

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	3541 BEULAH RD
Mailing Address	2 N 2ND ST PO BOX 4460 NEWARK OH 43055-5610
Owner	REAL ESTATE BUTLER LLC
Parcel Number	010096290
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z79-102, Residential, R3, 4/23/1980, 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	North Linden 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. SAWYER, MAYOR

DEPARTMENT OF BUILDINGS
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: BZA17-008

Date Received: 23 Jan. 2017

Application Accepted by: N. LINDEN

Fee: \$320

Commission/Civic: N. LINDEN

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:

LOCATION

Certified Address: 3541 Beulah Road City: Columbus Zip: 43224

Parcel Number (only one required): 010-096290-00

APPLICANT (If different from Owner):

Applicant Name: Cheryl Butler Phone Number: 614-374-2342 Ext.: _____

Address: 2746 Cheshire Road City/State: Delaware, OH Zip: 43015

Email Address: cbutler@Imc-OHIO.com Fax Number: 614-985-0869

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

Name: The Real Estate Butler LLC Phone Number: 614-374-2342 Ext.: _____

Address: 2746 Cheshire Road City/State: Delaware, OH Zip: 43015

Email Address: cbutler@Imc-OHIO.com Fax Number: 614-985-0869

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: Cheryl Butler

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.
Please make checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
AMERICAN COUNCIL ON GOVERNMENT

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS Cheryl Butler
2746 Cheshire Road, Delaware, OH 43015

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 3541 Beulah Road, Columbus, OH 43224

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) The Real Estate Butler LLC
2746 Cheshire Road
Delaware, OH 43015

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

Cheryl Butler
614-374-2342

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

(5) North Linden Area Commission
Walter Reiner
5030 Westerville Road, Columbus, OH 43231

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>Real Estate Butler LLC</u>	<u>3541 Beulah Road</u>	<u>DIP Properties LLC</u>
<u>2746 Cheshire Road</u>	<u>Columbus, OH 43224</u>	<u>P.O. Box 971</u>
<u>Delaware, OH 43015</u>		<u>Westerville, OH 43068</u>

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

(8) SIGNATURE OF AFFIANT

Cheryl Butler

Sworn to before me and signed in my presence this

23

day of

January

in the year

2017

(8) SIGNATURE OF NOTARY PUBLIC

Dana Shively

My Commission Expires



DANA SHIVELY
Notary Public
In and for the State of Ohio
My Commission Expires
October 15, 2017

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APPLICANT/PROPERTY OWNER

Cheryl Butler
Real Estate Butler LLC
2746 Cheshire Road
Delaware, OH 43015

AREA COMMISSION GROUP

North Linden Area Zoning Chair
c/o Walter Reiner
5030 Westerville Road
Columbus, OH 43231

SURROUNDING PROPERTY OWNERS

Allen M. and Phyllis J. Detwiler
3535 Beulah Road
Columbus, OH 43224

Ryan Neva
3527 Beulah Road
Columbus, OH 43224

Danielle M. and Dustin I. Rohrbach
3519 Beulah Road
Columbus, OH 43224

Fern E. Tyler, TR
1157 Forest Glen Rd. #0
Westerville, OH 43081

Benjamin J. Hensel
3563 Beulah Road
Columbus, OH 43224

City of Columbus Ohio
90 West Broad St. #425
Columbus, OH 43215

DIP Properties LLC
P.O. Box 971
Westerville, OH 43068

Suzanne Marshall
3538 Beulah Road
Columbus, OH 43224

Meyers Larry TR
3532 Beulah Road
Columbus, OH 43224

Atkinson Sheldon P TR
Atkinson Gemma L TR
3546 Beulah Road
Columbus, OH 43224

QT Homes LLC
3982 Powell Road
Powell, OH 43065

Torres Carols Romero
Pagan Maria Del Carmen
3526 Beulah Road
Columbus, OH 43224

North Linden Area Commission

c/o 5030 Westerville Rd.
Columbus, Ohio 43231
614-882-0800

February 17, 2017

City of Columbus
Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

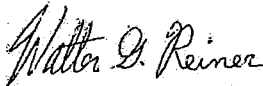
VIA FACSIMILE

Re: 3541 Beulah Road
Parcel No. 010-096290-00
Variance Application BZA17-008

To Whom It May Concern:

On February 16, 2017, the North Linden Area Commission, with a quorum present, voted to approve the above application as follows:

3332.21 Reduce building line from 30' to 24.4' APPROVED



Walter G. Reiner
Planning and Development-Zoning Chairman

WGR/ms

cc: Columbus Building and Zoning Services (via fax 614-645-2463)
Becky S. Meravy, City of Columbus (via email)
Jennifer A. Adair, Chair, North Linden Area Commission (via email)
North Linden Area Commission (via email)
The Real Estate Butler, LLC (via email)

THE CITY OF
COLUMBUS

OFFICE OF THE CITY CLERK

DEPARTMENT OF PLANNING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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:

The property was constructed in 1952. It has now been discovered that it is slightly over the Bldg. line. This does not affect any of the neighboring houses or properties, but the property is difficult to transfer with this encumbrance.

