



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

Mailing Address: 2130 TREMONT CTR

COLUMBUS OH 43221-3110

Owner: FORD LESLIE G DELZELL MARK S

Parcel Number: 010049249

ZONING INFORMATION

Zoning: Z73-197, Residential, R3

effective 4/11/1974, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Near East 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

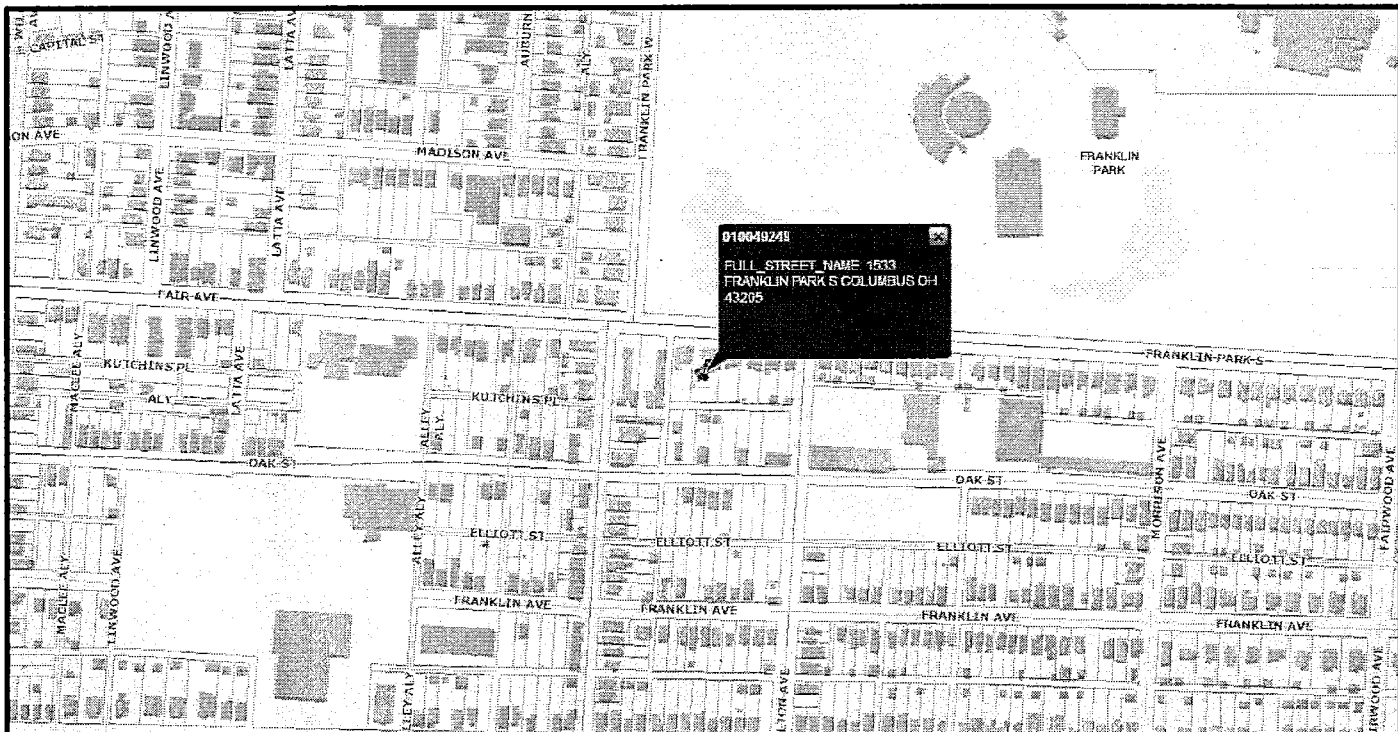
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS
ANDREW J. GINTER, 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

OFFICE USE ONLY

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

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
ANDREW J. GENTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
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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 / Mark S. Delzell
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:

(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

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

My Commission Expires

Notary Seal Here
My Comm. Expires 04/03/2021
Notary Public, State of Ohio
HAZEL MCGLOTH



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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 (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:

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 INJURIOUS 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

