

## Zoning Report

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### Site Information

Address	98 ERIE RD, COLUMBUS, OH
Mailing Address	98 ERIE RD COLUMBUS OH 43214-3613
Owner	BOOKWALTER JAMES E BOOKWALTER JILL C
Parcel Number	010077513
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	ORIG, Residential, R3, 2/27/1928, 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	Clintonville Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

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

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**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: BZA17-022 Date Received: 23 FEB. 2017

Application Accepted by: [Signature] Fee: \$320

Commission/Civic: CLINTONVILLE

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:

Applying for a zoning variance in order to build a garage with a larger footprint and taller height

120-768

15-21

**LOCATION**

Certified Address: 98 Erie Rd City: Columbus Zip: 43214

Parcel Number (only one required): 010-077513

**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: James and Jill Bookwalter Phone Number: 614-327-8856 Ext.: \_\_\_\_\_

Address: 98 Erie Rd City/State: Columbus Zip: 43214

Email Address: bookwalter.20@osu.edu 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 \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

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.

**Board of Zoning Adjustment Application**

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**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James E. Bookwalter

of (1) MAILING ADDRESS 98 Erie Rd. Columbus OH 43214

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 98 Erie Rd Columbus. OH 43214

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) James E. Bookwalter  
98 Erie Rd  
Columbus. OH 43214

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

James E. Bookwalter  
614-327-8856

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

(5) Clintonville Area Commission

and that the attached document (6) 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

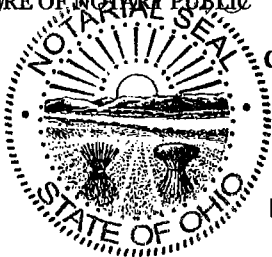
(7) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15 day of February, in the year 2017

Georgann Whitney  
(7) SIGNATURE OF NOTARY PUBLIC

1/20/2019  
My Commission Expires

Notary Seal Here



GEORGANN WHITNEY  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Delaware County  
My Comm. Exp. 1/20/19

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**BZA17-022**  
**98 ERIE ROAD**

James Bookwalter  
98 Erie Rd  
Columbus, OH 43214

Clintonville Area Commission  
c/o 3909 N. High Street  
Columbus, Ohio 43214

Stephan Hardwick  
94 Clinton Heights Ave  
Columbus, OH 43202

Christopher Jones  
77 Erie Rd  
Columbus, OH 43214

Bradlev Shaw  
93 Erie Rd.  
Columbus, OH 43214

Ioshua Bickel  
117 Erie Rd  
Columbus, OH 43214

Deborah Gura  
87 Erie Rd  
Columbus, OH 43214

Steven Kemp  
95 Webster Park Ave  
Columbus, OH 43214

Kyle Fuller  
110 Erie Rd  
Columbus, OH 43214

Helena Schlam  
120 Erie Rd  
Columbus, OH 43214

Keith Jenkins  
78 Erie Rd  
Columbus, OH 43214

Daniel Cleary  
86 Erie Rd  
Columbus, OH 43214

Beverly Ball  
63 Webster Park Ave  
Columbus, OH 43214

Donald Renkar  
71 Webster Park Ave  
Columbus, OH 43214

John Shapiro  
92 Erie Rd  
Columbus, OH 43214

Julie Gurney  
101 Erie Rd  
Columbus, OH 43214

Allison Gerald  
101 Webster Park ave  
Columbus, OH 43214

Ronald Ward  
81 Webster Park Ave  
Columbus, OH 43214

Joseph Tien  
111 Erie Rd  
Columbus, OH 43214

# Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## STATEMENT IN SUPPORT

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). The board shall take into account all of the following facts and conditions when considering variances:
  1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
  2. Whether the variance is substantial.
  3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
  4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
  5. Whether the property owner purchased the property with knowledge of the zoning restriction.
  6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
  7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):**

*See Attached Page*

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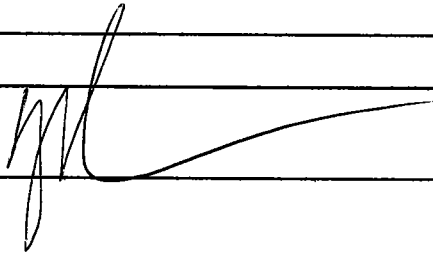


