# Zoning Report

## Site Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>878 CURLEYS CT</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>7799 BARKWOOD DR WORTHINGTON OH 43085-5802</td>
</tr>
<tr>
<td>Owner</td>
<td>ABRAJ LLC</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>610187683</td>
</tr>
<tr>
<td>In Columbus?</td>
<td>Yes</td>
</tr>
<tr>
<td>County</td>
<td>FRANKLIN</td>
</tr>
</tbody>
</table>

## Zoning Information

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Zoning</td>
<td>ANNEX6065, Residential, R1, 12/30/1965, H-35</td>
</tr>
<tr>
<td>Historic District</td>
<td>None</td>
</tr>
<tr>
<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Board of Zoning Adjustment (BZA) Variance</td>
<td>None</td>
</tr>
<tr>
<td>Commercial Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Planning Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
<tr>
<td>Area Commission</td>
<td>None</td>
</tr>
<tr>
<td>Historic Site</td>
<td>No</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Out</td>
</tr>
<tr>
<td>Airport Overlay Environ</td>
<td>None</td>
</tr>
</tbody>
</table>

## Pending Zoning Action

<table>
<thead>
<tr>
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<td>Zoning</td>
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<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
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</table>
Board of Zoning Adjustment Application

Application Number: BZA17-030  Date Received: 15 MAR 2017
Fee: $320

Application Accepted by: [Signature]
Commission/Civic: N/A
Existing Zoning:
Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):
[X] Variance  [ ] Special Permit

Indicate what the proposal is and list applicable code sections:
Required for permit, 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 Omrfae  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: Abray LLC  Phone Number: 614-441-1113  Ext.:
Address: 7799 Barkwood Drive  City/State: Worthington, Ohio  Zip: 43085
Email Address: Omrfae@mbi@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,
[Signature]

PROPERTY OWNER SIGNATURE,
[Signature]

ATTORNEY / AGENT SIGNATURE,

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

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME: Mhd Nouri Ourfali
of (1) MAILING ADDRESS: ourfali.mhd@gmail.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) Abraj LLC
11199 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 (7) before me and signed in my presence this 15th day of March, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

[Signature] Notary Seal Here
My Commission Expires: 4-28-19

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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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). 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 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: [Signature]

Date: 3-15-2017

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
878 Curleys Ct /// RBLD1702893

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

Parcel ID: 610-187683
House Number: 878
Lot Number: 14
Work Done: NEW

Project Name: SINGLE FAMILY HOME
Street Name: CURLEYS CT
Subdivision: STILSON BLUFFS
Complex: N/A

Owner: ABRAJ LLC

Requested By: ABRAJ LLC (MHD OURFALI)

Printed By: [Signature]
Date: 3/3/2017

SCALE: 1 inch = 100 feet
GIS FILE NUMBER: 1643021

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

Printed: 3/3/2017 4:06:07 PM - K:\Infrastructure Management\GIS IT Applications\MapRoom\GIS\MAPS\PHIL\Addressing2015NEW.mxd, pyshih
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:

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abraj LLC / Mhd Nouri, Ourfali</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7799 Barkwood Drive</td>
</tr>
<tr>
<td></td>
<td>Worthington, Ohio 43085</td>
</tr>
</tbody>
</table>

SIGNATURE OF AFFIANT

[Signature]

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

My Commission Expires

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