



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Oct 27 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3486 WESTWAY DR COLUMBUS OH 43204

Mailing Address: 3486 WESTWAY DR

COLUMBUS OH 43204-1138

Owner: HUSSEIN HUSSEIN

Parcel Number: 010111153

ZONING INFORMATION

Zoning: 697, Residential, SR

effective 2/18/1957, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Greater Hilltop 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

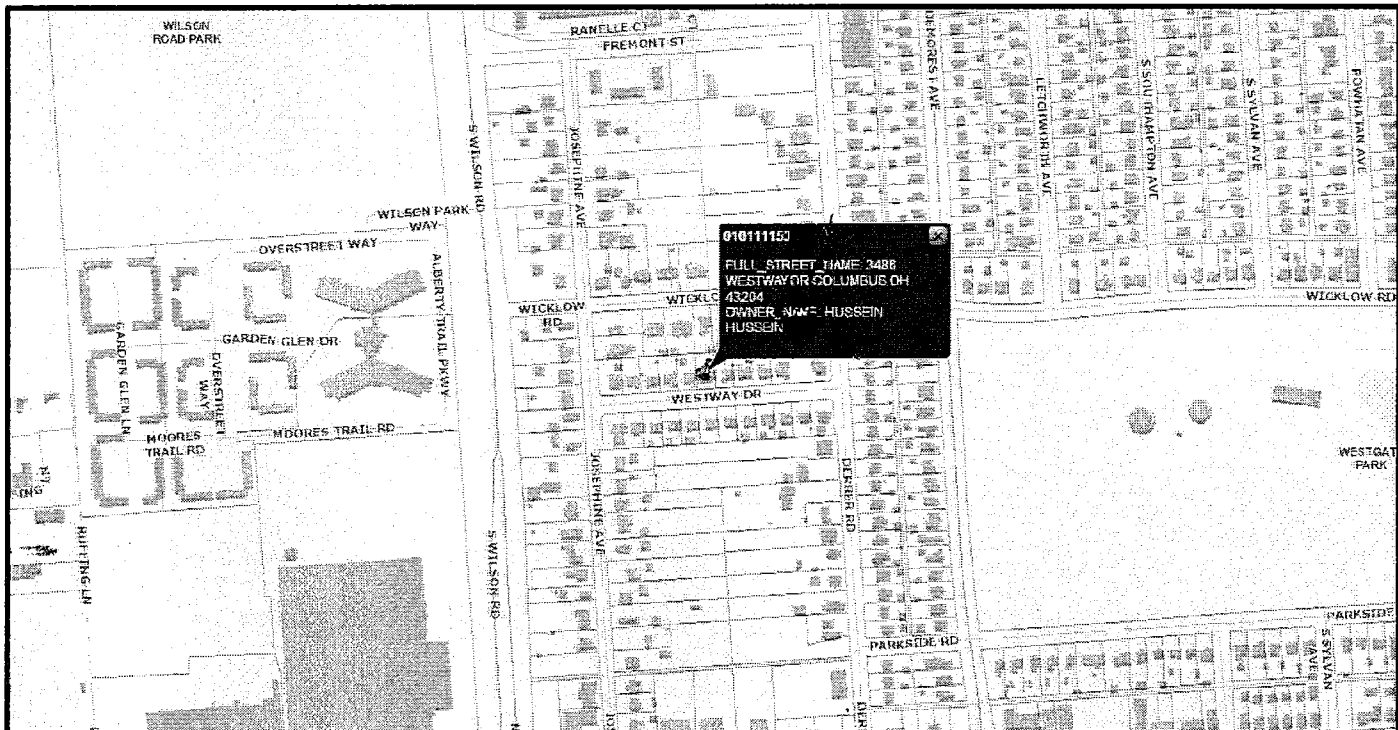
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





Mayor Michael B. Coleman

BZA16-114
3486 WESTWAY DRIVE

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-114
Date Received: 29 SEP 2016
Commission/Group: Celtac
Existing Zoning: _____ Application Accepted by: JT Fee: ~~\$320~~ \$320
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Keeping driveway AS IT CURRENTLY EXISTS
3312.27, 3312.29 3321.07

