

Zoning Report

Site Information

Address	204 S EUREKA AVE, COLUMBUS, OH
Mailing Address	204 S EUREKA AVE COLUMBUS OH 43204-3206
Owner	LARÁ-AREVALO FANNY M
Parcel Number	010055248
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z70-162, Residential, R3, 2/17/1971, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Greater Hilltop Area Commission
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

OFFICE USE ONLY

Application Number: BZA16-159 Date Received: 13 DEC. 2016
 Application Accepted by: [Signature] Fee: \$320
 Commission/Civic: G.H.A.C.
 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:
3332.021 - TO REDUCE THE BLDG LINE FROM 12' TO 3.5'
3321.05 - TO ALLOW A PORTION OF THE BLD TO
ENCROACH INTO THE VISION CLEARANCE
TRIANGLE

LOCATION
Certified Address: 204 S. Eureka Ave. City: Columbus OH Zip: 43204

Parcel Number (only one required): 010-055248

APPLICANT (If different from Owner):
Applicant Name: FANNY LARA Phone Number: (614) 216-2951 Ext.: _____
Address: 204 S. Eureka Ave City/State: Columbus OH Zip: 43204
Email Address: Gabrieladn@yahoo.com Fax Number: Ø

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page
Name: FANNY LARA Phone Number: (614) 216-2951 Ext.: _____
Address: 204 S. Eureka Ave City/State: Columbus OH Zip: 43204
Email Address: Gabrieladn@yahoo.com Fax Number: Ø

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 X FANNY LARA
PROPERTY OWNER SIGNATURE X Fanny Lara
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 (1) NAME FANNY LARA
of (1) MAILING ADDRESS 204 S. Eureka Ave - 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 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 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) FANNY LARA
AND MAILING ADDRESS 204 S. Eureka Ave
Columbus OH 43204

APPLICANT'S NAME AND PHONE # (5) FANNY LARA -
(same as listed on front application) (614) 216-2951

AREA COMMISSION OR CIVIC GROUP (5) Greater Hilltop Area
AREA COMMISSION ZONING CHAIR _____
OR CONTACT PERSON AND ADDRESS _____

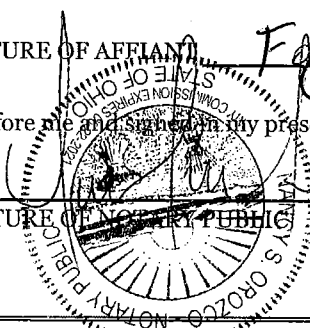
and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the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

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>Escalante Patricia Saucedo</u>	<u>208 S. Eureka Ave</u>	<u>208 S. Eureka Ave - 43204</u>
<u>Mumb Fatima</u>	<u>192 S. Eureka Ave</u>	<u>Columbus OH 43204</u>
<u>Kendrick Leroy</u>	<u>205 S. Wayne Av</u>	<u>Columbus OH 43204</u>
<u>City of Columbus OH</u>	<u>203 S. Wayne Ave - 43204</u>	<u>50 W. Gay St 43215 Col.</u>
<u>Mpreno Mercedes</u>	<u>See Attached</u>	

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

(8) SIGNATURE OF AFFIANT Fanny Lara

Sworn to before me and signed in my presence this 28 day of October, in the year 16



(8) SIGNATURE OF NOTARY PUBLIC _____
My Commission Expires 06/22/2021

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

204 SOUTH EUREKA AV**APPLICANT/OWNER**

FANNY M LARA AREVALO
204 Eureka Ave.
Columbus OH 43204

FANNY M LARA AREVALO
204 Eureka Ave.
Columbus OH 43204

CITY OF COLUMBUS OHIO

203 S. Wayne Ave.
Mail to: CITY OF COLUMBUS
LAND BANK
50 W. Gay St. 4th Floor
COLUMBUS OH 43215

KENDRIK LEROY/ CAROLYN
205 S. Wayne Ave.
Columbus OH 43204

CLAYBORN STEVE
215 S. Wayne Ave
Mail to: STEVE CLAYBORN
3120 Somerset Ct. S.
Columbus OH 43227

RIGA JEREMY RIGA JULIA
207 S. Eureka Av.
Mail to: FIFTH THIRD BANK/ DFW4-2
1 Corelogic Dr.
Westlake TX 76262

