

## Zoning Report

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### Site Information

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Address	246 N 21ST ST, COLUMBUS, OH
Mailing Address	1500 SOLANA BLVD BLDG 1 ROANOKE TX 76262-1720
Owner	ERICKSON DEVIN M
Parcel Number	010011840
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

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Zoning	Z73-197, Residential, R2F, 4/11/1974, 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	Near East 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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# Board of Zoning Adjustment Application

DEPARTMENT OF ENGINEERING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA17-144 Date Received: 12/18/17  
 Application Accepted by: A. Reiss Fee: \$320.00  
 Commission/Civic: Near East  
 Existing Zoning: R-2F  
 Comments: 2/27/18

**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 make an addition on our house that attaches the garage and the house. Because the addition is heated, it makes the garage attached. Therefore, we would need 25% (850 sq ft) of rear yard and the proposed plan would have 7% rear yard (224.4 sq ft). Code 3332.27

**LOCATION**

Certified Address: 246 N 21<sup>st</sup> St City: Columbus Zip: 43203

Parcel Number (only one required): 010011840

**APPLICANT** (If different from Owner):

Applicant Name: \_\_\_\_\_ 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: Devin Erickson Phone Number: 978-766-0898 Ext.: \_\_\_\_\_  
 Address: 246 N 21<sup>st</sup> St City/State: Columbus, OH Zip: 43203  
 Email Address: asudevins@gmail.com Fax Number: N/A

**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 Devin

PROPERTY OWNER SIGNATURE Devin

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.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 Devin Erickson  
of (1) MAILING ADDRESS 246 N 21st St, Columbus, OH 43203

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 246 N 21st St, Columbus, OH 43203

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) Devin Erickson  
246 N 21st St  
Columbus, OH 43203

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

Devin Erickson  
(978) 766-0898

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

(5) Devin Erickson Annie Ross - Womack  
246 N 21st St 874 Oakwood Ave  
Columbus, OH 43203 Columbus, OH 43206

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 AFFLIANT Devin Erickson

Sworn to before me and signed in my presence this 18th day of December, in the year 2017

David J. Reiss  
(7) SIGNATURE OF NOTARY PUBLIC

DAVID J. REISS Notary Seal Here  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES MAY 30, 2018  
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.

## Label Set

### APPLICANT

Devin Erickson  
246 N 21<sup>st</sup> St.  
Columbus, OH 43203

### PROPERTY OWNER

Devin Erickson  
246 N 21<sup>st</sup> St.  
Columbus, OH 43203

### AREA COMMISSION

#### **Near East AC- Zoning Chair**

Annie Ross-Womack  
874 Oakwood Avenue  
Columbus, OH 43206  
(614) 531-2700

## SURROUNDING PROPERTY OWNERS

Debra E Brown  
or current occupant  
249 N 21<sup>st</sup> St  
Columbus, OH 43203

Michael L Hill  
or current occupant  
245 N 21st St  
Columbus, OH 43203

Carl Andrew Michael  
or current occupant  
239-241 N 21st St  
Columbus, OH 43203

*Note: Labels that fit were submitted later. (PR)*

**Robert C Travis**  
**Helen Gwendolyn Travis**  
or current occupant  
**240 N 21st St**  
**Columbus, OH 43203**

**Adam Yoder**  
**Heather Dimon**  
or current occupant  
**250 N 21st St**  
**Columbus, OH 43203**

**David M Hodo, Diane M Hodo, Robert L Hodo, Darla L**  
**Hodo**  
or current occupant  
**239-241 22nd St**  
**Columbus, OH 43203**

**Cheryl G and James A Munnerlyn**  
or current occupant  
**237 N 22nd St**  
**Columbus, OH 43203**

**Gina M Marinacci**  
or current occupant  
**231 N 22nd St**  
**Columbus, OH 43203**

# Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
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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 (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.

