

Zoning Report

Site Information

Address	1647 MOLER RD, COLUMBUS, OH
Mailing Address	1647 MOLER RD COLUMBUS OH 43207-1645
Owner	LARGER MARK A
Parcel Number	010129081
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	882, Residential, R2, 5/28/1960, 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	Columbus Southside 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

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, 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

OFFICE USE ONLY

Application Number: BZA16-165 Date Received: 14 DEC 2016
Application Accepted by: [Signature] Fee: \$320
Commission/Civic: COL. SOUTH SIDE AC
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:

TO OBTAIN VARIANCES TO ALLOW PARKING ON EXISTING
DRIVEWAY PADS IN FRONT OF 1647 MOLER RD. CITY CODE
SECTIONS 3312.27, 3321.07A, 3321.05(A)(2) AND 3312.13(A)

LOCATION

Certified Address: 1647 MOLER RD City: COLUMBUS Zip: 43207

Parcel Number (only one required): 010-2981-00 010-129-081

APPLICANT (If different from Owner):

Applicant Name: MARK A LARGER Phone Number: 614-444-2015 Ext.: _____

Address: 1647 MOLER RD City/State: COLUMBUS OHIO Zip: 43207

Email Address: MLARGER@SBCGLOBAL.NET Fax Number: NONE

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

Name: MARK A LARGER Phone Number: 614-444-2015H Ext.: _____
614-302-3452C

Address: 1647 MOLER RD City/State: COLUMBUS, OHIO Zip: 43207

Email Address: MLARGER@SBCGLOBAL.NET 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 Mark A Luger

PROPERTY OWNER SIGNATURE Mark A Luger

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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MARK A LARGER
of (1) MAILING ADDRESS 1647 MOLER RD COLUMBUS, OHIO 43207
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 1647 MOLER RD COLUMBUS OHIO 43207
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) MARK A LARGER
1647 MOLER RD
COLUMBUS OHIO 43207

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

MARK A. LARGER
1647 MOLER RD

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

(5) SOUTHSIDE AREA COMMISSION
ZONING CHAIR CURTIS DAVIS
584 E MOLER 43207

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:

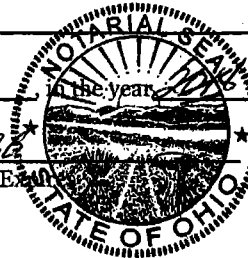
(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>HAROLD SPENCER</u>	<u>1641 MOLER</u>	<u>1641 MOLER</u>
<u>JOSEPH & TERESA CO</u>		<u>COLUMBUS OHIO 43207</u>
<u>COLES</u>	<u>1635 MOLER</u>	<u>1635 MOLER</u>
<u>LARRY & ROSIE</u>		<u>COLUMBUS OHIO 43207</u>
<u>THOMPSON</u>	<u>1655 MOLER</u>	<u>13161 WELLESLEY DR.</u>
<input checked="" type="checkbox"/> (7) Check here if listing additional property owners on a separate page.		<u>PICKERINGTON OH 43147</u>

(8) SIGNATURE OF AFFIANT Mark A Langer

Sworn to before me and signed in my presence this 13th day of December

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Pamela S. Barber
Notary Public, State of Ohio
My Commission Expires 10-13-2020

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BZA16-165
1647 MOLER ROAD

DSM CALIFORNIA LLC
PO BOX 480952
LOS ANGELES CA 90048

SHUIWEN ZHANG
PO BOX 382
POWELL OH 43065

SAM H BOYD JR
1079 HARDESTE PL E
COLUMBUS OH 43204

RICHARD T CLARK TR
PO BOX 382
JOHNSTOWN OH 43031

MATTHEW COHEN
PO BOX 673
PICKERINGTON OH 43147

MARTHA J HENDERSON
180 HIGH ST
SUNBURY OH 43074

RALPH M DINGESS
1674 LISCOMB RD
COLUMBUS OH 43207

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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Board of Zoning Adjustment Application

