



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: 13310-00713  
 Date Received: 9/24/13  
 Commission/Civic: Clintonville  
 Existing Zoning: R-3 Application Accepted by: W. Reiss Fee: \$315.00  
 Comments: 12/17/13

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance     Special Permit

Indicate what the proposal is and list applicable code sections.

- Minimum side yard permitted.*
- ① Side Yard Setback for detached garage 3332.26(E) - Lower From 3ft to 1'4 3/4"
  - ② Vary Garage height from 15 FT to 20 FT 3332.38(G) Private garage.
  - ③ Vary ~~Garage~~ Driveway minimum width from 10ft to 7ft for existing driveway conditions Driveway. 3312.13(A)

### LOCATION

1. Certified Address Number and Street Name 267 Richards Road  
 City Columbus State OH Zip 43214  
 Parcel Number (only, one required) 010071474

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
 Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Gregory J. Rick  
 Address 267 Richards Road City/State Columbus/OH Zip 43214  
 Phone # 614-261-0708 Fax # \_\_\_\_\_ Email d22597@yahoo.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 Gregory J. Rick  
 PROPERTY OWNER SIGNATURE Gregory J. Rick  
 ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
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## AFFIDAVIT

**13310-00713**  
**267 Richards Rd.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Gregory Rick  
of (1) MAILING ADDRESS \_\_\_\_\_

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) Gregory J Rick  
267 Richards Rd  
Columbus OH 43214

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

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

(5) Clintonville Area Commission c/o Dana Bagwell  
3909 N. High Street  
Columbus OH 43214

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
<u>Stephen and Kimberly Peck</u>	<u>273 Richards Road</u>	<u>Columbus OH 43214</u>
<u>Ryan and Amber Durant</u>	<u>259 Richards Road</u>	<u>Columbus OH 43214</u>

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24<sup>th</sup> day of September, in the year 2013

(8) [Signature]

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]  
**DAVID J. REISS**  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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Gregory J. Rick  
267 Richards Road  
Columbus, Ohio 43214

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267 Richards Road  
Columbus, Ohio 43214

**13310-00713**  
**267 Richards Rd.**

Clintonville Area  
Commission  
c/o Dana Bagwell  
3909 N. High Street  
Columbus, Ohio 43214

Stephen and Kimberly Peck  
273 Richards Road  
Columbus, Ohio 43214

Ryan and Amber Durant  
259 Richards Road  
Columbus, Ohio 43214

Anthony and Morgan  
Bennett  
266 Fallis Road  
Columbus, OH 43214

Richard and Melissa Becker  
278 Richards Road  
Columbus, Ohio 43214

Michael and Barbara Betts  
246 Fallis Road  
Columbus, Ohio 43214

Carol Bradley  
247 Richards Road  
Columbus, Ohio 43214

Roger and Patty Canupp  
250 Richards Road  
Columbus, Ohio 43214

Dan Cottrell and Kathy Ball  
264 Richards Road  
Columbus, Ohio 43214

David Givler and Lynn  
Markle  
272 Fallis Road  
Columbus, Ohio 43214

Derek and Anne Graver  
279 Richards Road  
Columbus, Ohio 43214

Reade Harpham and Sarah  
Kellenberger  
258 Fallis Road  
Columbus, Ohio 43214

Andrew Kubalak  
252 Fallis Road  
Columbus, Ohio 43214

Rachel Kupka  
285 Richards Road  
Columbus, Ohio 43214

Jessica Page and Carey  
Hall  
284 Richards Road  
Columbus, Ohio 43214

Stephen and Mary Sauer  
253 Richards Road  
Columbus, Ohio 43214

Richard and Sarah Smith  
256 Richards Road  
Columbus, Ohio 43214

William Behnke and Angela  
Starkey  
240 Fallis Road  
Columbus, Ohio 43214

Richard Youngerman  
278 Fallis Road  
Columbus, Ohio 43214

**One Stop Shop Zoning Report**  
**Building Services Division**  
**Department of Development**  
 Report date: 4/19/2011 2:10:45 PM

**13310-00713**  
**267 Richards Rd.**

**Parcel Report**

Parcel ID	Owner	Address
010071474	RICK GREGORY J	267 RICHARDS RD COLUMBUS OH 43214

**Base Zoning Report**

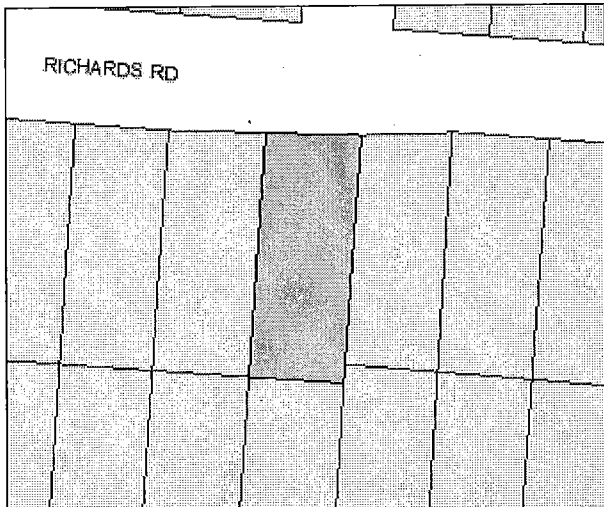
Case Number	<u>Classification</u>	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	R3	H-35	20	Residential	<u>(View Document)</u>

**Flood Zone**

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

**Area Commissions**

Area Name	INFObase URL
Clintonville Area Commission	<u>INFObase Page</u>



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.



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## STATEMENT OF HARDSHIP

13310-00713  
267 Richards Rd.