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Signature of Applicant



Date

*2/22/2017*

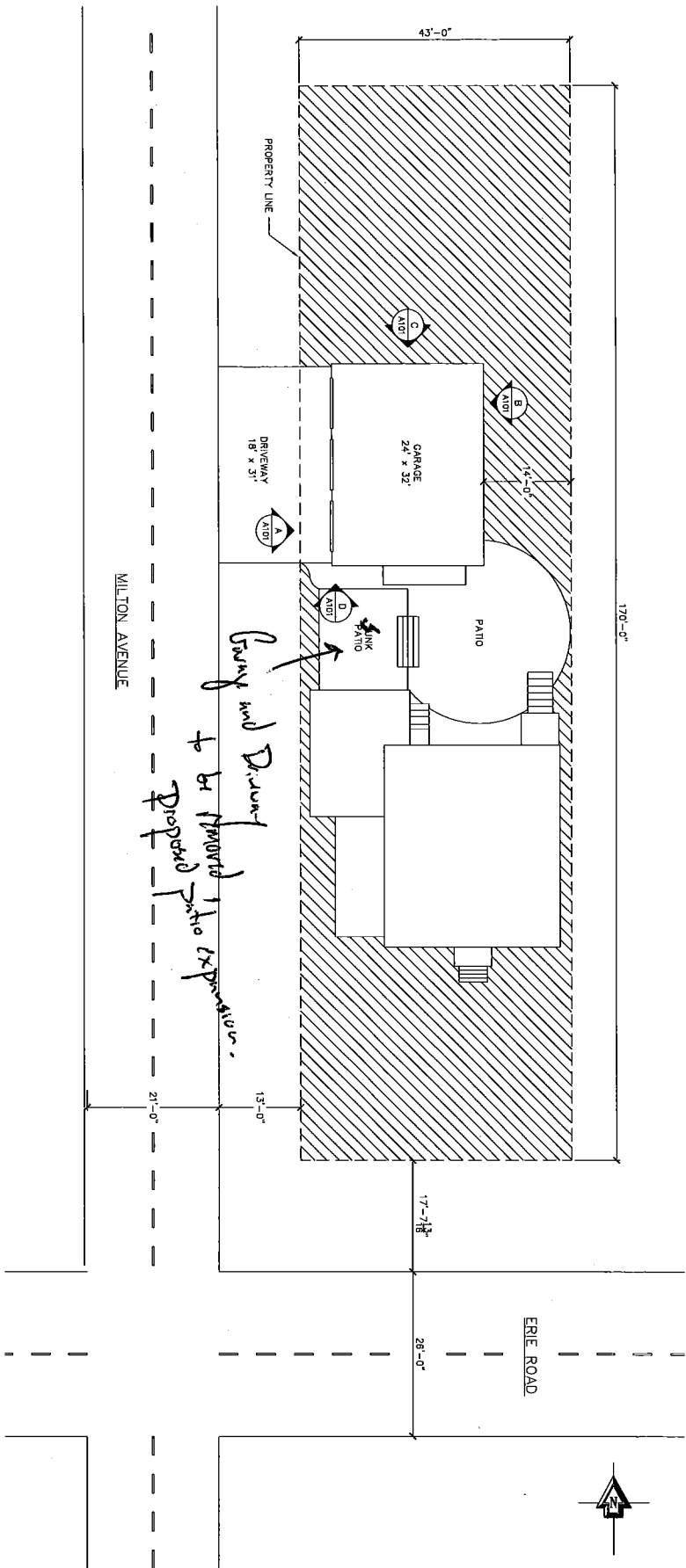
**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
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STATEMENT IN SUPPORT

I am requesting a zoning variance in order to build a garage that is larger in footprint and taller in height than the 720 sq ft and 15 ft height prescribed by cc3332.38.

In order to accommodate 3 car bays, I would like to increase the footprint of my garage to 768 sq ft (32'x24') as opposed to the preapproved dimension of 720 sq ft (30'x24').

In order to accommodate an "unfinished" 2<sup>nd</sup> floor workshop, I would like to increase my roof height to an overall height of 21' as opposed to the preapproved 15'. Roof pitch and overall appearance will match similar architecture in the neighborhood.



*Garage and Driveway  
to be removed  
Proposed patio expansion*

PROPERTY LAYOUT  
SCALE: 1/8" = 1'-0"

A100

CRAMER ENGINEERING  
james@cramerengineering.com  
STRUCTURAL ENGINEER

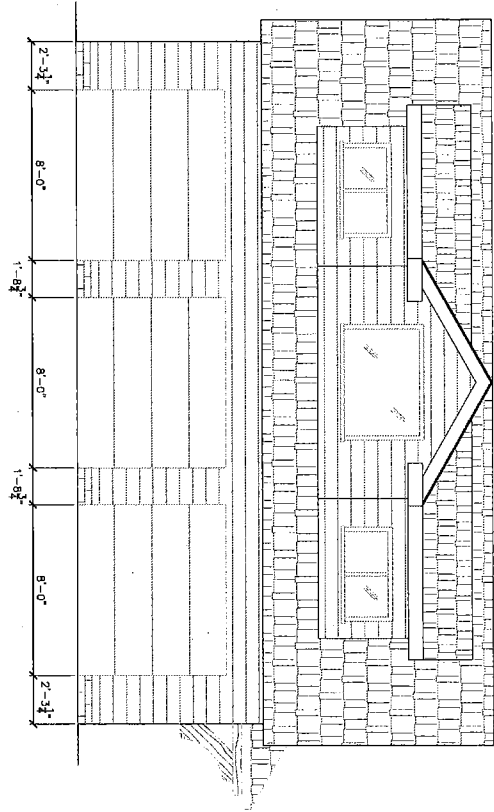
NO.	REVISIONS	REMARKS

The Engineer on this page is the Professional Engineer of Record for the design of the structure shown on this drawing. The Engineer is not responsible for the design of any other structure shown on this drawing.