ROS HO SY SOKNOV
219 S. Wayne Av.
Columbus OH 43204

WHITFIELD DAISY & BETTY
183-185 S. Wayne Av
Columbus OH 43204

MT. HELIX ACQUISITIONS I LLC
183-185 S. Eureka Av.
Mail to: MT. HELIX ACQUISITIONS
2365 Northside Dr. Ste 550
San Diego CA 92108

LYONS NATHAN C.
212 S. Eureka Av.
Mail to: Nathan C. Lyons
12445 Parliament Dr. NW
Baltimore OH 43105

APPLICANT/OWNER

FANNY M LARA AREVALO
204 Eureka Ave.
Columbus OH 43204

FANNY M LARA AREVALO
204 Eureka Ave.
Columbus OH 43204

MAPES JERRY M. MAPES CHANDA L
219 S. Eureka Av.
Mail to: JERRY M./CHANDA MAPES
PO BOX 06328
Columbus OH 43206

MID-STATE HOMES INC.
191 S. Eureka Av.
Mail to: MID STATE HOMES INC.
971 Robinwood Ave. Ste. D.
Columbus OH 43213

MORENO MERCEDES
203 S. Eureka Av
Mail to: MERCEDES MORENO
6726 Townbrook Dr. Ap D.
Gwynn Oak MD 21207

SAMOUR HAROLD A.
220 S. Eureka Av.
Mail to: THE GUERNSEY BANK/Loan Svcs
782 S. State St.
Westerville OH 43081

CITY OF COLUMBUS OHIO
187 S. Eureka Av.
Mail to: CITY OF COLUMBUS
LAND BANK
50 W. Gay St. 4th Floor
COLUMBUS OH 43215

MOSS CHARLENE G.
191 S. Wayne Av.
Mail to: CHASE HOME FINANCE LLC
1 Corelogic Dr.
Westlake TX 76262

CITY OF COLUMBUS OHIO
2430 Palmetto St.
Mail to: CITY OF COLUMBUS
LAND BANK
50 W. Gay St. 4th Floor
COLUMBUS OH 43215

MURIB FATIMA
192 S. Eureka Ave.
Columbus OH 43204

GREATER HILLTOP AREA COMMISSION

1186 W. Broad St.
Columbus OH 43222

FANNY M LARA AREVALO
204 Eureka Ave.
Columbus OH 43204

BATTLE SAMUEL
211 S. Eureka Ave.
Mail to: J. MARLIN LLC
3481 Woodstone Dr.
Lewis Center OH 43035

SOWERS LARRY MEADOWS-SOWERS LINDA
216 S. Eureka Av.
Mail to: LARRY SOWERS
LINDA MEADOWS-SOWERS
3481 Woodstone Dr/
Lewis Center OH 43035

ESCALANTE PATRICIA SAUCEDO
208 S. Eureka Av.
Columbus OH 43204

HOME CONNECTIONS GROUP LLC.
188 S. Eureka Av
Mail to: FIRST COMMUNITY BANK
4300 E. Broad St.
Columbus OH 43213

AH FARMS LLC
184 S. Eureka Av.
Mail to: AH FARMS LLC
PO BOX 164
West Jefferson OH 43162

GRIFFITH JOHN S.
211 S. Wayne Av.
Mail to: John/Susan Griffith
6640 Hall Rd.
Galloway OH 43119

MOSS CHARLENE G.
191 S. Wayne Av.
Mail to: CHASE HOME FINANCE LLC
1 Corelogic Dr.
Westlake TX 76262

BATTLE SAMUEL
215 S. Eureka Ave.
Mail to: J. MARLIN LLC
3481 Woodstone Dr.
Lewis Center OH 43035

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

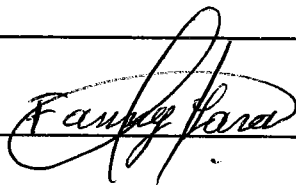
- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance 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:

I want to close / enclose a pre-existing porch (frame is in place as we purchased the property - It is presently open and we want to put doors and windows to it -

The action of the elements cause water, snow, rain, dry leaves, flying debris and other to blow into the porch, and since it does not circulate, it sits, and sometimes rots. Wind blows our stuff away from the porch - And unknown children get into the porch, bring garbage and cause disturbances - There are other properties with closed-up porches in the same street / area -

