



DEPARTMENT OF  
DEVELOPMENT

### Zoning Report

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#### Site Information

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Address	4805 OLENTANGY BLVD, COLUMBUS, OH
Mailing Address	8534 E KEMPER RD FL 2 CINCINNATI OH 45249-3701
Owner	YOUNG SUSAN E YOUNG JEFFREY A
Parcel Number	010083977
In Columbus?	Yes
County	FRANKLIN

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#### Zoning Information

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Zoning	453, Residential, R1, 11/28/1949, H-35
Historic District	Old Beechwold
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

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

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THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

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: BZA17-032 Date Received: 15 MAR 2017
Application Accepted by: [Signature] Fee: \$320
Commission/Civic: CLINTONVILLE AC
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:

We would like to build a smaller, replacement deck to the back of our home. Request variance to reduce minimum rear yard from 25% to 13% (Code Section: 3332.27 rear yard) Request side yard variance from 5' to 4.3' (Code Section: 3332.26 side yard)

LOCATION Certified Address: 4805 Olentangy Blvd. City: Columbus Zip: 43214

Parcel Number (only one required): 010083977

APPLICANT (If different from Owner):

Applicant Name: Phone Number: Ext.:
Address: same as owner City/State: Zip:
Email Address: Fax Number:

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

Name: Susan E. and Jeffrey A. Young Phone Number: (614) 783-5908 Ext.:
Address: 4805 Olentangy Blvd. City/State: Columbus, OH Zip: 43214
Email Address: syoung0417@gmail.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 same
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

ANDREW J. GANTHER, 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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Susan E. Young
of (1) MAILING ADDRESS 4805 Olentangy Blvd., 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 4805 Olentangy Blvd., 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) Susan E. Young and Jeffrey A. Young
4805 Olentangy Blvd.
Columbus, OH 43214

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

Susie Young (614) 783-5908

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

(5) Libby Wetherholt, Clintonville Area Comm. Chair
541 E.N. Broadway
Columbus, OH 43214

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Lists owners like Stacia Clifton, Roccalyn Sunbury, Hedda Stewart, Frank+Joy Jones, William Heiter with their addresses and mailing addresses.

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

(8) SIGNATURE OF AFFIANT

Susan E. Young

Sworn to before me and signed in my presence this 11 day of March, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Notary Public seal for JOUN D. STREETS, Notary Public in and for the State of Ohio, My Commission Expires March 31, 2019. Includes date 03/31/19.

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AND ZONING SERVICES

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**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:

1. Our house was built on the back 25% of the lot.
2. Our house was built in 1937 so we, the property owners, are not responsible for this circumstance.
3. We feel having a deck on our home would be an ordinary addition, and one that our neighbors could add to their homes if they wished to do so.
4. Our wish to build a smaller, replacement<sup>deck</sup> will in no way negatively affect our neighbors, their properties, or the public interest.

Signature of Applicant Susana Young Date 3-11-17

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Please make checks payable to the Columbus City Treasurer

**4805 OLENTANGY BOULEVARD**

Susie and Jeff Young  
4805 Olentangy Blvd.  
Columbus, OH 43214

Mr. and Mrs. Clifton  
4827 Olentangy Blvd.  
Columbus, OH 43214

Libby Wetherholt,  
Clintonville Area Commission Chair  
541 E.N. Broadway  
Columbus, OH 43214

