

## Zoning Report

---

### Site Information

|                 |   |
|-----------------|---|
| Address         | 710 S PEARL ST, OH                              |
| Mailing Address | 140 S HIGH ST APT 134<br>COLUMBUS OH 43215-3576 |
| Owner           | KELLEY TERRENCE P KELLEY MICHELE M              |
| Parcel Number   | 010020906                                       |
| In Columbus?    | Yes   |
| County          | FRANKLIN  |

---

### Zoning Information

|   |  |
|---|--|
| Zoning                                    | Z72-055, Residential, R2F, 6/21/1972, H-35 |
| Council Variance                          | None                                       |
| Board of Zoning Adjustment (BZA) Variance | None                                       |
| Commercial Overlay                        | None                                       |
| Planning Overlay                          | None                                       |
| Graphics Variance                         | None                                       |
| Area Commission                           | None                                       |
| Historic District                         | German Village                             |
| Historic Site                             | No   |
| Flood Zone                                | Out  |
| Airport Overlay Environs                  | None                                       |

---

### Pending Zoning Action

|   |      |
|---|------|
| Zoning                                    | None |
| Board of Zoning Adjustment (BZA) Variance | None |
| Council Variance                          | None |
| Graphics Variance                         | None |

---

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: BZA16-146 Date Received: 14 NOV. 2016
Application Accepted by: [Signature] Fee: \$320
Commission/Civic:
Existing Zoning:
Comments:

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

[X] Variance [ ] Special Permit

Indicate what the proposal is and list applicable code sections:

1 VARIANCE REQUEST FOR FRONTYARD SETBACK (SECTION 3332.21F) REQUIRED SETBACK IS 10'-0"
THE GERMAN VILLAGE COMMISSION IS REQUIRING THE NEW HOUSE BE PLACED CLOSER TO THE WEST PROPERTY LINE TO KEEP THE STREETSCAPE CONSISTANT. 2 VARIANCE TO THE SIDYARD SETBACK. THE GERMAN VILLAGE IS RECOMMENDING THAT THE NEW HOUSE BE PLACED 5'-0" FROM THE SOUTH PROPERTY LINE. RESULTING LOCATION IN AN AGGREGATE SIDYARD SETBACK OF 10'-0" INSTEAD OF THE REQUIRED 12'-0"

Certified Address: 710 SOUTH PEARL STREET City: COLUMBUS Zip: 43215

Parcel Number (only one required): 010-020906

APPLICANT (If different from Owner):

Applicant Name: PETE FOSTER Phone Number: 614.778.4701 Ext.:

Address: 685 MONTROSE AVENUE City/State: BEXLEY Zip: 43209

Email Address: petefastball@aol.com Fax Number: N/A

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

Name: Michele Kelley Phone Number: 614.579.7722 Ext.:

Address: 140 S. High St. Apt. 134 City/State: Columbus Zip: 43215

Email Address: shellykelley34@gmail.com Fax Number:

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 [Signature]

PROPERTY OWNER SIGNATURE Michele Kelley

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

November 11, 2016

This statement signifies that Pete Foster, of Pete Foster Residential Designs LLC has the authority to act on our behalf for all matters pertaining to 710 S. Pearl Street Columbus, Ohio 43215. We approve the power of attorney to Pete Foster.

Terry and Michele Kelley

THE CITY OF COLUMBUS ANDREW J. GANTHER, 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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Terrence P. Kelley of (1) MAILING ADDRESS 140 S. High St Apt 134 Columbus, Ohio 43215

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 710 S. Pearl St. Columbus, Ohio 43206 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) Terrence P. and Michele M. Kelley 140 S. High St. Apt 134 Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE # (same as listed on front application) Terrence P. Kelley 614. 579. 1922

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) German Village Area Commission contact: Kristen Moody City of Columbus Department of Development Historic Preservation Office 50 W. Gay St. Columbus, Ohio 43215

