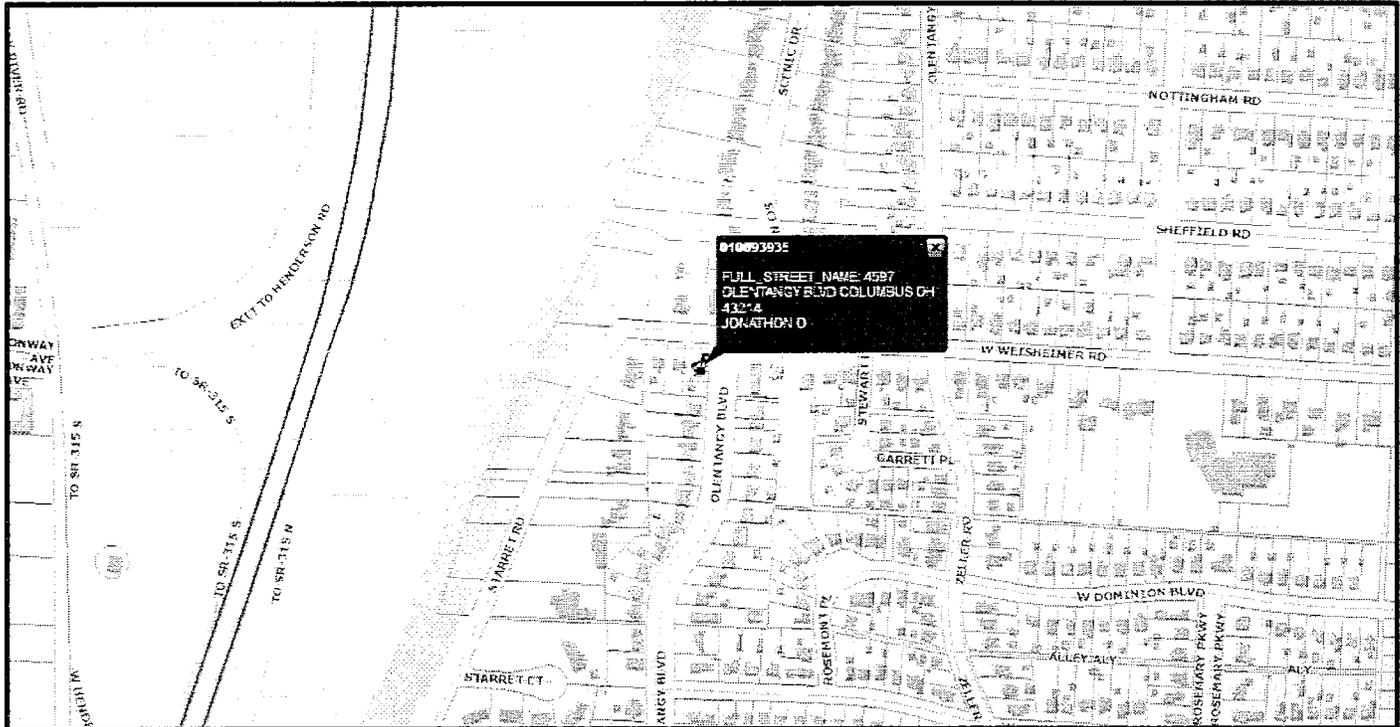
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



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: BZA16-116 Date Received: 15 Aug. 2016

Application Accepted by: AF Fee: \$320

Commission/Civic: CLINTONVILLE AC

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:

Attach a 1 car garage to an existing 2 car detached garage, We want to make a 3 car garage
the garage to match the style of the house and have a storage attic and
need 3 variances to 3332.386, 3332.26 E and 3332.238 E
426 & 202 ADJUSTABLE SPACE

LOCATION

Certified Address: 4597 Olentangy Blvd City: Columbus Zip: 43214

Parcel Number (only one required): 010 093935

APPLICANT (If different from Owner):

Applicant Name: Shawn McNeil Phone Number: 614 267 9530 Ext.: _____

Address: 370 Charleston Ave City/State: Columbus/Ohio Zip: 43214

Email Address: Justgarages@hotmail.com Fax Number: 614 474 5613

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

Name: Heather Kreim Phone Number: 614 323 3246 Ext.: _____

Address: 4597 Olentangy Blvd City/State: Columbus Ohio Zip: 43214

Email Address: N/A Fax Number: N/A

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

Name: N/A 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

4597 OLENTANGY BLVD.
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 Shawn McNeil
of (1) MAILING ADDRESS 370 Charleston Ave. Columbus Ohio 43214

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 4597 Olentangy River Blvd.