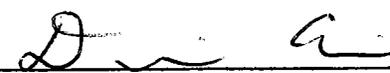
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

Code to be varied: Section 3332.27

I am asking for this variance because I would like to make an addition to the back of my house which would attach the garage to the house. IF I were to do this, the 25% of rear yard would not exist. With this proposed addition, I would continue to add value to the house, community, and city. Columbus is rapidly growing and I would like to add to that growth.

Signature of Applicant 

Date 12/18/17

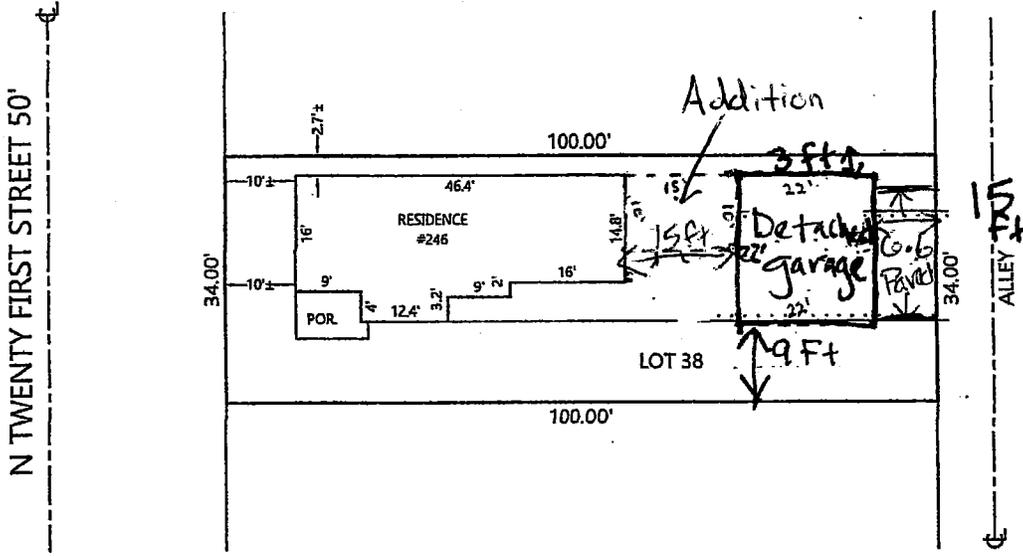
**ELITE**  
LAND TITLE

POWERED BY  
**STARS**  
SURVEY TRACKING  
AND  
RETRIEVAL SYSTEM  
www.surveystars.com



PROPERTY ADDRESS: 246 N. 21ST STREET COLUMBUS, OHIO 43203

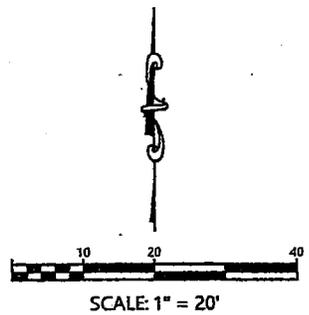
SURVEY NUMBER: 192661



*Scott D. Grunde*

THIS PLAT IS NOT TO BE USED TO ERECT  
FENCES OR OTHER STRUCTURES, AND MAY  
NOT SHOW ALL EASEMENTS AFFECTING THE  
SUBJECT TRACT

LSGI#: 192661



osudevin5@gmail.com

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POINTS OF INTEREST: NONE VISIBLE.		
CLIENT NUMBER: 20161256	DATE: 2/14/2017	THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.
BUYER: DEVIN M. ERICKSON		
SELLER: CAMELAB, LLC		
SUBLOT / ORIGINAL LOT:		
SUBDIVISION:		
PLAT:	PG:	COUNTY: FRANKLIN

Landmark Survey is proud to support: **susan g. Komen FOR THE CURE** COLUMBUS

CERTIFIED TO: ELITE LAND TITLE + JPMORGAN CHASE BANK

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

**LANDMARK** Survey Group  
Landmark Survey Group  
2095 West Fifth Avenue  
Columbus, Ohio 43212  
Phone: 614.485.9000  
Fax: 614.485-9003



