

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	2429 SUNBURY RD, COLUMBUS, OH
Mailing Address	7918 BLACKLICK VIEW DR BLACKLICK OH 43004-5017
Owner	VANMETER ANGELA
Parcel Number	010216456
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ANNEX, Residential, R, 9/18/1989, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Northeast 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

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: BZA17-109 Date Received: 6 SEPT 2017
Application Accepted by: [Signature] Fee: \$320
Commission/Civic: NORTH EAST AC [Signature]
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:

proposal to allow new home to have a 2.5 car attached garage
Code 3332.06 - to 4.6 ACR
Code 3332.38 - Private garage 2.5 x 2 garage space

LOCATION

Certified Address: 2429 Sunbury Rd. City: Columbus Zip: 43219

Parcel Number (only one required): Tract 2 PID 010-216456

APPLICANT (If different from Owner):

Applicant Name: David Detmer Phone Number: 614-679-9382 Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

PROPERTY OWNER(S)

Check here if listing additional property owners on a separate page

Name: David & Dawn Detmer Phone Number: 614-519-4288 Down Ext.:

Address: 8500 Scioto & Darby Creek Rd. City/State: Hilliard, OH Zip: 43026

Email Address: detmerconst@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 [Signature] [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.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David H Detmer
of (1) MAILING ADDRESS 8500 Scioto and Darby Creek Rd, Hilliard OH 43026

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 2429 Sunbury Rd. Columbus OH 43219

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) David H and Dawn E Detmer
8500 Scioto and Darby Creek Rd
Hilliard OH 43026

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

David H Detmer
614 679-9382

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

(5) North East AC-Zoning
Alice Porter
3130 McCutcheon Pl
Columbus OH 43219

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 6 day of September, in the year 2017

Melissa B. Carder
(7) SIGNATURE OF NOTARY PUBLIC

Dec. 12, 2021
My Commission Expires

Notary Seal Here



MELISSA B. CARDER
Notary Public, State of Ohio
My Comm. Expires Dec. 12, 2021
Recorded in Franklin County

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BZA17-109
2429 SUNBURY ROAD

2429 SUNBURY RD. VARIANCE LABEL SET

APPLICANT

DAVID H. DETMER
8500 SCIOTO & DARBY CREEK R.
HILLIARD, OH 43026

PROPERTY OWNER

DAVID H. & DAWN E DETMER
8500 SCIOTO & DARBY CREEK RD.
HILLIARD, OH 43026

AREA COMMISSION

NORTHEAST AC - ZONING
ALICE PORTER
3130 MCCUTCHEON PL.
COLUMBUS, OH 43219

NEIGHBORHOOD LIAISON

LYNNE LACOUR
2500 PARK CRESCENT DR.
COLUMBUS, OH 43232

SURROUNDING PROPERTY OWNERS

CITY OF COLUMBUS OHIO
OR CURRENT OCCUPANT
90 W. BROAD ST. #425
COLUMBUS, OH 43215

SV INC
OR CURRENT OCCUPANT
8727 DUSTIN RD.
GALENA, OH 43021

LYNNE & MARLENA HAYDEN
OR CURRENT OCCUPANT
2500 SUNBURY DR.
COLUMBUS, OH 43219-3400

FIRST CHURCH OF CHRIST
APOSTOLIC WAY INC.
OR CURRENT OCCUPANT
1911 OAKLAND PARK AVE.
COLUMBUS, OH 43224

GAIL WHITE-DIXON
OR CURRENT OCCUPANT
1652 BRYDEN RD.

JACOB A HANSEN
OR CURRENT OCCUPANT
2471 SUNBURY RD.

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STATEMENT IN SUPPORT OF VARIANCE(S)

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...
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.

