

Zoning Report

Site Information

Address	3465 SNOUFFER RD, OH
Mailing Address	
Owner	
Parcel Number	
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ANNEX, Residential, R, 3/1/2017, 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

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: BZA17-122
Date Received: 10/10/17
Application Accepted by: D. Reiss
Fee: \$320.00
Commission/Civic: For Northwest Coalition
Existing Zoning: R
Comments: 12/19/17

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

- [X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

To split the existing lot into two (2) lots and therefore a variance to Section 3332.06 is needed for both lots as neither will be 5 acres in size. Large lot-5acres-0.585= a reduction of 4.415 acres. Small lot-5acres-0.210= a reduction of 4.79 acres.

LOCATION

Certified Address: 3465 Snouffer Road City: Columbus Zip: 43235

Parcel Number (only one required): Z12-000798

APPLICANT (If different from Owner):

Applicant Name: Envisionpoint LLC Phone Number: 614-622-1047 Ext.:
Address: 5000 Arlington Centre Blvd. #2209 City/State: Columbus, OH Zip: 43220
Email Address: tom.manning@gmail.com Fax Number:

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

Name: Envisionpoint LLC Phone Number: 614-622-1047 Ext.:
Address: 500 Arlington Centre Blvd. #2209 City/State: Columbus, OH Zip: 43220
Email Address: tom.manning@gmail.com Fax Number:

ATTORNEY / AGENT (Check one if applicable): [X] Attorney [] Agent

Name: Jackson B. Reynolds, III c/o Smith & Hale Phone Number: 614-221-4255 Ext.:
Address: 37 W. Broad St., Suite #460 City/State: Columbus, OH Zip: 43215
Email Address: jreynolds@smithandhale.com Fax Number: 614-221-4409

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

APPLICANT SIGNATURE By: [Signature]
PROPERTY OWNER SIGNATURE By: [Signature]
ATTORNEY / AGENT SIGNATURE By: [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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jackson B. Reynolds, III
of **(1)** MAILING ADDRESS 37 W. Broad St., #460, Columbus, OH 43215

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 3465 Snouffer Road

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 **(4)** Envisionpoint LLC
AND MAILING ADDRESS 5000 Arlington Centre Blvd., #2209
Columbus, Oh 43220

APPLICANT'S NAME AND PHONE # Envisionpoint LLC
(same as listed on front application) 614-622-1047

AREA COMMISSION OR CIVIC GROUP **(5)** Far Northwest Coalition
AREA COMMISSION ZONING CHAIR c/o John Murley
OR CONTACT PERSON AND ADDRESS 3607 Waterbury Lane
Powell, OH 43065

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:

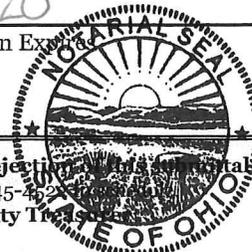
(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See attached list</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT Jackson B. Reynolds III

Sworn to before me and signed in my presence this 5th day of October, in the year 2017

Natalie C. Timmons
(8) SIGNATURE OF NOTARY PUBLIC
My Commission Expires 9/4/2020 Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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Please make checks payable to the Columbus City Treasurer.

BZA17-122
3465 Snouffer Road

APPLICANT

ATTORNEY

AREA COMMISSION

Envisionpoint LLC
5000 Arlington Center Blvd., #2209
Upper Arlington, OH 43220

Jackson B. Reynolds, III
c/o Smith & Hale, LLC
37 W. Broad Street, Suite #460
Columbus, OH 43215

Far Northwest Coalition
c/o John Murley
3607 Waterbury Lane
Powell, OH 43065

Robert & Denise M Hosken
Or Current Occupant
3495 Snouffer Road
Columbus, OH 43235

Jay Fazekas
Or Current Occupant
3511 Snouffer Road
Columbus, OH 43235

Connie Lou Gallaher
Or Current Occupant
6767 Skyline Drive
Columbus, OH 43235

Ralph R & Ruth J Barber
Or Current Occupant
3470 Snouffer Road
Columbus, OH 43235

Roby Co LP
Or Current Occupant
c/o Jeff Roby
7100 Muirfield Drive, Suite 200
Dublin, OH 43017

Reserve at Mercer Square LLC
Or Current Occupant
470 Olde Worthington Road
Westerville, OH 43082