Mr. and Mrs. Sunbury  
4817 Olentangy Blvd.  
Columbus, OH 43214

Mr. and Mrs. Stewart  
4793 Olentangy Blvd.  
Columbus, OH 43214

Mr. and Mrs. Jones  
4820 Olentangy Blvd.  
Columbus, OH 43214

Mr. William Leiter  
222 Rustic Pl  
Columbus, OH 43214

# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010083977

Zoning Number: 4805

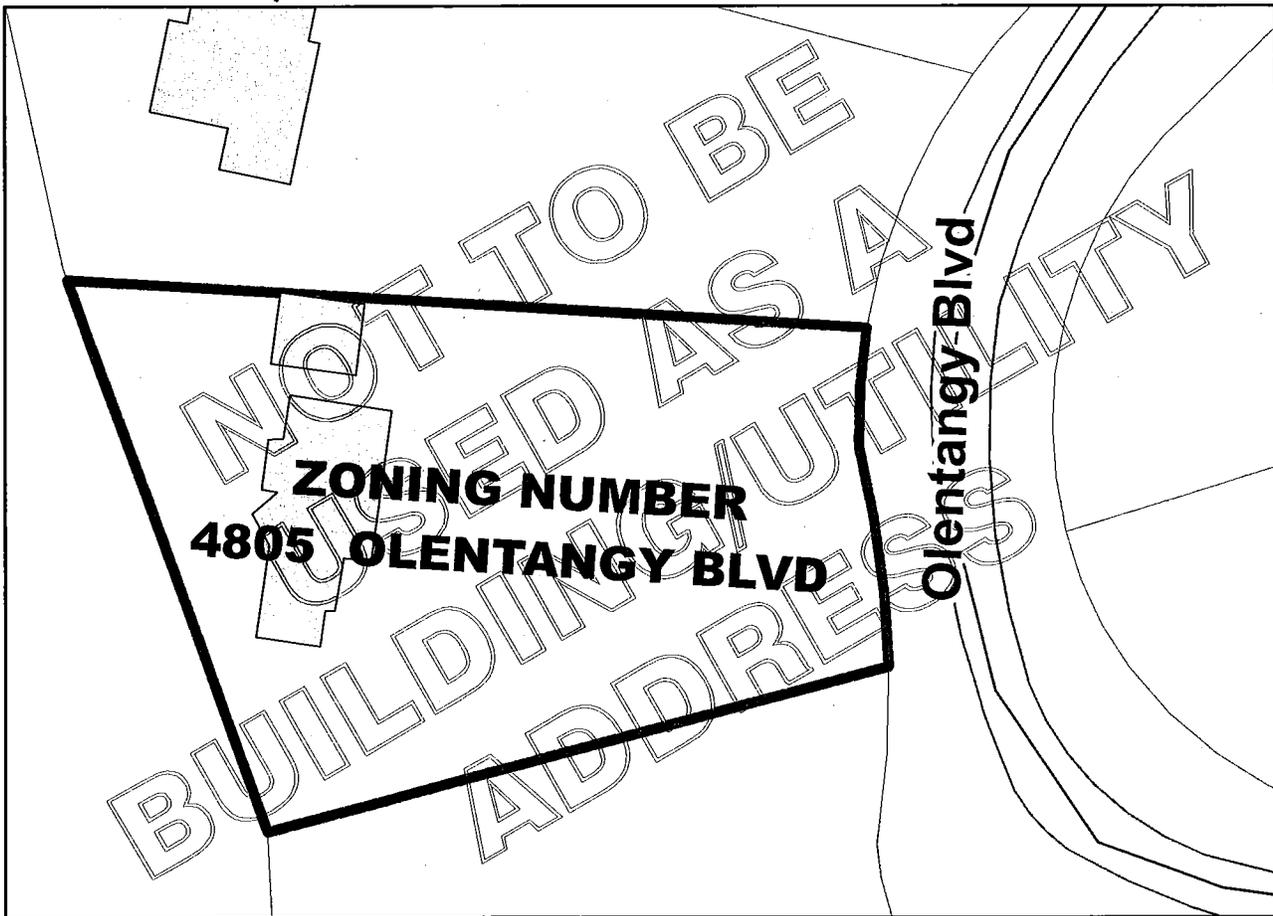
Street Name: OLENTANGY BLVD

Lot Number: N/A

Subdivision: N/A

Requested By: SUSAN E YOUNG