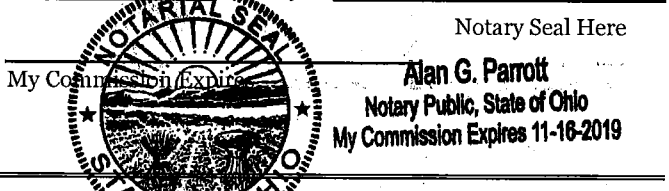
and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application 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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Lists adjacent property owners including Michael A and Margaret A. McKinney, Brian M. Bush, Charles H and Amanda H Walker, and George Martin + Theresa Benton Thomas.

(8) SIGNATURE OF AFFIANT Terrence P. Kelley

Sworn to before me and signed in my presence this 14th day of November in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC Alan G. Parrott



PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-7433 to schedule. Please make checks payable to the Columbus City Treasurer

7.

# 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

## STATEMENT OF HARDSHIP

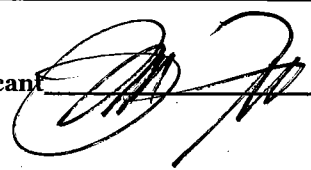
APPLICATION #

### 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:

- ① VARIANCE REQUEST FOR FRONTYARD SETBACK (SECTION 3332.21F) REQUIRING THE FRONTYARD SETBACK TO BE 10'-0". THE GERMAN VILLAGE COMMISSION IS REQUIRING THE NEW RESIDENCE TO BE PLACED CLOSER TO THE WEST PROPERTY LINE (FRONT) TO KEEP THE STREETSCAPE CONSISTANT.
- ② VARIANCE REQUEST TO THE SIDERYARD SETBACK. THE GERMAN VILLAGE COMMISSION IS RECOMMENDING THAT THE NEW HOUSE BE PLACED 5'-0" FROM THE SOUTH PROPERTY LINE, RESULTING IN AN AGGREGATE SIDERYARD OF 10'-0" INSTEAD OF THE REQUIRED 12'-0"

