



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jul 21 2016

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 4842 NORTHTOWNE BLVD COLUMBUS OH 43229

Mailing Address: PO BOX 182661

COLUMBUS OH 43218-2661

Owner: NJENGA MARGARET W

Parcel Number: 010144594

### ZONING INFORMATION

Zoning: 1210, Residential, SR

effective 10/3/1964, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

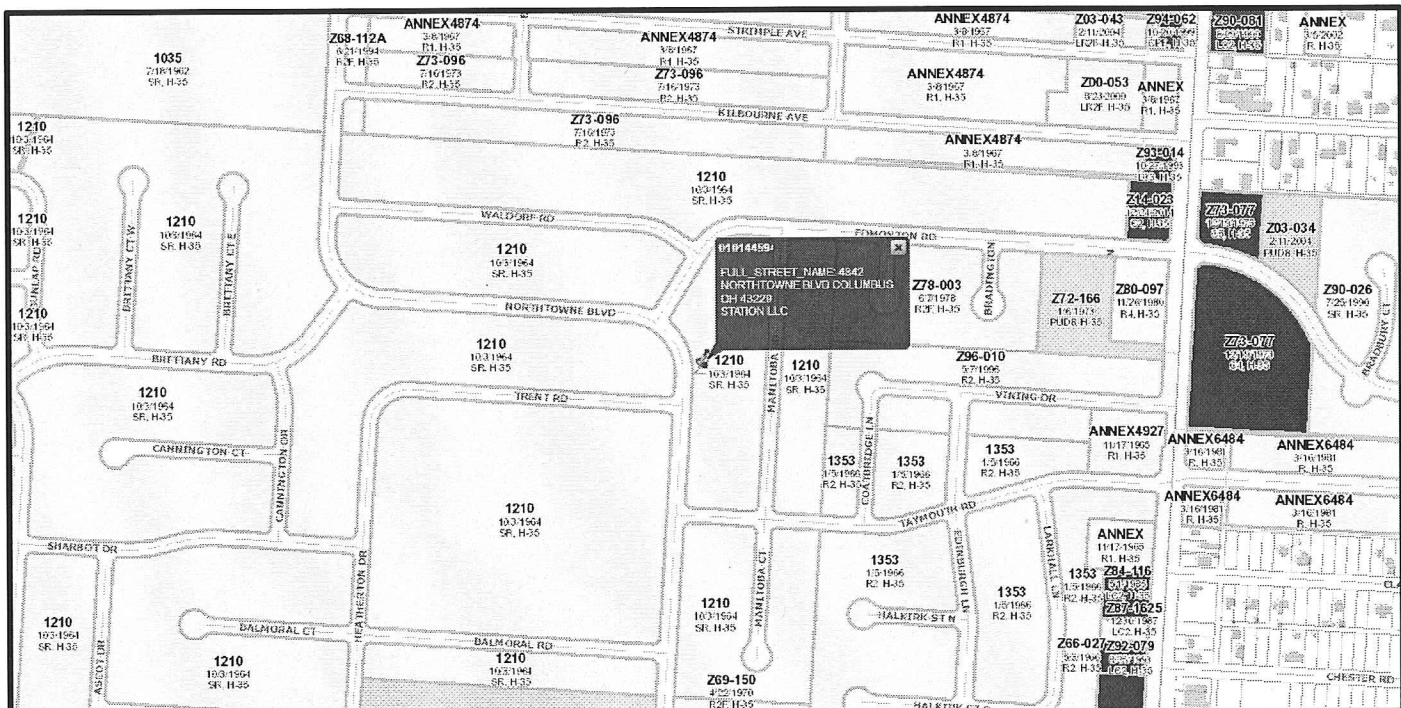
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



**Board of Zoning Adjustment Application**

OFFICE USE ONLY

Application Number: BZA-110 Date Received: 7/21/16  
Application Accepted by: R. Reiss Fee: \$320.00  
Commission/Civic: Northland  
Existing Zoning: SR  
Comments: 9/27/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

THE OWNER REQUEST TO BE ALLOWED TO CONSTRUCT A 10 FT. WIDE  
BY 26 FT. LONG ONE-CAR GARAGE ADDITION AND TO DO THIS COMPLYING TO 3332.25  
3332.25 Max. side yard 20% of lot width to (113 ft.) to 3332.26  
LOCATION 3332.26 Min. side yard from 5 ft. to 1 ft. 19% (11 ft.)  
Certified Address: 4842 NORTHTOWNE BL. City: COLUMBUS Zip: 43229