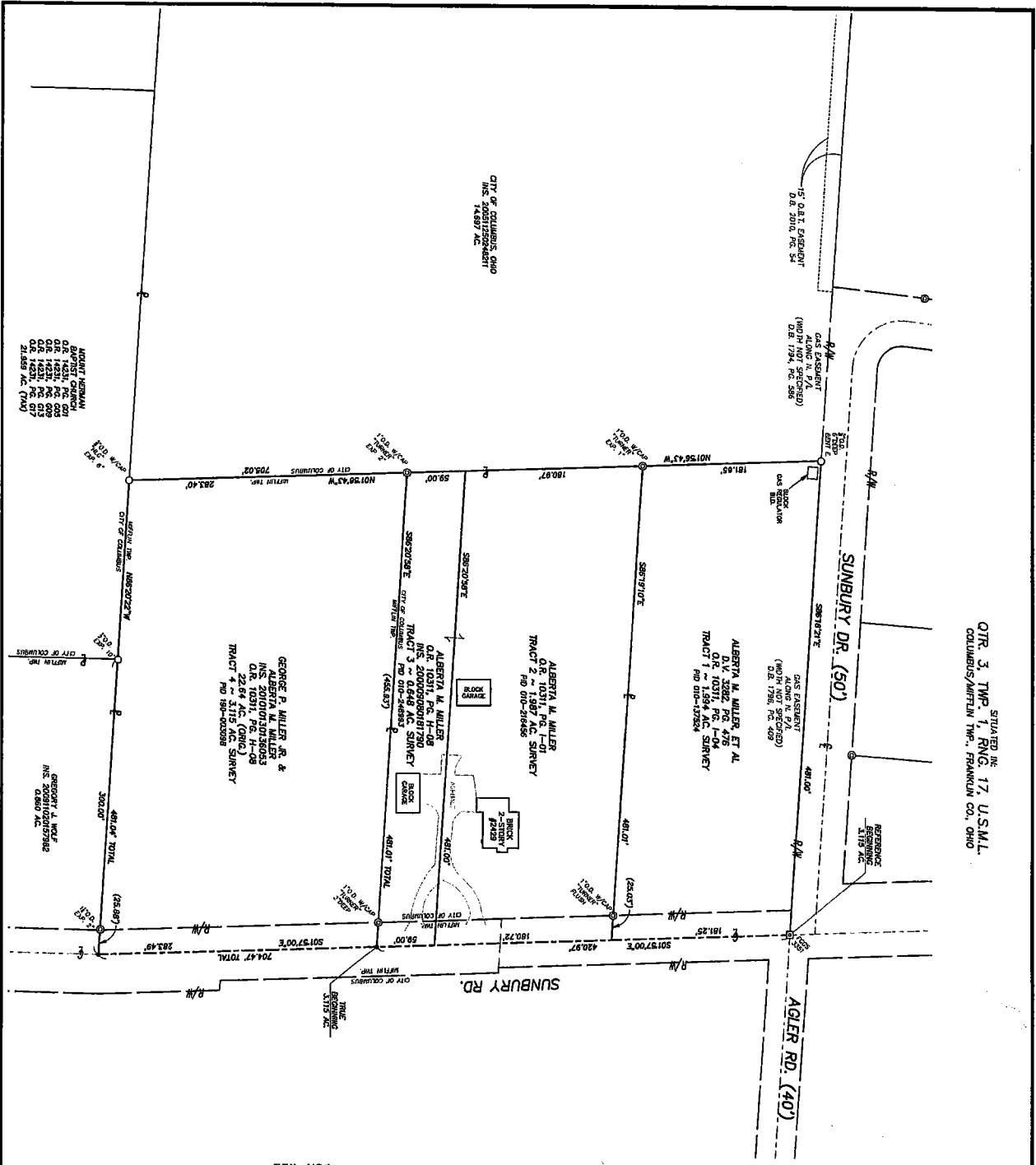
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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):