Signature of Applicant 

Date 11.10.2016

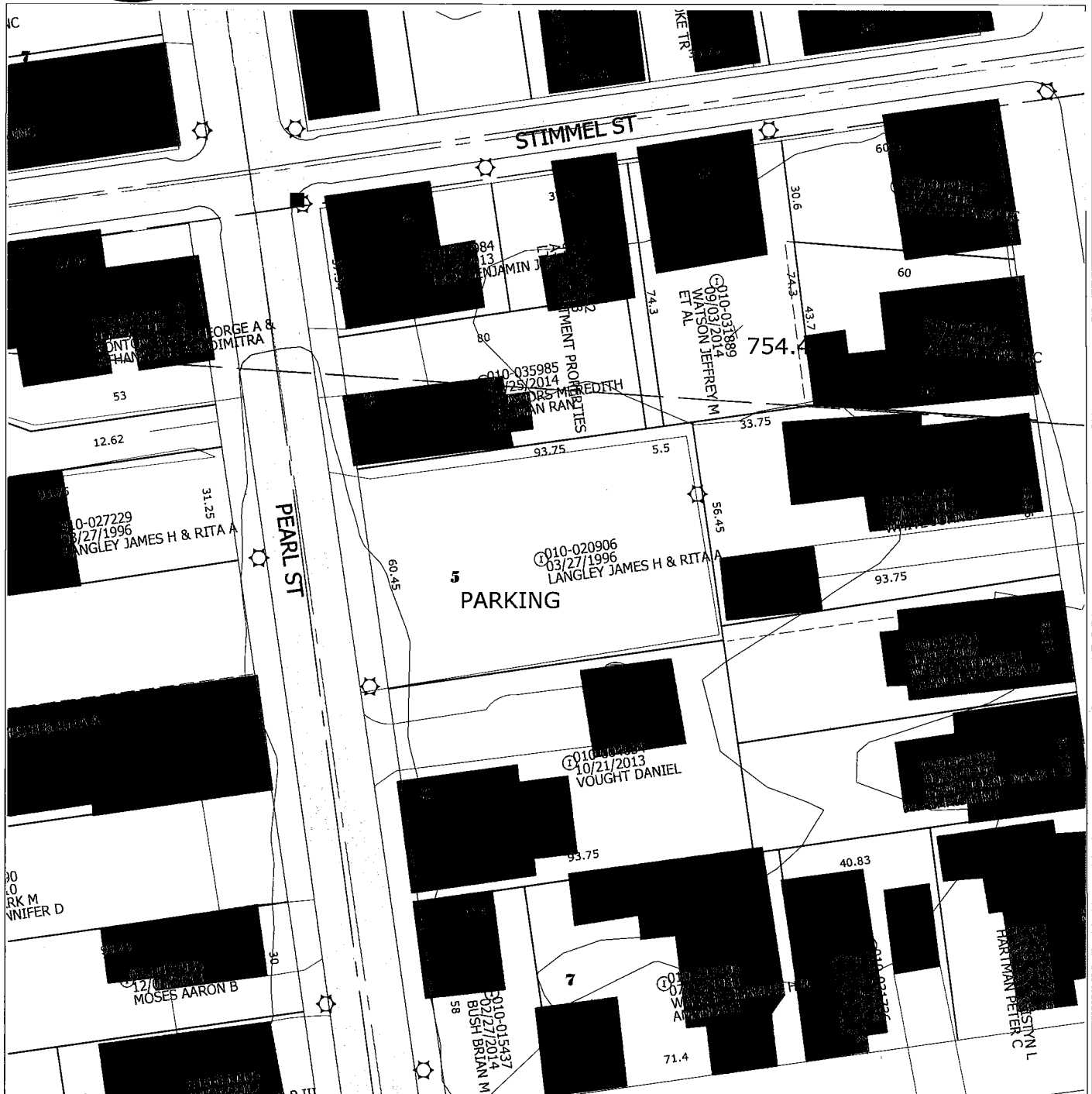
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/10/16