STATEMENT OF HARSHIP

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:

SEE ATTACHED PAGES

Signature of Applicant

Mark A. Langer

Date

12-14-16

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HARDSHIP STATEMENT

I purchased 1647 Moler on September 20, 1976. The driveway and west fence were as they are now at purchase. (See drawing) Due to a complaint by a neighbor, who I don't know, I was notified by Code Enforcement Officer Paola Turner that parking vehicles on the expanded driveway were city code violations (copies attached). I was also notified 10-17.16 that 12 feet of my west fence I in the city right of way and must be removed, city code 902.02, (copy attached). Prior to 2010, during the years 1978 to 1983 Columbia Gas employees broke up the driveway to remove a gas valve for a house on the north side of Moler that had been demolished, replacing the black top with gravel.

A short history of the property may be helpful to understand the variance request. The house was built in 1962 and the owners have been as follows:

1962 to 1972	Joseph & Donna Holt
8.3.72 to 6.6.74	Charles P. & Betty Lanear
6.6.74 to Sec. HUD 10.9.74	Charles Lanear
9.20.76 to Present	Mark Larger

During the ownership of the Lanear family, the modification of the driveway took place as the original owners were a one-car family and had no need for an expanded driveway. The previous owner, Mr. Lanear, did not request variances for the expansion of the driveway and parking

The current owner is requesting the following variances to legitimize the existing parking.

1. Variance to City Code 3312.27 to reduce the platted building and parking set back from 25' to 0'
2. Variance to 3312.29 to modify the size of parking, space from 9'x 18' to 7'x18' on the east side of the drive and 6'x18' on the west side of the drive – adding 3' to the south or house end of the parking pad.
3. Variance to 3321.07A that requires a landscaped area between the street line and the building line to be waived.
- ☒ 4. Variance to 3321.05 (A) (2) that says a parked car cannot extend closer than 10' to the right of way line *N.A. - SEE VARIANCE # 1*
5. Variance 3312-13(A) width of driveway maximum of 20' to 23' to allow for parking spaces.

3312.43 Parking surface was gravel prior to 8 of 2010.

In response to the 3312.43 parking surface, the gravel was placed in the gas company excavation prior to the prohibition of gravel for use as a driveway material. The conditions for qualification as an inoperable vehicle 3312.37 are not met by the vehicles on the extended driveway. They are on four wheels with inflated tires, not windows are broken, plus the vehicles have current license

plates and are insured. As the registration and insurance validation information contain personal information copies for verification will be available at any required time. The requests for the zoning variations are to address the 3312.35 parking set back line.

The attempt to correct the zoning problems, through variances, is exacerbated by the fact that the city is in the process of adding sidewalks to the south side of Moler that improvement will take almost one half of my front yard and one third of my driveway. (See graphic) We have three drives in our household and the shortened driveway will cause hardship in that the side walk will not allow parking for three vehicles in line north to south, nor will parking on the street be permitted due to the sidewalk. Being permitted to legitimize what will be left of the existing driveway will ease the impact of the sidewalk and the non-action of a long previous owner