Issued By: Alfred Carson Date: 3/7/2017



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 86515



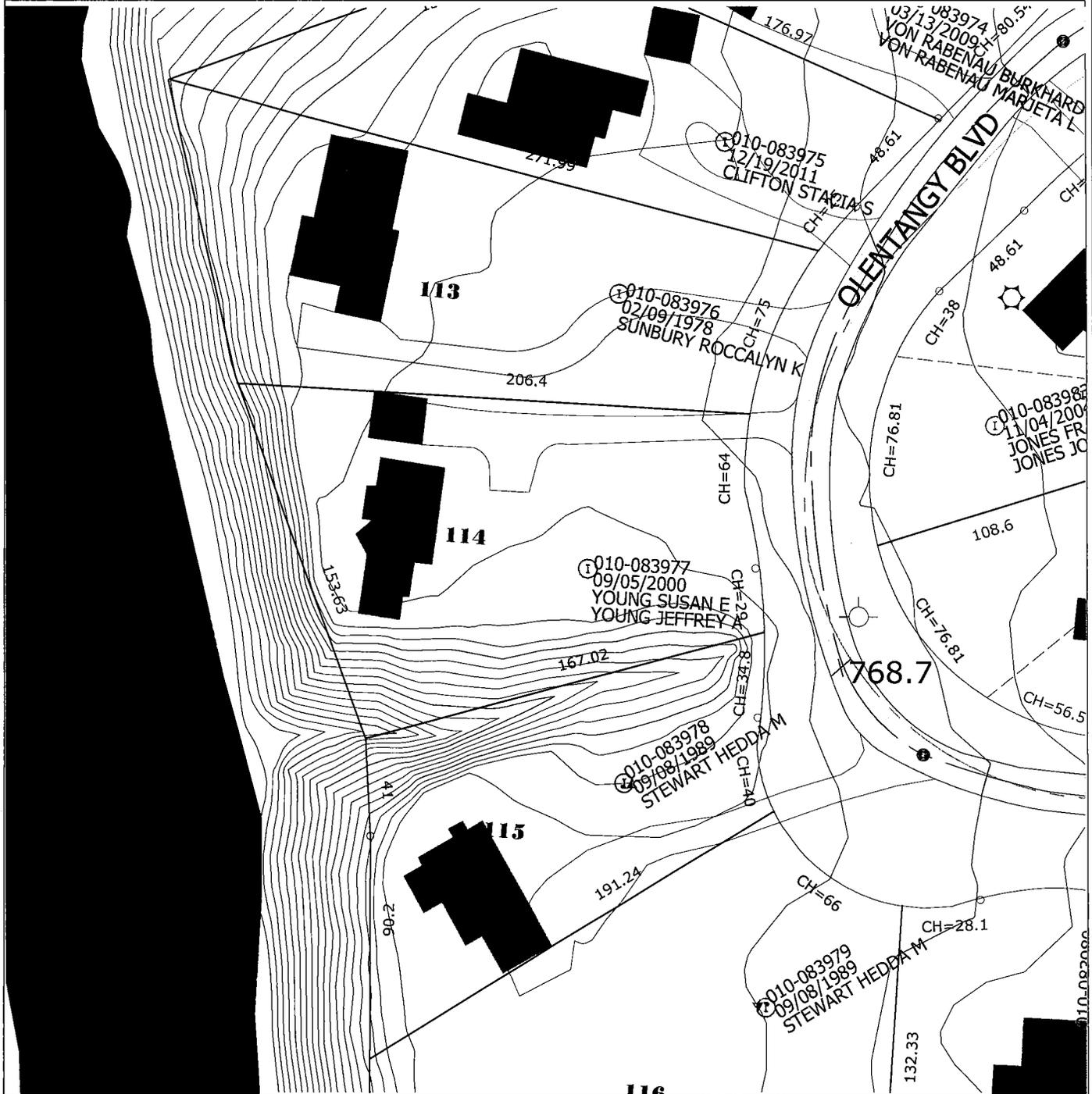
FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/7/17



Disclaimer

Scale = 60



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.

5750 Chandler Court  
Westerville, OH 43082  
E-Mail: hoyssinc@aol.com  
Phone (614) 895-1922  
Survey Fax (614) 895-1949  
Construction Fax (614) 895-9549