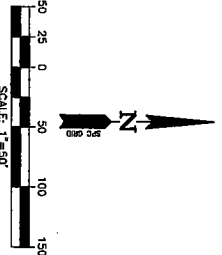
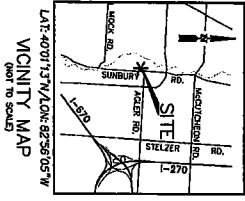
Variance referencing Code 3332.38 - private garage.
We hope to build a new 1,600+ sqft ranch on our newly purchased property @ 2429 Sunbury Rd & would like it to have an attached 2.5 car garage. House garage for personal vehicles. GARAGE I work shop. GARAGE II Rec. vehicles

Signature of Applicant [Handwritten Signature] Date 9/1/17

Original Site Plan/Survey



SITUATED IN
QTR. 3, TWP. 1, RANG. 17, U.S.M.L.
COLUMBUS/MIFFLIN TWP., FRANKLIN CO., OHIO



- LEGEND**
- ⊙ IRON PIPE FOUND
 - IRON PIN FOUND
 - ⊠ SURVEY MONUMENT FOUND
 - MAG NAIL SET
 - R/W PUBLIC ROAD
 - R/W RIGHT-OF-WAY
 - ⊔ PROPERTY LINE

SURVEY NOTES

- 1) BEARINGS AND DISTANCES ARE BASED ON SURVEY POINT FOR THE CENTERLINE OF SUNBURY ROAD, STATE PLANE COORDINATE SYSTEM.
- 2) THIS SURVEY WAS PROVIDED UNDER A FULL-TIME COMMITMENT PROVIDED TO THE SURVEYOR AND/OR HIS ASSISTANT ON THE PROPERTY WHICH ARE NOT SHOWN.

TOTAL SURVEY=7,745 AC.
(4,539 AC. COLUMBUS)
(3,197 AC. MIFFLIN TWP.)

TRACT 1: 1,994 AC. (0.104 P.A.O.)
TRACT 2: 1,987 AC. (0.104 P.A.O.)
TRACT 3: 0,648 AC. (0.034 P.A.O.)
TRACT 4: 3,115 AC. (0.163 P.A.O.)