# 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: 010011840

Zoning Number: 246

Street Name: N 21ST ST

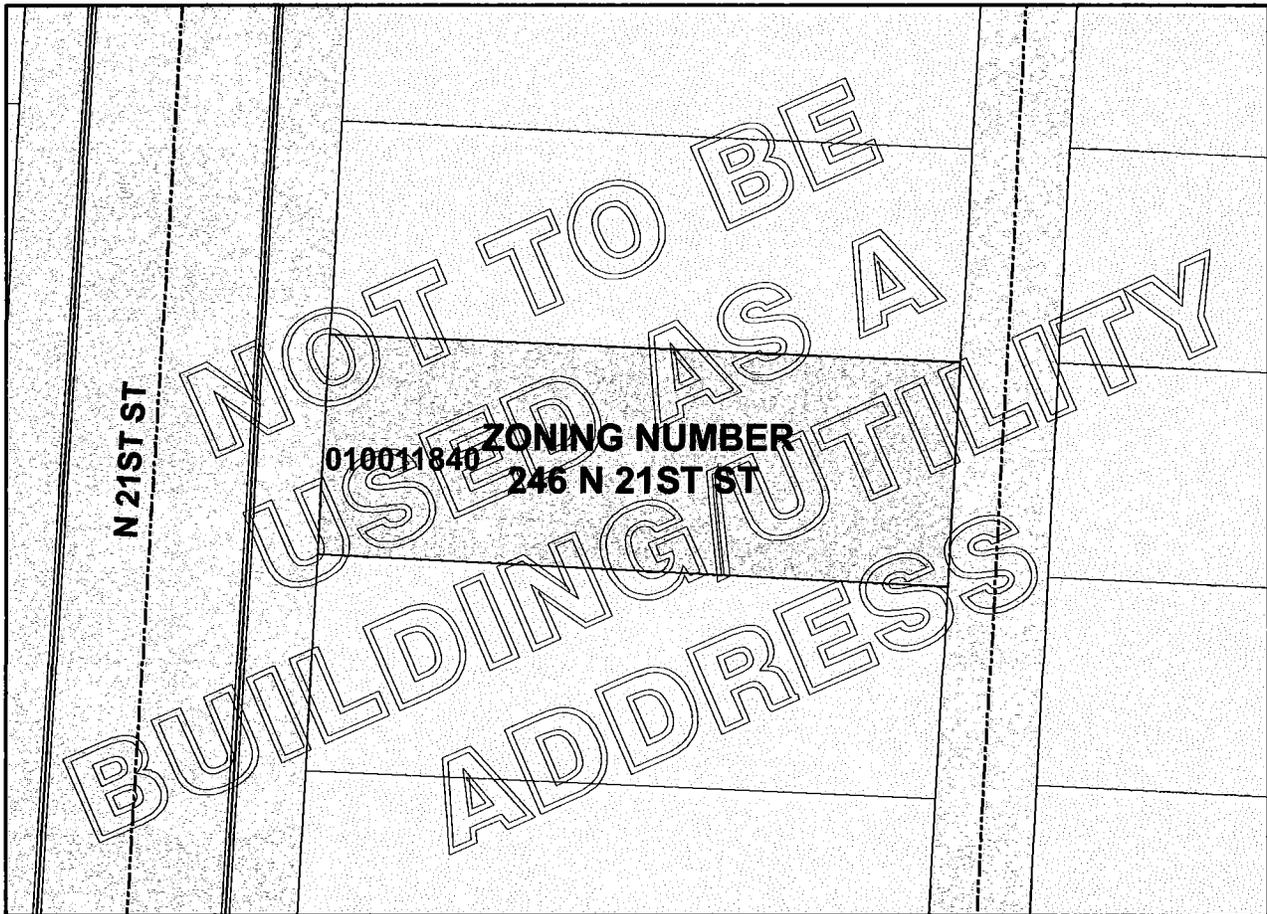
Lot Number: N/A

Subdivision: N/A

Requested By: DEVIN ERICKSON (OWNER)