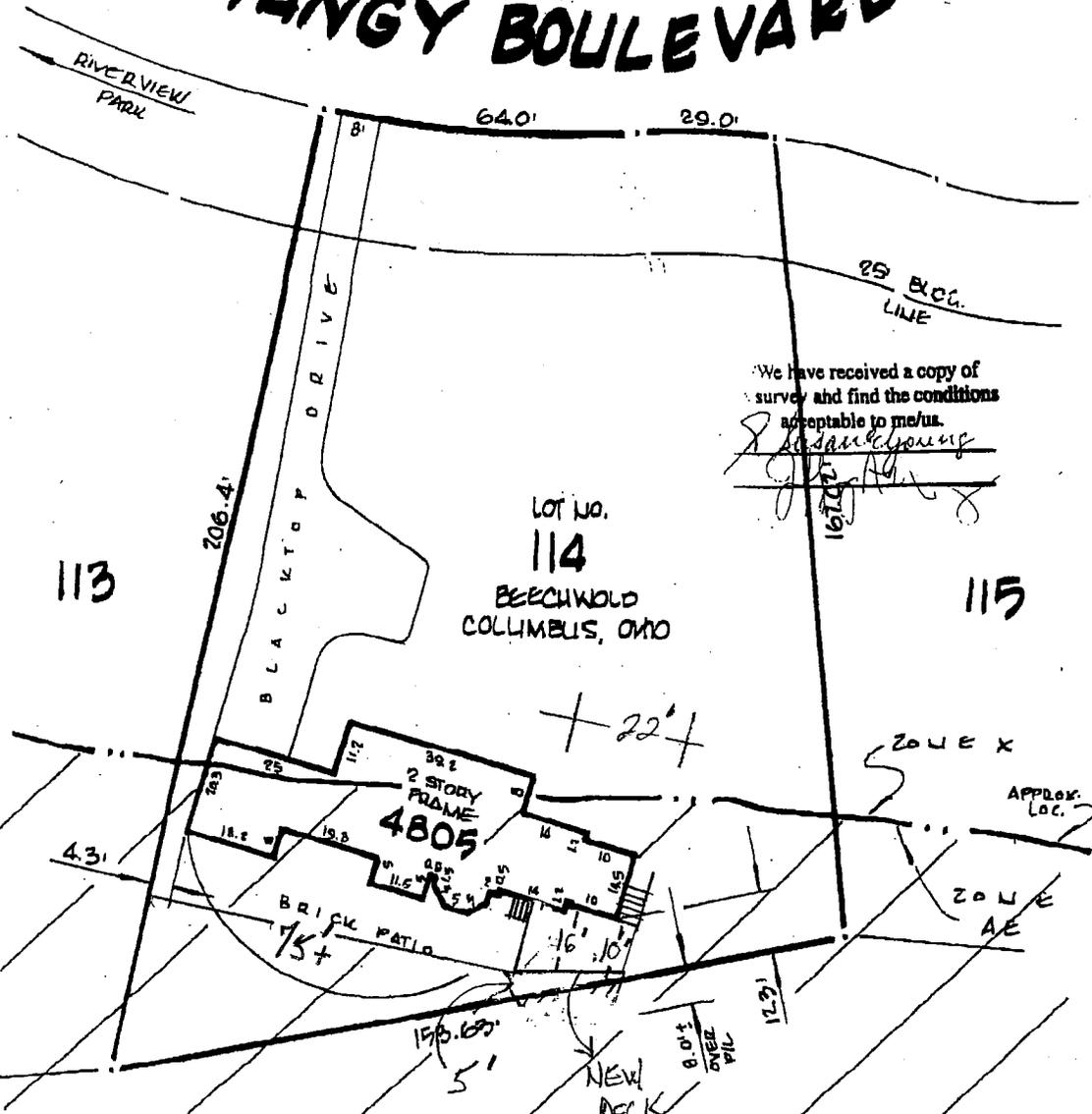
2141-00-S

Order No.

SEE ATTACHED →

CERTIFIED TO TITLE FIRST N COUNTY OF FRANKLIN  
LENDER HOMESTEAD MORTGAGE P.B. 12 PG. 33 OR./D.B. \_\_\_\_\_ PG. \_\_\_\_\_  
BUYER YOUNG SCALE 1" = 30' DATE 8.10.00 DRN UB CH \_\_\_\_\_

**OLENTANGY BOULEVARD** 50'



We have received a copy of  
survey and find the conditions  
acceptable to me/us.  
*[Signature]*

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 or for the use of the owner (see Ohio Code).