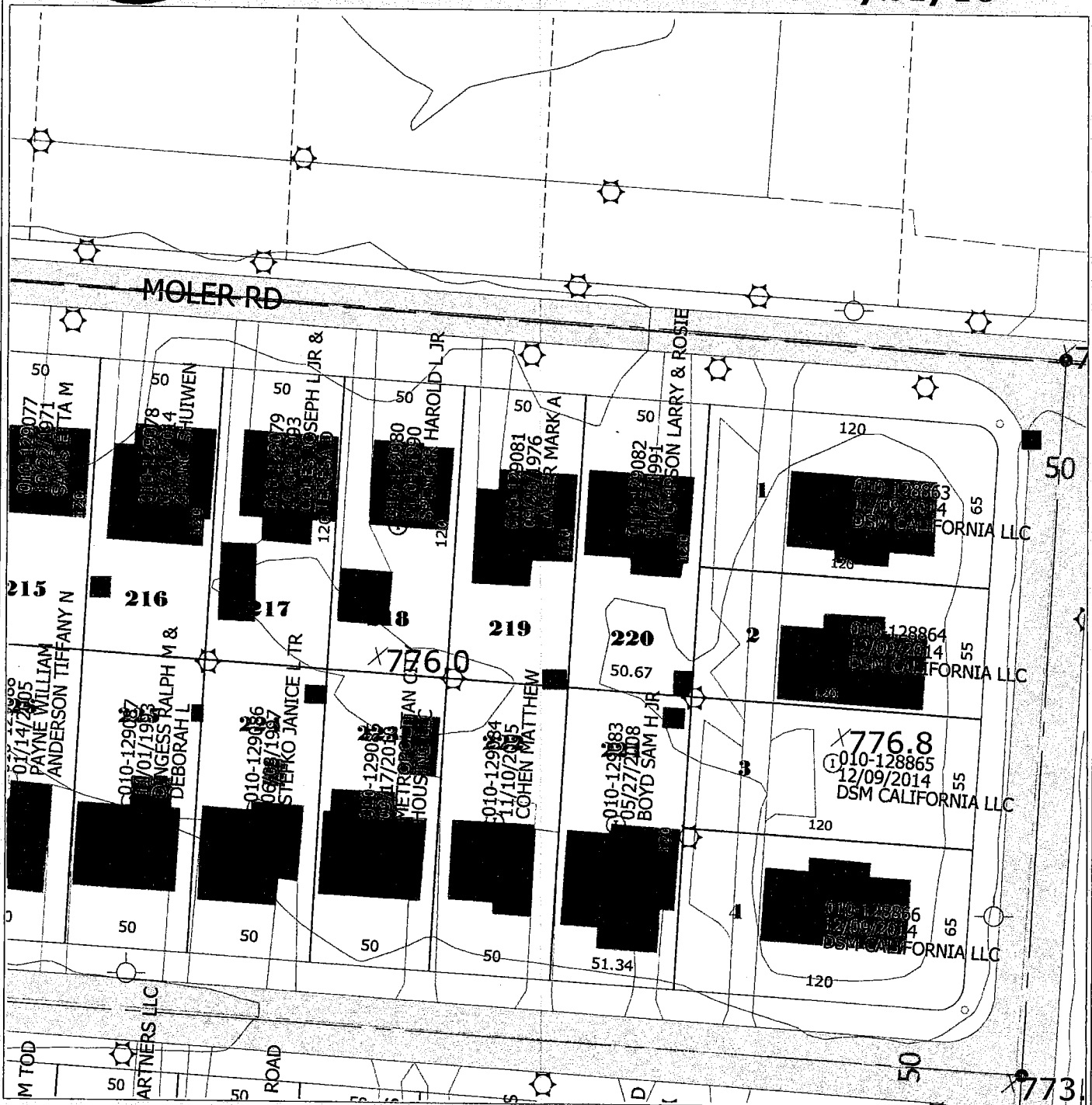
The request for the zoning variances will not eliminate the front yard and will preserve the residential character of Moler, and are not out of line with other city area. Examples of similar problem solutions are on Karl Road between 161 and Morse Road. Thirty-seven (37) properties have all or part of the front yards paved to provide parking. Photo examples are attached. Ambleside, north of Rt. 161 has multiple partial paved front and side yards as there is also no on street parking permitted.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/21/16



