

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	878 CURLEYS CT
Mailing Address	7799 BARKWOOD DR WORTHINGTON OH 43085-5802
Owner	ABRAJ LLC
Parcel Number	610187683
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ANNEX6065, Residential, R1, 12/30/1965, 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	None
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

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: BZA17-030 Date Received: 15 MAR 2017

Application Accepted by: _____ Fee: 9320-

Commission/Civic: N/A

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:

Required for permit is BZA variance for access/maneuvering across another property to my lot #14 (878 Curleys Court)
sections 3312.13 & 3312.25

LOCATION

Certified Address: 878 Curleys Court City: Columbus, Ohio Zip: 43235

Parcel Number (only one required): 610-187683

APPLICANT (If different from Owner):

Applicant Name: Mhd Nouri Ourfali 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: Abraj LLC Phone Number: 614-441-1113 Ext.: -

Address: 7799 Barkwood Drive City/State: Worthington, Ohio Zip: 43085

Email Address: ourfalimhd@hotmail.com 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 _____ Abraj LLC

PROPERTY OWNER SIGNATURE _____ Mhd Nouri Ourfali

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.

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AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mhd Nouri Ourfali of (1) MAILING ADDRESS ourfalimhd@hotmail.com

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 878 Curleys Court Columbus, Ohio 43235 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) Abray LLC 7799 Barkwood Drive Worthington, Ohio 43085

APPLICANT'S NAME AND PHONE # (same as listed on front application) Mhd Nouri Ourfali 614-441-1113

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) None

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 [Signature]

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

(7) SIGNATURE OF NOTARY PUBLIC Pamela J. Dawley My Commission Expires 4-28-19 Notary Seal Here



PAMELA J. DAWLEY NOTARY PUBLIC STATE OF OHIO RECORDED IN FRANKLIN COUNTY My Commission Expires April 28, 2019

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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). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the 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.

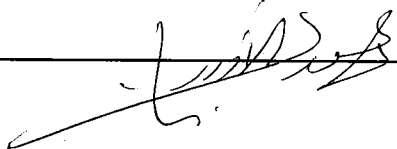
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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):

3312.13 Driveway accessed from a private drive on an adjacent private property not a public right-of-way

3312.25 maneuvering is not on own lot

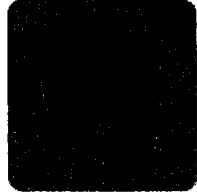
The Access road is in place, and I have an Easement to use it (45 feet)

Signature of Applicant  Date 3-15-2017

878 Curleys Ct /// RBLD1702893

KM

Krebs, Cindy M. <CMKrebs@Columbus.gov>



Reply

Yesterday, 7:02 PM

You

Mr. Ourfali,

The cross-access easement is good, but a BZA variance is still required for access/maneuvering across another property to get to your lot.

The variances you would need to apply for are to sections 3312.13 (driveway accessed from a private drive on an adjacent private property not a public right-of-way) and 3312.25 (maneuvering is not on own lot).

You can call 614-645-4522 and leave a message for more information about applying for the variance.

Your plans will be on hold until the variance is approved.

If you have any additional questions not about the variance process, please let me know.

