

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
 DEVELOPMENT

Zoning Report

Site Information

Address	539 W 3RD AVE, COLUMBUS, OH
Mailing Address	PO BOX 182661 COLUMBUS OH 43218-2661
Owner	MARTINEAU MARY E
Parcel Number	010045422
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z80-080, Residential, R4, 3/25/1981, 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	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

OFFICE USE ONLY

Application Number: BZA17-121 Date Received: 10-OCT-2017
Application Accepted by: HF Fee: \$320-
Commission/Civic: HARRIS, J WEST
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

The proposal is for a new detached garage with parking for three cars at the ground level and finished space for an artist studio at the second floor. The variance request is for Section 3332.38 - Private Garage (Item F=Size; from 720 sf to 788 sf), (Item G=Height; from 15' to 23'-11"), & (Item G; include finished space above).

LOCATION

Certified Address: 539 West Third Avenue City: Columbus Zip: 43201

Parcel Number (only one required): 010-045422-00

APPLICANT (If different from Owner):

Applicant Name: Mary MacDonald Phone Number: 614-403-2301 Ext.: _____

Address: 539 W Third Avenue City/State: Columbus Zip: 43212

Email Address: vespamary@gmail.com Fax Number: _____

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

Name: Mary MacDonald Phone Number: 614-403-2301 Ext.: _____

Address: 539 W Third Avenue City/State: Columbus, Ohio Zip: 43201

Email Address: vespamary@gmail.com Fax Number: _____

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

Name: Brenda Parker Phone Number: 614-586-5514 Ext.: _____

Address: 930 Northwest Blvd City/State: Columbus Zip: 43212

Email Address: brenda.parker@cbusarch.com Fax Number: 614-541-2814

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

APPLICANT SIGNATURE Mary E MacDonald

PROPERTY OWNER SIGNATURE Mary E MacDonald

ATTORNEY / AGENT SIGNATURE Brenda Parker

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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 Brenda Parker

of (1) MAILING ADDRESS 930 Northwest Blvd, Columbus, Ohio 43212

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 539 West Third Avenue, Columbus, Ohio 43201

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) Mary MacDonald
539 West Third Avenue
Columbus, Ohio 43201

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

Brenda Parker
614-586-5514

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

(5) Harrison West Society
David Carey
P.O. Box 163442, Columbus, Ohio 43216

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

[Handwritten Signature]

Sworn to before me and signed in my presence this 6 day of October in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Teresa Rust]

My Commission Expires



Notary Seal Here
TERESA RUST
Notary Public, State of Ohio
My Commission Expires
December 19, 2017

BZA17-121
539 WEST THIRD AVE.

APPLICANT

Mary MacDonald
539 W Third Ave
Columbus, Ohio 43201

PROPERTY OWNER

Mary MacDonald
539 W Third Ave
Columbus, Ohio 43201

OWNER AGENT

Brenda Parker
930 Northwest Blvd
Columbus, Ohio 43212

AREA COMMISSION

Harrison West Society
David Carey
P.O. Box 163442
Columbus, Ohio 43216

**SURROUNDING PROPERTY
OWNERS**

Battelle Memorial Institute
505 King Avenue
Columbus, Ohio 43201

Davis Shea
Or Current Occupant
531 W Third Avenue
Columbus, Ohio 43201

Richard Rieth
Or Current Occupant
533 W Third Avenue
Columbus, Ohio 43201

Paul Helwagen
Or Current Occupant
570 Bradley Street
Columbus, Ohio 43201

Meghann & Drew Dewees
Or Current Occupant
566 Bradley Street
Columbus, Ohio 43201

Robert Maniga & Jeffrey Gill
Or Current Occupant
562 Bradley Street
Columbus, Ohio 43201

Michael & Deena Robinson
Or Current Occupant
556-558 Bradley Street
Columbus, Ohio 43201

Solar Investments
381 W Third Avenue
Columbus, Ohio 43201

John Stevenson
Or Current Occupant
548 Bradley Street
Columbus, Ohio 43201

Rebecca & Clinton Reno
Or Current Occupant
546 Bradley Street
Columbus, Ohio 43201

Julia & Lydia Cumming
Or Current Occupant
1107 Perry Street
Columbus, Ohio 43201

TA Enterprises
1111 Perry Street
Columbus, Ohio 43201

George Reed
Or Current Occupant
527 W Third Avenue
Columbus, Ohio 43201

Deborah Juny
Or Current Occupant
545-547 W Third Avenue
Columbus, Ohio 43201

Miguel Zubizarreta
Or Current Occupant
551 W Third Avenue
Columbus, Ohio 43201

Michael & Corinne Reilly
Or Current Occupant
553-555 W Third Avenue
Columbus, Ohio 43201

Grandview Land Investments
559-561 W Third Ave
Columbus, Ohio 43201

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 (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):

Section 3332.38 - Private Garage; Item F: Request variance to increase the size of a private detached from 720 sf to 778 sf. The increase is requested such that the maximum width of the lot is utilized while retaining the required 3'-0" side yard setbacks and allows for cars to be parked with adequate depth to store lawn equipment, bicycles, a scooter, and accommodate a code-compliant stair to the second floor.