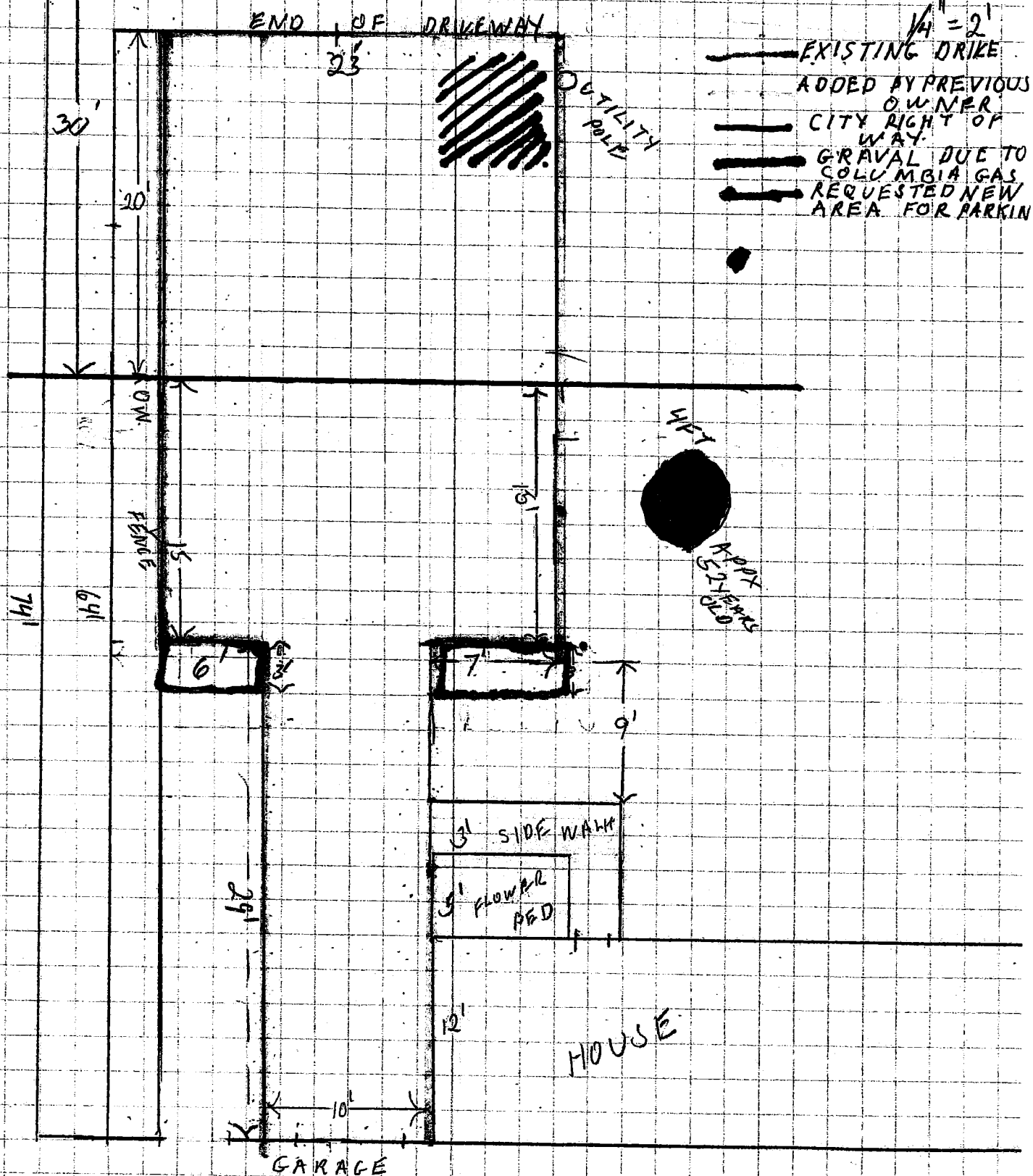
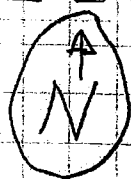
Disclaimer

Scale = 60

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



FER GALLAGHER

for

BZA16-165
1647 MOLER ROAD
THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF
PUBLIC SERVICE

October 17, 2016

Mark A. Larger
1647 Moler Road
Columbus, Ohio 43207

RE: Fence in Public Right-of-Way

Dear Property Owner:

The City of Columbus continues to make improvements in the Moler Road area to increase safety for pedestrians, bicyclists, motorists and others.