Parcel Number (only one required): 010-144594

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

Applicant Name: MARGARET W. NJENGA Phone Number: 614.371.9080 Ext.: \_\_\_\_\_

Address: 4842 NORTHTOWNE BL. City/State: COLUMBUS, OH. Zip: 43229

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: MARGARET W. NJENGA Phone Number: 614.371.9080 Ext.: \_\_\_\_\_

Address: 4842 NORTHTOWNE BL. City/State: COLUMBUS, OH. Zip: 43229

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: THOMAS D. SHELBY Phone Number: 614.202.3634 Ext.: \_\_\_\_\_

Address: 1592 GRANVILLE ST. City/State: COLUMBUS, OH. Zip: 43202

Email Address: tdshelby1@yahoo.com Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE X [Signature]

PROPERTY OWNER SIGNATURE X [Signature]

ATTORNEY / AGENT SIGNATURE Thomas D. Shelby

**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 (1) NAME MARGARET W. NJENGA  
of (1) MAILING ADDRESS 4842 NORTHTOWNE BL., COLUMBUS, OH. 43229  
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 4842 NORTHTOWNE BL., COLUMBUS, OH. 43229  
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 (4) MARGARET W. NJENGA  
AND MAILING ADDRESS 4842 NORTHTOWNE BL.  
COLUMBUS, OH. 43229

APPLICANT'S NAME AND PHONE # MARGARET W. NJENGA  
(same as listed on front application) 614. 371. 6080

AREA COMMISSION OR CIVIC GROUP (5) NEAR NORTHLAND COMMUNITY COUNCIL  
AREA COMMISSION ZONING CHAIR 5800 FOREST HILLS BL., COLS, OH 43229  
OR CONTACT PERSON AND ADDRESS EMMANUEL RENY, PRES. PH. 614.458.5007

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT X [Signature]

Sworn to before me and signed in my presence this 15 day of July, in the year 2016

(8) SIGNATURE OF NOTARY [Signature] JENNIFER ERIN JEFFERSON  
Notary Public, State of Ohio  
My Commission Expires 04-22-2013  
4-22-18  
My Commission Expires  
Notary Seal Here

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WILLIAM STAHL  
4843 MANITOBA RD.  
COLS., OH 43229