Sri & Neel Nugooru
Or Current Occupant
3625 Eyre Hall Pass
New Albany, OH 43054

Leland E & Marjorie A Ozbun
Or Current Occupant
3496 Skyline Drive
Columbus, OH 43235

Thomas & Sarah Nguyen
Or Current Occupant
3482 Skyline Drive
Columbus, OH 43235

John F Schreck Jr.
Or Current Occupant
6788 East Skyline Drive
Columbus, OH 43235

Creative Housing Inc.
Or Current Occupant
2233 City Gate Drive
Columbus, OH 43219

Richard Mathews
Or Current Occupant
3512 Skyline Drive
Columbus, OH 43235

Richard & Audra Dike
Or Current Occupant
1378 Arcwynn Drive
Columbus, OH 43235

Board of Zoning Adjustment Application

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.

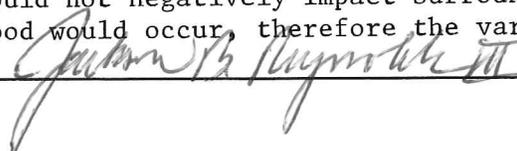
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

The applicant/owner is seeking to split the existing lot into two (2) lots and the underlying zoning district requires a lot of a minimum 5 acres in size. The existing lot is only 0.798 acres, therefore the variance request to CCC 3332.06 will allow the split into two lots that meet all other development standards. The variances are not substantial, nor would they effect the delivery of governmental services and the spirit and intent of the zoning code would be observed and substantial justice would be done by granting the varaince. The property could be rezoned but that process is costly and time consumibg for the two (2)lots. The proposed split would not negatively impact surrounding properties and no detriment to the neighborhood would occur, therefore the variance should be granted

Signature of Applicant



Date

9/19/17

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7509 E. MAIN ST.
 SUITE 104
 REYNOLDSBURG, OH 43068

J&J SURVEYING SERVICES, INC.

614-866-9158
 JOE.WOOD@
 JJSURVEYINGOHIO.COM

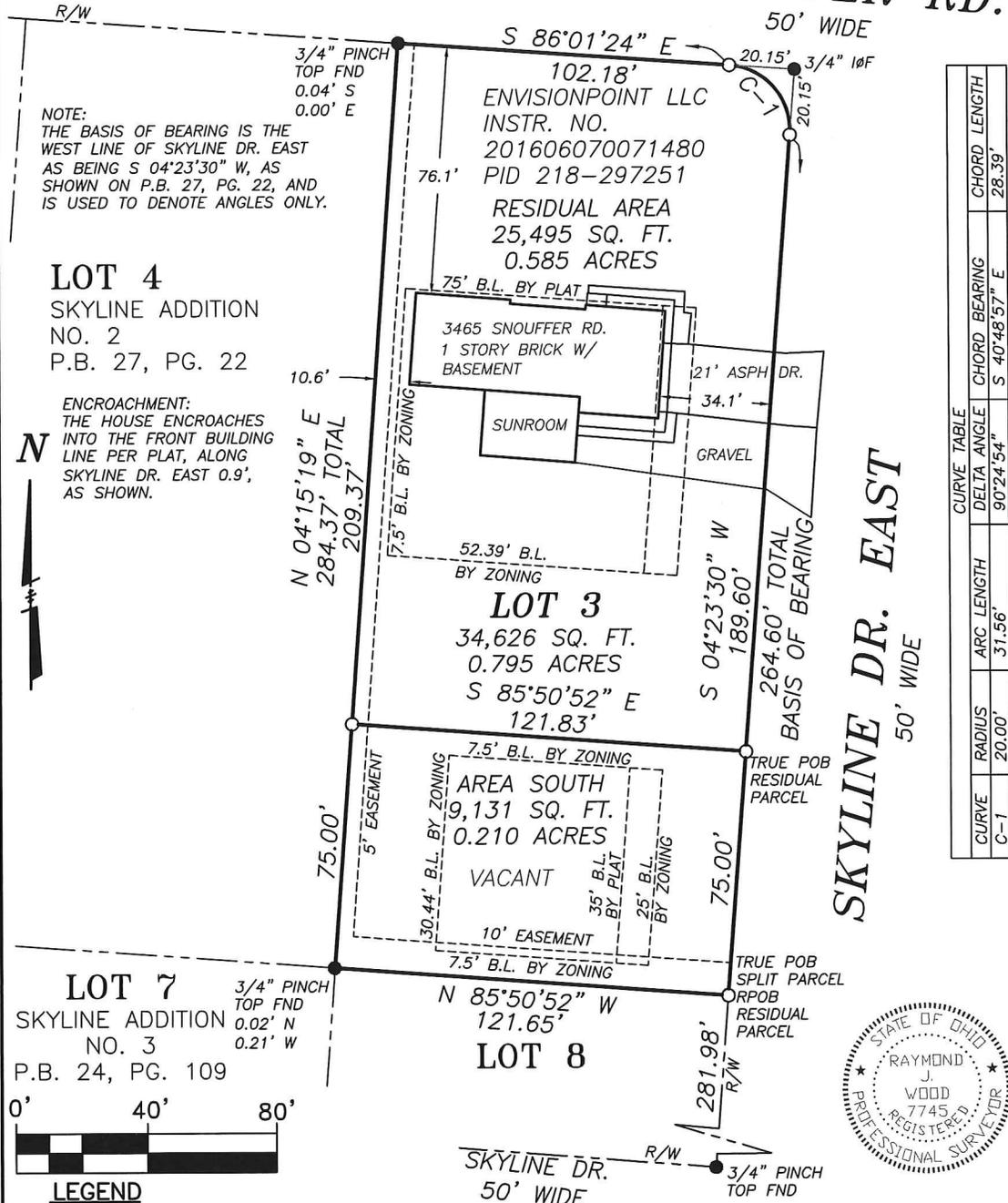
LOT 3
 SKYLINE ADDITION #2
 P.B. 27, PG. 22