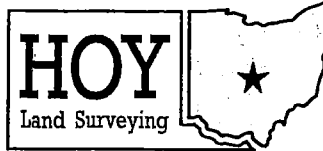
Signature of Applicant

Chris Ruth

Date 12-29-16

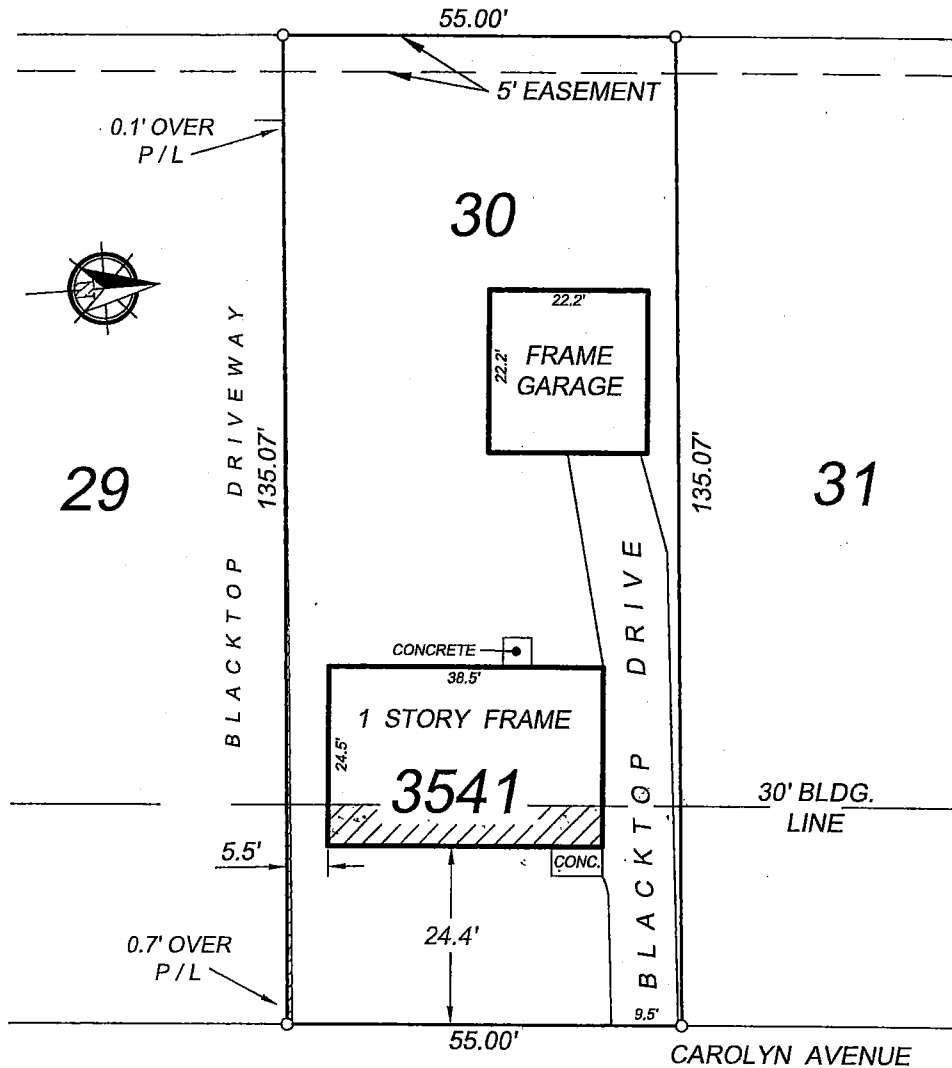
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HOY LAND SURVEYING
39 Village Green Drive
Westerville, Ohio 43082
Phone: 614-679-1186



JOB NUMBER #: 1054-2016 S DATE OF DRAWING 08-18-16

TITLE AGENCY NORTHWEST SELECT TITLE LENDER FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF NEWARK BUYER THE REAL ESTATE BUTLER LLC
LEGAL DESC. LOT 30 ~ BOYD MARTIN SUBDIVISION P.B. 23 PG. 12 COUNTY FRANKLIN
CITY/TWP. COLUMBUS DRN. SJH CK. SS DRAWING SCALE 1" = 20'
FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0186K MAP DATE 6-17-08



BEULAH ROAD 80'

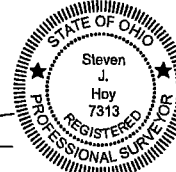
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

ENCROACHMENT INFORMATION

1. HOUSE OVER B / L
2. DRIVE OVER P / L

By

Steven J. Hoy



THE CITY OF
COLUMBUS

ADDITIONAL INFORMATION

DEPARTMENT OF BUILDINGS
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bza.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) _____
of (COMPLETE ADDRESS) _____

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:

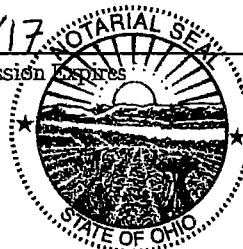
NAME	COMPLETE MAILING ADDRESS
<u>Real Estate Butler LLC</u>	<u>2746 Cheshire Road Delaware, OH 43015</u>

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 23 day of January, in the year 2017

SIGNATURE OF NOTARY PUBLIC _____

10/15/17
My Commission Expires



Notary Seal Here

DANA SHIVELY
Notary Public
In and for the State of Ohio
My Commission Expires
October 15, 2017

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