Disclaimer

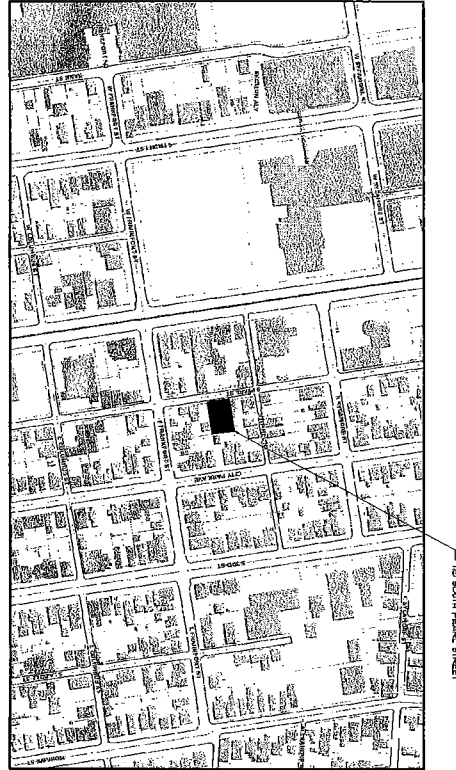
Scale = 40



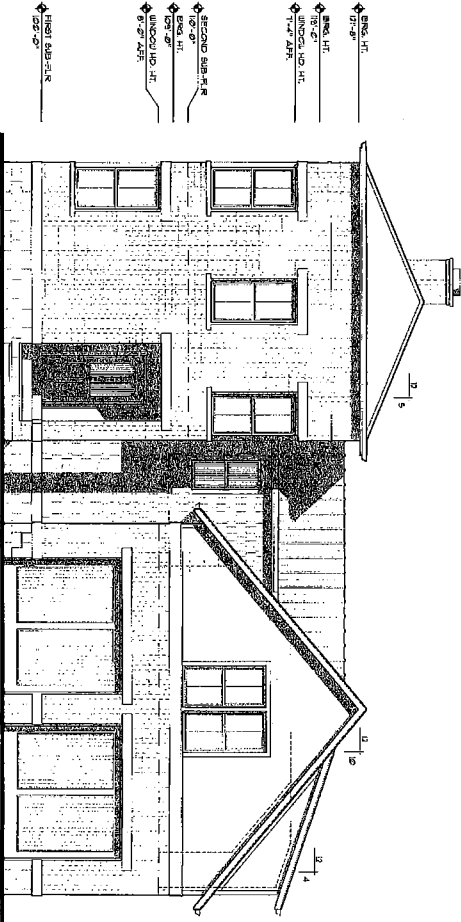
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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

# BZA16-146 710 S PEARL ST.

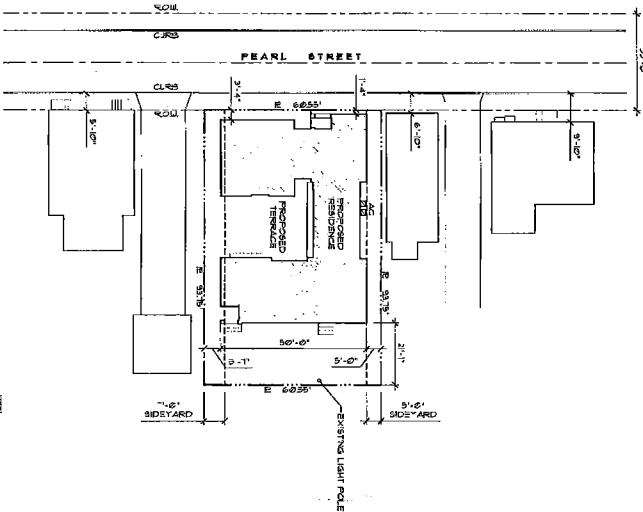
KELLEY RESIDENCE  
710 SOUTH PEARL STREET  
COLUMBUS, OHIO 43260  
DECEMBER 10, 2016



LOCATION MAP  
NOT TO SCALE



WEST ELEVATION  
SCALE 1/8" = 1'-0"



SITE PLAN  
SCALE 1/8" = 1'-0"



**LEGAL DESCRIPTION:**  
PARCEL 1, PID 810-01000

**LEGAL DESCRIPTION:**  
ZONING: R10-010  
OWNER: KELLEY RESIDENCES, INC.  
ADDRESS: 710 S. PEARL STREET, COLUMBUS, OHIO 43260  
RECORDS: OHIO RECORDS CENTER, FRANKLIN COUNTY, OHIO

**SQUARE FEET CALCULATIONS:**

|                         |          |
|-------------------------|----------|
| SITE                    | 3,471 SF |
| FOOTPRINT               | 1,461 SF |
| LOT AND SETBACK MINIMUM | 1,461 SF |
| ACTUAL SETBACK          | 1,858 SF |
| FIRST FLOOR             | 1,038 SF |
| SECOND FLOOR            | 644 SF   |
| OVERALL                 | 1,682 SF |
| REAR YARD               | 35 SF    |
| REAR PORCH              | 35 SF    |

THE CITY OF COLUMBUS ANDREW J. GANTHER, 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

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) Terrence P. Kelley of (COMPLETE ADDRESS) 140 S. High St Apt 134 Columbus Ohio 43215

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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Rows include Terrence P. Kelley and Michele M. Kelley with their respective addresses.

SIGNATURE OF AFFIANT [Signature of Terrence P. Kelley]

Sworn to before me and signed in my presence this 14th day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature of Alan G. Parrott] My Commission Expires \_\_\_\_\_



Alan G. Parrott Notary Public, State of Ohio My Commission Expires 11-18-2019

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