Leslie A. Iron

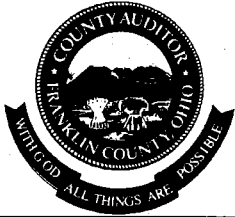
Date

6/14/16

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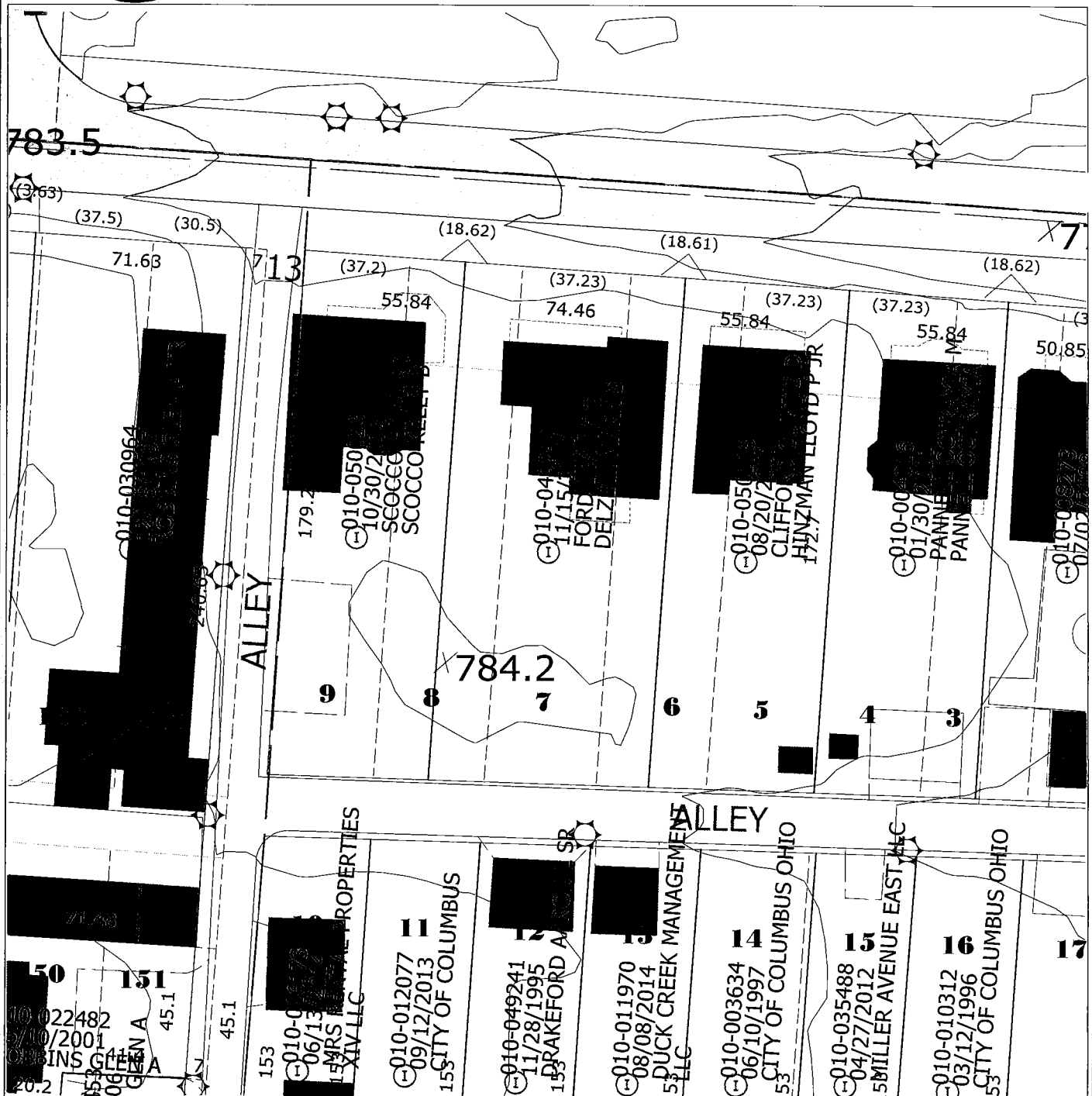
Please make checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 6/13/16



Disclaimer

Scale = 50

 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.