Section 3332.38 - Private Garage; Item G: Request variance to increase the height of a private detached garage from 15 feet to 23'-11" to the peak. The increase in height allows for finished space to be located above the garage. The 23'-11" height is a reduced scale in relation to the main house making it visibly a secondary and supporting structure.

Section 3332.38 - Private Garage; Item G: Request variance to allow for finished space above the garage. The finished space will be accessed from the garage and from the rear yard of the main house. The finished space will be used by the homeowner as an artist studio.

Signature of Applicant

Man S. Macpherson

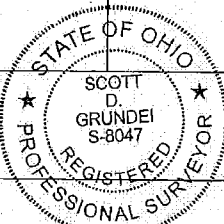
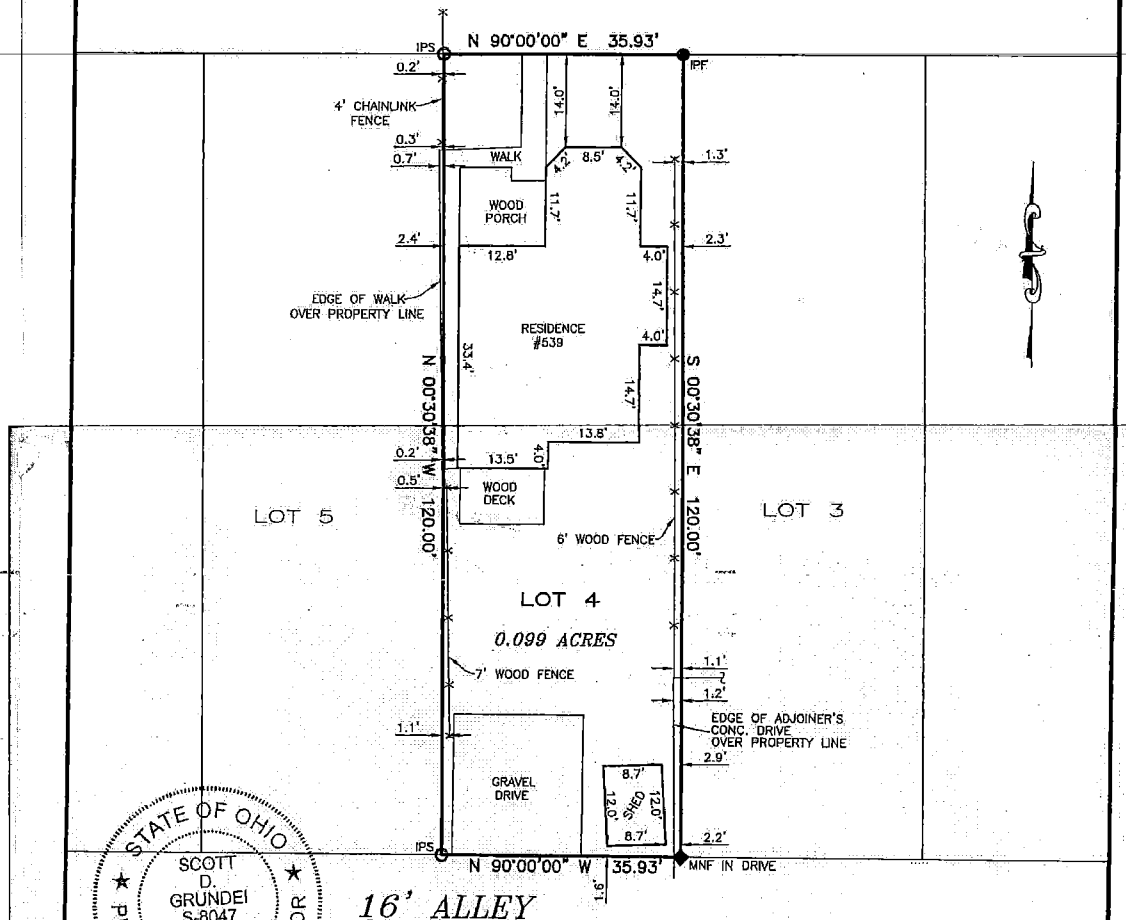
Date

10/11/17

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ◆ MNF MAG NAIL FOUND

W. THIRD AVENUE 60'



16' ALLEY

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 90°00'00" E FOR THE SOUTH LINE OF W. THIRD AVENUE AND ARE USED TO DENOTE LOT ANGLES ONLY.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2006 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DRAWN BY: BKJ