WILLIAM STAHL  
4843 MANITOBA RD  
COLS., OH 43229

LISA A. ODEN  
4835 MANITOBA RD.  
COLS., OH 43229

LISA A. ODEN  
4835 MANITOBA RD.  
COLS., OH 43229

THOMAS C. MERRILL  
4851 MANITOBA RD.  
COLS., OH 43229

THOMAS C. MERRILL  
4851 MANITOBA RD.  
COLS., OH 43229

JENNET A. STEVENS  
2263 EDMONTON RD.  
COLS., OH 43229

JENNET A. STEVENS  
2263 EDMONTON RD.  
COLS., OH 43229

DAVID E. JOHNSON  
2259 EDMONTON RD.  
COLS., OH 43229

DAVID E. JOHNSON  
2259 EDMONTON RD.  
COLS., OH 43229

LARRY WIZER  
4811 MANITOBA RD.  
COLS., OH 43229

LARRY WIZER  
4811 MANITOBA RD.  
COLS., OH 43229

ROY W. ARRICK JR  
4818 NORTHTOWNE BL.  
COLS., OH 43229

ROY W. ARRICK JR.  
4818 NORTHTOWNE BL.  
COLS., OH 43229

LESLIE A. TIMSON  
4819 MANITOBA RD.  
COLS., OH 43229

LESLIE A. TIMSON  
4819 MANITOBA RD.  
COLS., OH 43229

PAUL MELLOR  
4827 MANITOBA RD.  
COLS., OH 43229

PAUL MELLOR  
4827 MANITOBA RD.  
COLS., OH 43229

MONAH J. HARDIN  
4835 MANITOBA RD.  
COLS., OH 43229

MONAH J. HARDIN  
4835 MANITOBA RD.  
COLS., OH 43229

ELLA R. HAMILTON  
4835 NORTHTOWNE BL.  
COLS., OH 43229

ELLA R. HAMILTON  
4835 NORTHTOWNE BL.  
COLS., OH 43229

HUGH M. FAVOR  
4859 NORTHTOWNE BL.  
COLS., OH 43229

HUGH M. FAVOR  
4859 NORTHTOWNE BL.  
COLS., OH 43229

KEVIN HARPER  
4850 NORTHTOWNE BL.  
COLS., OH 43229

KEVIN HARPER  
4850 NORTHTOWNE BL.  
COLS., OH 43229

KATIE M. ROWSER  
4834 NORTHTOWNE BL.  
COLS., OH 43229

KATIE M. ROWSER  
4834 NORTHTOWNE BL.  
COLS., OH 43229

KENNETH CLAUSELL  
4826 NORTHTOWNE BL.  
COLS., OH 43229

KENNETH CLAUSELL  
4826 NORTHTOWNE BL.  
COLS., OH 43229

SUPPLEMENTAL SHEET FOR  
BOARD OF ZONING ADJUSTMENT APPLICATION  
FOR MARGARET W. NJENGA  
4842 NORTHTOWNE BOULEVARD  
COLUMBUS, OHIO 43229  
JULY 18, 2016

PREPARED BY: THOMAS D. SHELBY, AGENT

SECTION 3332.25 MAXIMUM SIDE YARD

LOT WIDTH = 56.73', SUM OF THE WIDTH OF EACH SIDE YARD = 20.0'  
CALCULATED PERCENTAGE: 35%, EXCEEDS THE REQUIRED 20% SIDE  
YARD WIDTH REQUIRED.

SECTION 3332.26 MINIMUM SIDE YARD PERMITTED

THE REQUIRED SETBACK WIDTH IS 5 FT., THE APPLICANT REQUESTS  
A REDUCTION TO 1 FT.; OR 80%.

$$REV. 3332.25 \quad 11.0' \div 56.73' = \underline{19} \%$$

**Board of Zoning Adjustment Application**

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**BZA16-110**

**4842 Northtowne Blvd.**

**STATEMENT OF HARDSHIP**

APPLICATION #

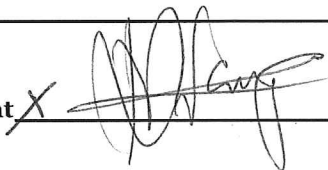
**3307.09 Variances by Board.**

- 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:**

THERE IS LIMITED INTERIOR STORAGE SPACE AVAILABLE  
AND TO SHOW RESPECT TO THE ADJACENT NEIGHBORS BY  
NOT CREATING EXTERIOR CLUTTER WE DESIRE TO CONSTRUCT  
THIS NEW ADDITION TO PROTECT OUR VALUABLES AND OUR  
VEHICLES.

Signature of Applicant



Date

07/15/16

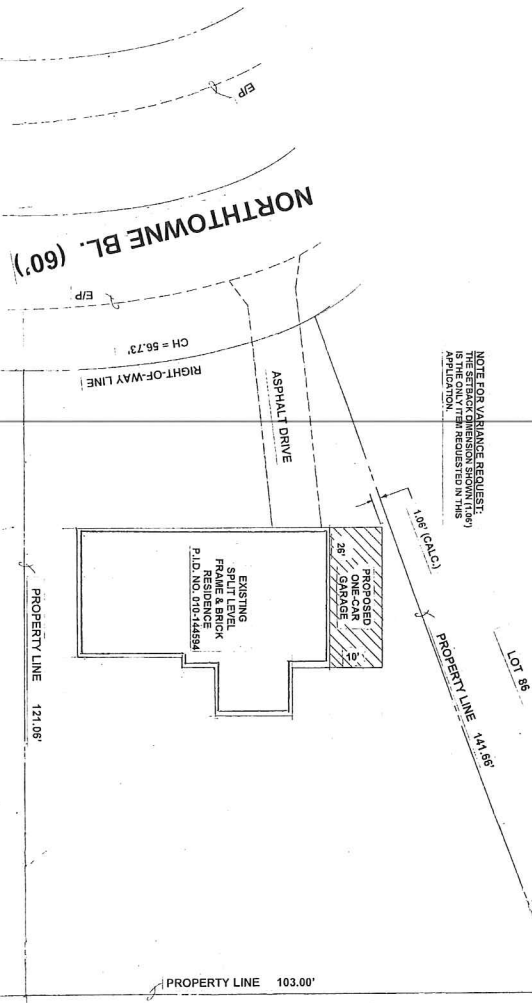
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**PROPERTY DESCRIPTION:**  
This property is situated in the Northland Park  
Subdivision, Section 1, Lot 87 and also is in  
The City of Columbus, Franklin County and  
The State of Ohio.



**SITE PLAN**  
SCALE: 1 inch = 10 feet

**SCOPE OF WORK:**  
Minor demolition will be performed and all materials  
will be properly disposed of; then a concrete slab  
will be poured and finished; then framing and roofing  
will be performed as per the approved architect's plans  
and the City of Columbus Building Department.



