

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	90 FALLIS RD, COLUMBUS, OH
Mailing Address	90 FALLIS RD COLUMBUS OH 43214-3724
Owner	LODGE GLEN A LODGE MELISSA B
Parcel Number	010071216
In Columbus?	Yes
County	FRANKLIN

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

Pending Zoning Action

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

THE CITY OF
COLUMBUS

ANDREW J. CANTHER, 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: BZA17-026 Date Received: 13 MAR. 2017
Application Accepted by: CLINTONVILLE 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:

3332.26(E) REQUIRED MIN DISTANCE OF A DETACHED GARAGE FROM INTERIOR
SIDE LOT LINE IS 3 FEET. APPLICANT REQUESTS ZERO FEET.
3391.01(A)(1)(b) LIMITS OF MODIFICATIONS TO NONCONFORMING STRUCTURES

LOCATION

Certified Address: 90 FALLIS RD City: COLUMBUS Zip: 43214

Parcel Number (only one required): 010-071214-00

APPLICANT (If different from Owner):

Applicant Name: ERIC T CLOSE GENERAL CONTRACTING Phone Number: 614 893 4676 Ext.: _____
Address: 2279 SHREWSBURY RD City/State: COLS/OH Zip: 43221
Email Address: erictclose@gmail.com Fax Number: NA

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

Name: GUEN & MELISSA LODGE Phone Number: _____ Ext.: _____
Address: 90 FALLIS RD City/State: COLS/OH Zip: 43214
Email Address: alodgenssg@sbcglobal.net Fax Number: NA

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: DEANNA WRIGHT Phone Number: 614 313 4520 Ext.: _____
Address: 16 N VIRGINIA LN City/State: WESTERVILLE/OH Zip: 43081
Email Address: deanna.wright.etc@gmail.com Fax Number: NA

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Eric T Close

PROPERTY OWNER SIGNATURE Guen & Melissa Lodge

ATTORNEY / AGENT SIGNATURE Deanna Wright

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DEANNA WRIGHT
of (1) MAILING ADDRESS 10 N. VIRGINIA LN WESTERVILLE OH 43081
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 90 FALLIS RD
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) GEN & MELISSA LODGE
90 FALLIS RD
COLUMBUS OH 43214

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

ERIC T. CLOSE GENERAL CONTRACTING
1279 SHREWSBURY RD OH 43081

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

(5) CLINTONVILLE AREA COMMISSION
MATT CULLEN, DISTRICT 5
matthewcullen.cac@gmail.com

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 13 day of March, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

10/22/2020
My Commission Expires

Notary Seal Here



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BZA17-026
90 FALLIS ROAD

Andrew & Krista Buckingham
99 Fallis Rd
Columbus OH 43214

John & Elaine Devendra
98 Fallis Rd
Columbus OH 43214

Jeremy & Becky Slagle
70 Fallis Rd
Columbus OH 43214

Howard & Robin Baker
93 Richards Rd
Columbus OH 43214

Ronald & Marilyn Moser
79 Fallis Rd
Columbus OH 43214

Gerald & Rebecca Hetterscheidt
69 Fallis Rd
Columbus OH 43214

Joel & Dawn Gerber
104 Fallis Rd
Columbus OH 43214

Janel Pequignot
105 Richards Rd
Columbus OH 43214

David & Shari Lehmann
78 Fallis Rd
Columbus OH 43214

Douglas Golding Trust
C/O 1238 W First Ave
Columbus OH 43212

Ian & Chantel Strand
3008 N Narrows Dr #G201
Tacoma WA 98407

John Tychonievich
85 Fallis Rd
Columbus OH 43214

Bradley Martinkovich
Amanda Mason
99 Richards Rd
Columbus OH 43214

Nancy Beja
79 Richards Rd
Columbus OH 43214

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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.

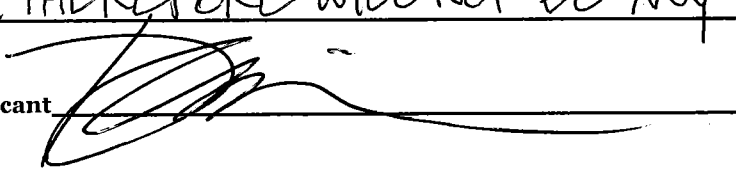
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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):

3332.26(E) REQUIRED MIN DISTANCE OF A DETACHED GARAGE FROM INTERIOR SIDE LOT LINE IS 3 FEET. THIS EXISTING STRUCTURE IS ZERO FROM PROPERTY LINE.

3341.05(A)(1)(b) LIMITS OF MODIFICATIONS TO NON CONFORMING STRUCTURES. PROPOSED ADDITION IS MORE THAN 50% OF EXISTING STRUCTURE; IT IS 100%. ADDITION FOLLOWS SAME SIDE YARD AS EXISTING, THEREFORE WILL NOT BE ANY MORE NON CONFORMING.

