



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00531
Date Received: 18 July 2013
Commission/Civic: GERMAN U.L.
Existing Zoning: _____ Application Accepted by: ff Fee: \$ 315
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 balcony on to an existing home. The balcony will extend 1'-0" into the existing required side yard set back of 3'-0." Per section 3332.28 (Side or rear yard obstruction), only window sills, belt courses, cornices, ornamental features, open fire escapes, bay windows, or architectural features associated with fireplaces may encroach on the side yard.

LOCATION

1. Certified Address Number and Street Name 525 South Lazelle St.
City Columbus State Ohio Zip 43206
Parcel Number (only one required) 010018760

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name James D. Plunkett & Kimberly J. Swensen
Address 525 South Lazelle St. City/State Columbus / Ohio Zip 43206
Phone # 614-530-0697 Fax # 614-785-0202 Email dplunkett@daviswinced.com / kjsvensen@gmail.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

PAID
JUL 18 2013
BUILDING & ZONING SERVICES

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 all checks payable to the Columbus City Treasurer



13310-00000-00531
525 SOUTH LAZELLE ST

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Aug 1 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 525 S LAZELLE ST COLUMBUS, OH

Mailing Address: 2375 N GLENVILLE DR
2375 N GLENVILLE DR

Owner: PLUNKETT JAMES D & KIMBERI

Parcel Number: 010018760

ZONING INFORMATION

Zoning: Z72-055, Residential, R2F
effective 6/21/1972, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: German Village Area Commission

Planning Overlay: N/A

Historic District: German Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

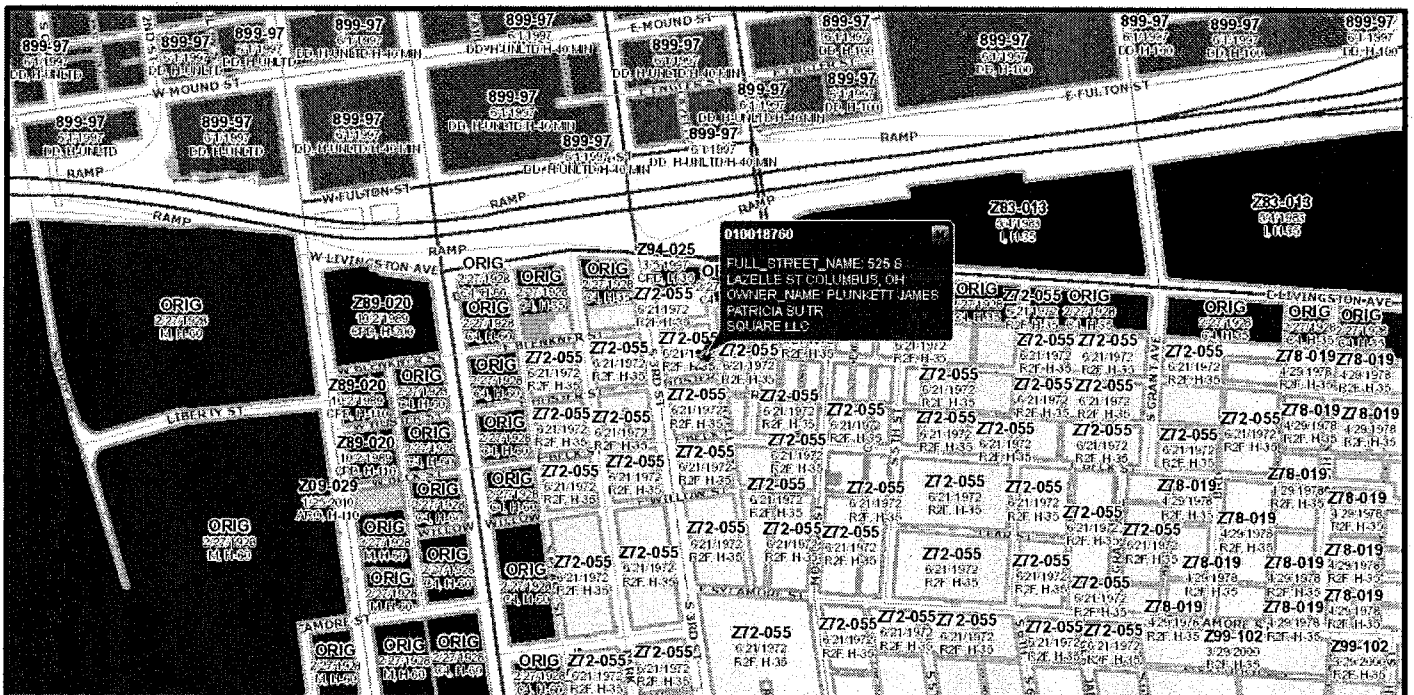
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