Cindy



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 610-187683

Project Name: SINGLE FAMILY HOME

House Number: 878

Street Name: CURLEYS CT

Lot Number: 14

Subdivision: STILSON BLUFFS

Work Done: NEW

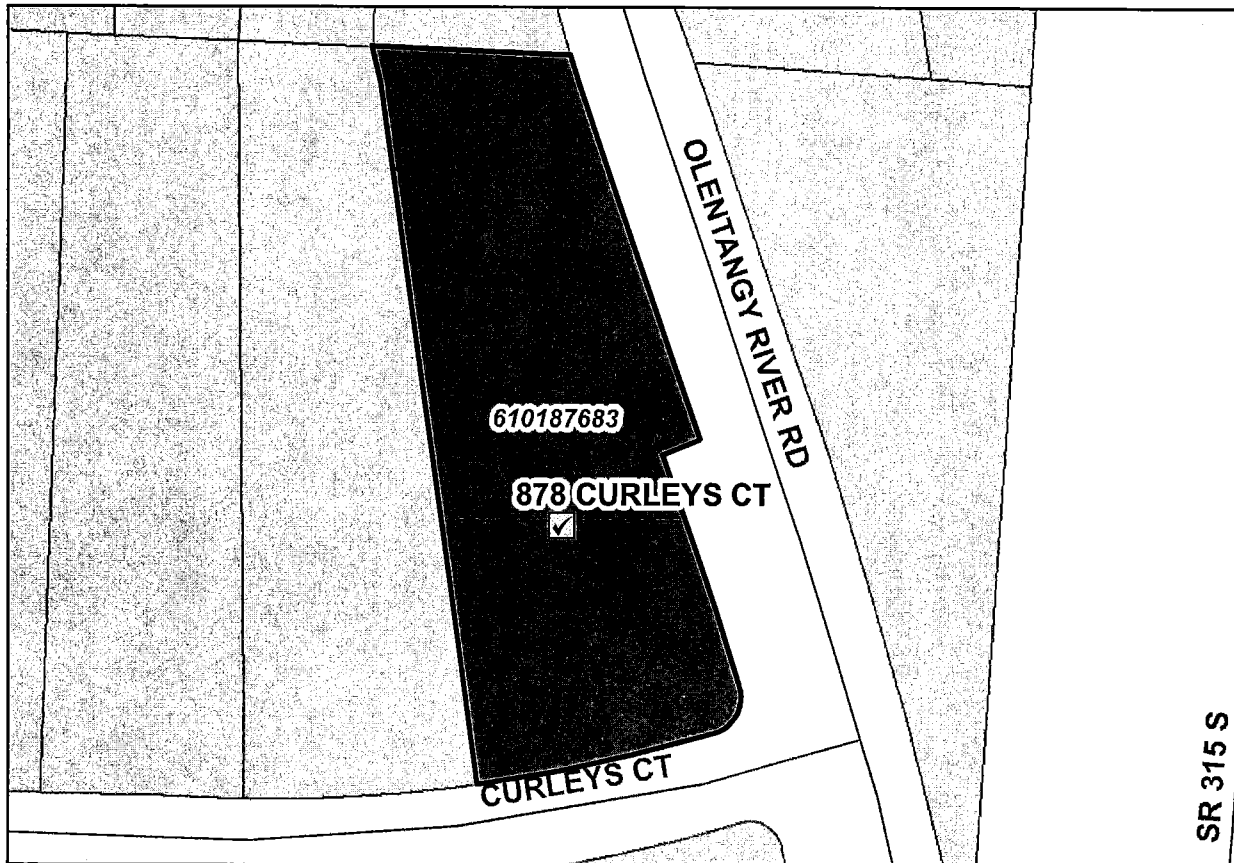
Complex: N/A

Owner: ABRAJ LLC

Requested By: ABRAJ LLC (MHD OURFALI)