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) Heather Kreim
4597 Olentangy Blvd
Columbus Ohio
43214

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

Shawn McNeil
614 267 9530

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

(5) Clintonville Area Commission
Libby Wetherhot

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>See Attached sheet</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(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 _____ day of _____, in the year _____

Notary Seal Here

(8) SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires _____

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Power Of Attorney

I, Heather Crissinger aka Heather Kreim,
Owner of 4597 Olentangy Blvd. Columbus, Ohio 43214, Give
Shawn McNeil the power to represent me in the matter of
obtaining a variance for the above mentioned property on 25,
October 2016.

Signature of Affiant Heather Crissinger aka
Heather Kreim

Subscribed to me in my presence and before me this 12th day of
August, in the year 2016

Signature of Notary Public S. Smithhisler S. Smithhisler
My Commission expires: April 29, 2019

Notary Seal Here



STATEMENT OF HARDSHIP

APPLICATION #

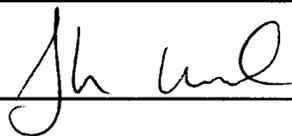
3307.09 Variances by Board.

- 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:

** See attached statement*

Signature of Applicant



Date

8-11-16

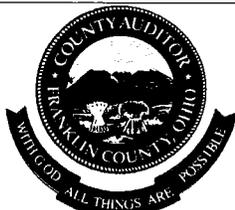
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Statement of hardship:
4597 Olentangy Blvd
Columbus, Ohio 43214

The owner needs to add on to the existing detached garage and update the exterior to better compliment the neighborhood and her home. Her design requirements include; storage, accessibility and an exterior design that blends well with it's surroundings. In order to achieve these goals, the design includes a roof pitch that exceeds the 15' limitation and reaches 22 ' in height. The zoning code establishes criteria to allow the height limitation to be exceeded if a site is located in an architectural review district. A general policy has been derived from code 3332.38 G to support cases involving architectural compatibility. Similar variances have been approved by the board when applicants commit to conditions intended to preclude conversion of the additional story to habitable space, and design commitments.

We are attaching to an existing garage and we are requesting variance to code 3332.26 E , to grant a variance of 1' from the 3' required setback, to allow us to build up to 2' from the West side lot line which is where the current garage sits on the lot.

We are also requesting variance to code 3332.238 F, to grant a variance to allow us to build 726 sq ft or 6 sq ft above the 720 sq ft maximum size. This additional size will allow for a small 3 car garage to park her vehicles in the garage and free up some street congestion. This is the smallest 3 car garage we can build by attaching to the existing 22' deep garage.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/11/16



Disclaimer

Scale = 60

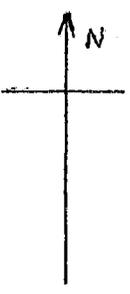


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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

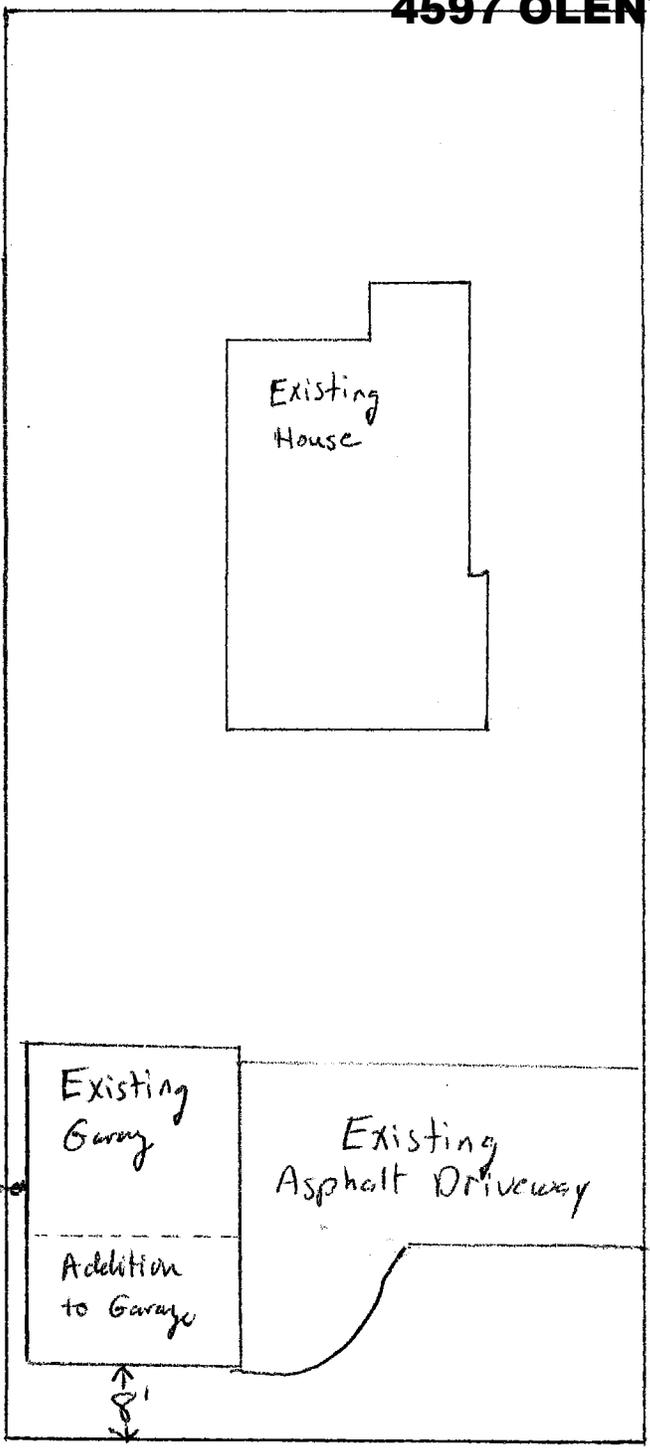
68' Weishamer Rd
4597 OLENTANGY BLVD.