13310-00000-00531
525 SOUTH LAZELLE ST

Being first duly cautioned and sworn (1) NAME James David Plunkett
of (1) MAILING ADDRESS 525 S. Lazelle St., Columbus, Ohio 43206

deposed 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

for which the 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) James D. Plunkett & Kimberly J. Swensen
525 S. Lazelle St., Columbus, Ohio 43206

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

James D. Plunkett & Kimberly J. Swensen
614-530-0697 & 614-260-0698

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

(5) German Village Commission
Cristin A. Moody, Historic Preservation Office
109 N. Front St., Ground Flr., Columbus, Ohio 43215

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 18 day of July, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires: **JONATHAN L. BRADLEY**
Notary Public, State of Ohio
My Comm. Expires April 21, 2018



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STATEMENT OF HARDSHIP

13310-00000-00531
525 SOUTH LAZELLE ST

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). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- 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 the 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.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

We are seeking a variance to section 3332.28 (Side or rear yard obstruction) of the zoning code for the projection of a new balcony into the side yard clear space by 1'-0". The balcony is 22' above grade and is not an obstruction at grade level. The balcony will occupy less than one-third (26%) of the wall on which it is located and will not be closer than two feet to the lot line per the requirements of the allowed, per 3332.28 (D), bay window obstruction. In addition, the balcony is serving as the emergency egress for the adjoining sleeping room. In addition this request meets the criteria as follows:

- 1) Generally all homes are required to have an emergency egress from sleeping rooms. However, the existing lot was configured such that a 10' drive was required to the south (to allow access to another property to the west) and the house was adjacent the 3' setback to the north. These conditions, in addition to the existing power lines running along the drive, made it nearly impossible to provide emergency egress at the west side of the home. A balcony on the north facade was deemed the best method to provide emergency egress.
- 2) The existing lot conditions: drive, power lines and proximity to the setback existed prior to the applicant purchasing the property.
- 3) The variance request will allow for the building code required emergency egress from a sleeping room to be practical given the site and building restrictions.
- 4) This variance request meets the requirements for bay window obstruction per 3332.28(D) and will not be any more injurious to neighboring properties than the code allowed bay windows. In addition, the open-air balcony is less of a potential hazard than an inclosed bay window allowed by code.

