

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	161 NOTTINGHAM RD
Mailing Address	161 NOTTINGHAM RD COLUMBUS OH 43214-2037
Owner	SNIVELY CRAIG A
Parcel Number	010086370
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Residential, R3, 2/27/1928, 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	Clintonville 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

OFFICE USE ONLY

Application Number: BZA18-002 Date Received: 12 Jan. 2018
Application Accepted by: HF 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:

Construct a small 4 car garage to match the style of the house and have a storage attic. Need variances to CC3332.38(F), CC 3332.26(E) and CC3332.38(G).

LOCATION

Certified Address: 161 Nottingham Road City: Columbus, Ohio Zip: 43214

Parcel Number (only one required): 010-086370

APPLICANT (If different from Owner):

Applicant Name: See owner 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: Craig A. Snively Phone Number: (614) 268-5405 Ext.: _____

Address: 161 Nottingham Road City/State: Columbus, Ohio Zip: 43214

Email Address: csnively161@yahoo.com Fax Number: _____

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

Name: None 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]

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.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Craig A. Snively

of (1) MAILING ADDRESS 161 Nottingham Road. Columbus. Ohio 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 161 Nottingham Road. Columbus. Ohio 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) Craig A. Snively

161 Nottingham Road

Columbus. Ohio 43214

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

Craig A. Snively

(614) 268-5405

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

(5) Clintonville Area Commission

Libby Wetherholt

541 East North Broadway. Columbus. Ohio 43214 (614) 267-4998

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 18th day of January, in the year 2018

Angela F. Oatney
(7) SIGNATURE OF NOTARY PUBLIC

3-27-2022
My Commission Expires

Notary Seal Here



Angela F. Oatney
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 3-27-2022

BZA18-002
161 Nottingham Road

Craig Snively
161 Nottingham Road
Columbus, Ohio 43214

Steven J. Roenker or Current Occupant
141 Nottingham Road
Columbus, Ohio 43214

Kammi K. Schmeer or Current Occupant
180 Sheffield Road
Columbus, Ohio 43214

Jeremy Rogers or Current Occupant
149 Nottingham Road
Columbus, Ohio 43214

Gregory J. Park or Current Occupant
176 Sheffield Road
Columbus, Ohio 43214

Beverly L. Newkirk or Current Occupant
170 Sheffield Road
Columbus, Ohio 43214

Mark A. Changizi or Current Occupant
162 Sheffield Road
Columbus, Ohio 43214

Regina M. Koehler or Current Occupant
156 Sheffield Road
Columbus, Ohio 43214

Harry M. Lane or Current Occupant
150 Sheffield Road
Columbus, Ohio 43214

Dale W. Folsom or Current Occupant
142 Sheffield Road
Columbus, Ohio 43214

Sara Saldooff or Current Occupant
182 Nottingham Road
Columbus, Ohio 43214

Robert J. Rosati-Yoos
or Current Occupant
172 Nottingham Road
Columbus, Ohio 43214

Ellen C. Stiebler or Current Occupant
166 Nottingham Road
Columbus, Ohio 43214

Laura McCallen or Current Occupant
160 Nottingham Road
Columbus, Ohio 43214

B. B. Bennett Properties
or Current Occupant
152 Nottingham Road
Columbus, Ohio 43214

Cathy A. Demidovich
or Current Occupant
144 Nottingham Road
Columbus, Ohio 43214

Gretchen Nicol or Current Occupant
179 Nottingham Road
Columbus, Ohio 43214

Kimko Irwin or Current Occupant
171 Nottingham Road
Columbus, Ohio 43214

Julie Delong or Current Occupant
169 Nottingham Road
Columbus, Ohio 43214

Brian Ashmore or Current Occupant
155 Nottingham Road
Columbus, Ohio 43214

Clintonville Area Commission
Libby Wetherholt
541 East North Broadway
Columbus, Ohio 43214

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.

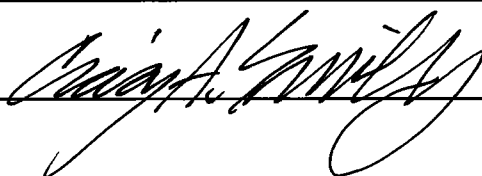
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

See attached Statement in Support of Variances.