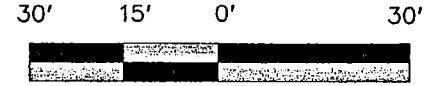
Real Estate / GIS Department

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

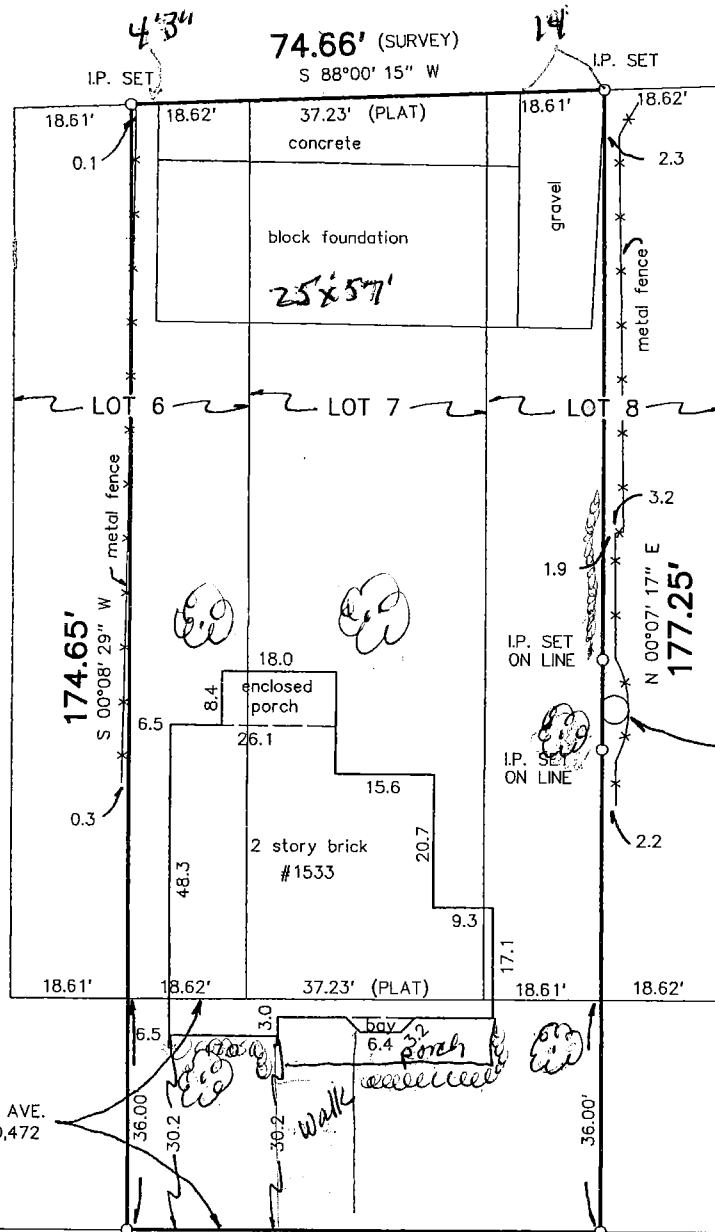


Scale 1" = 30'
Date: 11/25/2014

20' ALLEY



Garage Proposed
Height 24 ft.