Issued By: *Adugna amariam*

Date: 12/14/2017



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 109584



**Instrument Number: 201703280041203**  
**Recorded Date: 03/28/2017 2:46:55 PM**



Daniel J. O'Connor  
Franklin County Recorder  
373 South High Street, 18<sup>th</sup> Floor  
Columbus, OH 43215  
(614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto:Recorder@FranklinCountyOhio.gov)

**Transaction Number: T20170020364**  
**Document Type: DEED**  
**Document Page Count: 2**

**Submitted By (Walk-In):**  
ELITE LAND TITLE

Walk-In

**Return To (Mail Envelope):**  
ELITE LAND TITLE

Mail Envelope

**First Grantor:**  
CAMELAB LLC

**First Grantee:**  
DEVIN M ERICKSON

**Fees:**  
Document Recording Fee: \$28.00  
**Total Fees:** \$28.00  
**Amount Paid:** \$28.00  
**Amount Due:** \$0.00

**Instrument Number: 201703280041203**  
**Recorded Date: 03/28/2017 2:46:55 PM**

**OFFICIAL RECORDING COVER PAGE**

**DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover sheet appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

246 N 21ST STREET

TRANSFERRED

MAR 27 2017

5377

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

Conveyance
Mandatory- 125.00
Permissive 125.00 MWD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

**GENERAL WARRANTY DEED**

**Camelab, LLC, an Ohio Limited Liability Company, (Grantor),** of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants to **Devin M. Erickson, unmarried (Grantee),** whose tax mailing address is: c/o CoreLogic Tax Services, PO Box 961240, Fort Worth, TX 76161, the following real property:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Thirty-Eight (38), of English and Monpeny's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 17, Recorder's Office, Franklin County, Ohio.

Parcel Number: 010-011840-00

Also Known As: 246 N. Twenty-First Street, Columbus, Ohio 43203

Subject, however, to: (a) taxes and assessments which are not yet due and payable, (b) restrictions and easements, if any, contained of record for said premises, and (c) dedicated streets and highways, (d) zoning ordinances, and (e) all coal, oil, gas and other mineral rights and interest previously transferred or reserved of record, subject to all of which this conveyance is made.

Prior Instrument Reference: Instrument Number 201606020069122, Franklin County, Ohio.

In witness, whereof, the said, Grantor(s), has/have set his/her/their hand(s) this 17 Day of March, 2017.

Camelab, LLC

[Signature]  
By: Daniel Needs, member

State of OHIO  
County of LUCAS ss:

Be it remembered, that on this 17<sup>th</sup> day of MARCH, 2017, before me, a notary public in and for said state, personally appeared the above named Camelab, LLC, by Daniel Needs, member, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature]  
Notary Public

This Instrument Prepared By:  
John C. Hanks, Esquire  
266 E. Chittenden Avenue  
Columbus, Ohio 43201  
# 2016/256



Andrew Wentland  
Notary Public - State of Ohio  
My commission expires July 25, 2017

# Board of Zoning Adjustment Application

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) Devin Erickson

of (COMPLETE ADDRESS) 246 N 21<sup>st</sup> St, Columbus, OH 43203

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
<u>Devin Erickson</u>	<u>246 N 21<sup>st</sup> St</u> <u>Columbus, OH 43203</u>

SIGNATURE OF AFFIANT *Devin Erickson*

Sworn to before me and signed in my presence this 18<sup>th</sup> day of December in the year 2017

*David J. Reiss*  
SIGNATURE OF NOTARY PUBLIC

**DAVID J. REISS**  
NOTARY PUBLIC - STATE OF OHIO  
**MY COMMISSION EXPIRES MAY 30, 2018**

Notary Seal Here

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