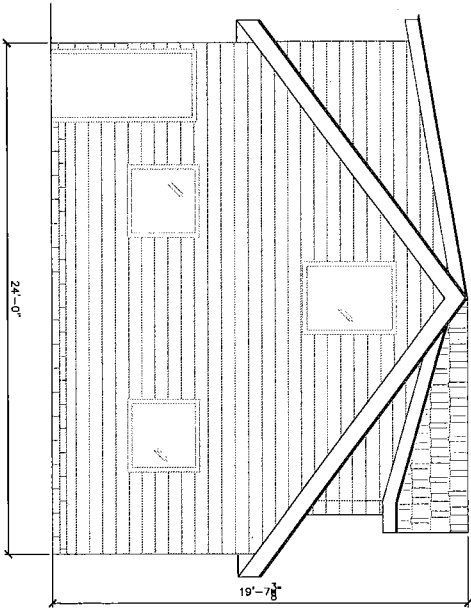
DATE: 08/08/2017  
DRAWN BY: JAMES CRAMER  
CHECKED BY: JAMES CRAMER  
PROJECT: 17-022

CRAMER ENGINEERING  
1000 W. 10th Street  
Mankato, MN 56001  
Phone: 507-335-1111  
Fax: 507-335-1112  
www.cramerengineering.com

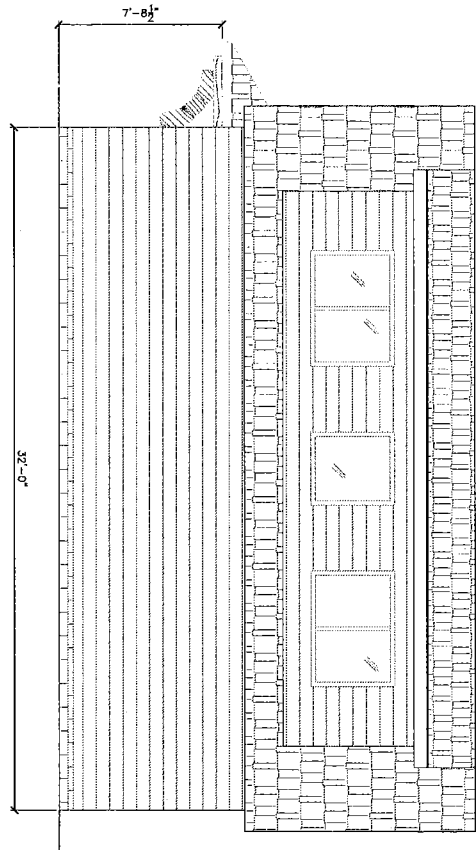
# BZA17-022 98 ERIE ROAD



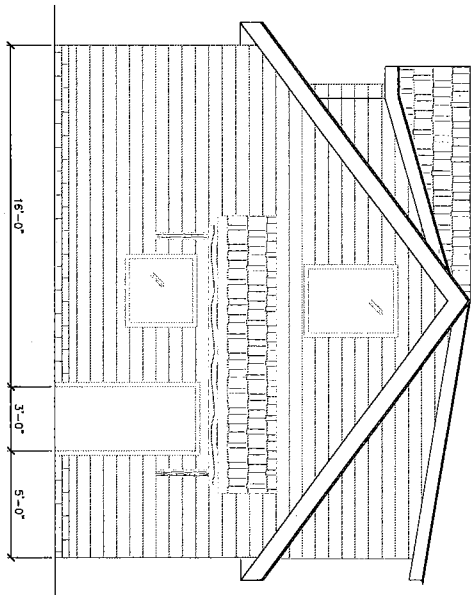
SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"

A101

CRAMER ENGINEERING  
james@cramerengineering.com  
STRUCTURAL ENGINEER

NO.	REVISION	DATE	BY	CHKD.

JAMES R. CRAMER, P.E.  
OWNER REPRESENTATIVE  
DATE: 11/11/15

CRAMER ENGINEERING  
PROFESSIONAL ENGINEERING  
KIMBERLY L. CRAMER, P.E.  
PROJECT MANAGER  
11/11/2015  
www.cramerengineering.com

Not to be used for the portion of the  
structure shown in red ink or for  
any other purpose without the written  
approval of the design engineer.  
Approved: 11/11/2015



**Board of Zoning Adjustment Application**

DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT

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) James Bookwalter

of (COMPLETE ADDRESS) 98 Erie Rd. Columbus. OH 43214

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

Jill Bookwalter

98 Erie Rd. Columbus. OH 43214

JAMES BOOKWALTER

"

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15 day of February, in the year 2017

Georgann Whitney  
SIGNATURE OF NOTARY PUBLIC

1/20/2019  
My Commission Expires

Notary Seal Here



GEORGANN WHITNEY  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Delaware County  
My Comm. Exp. 1/20/19

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