Signature of Applicant

Date **6/26/2013**

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/26/13



Disclaimer

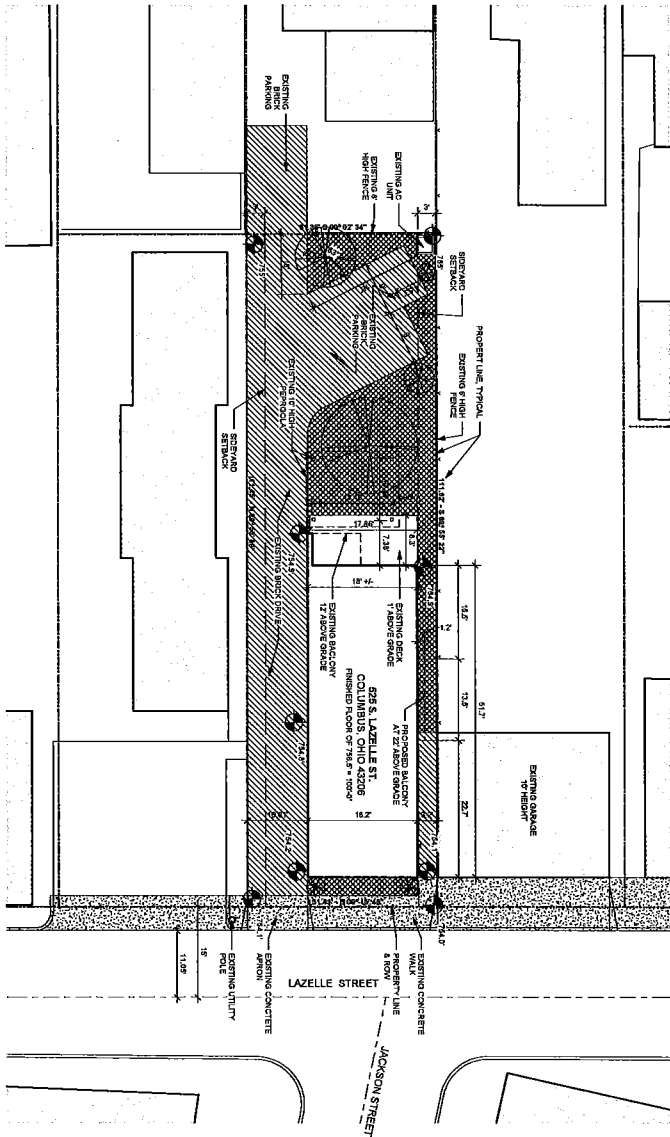
Scale = 30



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

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525 SOUTH LAZELLE ST

Real Estate / GIS Department

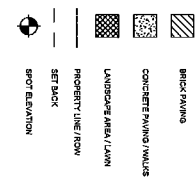


A SITE PLAN
SCALE: 1" = 16'-0"

ZONING GENERAL NOTES

PARCEL NUMBER: 020908
 LOT NUMBER: 727
 ZONING DISTRICT: R2
 FLOOR AREA: 627
 LOT AREA: 3,564 SF (104 ACRES)
 MULTIPLE USES ALLOWED: 428 SF
 MIN. LOT COVER: 2.5%
 MIN. SETBACKS: 10' (FRONT), 5' (SIDE), 5' (REAR)
 REAR YARD AREA: 1,702 SF (49.4M)
 BUILDING HEIGHT: 32'-2" (9.83M)
 HISTORIC DISTRICT: YES, GERMAN VILLAGE COMMISSION
 THIS PROJECT COMPLIES WITH THE FOLLOWING SECTIONS OF THE ZONING CODE: 3112.4

ZONING LEGEND



KD HOUSE VERTICAL EXPANSION

NO.	DATE	REVISIONS

PROJECT NAME: KD HOUSE VERTICAL EXPANSION
 SHEET NO.: C1.1
 SHEET TITLE: SITE PLAN

PREPARED BY: J. David Plunkett
 AIA, LEED AP
 525 S. Lazelle St.
 Columbus, Ohio 43206
 614.450.0587
 plunkett@jprml.com

PROJECT #: JDP-20131
 PHASE: CONSTRUCTION DOCUMENTS
 DATE: 5/29/2013



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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 spaces provided.

APPLICATION: **13310-00000-00531**
525 SOUTH LAZELLE ST

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James D. Plunkett
of (COMPLETE ADDRESS) 525 S. Lazelle St., Columbus, Ohio 43206
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
James D. Plunkett	525 S. Lazelle St., Columbus, Ohio 43206
Kimberly J. Swensen	525 S. Lazelle St., Columbus, Ohio 43206

SIGNATURE OF AFFIANT

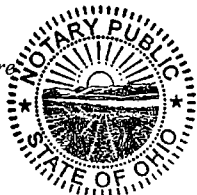
Subscribed to me in my presence and before me this 18 day of July, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

April 21, 2018

Notary Seal Here



JONATHAN L. BRADLEY
Notary Public, State of Ohio
My Comm. Expires April 21, 2018

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