House
Height - approx
45 ft

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

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

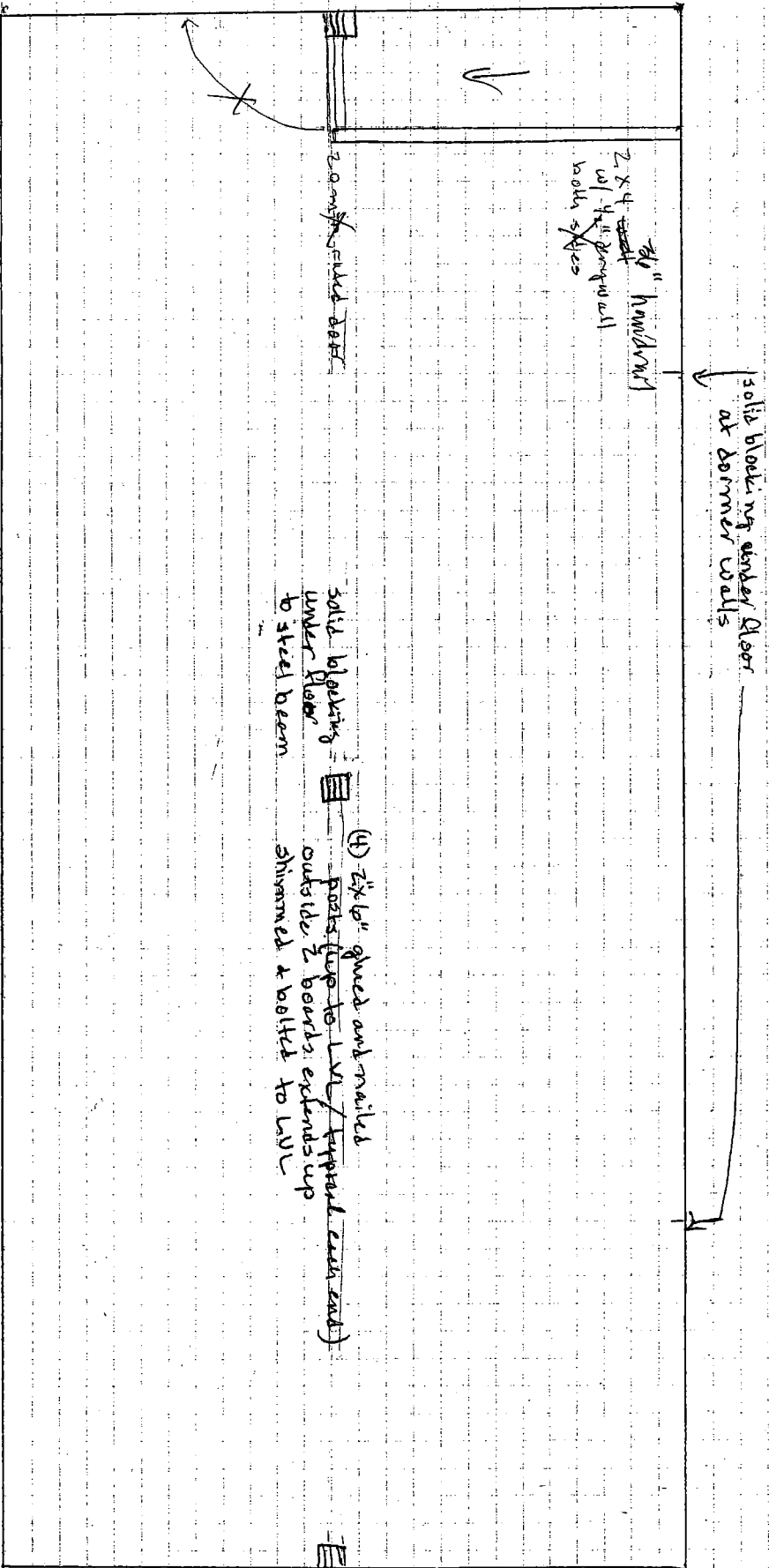
EAST
74.67' (SURVEY)

I.P. SET

FRANKLIN PARK SOUTH 60'

(FORMERLY FAIR AVENUE)