**LOCATION MAP**  
SCALE: 1 inch = 50 feet



Board of Zoning Adjustment Application  
For  
4842 Northtowne Boulevard  
Columbus, Ohio 43229

REVISIONS	BY

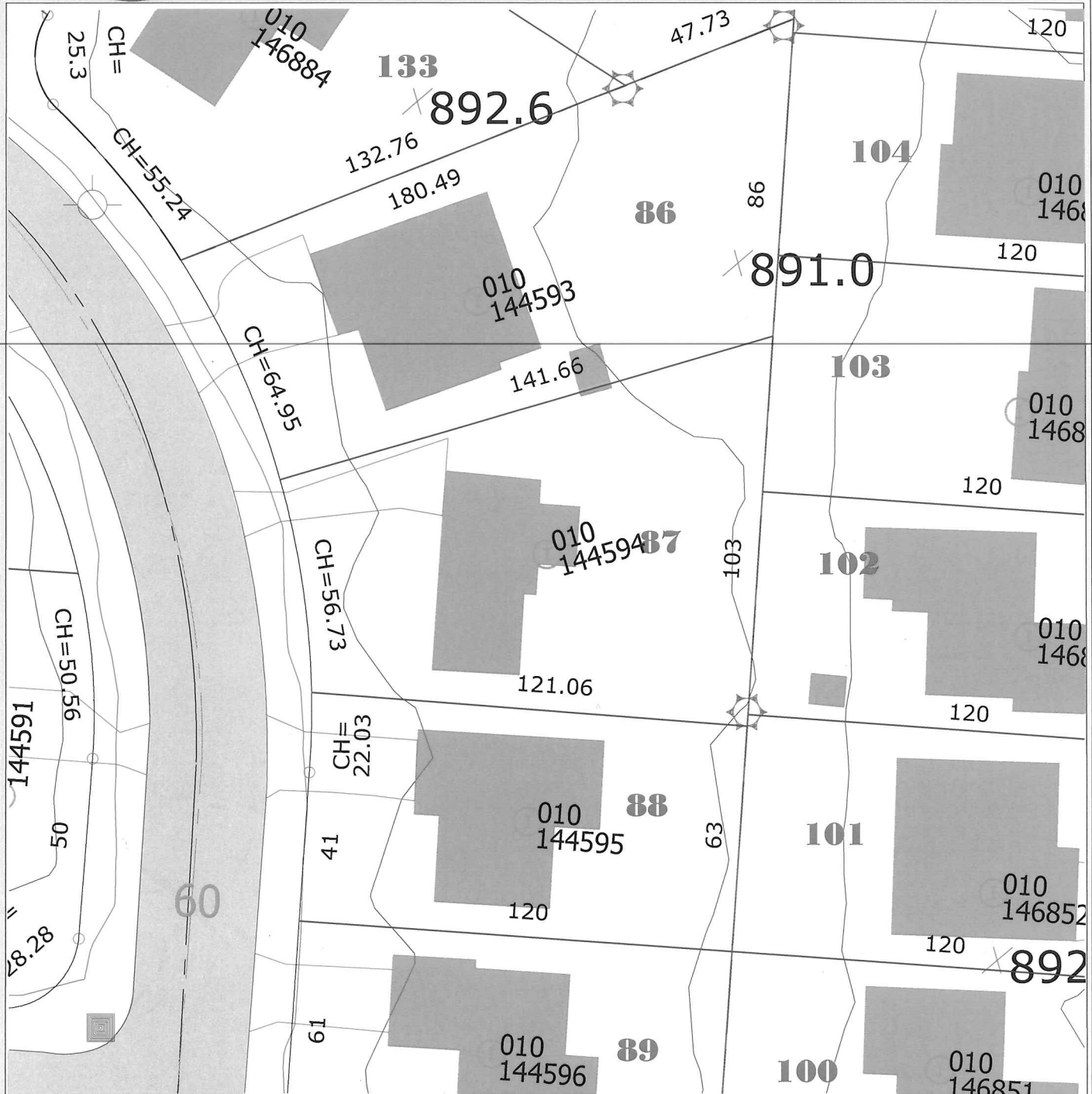
SP-1	DATE	BY	FOR



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 7/12/16



Disclaimer

Scale = 40

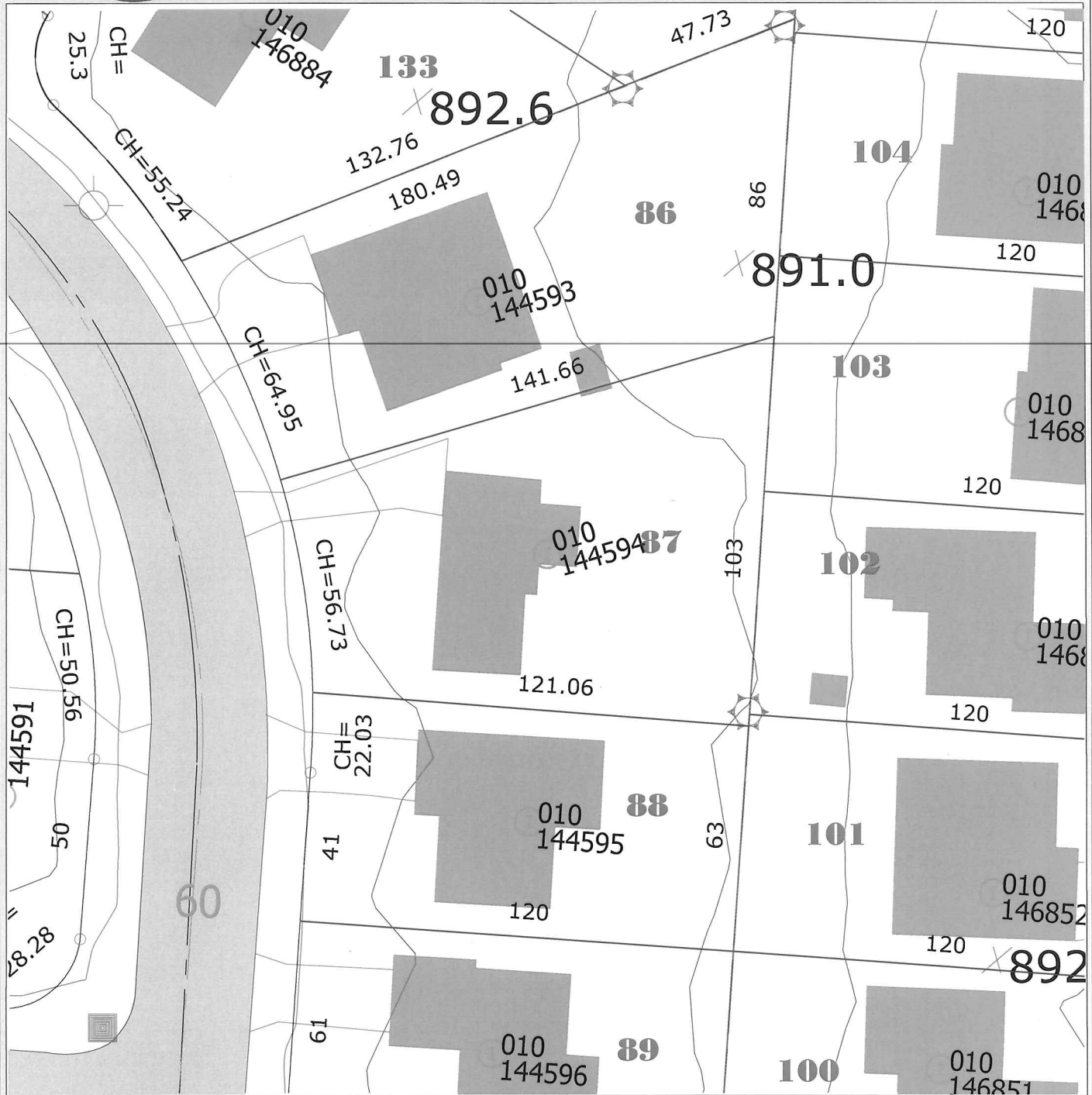


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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

**MAP ID: N**

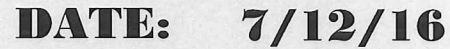
**DATE: 7/12/16**



Scale = 40



Real Estate / GIS Department



**Board of Zoning Adjustment Application**

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**BZA16-110**

**4842 Northtowne Blvd.**

**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) MARGARET W. NJENGA  
of (COMPLETE ADDRESS) 4842 NORTHTOWNE BL., COLUMBUS, OH. 43229

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

MARGARET W. NJENGA 4842 NORTHTOWNE BL., COLUMBUS, OH. 43229

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15 day of July, in the year 2016

JENNIFER ERIN JEFFERSON  
Notary Public, State of Ohio

SIGNATURE OF NOTARY PUBLIC My Commission Expires 04-22-2013

4-22-18  
My Commission Expires

Notary Seal Here

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