LOCATION

1. Certified Address Number and Street Name 3486 Westway Drive
City Columbus State Oh Zip 43204
Parcel Number (only one required) 010-111153

APPLICANT: (IF DIFFERENT FROM OWNER)

Name HUSSEIN HUSSEIN
Address 3486 Westway Drive City/State Columbus, Oh Zip 43204
Phone # 614 619 2311 Fax # NOT ANY Email MR-LOVEFOREVER@hotmail.com

PROPERTY OWNER(S):

Name HUSSEIN HUSSEIN
Address 3486 Westway Drive City/State Columbus Oh Zip 43204
Phone # 614 619 2311 Fax # N/A Email MR-LOVEFOREVER@hotmail.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent Neighbor

Name JAMIE Mc CLELLAND
Address 3495 Westway Drive City/State Columbus Oh Zip 43204
Phone # 740 856-7963 Fax # _____ Email: JLOUMcClelland@yahoo.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE Jamie McClelland

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 all checks payable to the Columbus City Treasurer

Date of Service/Posting 6/24/16

THE CITY OF
COLUMBUS

CODE ENFORCEMENT

Dana M. Rose, Administrator

Order Number: 16470-03947

Parcel Number: 010111153

HUSSEIN HUSSEIN
3486 WESTWAY DR
COLUMBUS, OH 43204-1138

ZONING CODE VIOLATION ORDER

Re: 3486 WESTWAY DR

An inspection has been made at the above address on **June 17, 2016**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within 20 calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

For further information on this notice contact the Code Enforcement Officer.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Danielle Weber
Code Enforcement Officer
Phone: 614-645-0328
dxweber@columbus.gov
757 Carolyn Avenue
Columbus Ohio 43224

3486 WESTWAY DR

Order Number: 16470-03947

Parcel Number: 010111153

ITEM#	CODE SECTION	COMMENTS
<u>Zoning Violations</u>		
1	3305.01 Certificate of zoning clearance	<p>Lack of Zoning Clearance: expansion of driveway to accommodate additional parking without first obtaining Zoning Clearance; parking storing motor vehicles in set-back without first obtaining Zoning Clearance.</p> <p>Cease use/remove until Zoning Clearance conditions and or improvements for Clearance Approval are in compliance. Zoning Clearance may be subject to Site Compliance procedure.</p>



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME X Hussein Hussein
of (1) MAILING ADDRESS X 3486 Westway Dr Columbus OH 43204
deposed 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 the 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) X Hussein Hussein
3486 Westway Dr Columbus OH 43204

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

X Hussein Hussein
614-632-9876

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

(5) Greater Hilltop Area Commission
to Greg Lorge
PO Box 28092
Columbus, OH 43229

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

attached

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18 day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
Notary Public

My Commission Expires:

12.22.2019

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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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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:

CURRENT DRIVEWAY DOES NOT IMPACT NEIGHBORS AND IMPROVED
THE PROPERTY.

NEIGHBORS IN IMMEDIATE AREA ARE CONTENT WITH THE IMPROVEMENT.

THE CITY OF COLS VISITED SITE PRIOR TO CONCRETE BEING POURED
& APPROVED THE DIMENSIONS.

Signature of Applicant _____ Date _____

Expansion of a driveway without zoning clearance at 3486 Westway Drive.

Columbus City Zoning Codes applicable:

3312.27(2) Where a required building setback line is 25 feet or greater, the parking setback line shall be 25 feet from the street right-of-way line.

3312.29 ...stacked parking shall be located in a driveway, and not in any other part of a required yard.