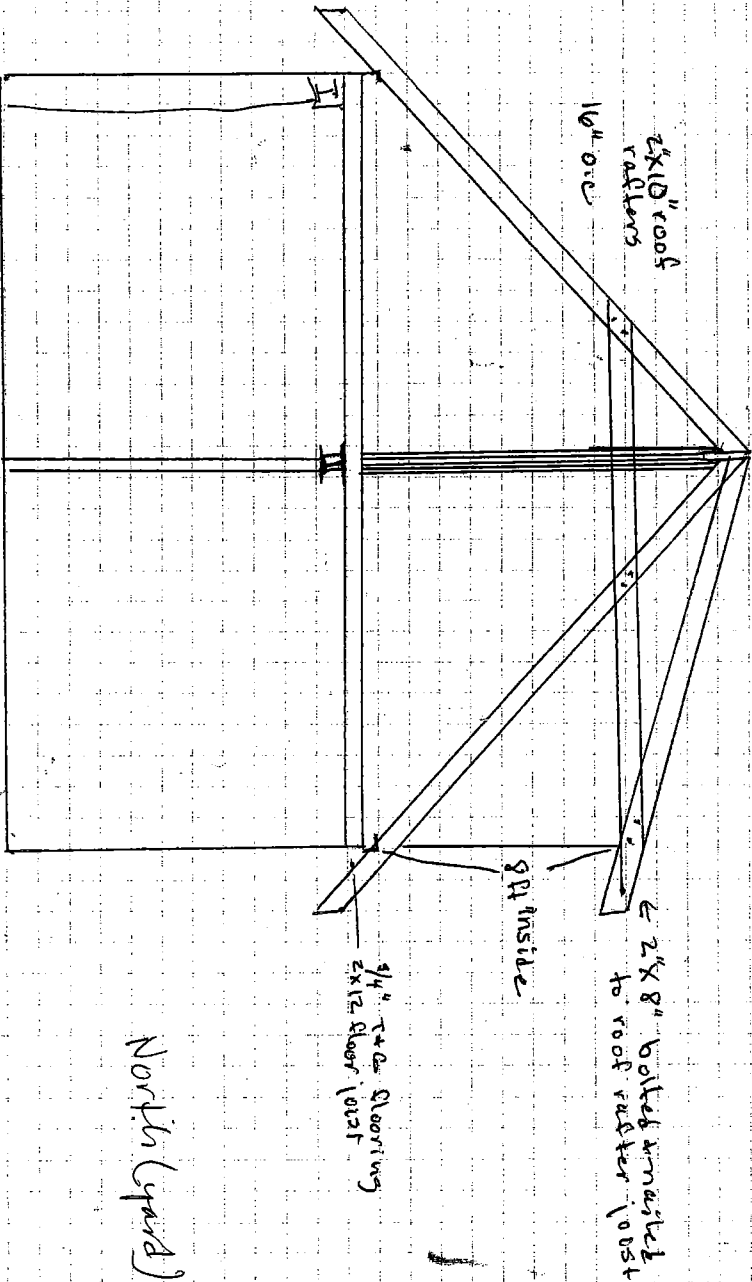




2nd floor

Ford Dezel
1533 Franklin Park South
Columbus, OH 43205

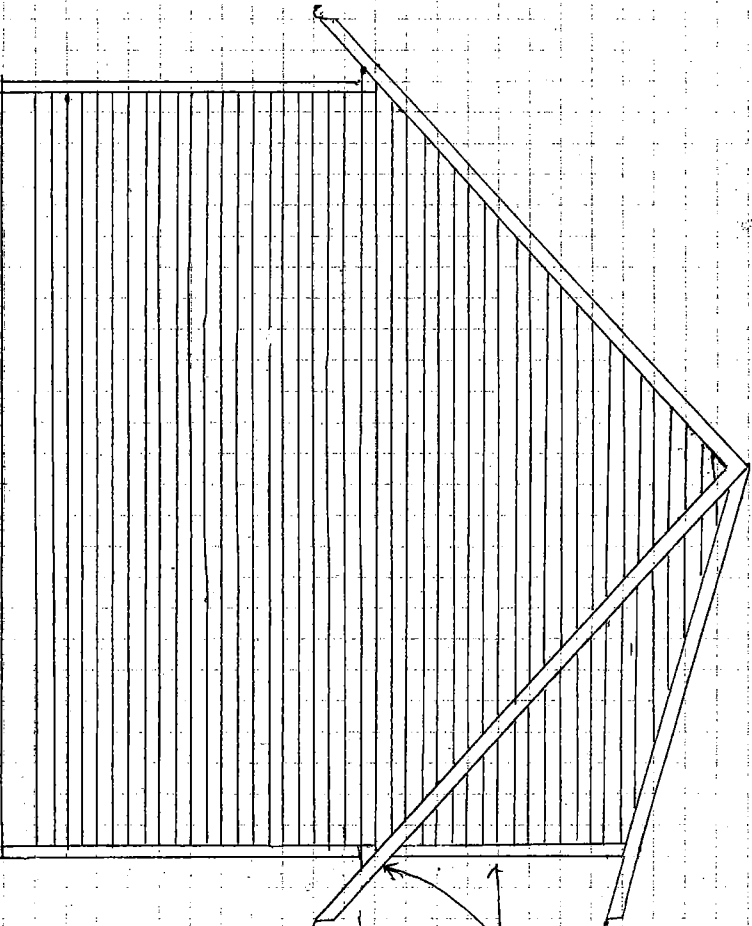
South
(Allies)