BOUNDARY SURVEY
OF
3465 SNOUFFER RD.

CITY OF COLUMBUS
 FRANKLIN CO., OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING ALL OF LOT 3 OF THE SKYLINE ADDITION NO. 2, PLAT BOOK 27, PG. 22, CONVEYED TO ENVISIONPOINT LLC IN INSTRUMENT NO. 2016060700071480, FRANKLIN COUNTY RECORDERS OFFICE.

SNOUFFER RD.



NOTE:
 THE BASIS OF BEARING IS THE WEST LINE OF SKYLINE DR. EAST AS BEING S 04°23'30" W, AS SHOWN ON P.B. 27, PG. 22, AND IS USED TO DENOTE ANGLES ONLY.

LOT 4
 SKYLINE ADDITION NO. 2
 P.B. 27, PG. 22

ENCROACHMENT:
 THE HOUSE ENCROACHES INTO THE FRONT BUILDING LINE PER PLAT, ALONG SKYLINE DR. EAST 0.9', AS SHOWN.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	20.00'	31.56'	90°24'54"	S 40°48'57" E	28.39'

SKYLINE DR. EAST
 50' WIDE



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - INSTR. INSTRUMENT
 - P.B. PLAT BOOK
 - B.L. BUILDING LINE

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 3/24/17, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