Signature of Applicant



Date

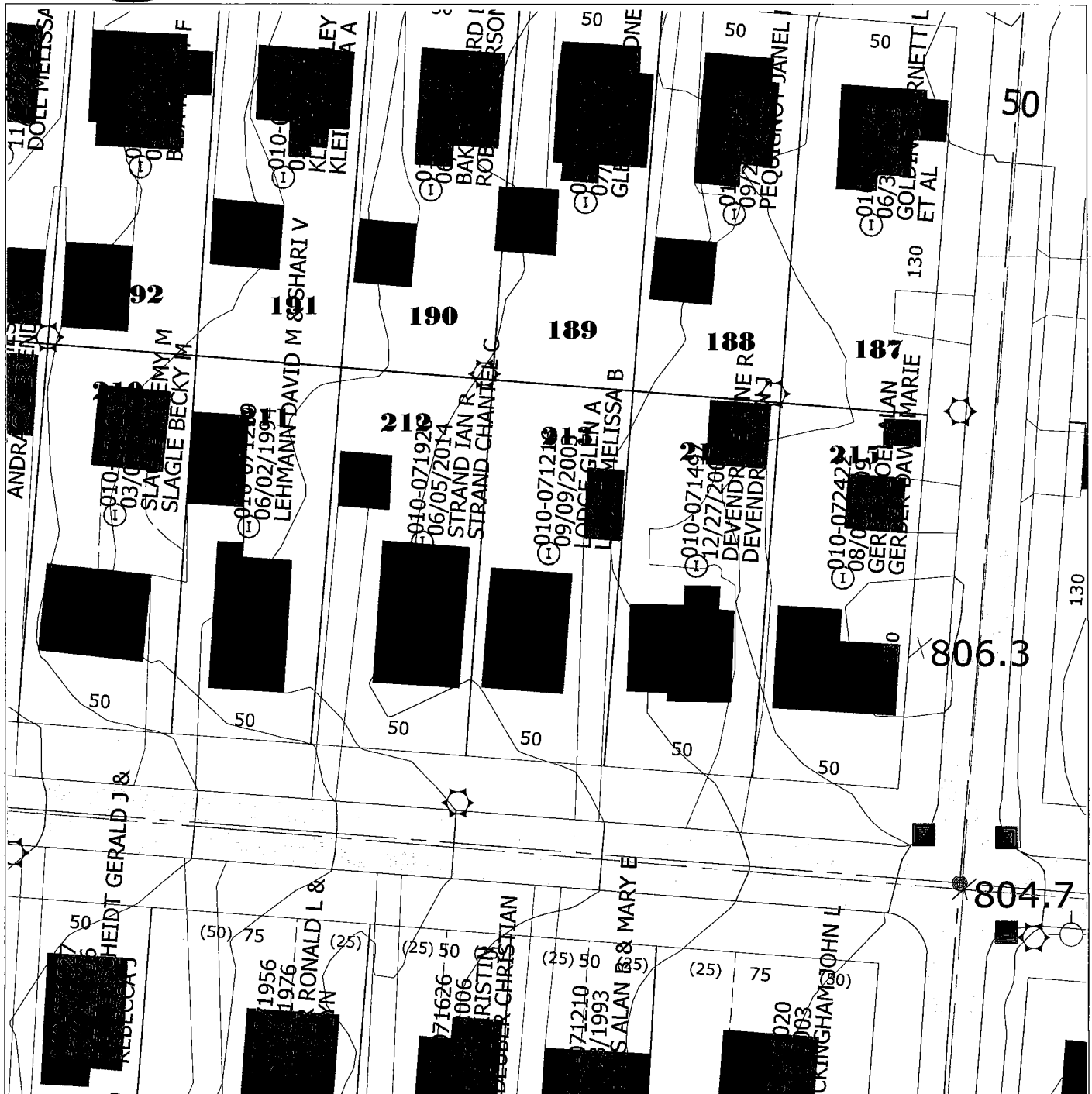
NON
3/10/17



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 3/13/17



Disclaimer

Scale = 50



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

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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)

GLEN & MELISSA LODGE
90 FALLIS 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

<u>GLEN LODGE</u>	<u>90 FALLIS RD COLUMBUS 43214</u>
<u>MELISSA LODGE</u>	<u>90 FALLIS RD COLUMBUS 43214</u>

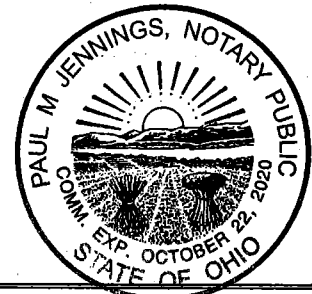
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13 day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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