North (yard)

Ford/Detzel
1533 Franklin Park South
Columbus, OH 43205

South side

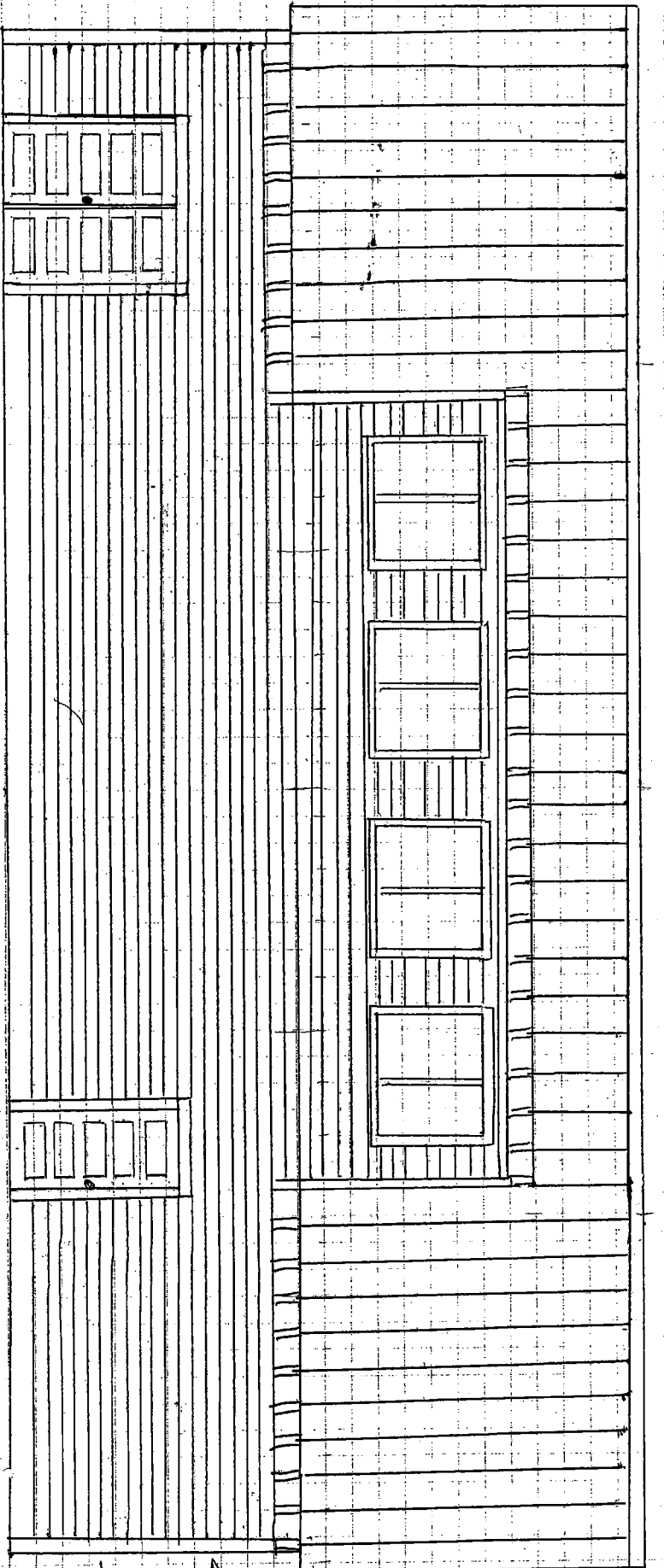


6" trim
4" corner board
6" reveal cement board siding
Attic Floor
North side
← Half round galvanized gutter

East View
Same as
West View

Ridge cap - ventilated

(4) sets of (2) 2'x4' windows in dormer
Greenhouse - like house - 3rd floor + 2nd floor sleeping porch



← 24ft
above
grade

24 gauge
standing
seam
galvalum.
16 ga.