The City of Columbus Department of Public Service is in design for the project to construct new sidewalks and curb ramps on the south side of Moler Road from Lockbourne Road to Holburn Avenue. Pedestrian Safety Improvements - Moler Road Sidewalks project is anticipated to start January 1, 2017.

Improvements to the public right-of-way on Moler Road along the front yard of your property located at 1647 Moler Road will include:

- Construction of new sidewalk
- Removal of the fence in the public right-of-way

As part of planning for the project, City staff reviewed areas along Moler Road. During this review, they found that the fence along Moler Road along the front yard of your property is in the public right-of-way and is not on your property.

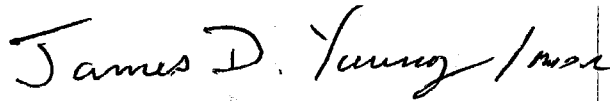
Please see the area highlighted in yellow on the enclosed drawing and photograph that illustrates this.

To accommodate the improvements described above, we ask that you remove the fence that is in the public right-of-way on Moler Road before January 1, 2017. Please be advised that the project contractor will remove and dispose of the fence if, for whatever reason, it is not removed before the start of construction January 1, 2017. The City will not re-install the fence following construction of the improvements. Please be advised that the fence current location is in violation of City Code Section 902.02. For your reference, a copy of that section of the City Code is enclosed. If the fence is not removed by January 1, 2017, the City may issue you a bill for removal of the fence by the contractor, which is allowed under that section of the City Code.



Please contact project manager Kyle Hardy (614) 645-2732 or Tim Sturm, Right-of-Way Coordinator, at (614) 645-5471 if you have questions.

Respectfully,

A handwritten signature in cursive script that reads "James D. Young / mae".

James D. Young, P.E.
City Engineer/Administrator
Division of Design and Construction

Enclosure

cc: Doug Roberts, P.E., Design Section Manager
Kyle Hardy, Project Manager
Tim Sturm, Right-of-Way Coordinator

SMALL ROCKS

TBR) Moler Road

WATER (ATG)

50

WATER (ATG)

FR13

#9

23'

WOOD

8"

Proposed Sidewalk

ASPHALT

Fence to be removed

4" DOG-
WOOD

ASPHALT

Existing Right-of-Way Line

C 13.1' Res. Drive
Sta. 49+20.05
(Std. Dwg. 2206)

(Std. Dwg. 2206)

*12'
CHAIN
LINK
(TBR)

4' CHAIN LINK

WV23

Property Line

35DR

C 15.8' Res. Drive
Sta. 49+74.60
(Std. Dwg. 2206)

36DR

HAROLD L. SPENCER, JR.
010-129080
1641 MOLER RD

LOT 218

MARK A. LARGER
010-129081
1647 MOLER RD

LOT 219

Date of Service/Posting 5/4/16

Order Number: 16470-02637

Parcel Number: 010129081

**THE CITY OF
COLUMBUS****CODE ENFORCEMENT**

Dana M. Rose, Administrator

MARK A LARGER
1647 MOLER RD
COLUMBUS, OH 432071645

ZONING CODE VIOLATION ORDER**Re: 1647 MOLER RD**

An inspection has been made at the above address on **April 28, 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)

Paola Turner
Code Enforcement Officer
Phone: 614-645-0152
pturner@columbus.gov
757 Carolyn Avenue
Columbus Ohio 43224