Printed By: *Phil Y Shih*

Date: 3/3/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 1643021

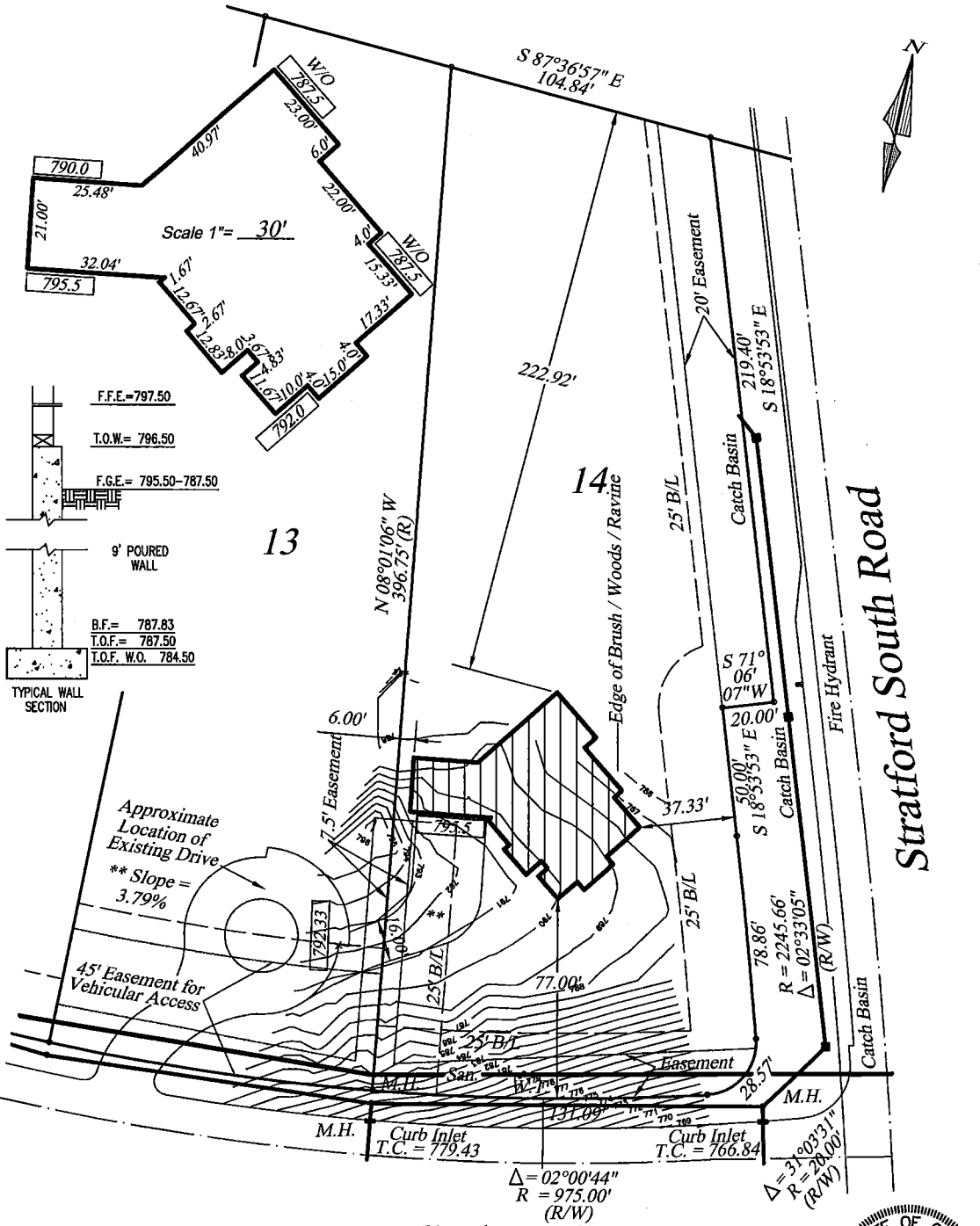
Pomeroy & Associates Ltd.

Consulting Engineers & Surveyors
 2550 Corporate Exchange Drive, Suite 10
 Columbus Ohio 43231
 Phone(614)885-2498 • Fax(614)885-2886

C/O #	REVISION DATE & REQUEST
1	C DR 08-04-16 Topo Added
2	NC DR 09-28-16 Finalized Plot Plan
3	
4	
5	

Order No. _____

For Abrah, L.L.C. House Style Custom
 Lot / Subdivision 14 Stilson Bluffs City of Columbus
 Scale 1"= 50' PB. 58 PG. 6 Date 12-14-15 Drawn AB CK DBM CO. of Franklin
 Flood Zone X Community Panel 39049C Panel No. 0156K Effective Map Date 06-17-08
 Minimums R. 25% S. 5' Drive Slope Distance 83.63' Lot Coverage (50% Max) 6.94%



PLOT PLAN

Curleys Court 50'

We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

By David B. McCoy



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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) _____

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

Abraj LLC / Mhd Nouri Ourfali

7799 Barkwood Drive
Worthington, Ohio 43085

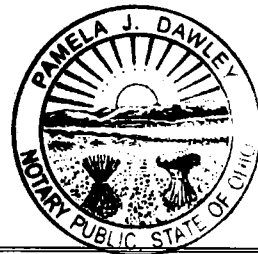
SIGNATURE OF AFFIANT 

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

Pamela J. Dawley
SIGNATURE OF NOTARY PUBLIC

4-28-19
My Commission Expires

Notary Seal Here



PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 2019

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