Olentangy Blvd.

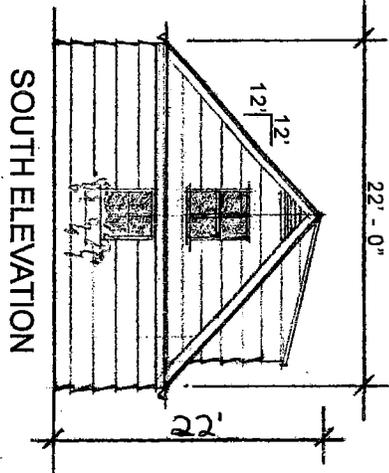
150'



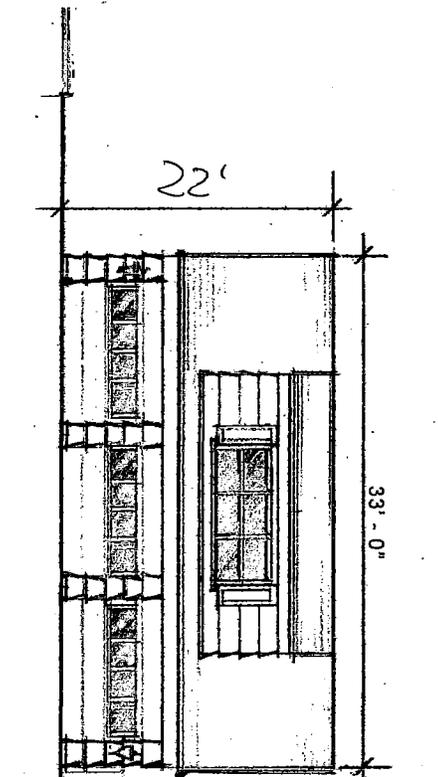
2' →



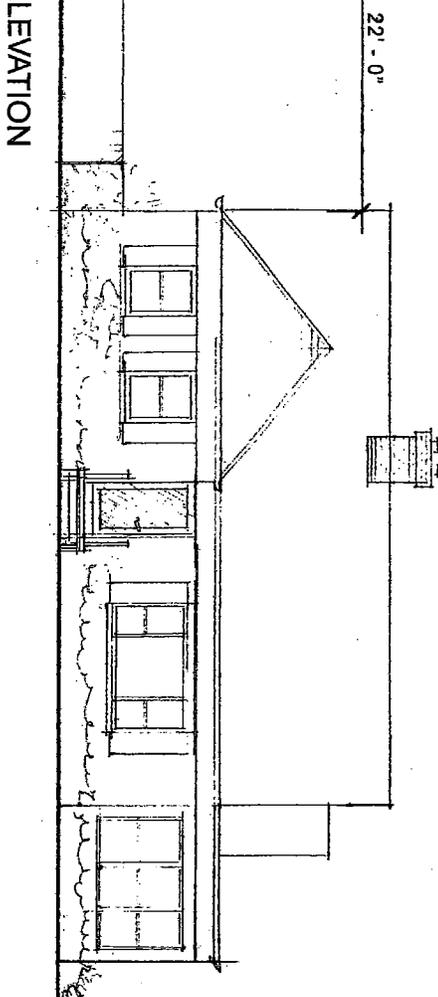
4597 Olentangy Blvd.
1" = 20' scale



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ZONING INFORMATION:
PROPOSED GARAGE - 726SF
EXISTING GARAGE - 440SF



SCALE IN FEET

PROPOSED GARAGE
4597 OLENTANGY BLVD, COLUMBUS, OHIO 43214

4597 OLENTANGY BLVD.
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) Shawn McNeil
of (COMPLETE ADDRESS) 370 Charleston Ave

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>Jon Crossinger</u>	<u>4597 Olentangy Blvd 43214</u>
<u>Heather Kreim</u>	<u>4597 Olentangy Blvd 43214</u>

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this _____ day of _____, in the year _____

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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