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 Environments: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): N/A
Council Variance: N/A
Graphic Commission: N/A
4597 OLENTANGY BLVD.

Board of Zoning Adjustment Application

Application Number: BZA16-116
Date Received: 15 Aug. 2016

Application Accepted by:
Commission/Civic: CLINTONVILLE AC

Fee: $320

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 1 car garage to an existing 2 car detached garage. We want the garage to match the style of the house and have a storage attic and need 3 variances to 3332, 3386, 3372, 26 E and 3332, 238 W.

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.: 1

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 2246 Ext.: 1

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.: 1

Address: N/A
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
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn,

NAME: Shawn McNeil
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

ADDRESS 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

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME: Heather Kreim
AND MAILING ADDRESS: 4597 Olentangy Blvd, Columbus, Ohio 43214

APPLICANT’S NAME AND PHONE #: Shawn McNeil
(same as listed on front application)

614-267-9530

AREA COMMISSION OR CIVIC GROUP

Clayton Ave. Area Commission

AREA COMMISSION ZONING CHAIR

Libby Wekerle

OR CONTACT PERSON AND ADDRESS

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:

PROPERTY OWNER NAME: See Attached Sheet
PROPERTY ADDRESS: See Attached Sheet
PROPERTY OWNER MAILING ADDRESS: See Attached Sheet

(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 Kreim___

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

Signature of Notary Public ___S. Smithhiser___
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 or grant 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

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
4597 Olentangy Blvd.

1" = 20' scale
### 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 DULLY 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>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jon Crissinger</td>
<td>4597 Oleotangy Blvd 43214</td>
</tr>
<tr>
<td>Heather Kreim</td>
<td>4597 Oleotangy Blvd 43214</td>
</tr>
</tbody>
</table>

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this ______ day of ___________, in the year ______________________

SIGNATURE OF NOTARY PUBLIC  
My Commission Expires

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