Signature of Applicant



Date

1/12/18

Statement in Support of Variance
161 Nottingham Road
Columbus, Ohio 43214

Variances are requested for a new small four car garage to replace an existing three car garage that was damaged beyond repair by a 100 foot tall, 4 foot diameter oak tree that was up rooted by high winds on December 5, 2017 causing it to fall directly on the garage. Three cars and most of the contents of the garage were also damaged. The three car garage foundation and concrete slab currently remain. The side walls and roof were severely damaged, could not be salvaged and were removed during the tree removal.

The previous three car garage was a conventional two car gable type structure with space for a third car behind and perpendicular to the front portion with entry by a sliding barn type door. Access to the third bay was by driving through the yard around the side of the garage.

For the replacement structure, front loading with access for all three cars from the driveway is preferred. A front loading three car wide structure will not fit the site. Since a three car layout with a two car width would require an L-shaped structure (two cars adjacent to each other in the front with a third car behind one of the cars), a small four car (two cars front and two cars rear) rectangular layout is requested. The requested structure is 22 feet wide by 32.76 feet long with an area of 718.67 square feet. Three variances are requested (area, side yard clearance and height).

Section of Code: CC3332.38(F)(2). No portion of the lot area devoted to a private garage shall exceed the greater of (1) 720 square feet or (2) one third of the minimum net area for living quarters of the principal residence.

Reason why request should be granted: The net area for living quarters for 161 Nottingham Road obtained from information on the Franklin County Auditors web site is 1682 square feet. $1682/3 = 560.66$ square feet. The size of the requested proposed garage is 22 feet wide by 32'-8" deep with an area of 718.67 square feet. $718.67 - 560.66 = 158.01$ square feet. An increase in size is requested to replace a three car garage (previously occupied the site prior to being damaged by an uprooted tree and subsequently removed due to non-repairable structural damage) with a small four car garage allowing front loading driveway access. Granting a variance will not negatively affect any adjoining property or be a detriment to the public's general welfare. A four car garage will allow cars to be stored in the garage instead of the driveway or on the street.

Section of Code: CC3332.26(E) and CC3332.38(C): ...the required minimum distance of a detached garage from the interior side lot line shall be three feet...

Reason why request should be granted: The existing three car garage/foundation/concrete slab was 2.3 feet from the east property line. The proposed garage east wall is requested to be

Statement in Support of Variance
161 Nottingham Road
Columbus, Ohio 43214

positioned at the same location as the previous garage to allow convenient access from the existing driveway. Fire resistant material will be used on the interior of the east wall. Since the east wall of the proposed garage will occupy the same location as the east wall of the previous garage, granting a variance will not negatively affect any adjoining property or be a detriment to the public's general welfare.

Section of Code: CC3332.38(G): No carport or detached private garage shall exceed fifteen feet in height,....

Reason why request should be granted: Requesting a twenty foot height will allow for an eight foot clearance from concrete floor to bottom of storage attic floor joists and will allow a storage attic. Attic will be accessible by a pull down attic stairs. Storage attic ceiling height will be less than seven feet, so space will not be considered habitable. Space will not be heated and will not have access to water or sewer. Roof pitch will match the house and proposed garage's design will blend well and be compatible with the house (stone and brick will be used on the garage front to match the house). Gable roof pitch will be twelve horizontal to ten vertical and shed type dormer roof pitch will be twelve horizontal to three vertical. The zoning code establishes criteria to allow the height limitation to be exceeded if a site is located in an architectural review district. A general policy has been derived from code CC3332.38(G) to support cases involving architectural compatibility. Granting a variance will not negatively affect any adjoining property or be detrimental to the public's general welfare. Two garages in the neighborhood have recently been constructed with heights over 15 feet (286 West Weisheimer Road and 4597 Olentangy Boulevard).

Legal Description of
161 Nottingham Road
Columbus, Ohio 43214

Legal Description: Situated in Ohio, County of Franklin, City of Columbus, being Lot 99 Beechwold South, Plat Book 14, page 14.