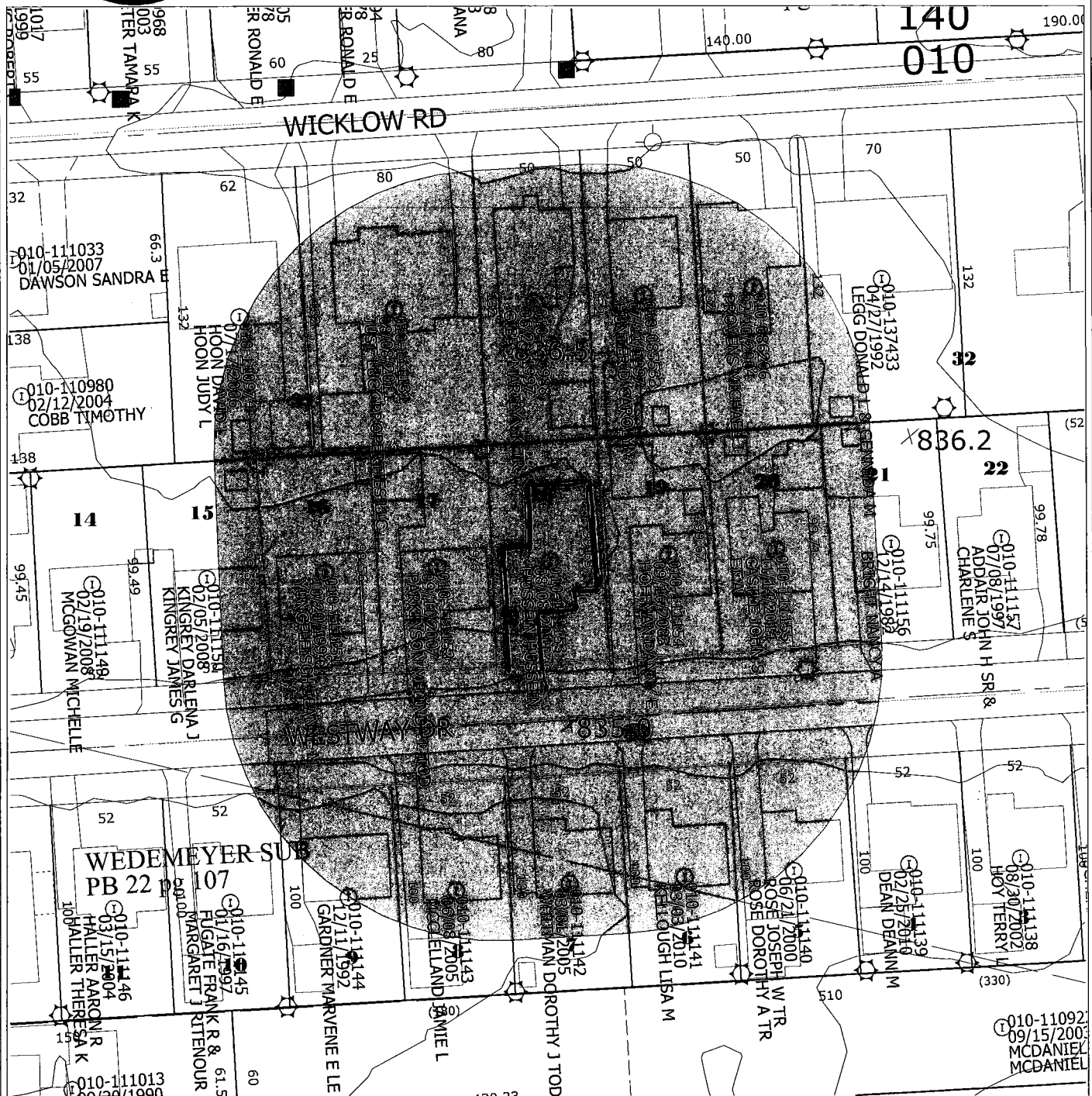
3321.07(A) Front yard landscaping: The lot area between a required building line and a street line shall be landscaped and shall not be paved except for paved areas approved by the city.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 7/21/16