← 6" round
cement
board
siding
← 5/4 x 6
trim

5 panel entry doors
w/ 5/4 x 4 trim

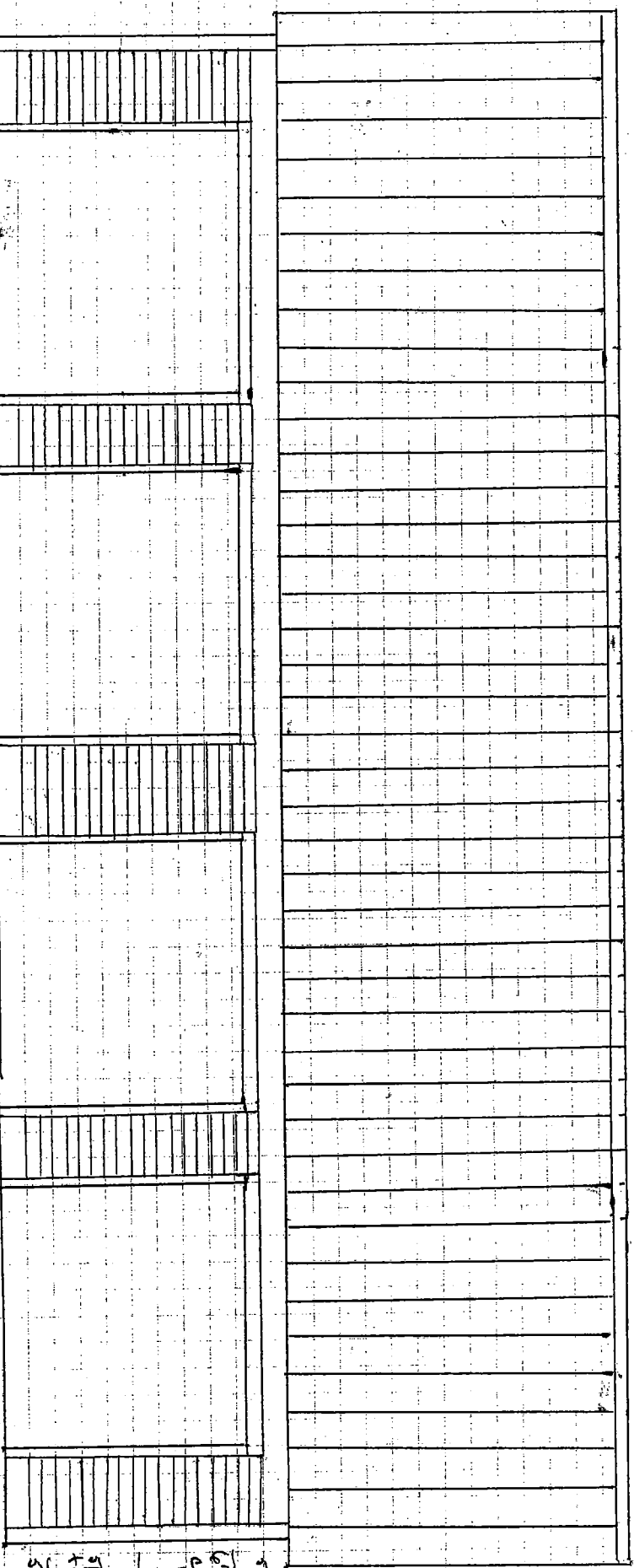
North Side
facing yard & house

Ford/Delzell
1563 Franklin Park South
Columbus, OH 43205

Ford/Delpell
1633 Franklin Park South
Columbus, OH 43205

South side
Facing alley

10 ft wide
9 ft tall
steel garage doors



5/4 x 6" trim
about doors
6" x 6" steel
cement
board
sliding
5/4 x 4 side
trim on doors
5/4 x 6 corner
trim

24 gauge
standing
seam
Galvalume
roof
16" o.c.