Raymond J. Wood
 9/11/17
 RAYMOND J. WOOD REG. SURV. 7745 DATE

JOB #16-59 T2



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: 212000798

Zoning Number: 3465

Street Name: SNOUFFER RD

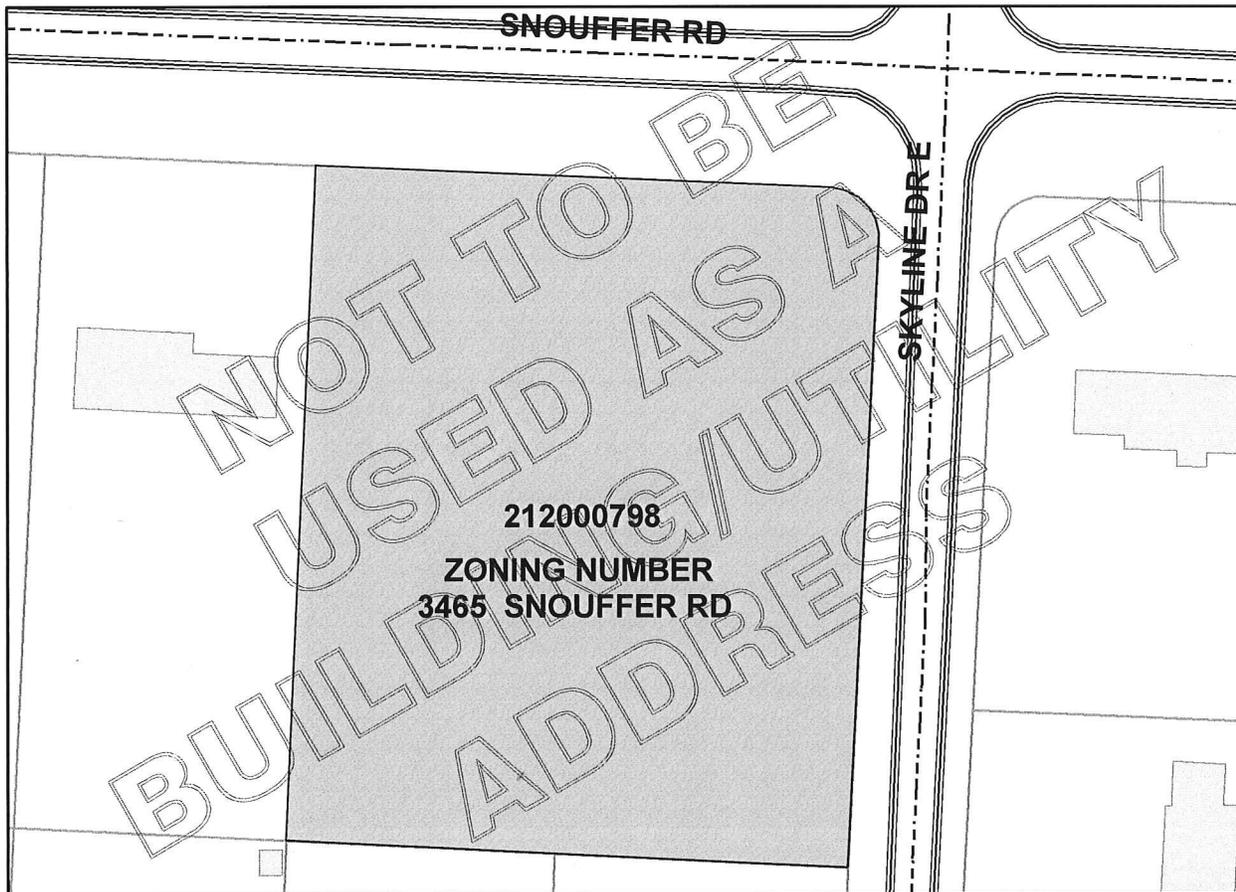
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HAILE (JACK REYNOLDS)

Issued By: *Adyana Amarian*

Date: 10/13/2016



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

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 75957

J & J Surveying Services, Inc.

7509 E. Main St.
Suite 104
Reynoldsburg, Ohio 43068

Phone 614\866-9158
Fax 614\866-9132

September 11, 2017

SITUATED in the State of Ohio, County of Franklin, City of Columbus, and being part of Lot 3 of the Skyline Addition No. 2, Plat Book (P.B.) 27, pg. 22, conveyed to Envisionpoint LLC in Instrument No. 201606070071480, Franklin County Recorder's Office;

BEGINNING at a set iron pin at the southeast corner of the said Lot 3 and the northeast corner of Lot 8 of the Skyline Addition No. 3, P.B. 24, pg. 109, being a point in the west right of way line of Skyline Dr. East (50' wide);

THENCE North 85 degrees 50 minutes 52 seconds West, a distance of 121.65 feet, along the south line of the said Lot 3 and the north line of the said Lot 8, to a point referenced by a found 3/4" pinch top (0.02' N, 0.21' W), being the southwest corner of the said Lot 3, the northwest corner of the said Lot 8, the northeast corner of Lot 7 of the said Skyline Addition No. 3, and the southeast corner of Lot 4 of the said Skyline Addition No. 2;

THENCE North 04 degrees 15 minutes 19 seconds East, a distance of 75.00 feet, along the west line of the said Lot 3 and the east line of the said Lot 4, to a set iron pin;

THENCE South 85 degrees 50 minutes 52 seconds East, a distance of 121.83 feet, crossing the said Lot 3, to a set iron pin, being a point in the east line of the said Lot 3 and in the said west right of way line;