Signature of Applicant



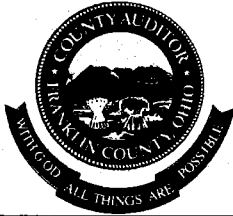
Date

10/20/16

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: N

DATE: 6/20/16



Disclaimer

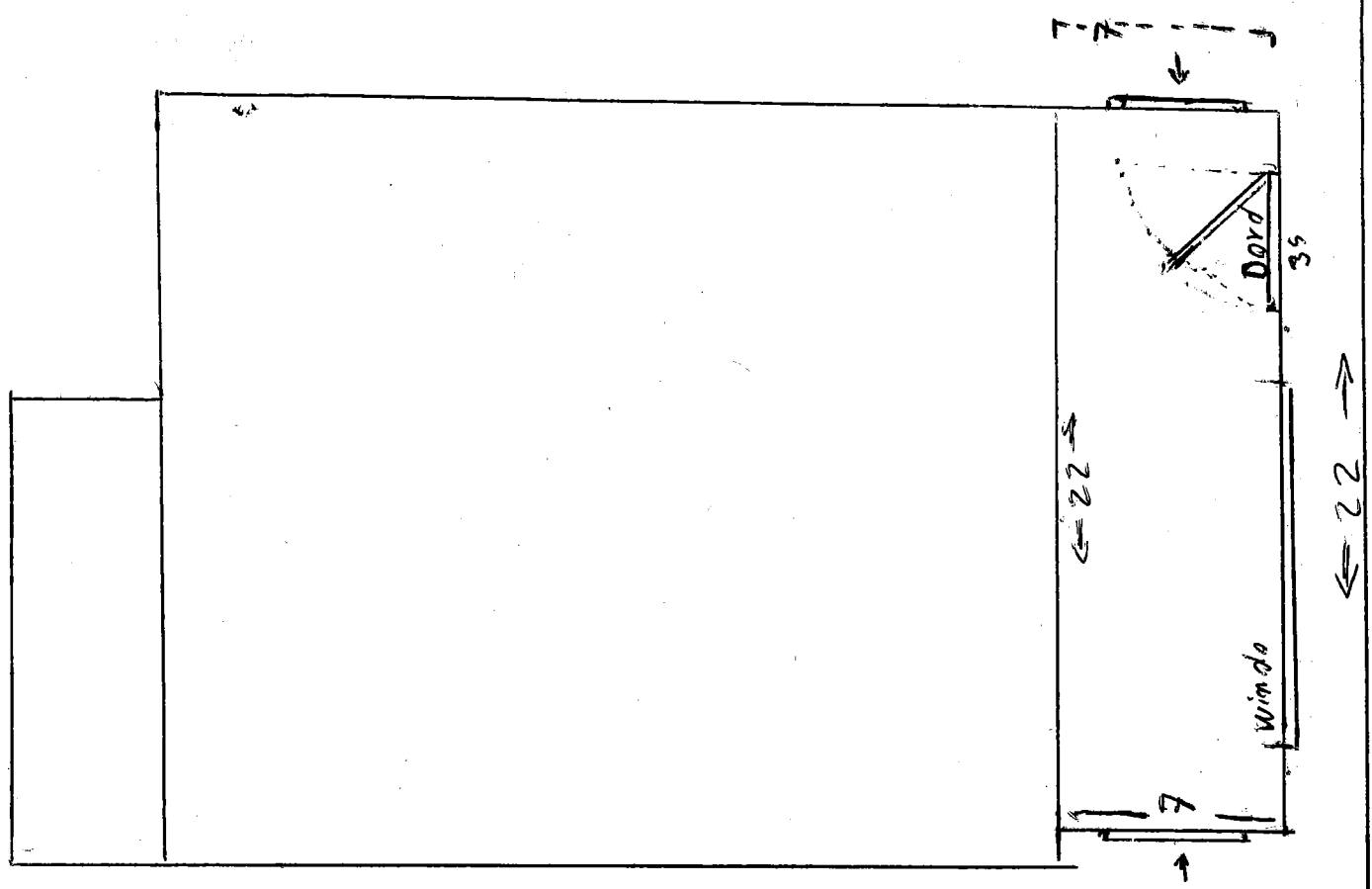
Scale = 30



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.