BOUNDARY SURVEY
2429 SUNBURY RD.
COLUMBUS, OH 43219

SHEET
1/1

WESTERVILLE LAND SURVEYING, LLC

80 E. COLLEGE AVE.
WESTERVILLE, OH 43081
(614) 899-2209

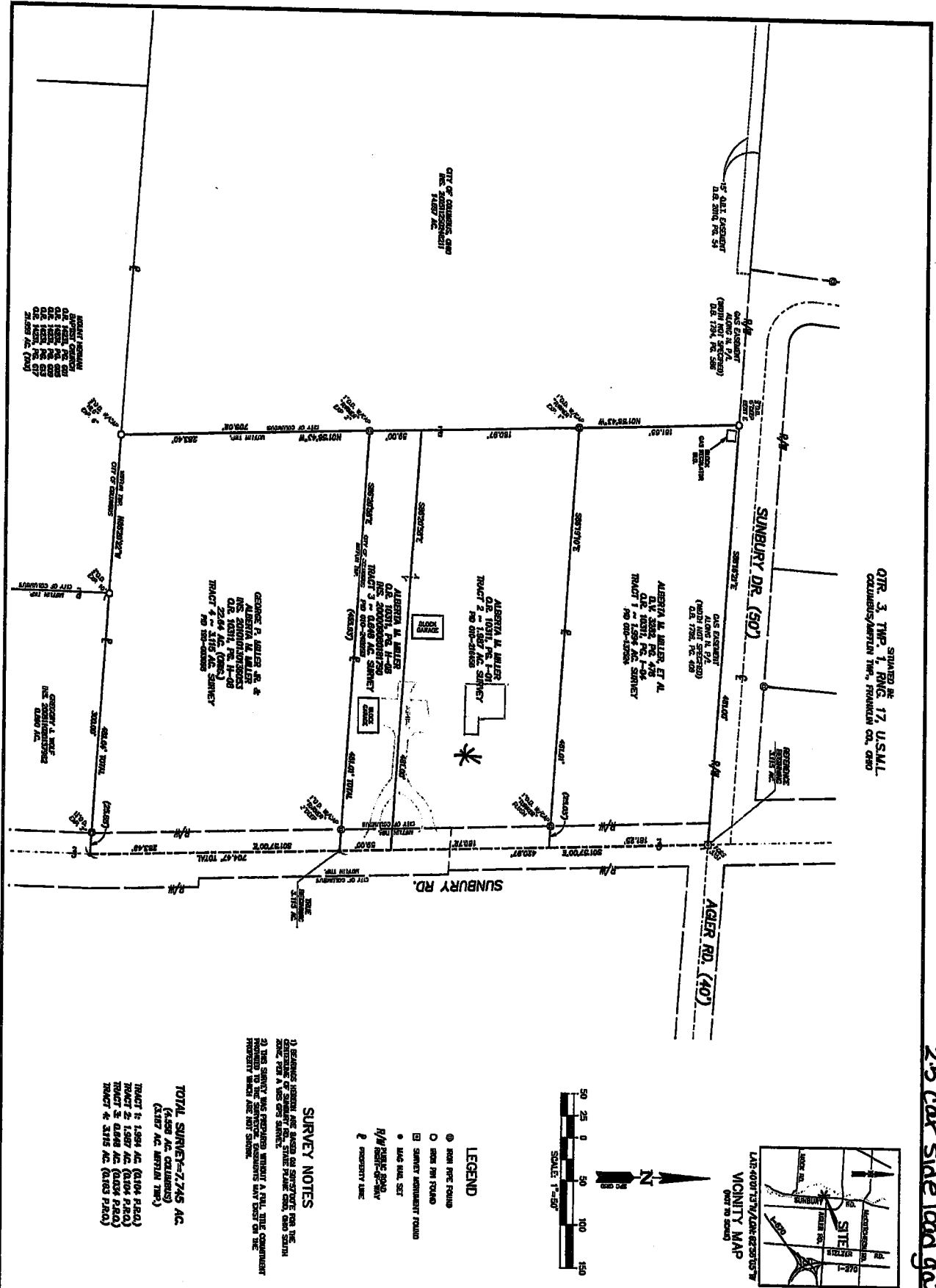
BY
OHIO PROFESSIONAL SURVEYOR No. 7711

STATE OF OHIO
MICHAEL LOMANO 7711
PROFESSIONAL SURVEYOR

REVISIONS	
SCALE: 1" = 50'	
N.S. JOB NO. 13-182	
DATE OF SURVEY:	
CLIENT: MS. ANGELA VANMETER	
CLIENT P.O. #/A	
F.S./P.S.: 16/35	

Proposed Variance Request

* brick 2-story previously removed.
new ranch home proposed w/ 2.5 car side load garage



<p>BOUNDARY SURVEY 2429 SUNBURY RD. COLUMBUS, OH 43219</p>	<p>WESTERVILLE LAND SURVEYING, LLC 80 E. COLLEGE AVE. WESTERVILLE, OH 43081 (614) 892-1200</p>		<p>SCALE: 1"=50'</p>	<p>DATE OF SURVEY: AUGUST 12, 2015</p>	<p>CLIENT: ANGELA VANMETER</p>
			<p>DATE OF SURVEY: AUGUST 12, 2015</p>	<p>CLIENT: ANGELA VANMETER</p>	<p>DATE OF SURVEY: AUGUST 12, 2015</p>

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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) David H. Detmer of (COMPLETE ADDRESS) 8500 Scioto & Darby Creek Rd., Hilliard, OH 43026

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: Dawn E. Detmer, 8500 Scioto & Darby Creek Rd., Hilliard, OH 43026

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 1 day of SEPTEMBER, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 7/24/21

Notary Seal Here



KEVIN J. BRAKE Notary Public, State of Ohio My Comm. Expires July 24, 2021 Recorded in Franklin County

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