THENCE South 04 degrees 23 minutes 30 seconds West, a distance of 75.00 feet, along the east line of the said Lot 3 and the said west right of way line, to the point of beginning, having an area of 9,131 square feet or 0.210 acres, according to a survey by J&J Surveying Services, Inc. on 3/21/17, under the direct supervision of Raymond J. Wood, P.S. 7745;

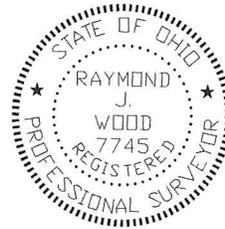
The new parcel is part of PID 218-297251.

Raymond J. Wood

9/11/17

Raymond J. Wood P.S. 7745

date



J & J Surveying Services, Inc.

7509 E. Main St.
Suite 104
Reynoldsburg, Ohio 43068

Phone 614\866-9158
Fax 614\866-9132

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BEGINNING for reference at a set iron pin at the southeast corner of the said Lot 3 and the northeast corner of Lot 8 of the Skyline Addition No. 3, P.B. 24, pg. 109, being a point in the west right of way line of Skyline Dr. East (50' wide);

THENCE North 04 degrees 23 minutes 30 seconds East, a distance of 75.00 feet, along the east line of the said Lot 3 and the said west right of way line, to the True Point of Beginning,

THENCE North 85 degrees 50 minutes 52 seconds West, a distance of 121.83 feet, crossing the said Lot 3, to a set iron pin in the west line of the said Lot 3 and the east line of Lot 4 of the said Skyline Addition No. 2;

THENCE North 04 degrees 15 minutes 19 seconds East, a distance of 209.37 feet, along the west line of the said Lot 3 and the east line of the said Lot 4, to a point referenced by a found 3/4" pinch top (0.04' S, 0.00' E), being the northwest corner of the said Lot 3 and the northeast corner of the said Lot 4, and being a point in the south right of way line of Snouffer Rd. (50' wide);

THENCE South 86 degrees 01 minutes 24 seconds East, a distance of 102.18 feet, along a north line of the said Lot 3 and the said south right of way line, to a set iron pin, being a northeast corner of the said Lot 3;

THENCE with a curve turning to the right, with an arc length of 31.56 feet , a radius of 20.00 feet , a chord bearing of South 40 degrees 48 minutes 57 seconds East, a chord length of 28.39 feet, and a delta angle of 90 degrees 24 minutes 54 seconds, along a north line of the said Lot 3 and the said south right of way line, to a set iron pin, being a northeast corner of the said Lot 3 and a point in the west right of way line of the said Skyline Dr. East;

THENCE South 04 degrees 23 minutes 30 seconds West, a distance of 189.60 feet, along the east line of the said Lot 3 and the said west right of way line, to the True Point of Beginning, having an area of 25,495 square feet or 0.585 acres, according to a survey by J&J Surveying Services, Inc. on 3/21/17, under the direct supervision of Raymond J. Wood, P.S. 7745;

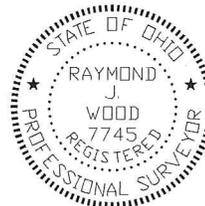
The new parcel is part of PID 218-297251.

Raymond J. Wood

9/11/17

Raymond J. Wood P.S. 7745

date



J & J Surveying Services, Inc.

7509 E. Main St.
Suite 104
Reynoldsburg, Ohio 43068

Phone 614\866-9158
Fax 614\866-9132

April 12, 2017

SITUATED in the State of Ohio, County of Franklin, City of Columbus, and being all of Lot 3 of the Skyline Addition No. 2, Plat Book 27, pg. 22, Franklin County Recorder's Office



Raymond J. Wood
Raymond J. Wood P.S. 7745

4/12/17
date

LOT SPLIT APPROVED	
CITY OF COLUMBUS BUILDING & ZONING SERVICES	
DATE <u>4-20-17</u>	BY <u>[Signature]</u>
CONDITIONS <u>na</u>	
<u>17330-00194</u>	<u>LOT 3</u>

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad St., #460, Columbus, OH 43215

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

Envisionpoint LLC

5000 Arlington Centre Blvd., #2209, Columbus, OH 43220

(Tom Manning)

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 5th day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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