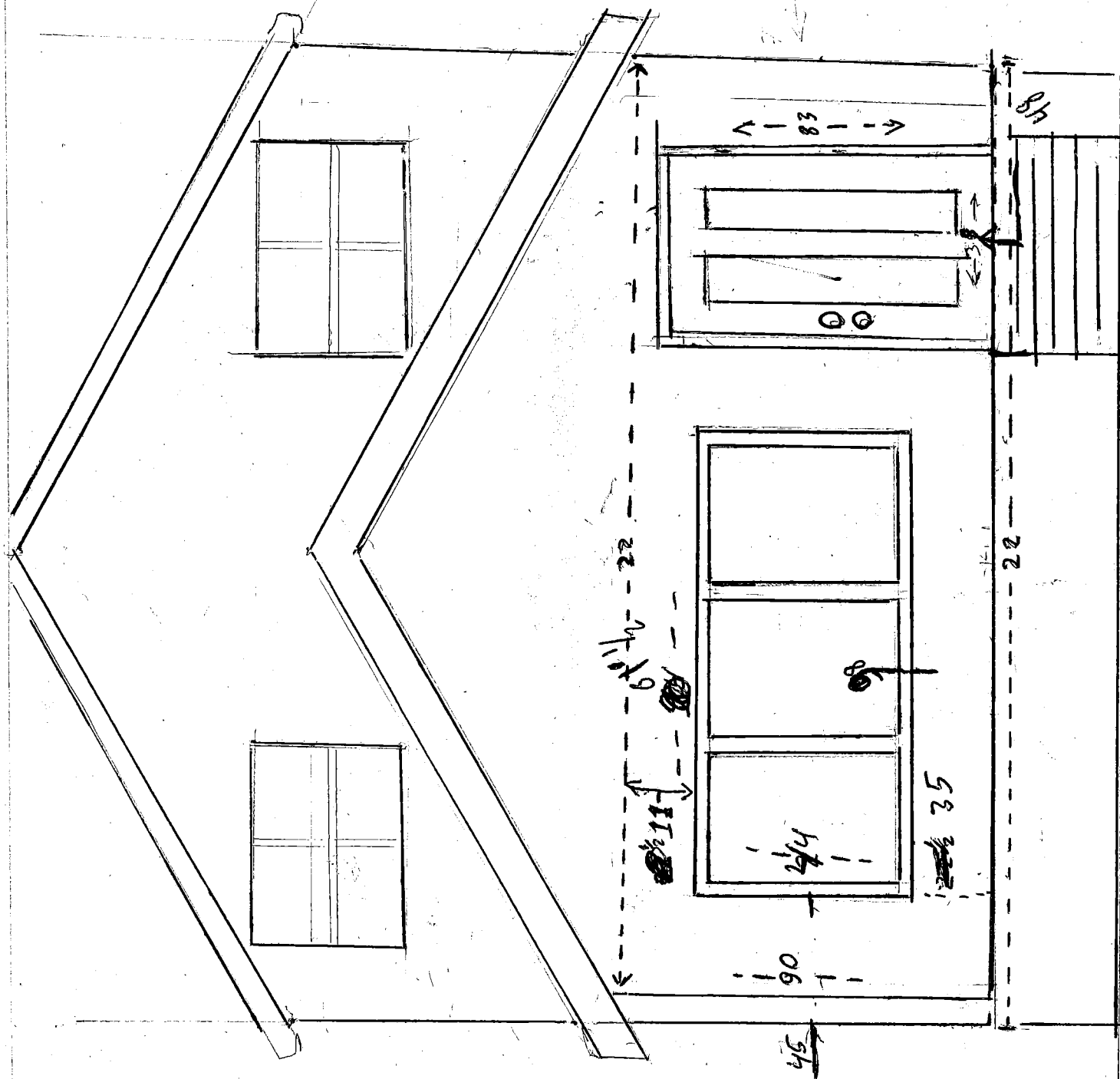
BZA16-159

204 SOUTH EUREKA AV



BZA16-159

204 SOUTH EUREKA AV



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) FANNY LARA
of (COMPLETE ADDRESS) 204 S. Eureka Ave - 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:

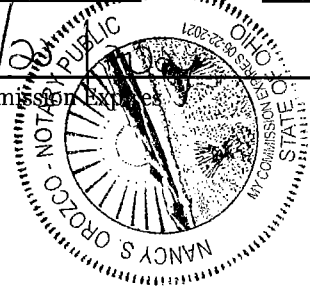
NAME	COMPLETE MAILING ADDRESS
① FANNY LARA	204 S. Eureka Ave - Columbus OH 43204
② PABLO JORGE SEVILLA CALCEDO	204 S. Eureka Ave. Columbus OH 43204

SIGNATURE OF AFFIANT *Fanny Lara*

Sworn to before me and signed in my presence this 28 day of October in the year 16

SIGNATURE OF NOTARY PUBLIC *[Signature]*

My Commission Expires 06/20/2021



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