Acreage: 0.18 acres (50' x 155')

Parcel Number: 010-086370

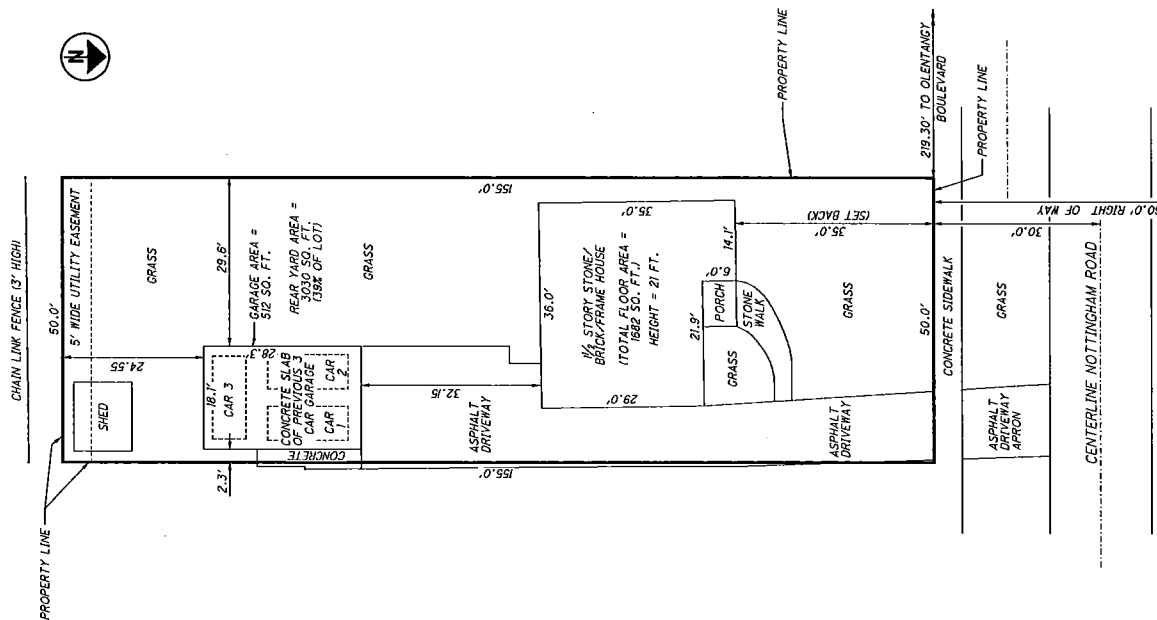
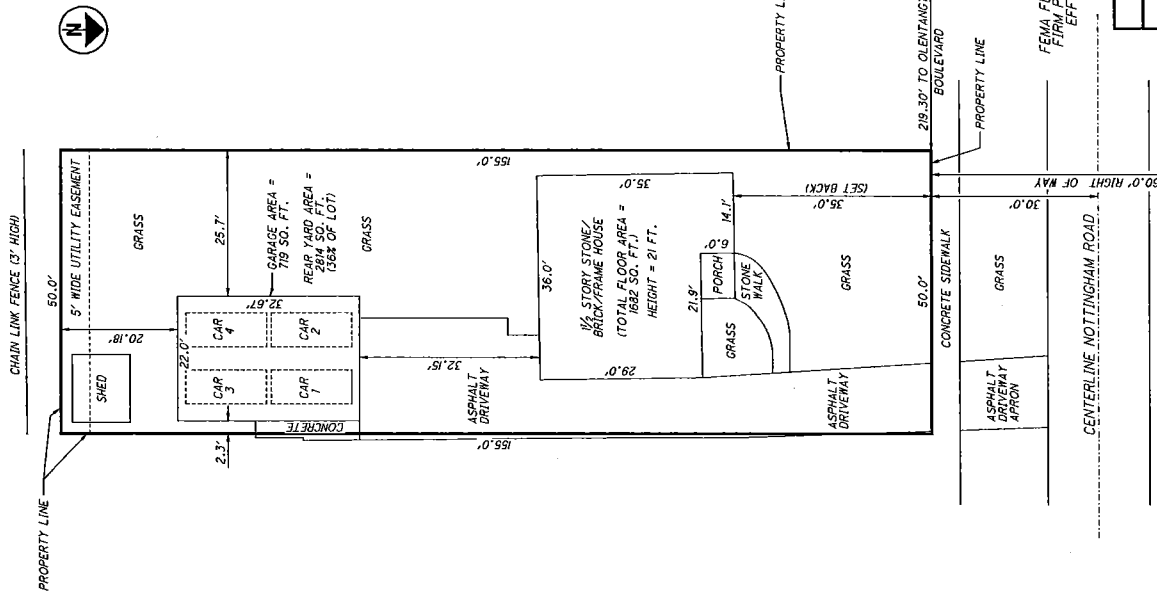