Ridge cap
vented

Ford/Detzel
1533 Franklin Park South
Columbus, OH 43206

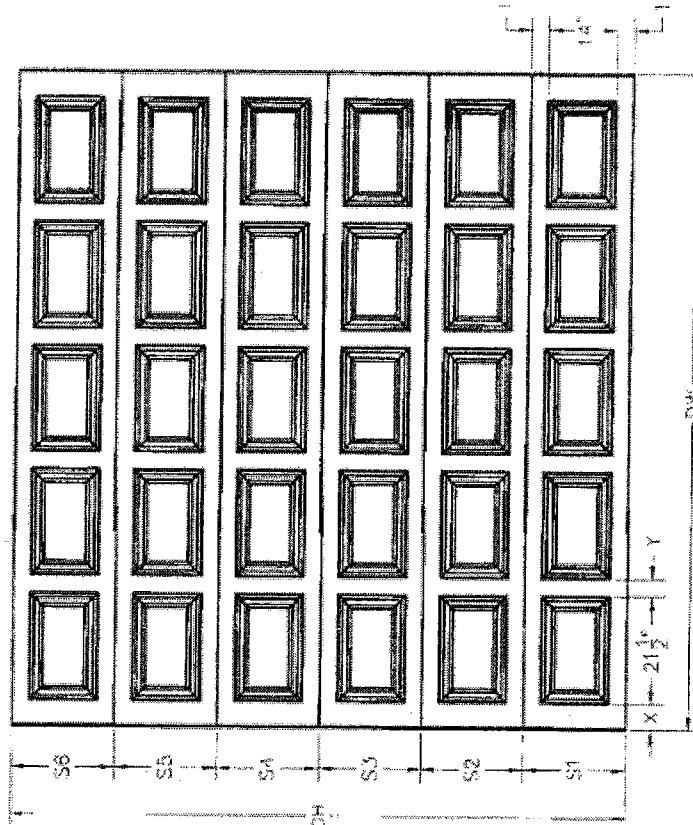
REVISES		
REV. No.	DATE	DESCRIPTION
00	6/18/16	RELEASED

NOTES:

- 1.) CUSTOMER TO SELECT TRACK & COUNTERBALANCE OPTIONS WHEN PLACING ORDER.
- 2.) STANDARD DOOR CONFIGURATION INCLUDES ONE SIDE LOCK. OTHER LOCK OPTIONS ARE AVAILABLE.
- 3.) "T" VALUES FOR SECTIONS ARE: 21"=3.50"
18"=2.00"

DW	S1	S2	S3	S4	S5	S6
9'-0"	18"	18"	18"	18"	18"	18"
9'-3"	18"	18"	18"	18"	18"	21"
9'-6"	21"	18"	18"	18"	18"	21"
9'-9"	21"	21"	18"	18"	18"	21"
10'-0"	21"	21"	21"	18"	18"	21"
10'-3"	21"	21"	21"	21"	18"	21"
10'-6"	21"	21"	21"	21"	21"	21"

DW	X	Y
10'-0"	2.25	2.00
10'-3"	3.25	2.00
10'-6"	4.25	2.50
10'-9"	4.25	2.50
10'-12"	4.25	3.00
11'-0"	4.75	3.25
11'-3"	5.25	3.50
11'-6"	5.75	3.75
11'-9"	5.75	4.25
11'-12"	6.25	4.50
12'-0"	6.25	5.00
12'-3"	6.25	5.50



Clopay®
 Building Products Company
FRONT ELEVATION
 VIEW DRAWING

DISCLAIMER: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!
NOTES: Confirmations/Inventory information of Clopay Building Products Co. is contained herein and may not be released, used, duplicated, made available, or otherwise transmitted without its prior consent. Failure to observe this notice may result in legal liability for any damages and losses resulting therefrom.

DRAWN BY: BMW
CUSTOMER: SHORT PANEL
JOB: FRONT ELEVATION
CSR/DC: TROY ALLEN

APPROVAL SIGNATURE:
APPROVAL DATE:
DRAWING NUMBER: CLA-5P-6S-SP-SOL-0
REV. 00
SHEET: 1 of 1

THE CITY OF
COLUMBUS
ANDREW J. GENTNER, 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) 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:

NAME

COMPLETE MAILING ADDRESS

Leslie G Ford 1533 Franklin Parks. Columbus OH 43205
Mark S Delzell same

SIGNATURE OF AFFIANT

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

4/3/2021

Notary Seal Here



HAZEL MOGLONE
Notary Public, State of Ohio
My Comm. Expires 04/03/2021

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