1647 MOLER RD

Order Number: 16470-02637

Parcel Number: 010129081

ITEM#	CODE SECTION	COMMENTS
<u>Zoning Violations</u>		
1	3312.37 Parking or keeping inoperable motor vehicle	Parking or keeping untagged or otherwise inoperable motor vehicles is prohibited. Cease use.
2	3312.43 Required surface for parking	Parking on grass, dirt, gravel, or otherwise unimproved surfaces is prohibited. Cease use.
3	3312.35 Prohibited parking	Parking a vehicle in front of building setback line. In residential districts, no required off-street parking space, no parking space in front of the setback line, and no required front, side or rear yard area or unimproved surface shall be used for the parking or storage of a boat, trailer, camping trailer or other recreational vehicle.

3312.35 - Prohibited parking.

- A. In residential districts, no required off-street parking space, no parking space in front of the setback line, and no required front, side or rear yard area or unimproved surface shall be used for the parking or storage of a boat, trailer, camping trailer or other recreational vehicle.
- B. No commercial vehicle shall be stored or parked on a residentially zoned lot. However, infrequent, short-term parking of a commercial or commercial-type vehicle for conveying tools and materials to premises where labor using such tools and materials is being performed, delivering goods to a residence, or moving furniture to or from a residence, all only during the time such parking is actually necessary, is hereby excepted from this section.

For purposes of this section, "commercial vehicle" includes, but is not necessarily limited to: a bus, cement truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step van, tank truck, tar truck, or other commercial-type vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck.

(Ord. No. 1537-2009, § 8, 5-3-2010)

3312.37 - Parking or keeping inoperable motor vehicle.

No person shall use any premises in any residential, apartment, or institutional use district, private or public parking district, or C-1, C-2, C-3 or C-4 commercial use district for the purpose of parking or keeping an inoperable motor vehicle except when ancillary to a specifically permitted use in a C-4 Commercial District. As used in this section, "keeping an inoperable motor vehicle" means and includes storing, maintaining, collecting, depositing, reserving, allowing to stand, or permitting to remain, one or more inoperable motor vehicles at any place other than in an enclosed garage.

For purposes of this section, a motor vehicle shall be deemed inoperable when any of the following conditions exist: one or more wheels are missing; one or more tires are missing; two or more tires are flat; one or more windows are missing or broken; the windshield is shattered or missing; parts necessary for the operation of the vehicle are missing; or a license with a distinctive number and valid for the current year is not displayed thereon.

(Ord. No. 1537-2009, § 8, 5-3-2010)

3312.43 - Required surface for parking.

The surface of any parking area; including but not limited to a parking, loading or stacking space; circulation area; aisle or driveway shall be designed to control storm water runoff and be improved with Portland cement, asphaltic concrete or other approved hard surface other than gravel or loose fill. Applicants are encouraged to consider use of permeable surfaces as a means of reducing storm water runoff. Applicants may also consider lighter color finishes for surface materials, which reflect solar energy and minimize heat islands. Hard surface materials other than concrete and asphalt may be permitted and are subject to additional review and prior approval by relevant departments and divisions. This section is intended to apply to any parking, loading, stacking or maneuvering area regardless of whether such area is required.

Exception: The director may waive the hard surface requirement for a use located in a manufacturing district when the proposed parking space is located at least 400 feet from any residential district.

(Ord. No. 1537-2009, § 8, 5-3-2010)

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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) MARK A LARGER.
of (COMPLETE ADDRESS) 1647 MOLER RD COLUMBUS OHIO 43207-1645
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

JOYCE A. LARGER 1647 MOLER RD COLUMBUS OHIO
WIFE OF OWNER. 43207

SIGNATURE OF AFFIANT

Mark A. Larger

Sworn to before me and signed in my presence this 13th day of December, in the year 2016

Pamela S. Barbee
SIGNATURE OF NOTARY PUBLIC

10.13.2020
My Commission Expires

Notary Seal Here



Pamela S. Barbee
Notary Public, State of Ohio
My Commission Expires 10-13-2020

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