FEMA FLOOD PLAIN ZONE X
FIRM PANEL 35049C0167K
EFF. 6/17/2008
Craig A. Snively
1/18/18

LOT 99 BEECHWOLD SOUTH

SITE PLAN
CRAIG SNIVELY
161 NOTTINGHAM ROAD
COLUMBUS, OHIO 43214

DESIGNED	CAS	DATE	0
CHECKED	CAS	DATE	1/20/11
DRAWN	CAS	DATE	0
SCALE	IN FEET		0 10 20 30

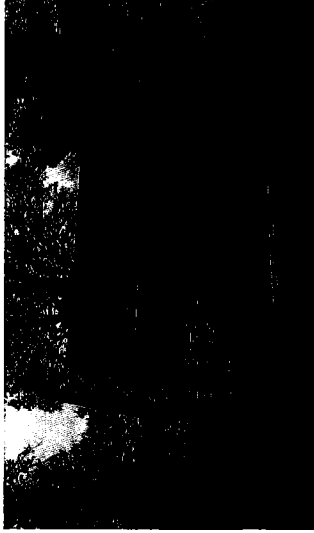




11/26/18
Craig Shively

DESIGNED		CAS	DATE
DRAWN		CAS	1/2017
CHECKED		CAS	
SCALE:		3/8" = 1'-0"	

LOT 99 BEECHWOLD SOUTH
SITE PHOTOS AND
PROPOSED FRONT ELEVATION
CRAIG SHIVELY
161 NOTTINGHAM ROAD
COLUMBUS, OHIO 43214



HOUSE



CURRENT CONDITIONS (SLAB AND FOUNDATION)



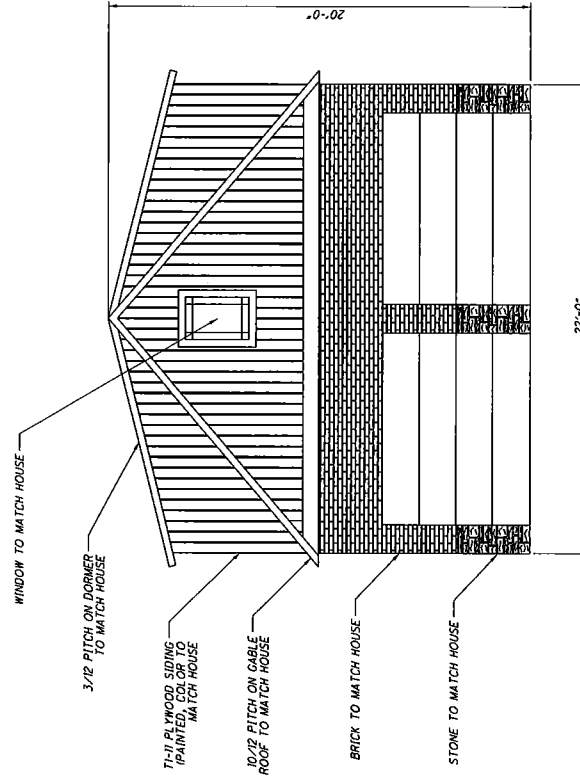
PREVIOUS GARAGE



STORM DAMAGE



UPROOTED OAK TREE



FRONT ELEVATION - PROPOSED GARAGE

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) Craig A. Snively

of (COMPLETE ADDRESS) 161 Nottingham Road, Columbus, Ohio 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:

NAME

COMPLETE MAILING ADDRESS

Craig A. Snively

161 Nottingham Road, Columbus, Ohio 43214

SIGNATURE OF AFFIANT

Craig A. Snively

Sworn to before me and signed in my presence this 12th day of January, in the year 2018

Angela F. Oatney
SIGNATURE OF NOTARY PUBLIC

3-27-2022
My Commission Expires

Notary Seal Here



Angela F. Oatney
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 3-27-2022

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.