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

Scott D. Grundei 12/11/06

BOUNDARY SURVEY OF

LOT 4

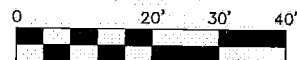
LYING IN

NEIL'S WYOMING PLACE ADDITION

PLAT BOOK 4, PAGE 368

CITY OF COLUMBUS, COUNTY OF FRANKLIN

STATE OF OHIO



SCALE IN FEET

SCALE: 1"=20'

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

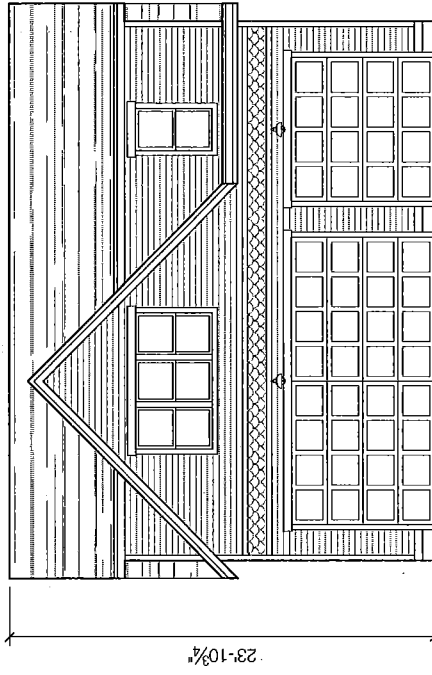
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 12/6/06

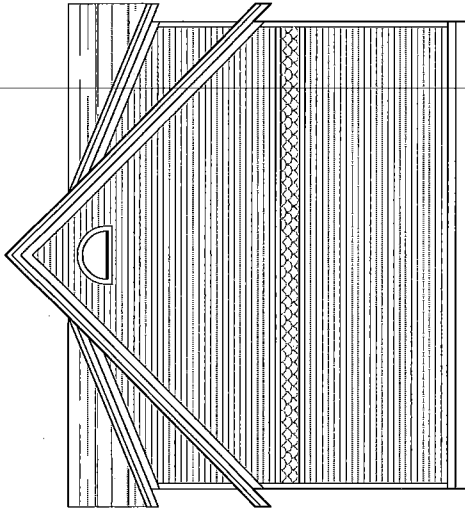
FILE NO. 819738

539 W Third Ave
October 2, 2017

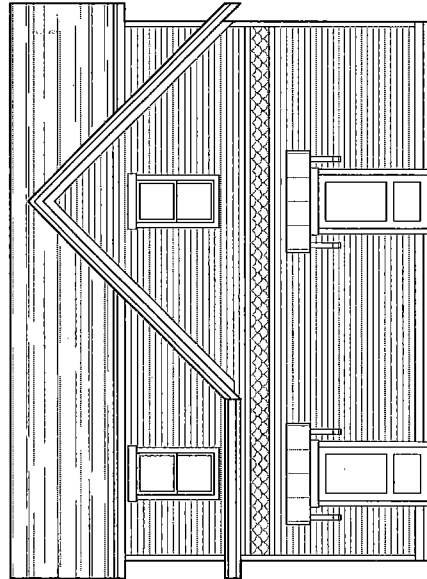
CARRIAGE HOUSE ELEVATIONS
Scale: 3/32" = 1'-0"



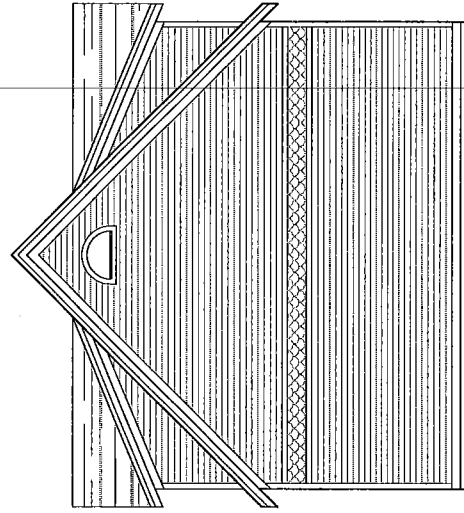
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- ☒ BZA Variance / Special Permit
☐ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
 MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

Board of Zoning Adjustment Application**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 FRANKLINBeing first duly cautioned and sworn (NAME) Mary MacDonald
of (COMPLETE ADDRESS) 539 W Third Avenue, Columbus, Ohio 43201

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**Mary MacDonald539 W Third Avenue, Columbus, Ohio 43201 (100%)

SIGNATURE OF AFFIANT

Mary E MacDonaldSworn to before me and signed in my presence this 11th day of October, in the year 2017Stephanie Kristal
SIGNATURE OF NOTARY PUBLICN/A

My Commission Expires

Notary Seal Here

Stephanie A. Kristal, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**
Applications must be submitted by appointment. Call 614-645-4522 to schedule.