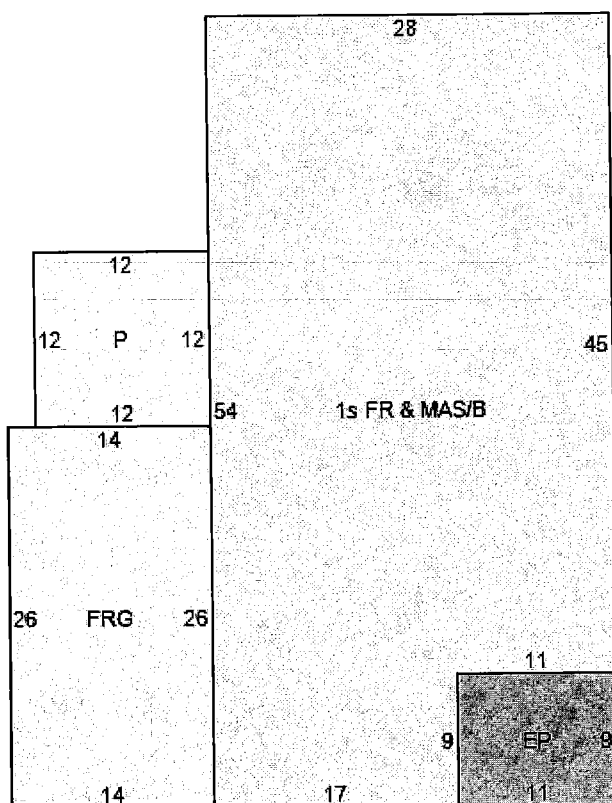
Disclaimer

Scale = 67'



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.

Map-Rt: 010-M078 -067-00
3486 WESTWAY DR



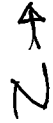
Item	Area
1s FR & MAS/B	1413
EP - 14:ENCLOSED FRAME PORCH	99
FRG - 15:FRAME GARAGE	364
P - 40:CONCRETE PATIO	144

Printed on Wednesday, July 13, 2016, at 8:05:05 PM EST

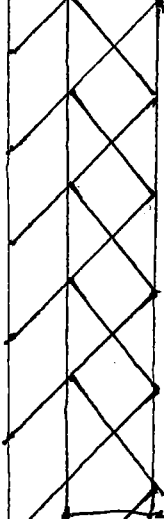
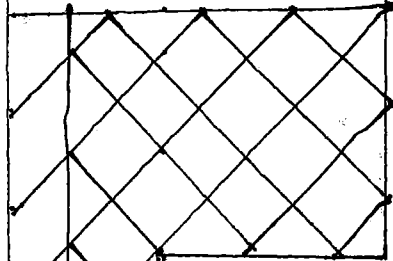
BZA16-114

3486 WESTWAY DRIVE

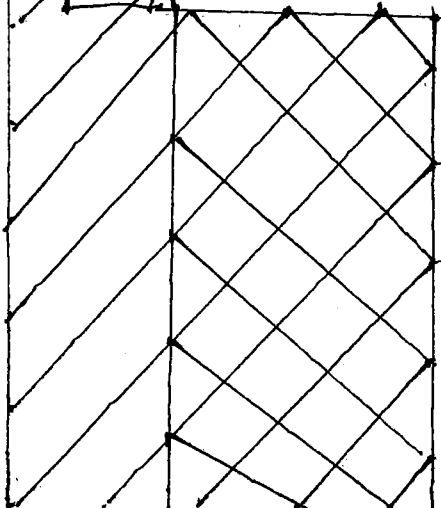
1" = 10'



3' →



3486



WESTWAY DR.



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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) Hussein Hussein
of (COMPLETE ADDRESS) 3486 Westway Dr Columbus OH 43204
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

Hussein Hussein 3486 Westway Dr Columbus OH 43204

SIGNATURE OF AFFIANT

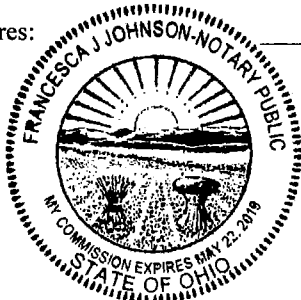
Subscribed to me in my presence and before me this 10 day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

5.22.2019

Notary Seal Here



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