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE X & AE  
COMMUNITY PANEL 39049C  
PAGE 01426 DATE 8.2.95

By *[Signature]*  
STEVEN J. HOY  
PROFESSIONAL SURVEYOR  
STATE OF OHIO  
7313

Client

SEAN YOUNG

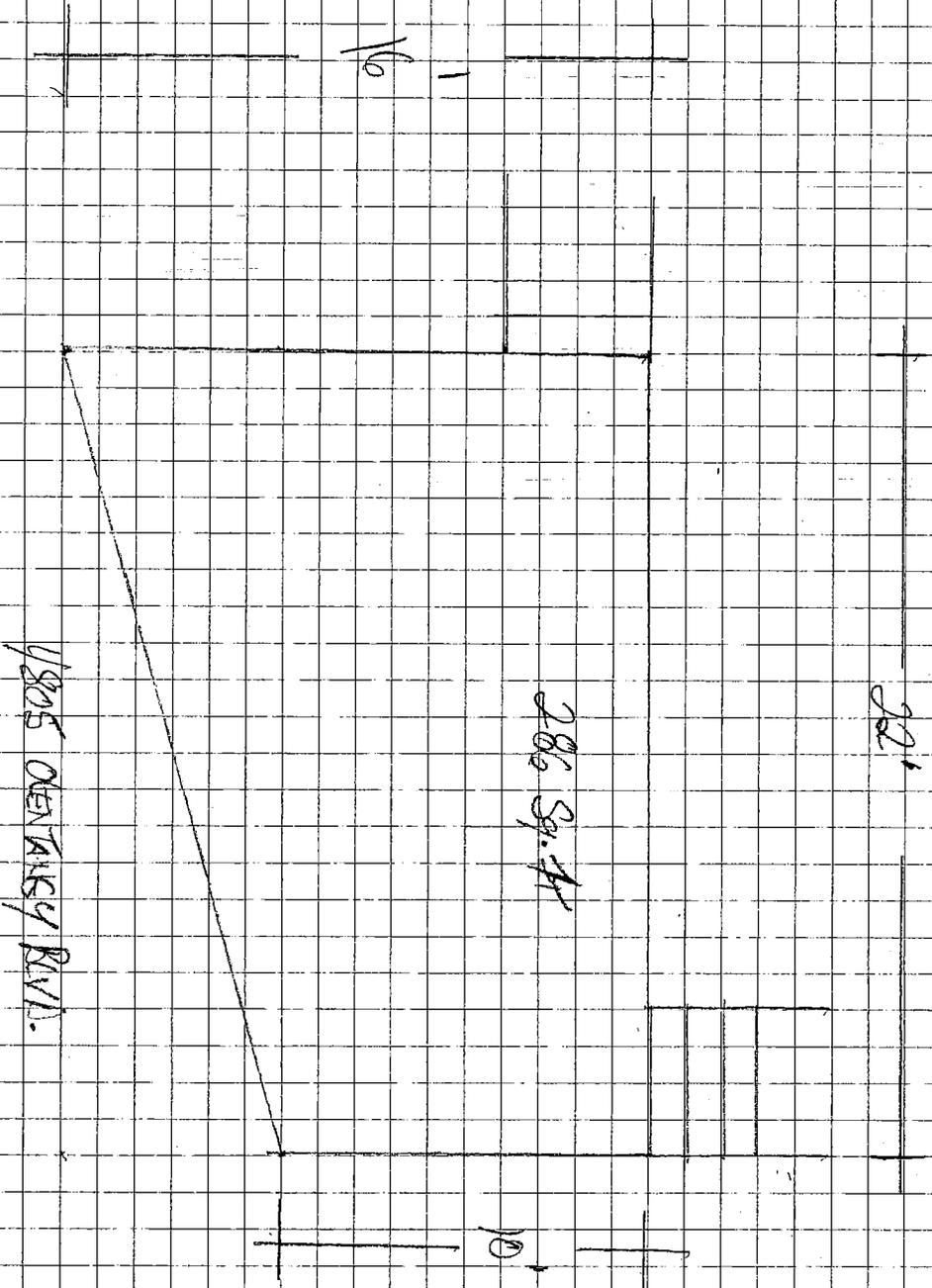
Date

3-1-2019

2450 SANDOVER ROAD COLUMBUS, OHIO 43220

PHONE: 614-442-3350

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THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

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

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) Susan E. Young of (COMPLETE ADDRESS) 4805 Olentangy Blvd., 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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: Susan E. Young, 4805 Olentangy Blvd., Columbus, OH 43214. Row 2: Jeffrey A. Young, [blank].

SIGNATURE OF AFFIANT Susan E. Young

Sworn to before me and signed in my presence this 11 day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 03/31/19



Notary Seal Here JOHN D. STREETS Notary Public In and for the State of Ohio My Commission Expires March 31, 2019

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