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:

① 3332.26(E) Side yard set back less than 3 feet due to available space between property line and mature oak tree. Proposed distance (1'4 3/4") is equal to the existing garage being replaced.

② 3332.38(G) Vary Garage height from 15 ft to 20 ft in order to match pitch of existing house. Garage will not have livable space on a second floor.

③ 3312.13 (A) Vary driveway minimum from 10 ft to 7 ft is for existing conditions only. Distance between houses for shared driveway does not allow for 10 ft.

Signature of Applicant

Date

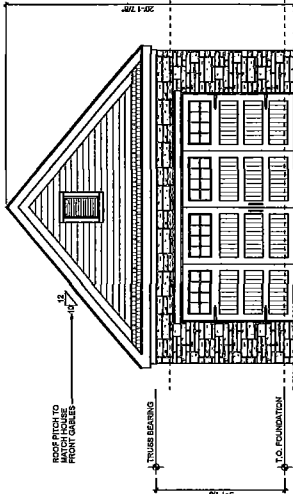
9-24-2013

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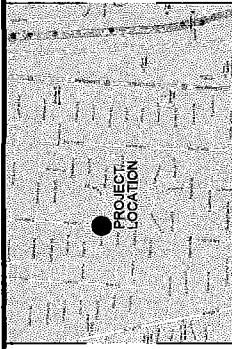
# 13310-00713

## 267 Richards Rd.

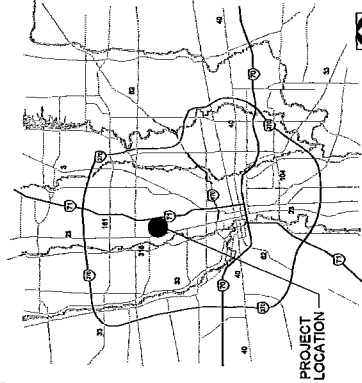
GARAGE FRONT ELEVATION



SITE LOCATION MAP



GENERAL HOUSE INFORMATION



2 LOCATION MAP

1 SITE PLAN

**ZONING INFORMATION**

SECTION 1603  
ORDINANCE 100  
NEW GARAGE HEIGHT:

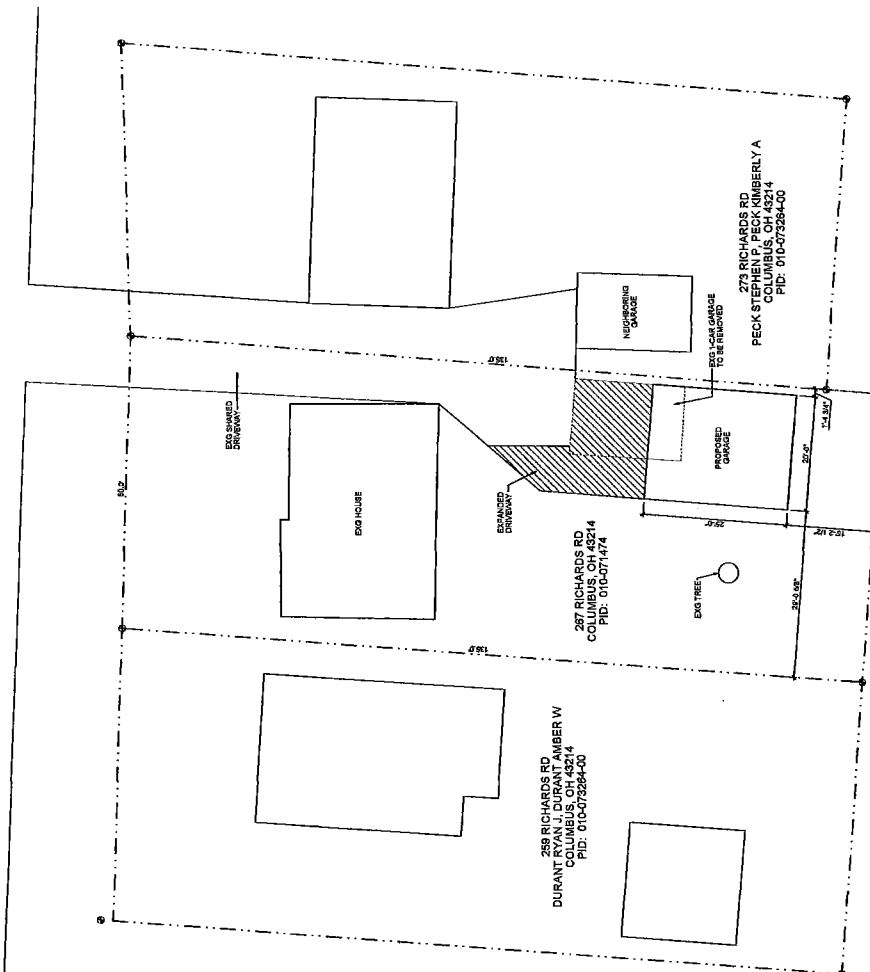
DATE	ISSUED WITH	CHANGE DESCRIPTION

267 RICHARDS RD  
COLUMBUS, OHIO 43214

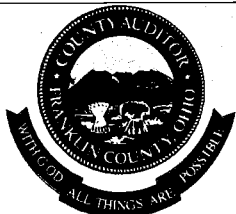


SCALE: 1" = 10'-0"  
SHEET # / DESCRIPTION  
SITE PLAN / ELEVATION  
**S1-1**  
DATE: 08.28.2013  
VARIANCE SUBMISSION  
SCOTT SAUER ARCHITECT  
1024  
1800 S. HANCOCK BLVD.  
COLUMBUS, OHIO 43214  
SCOTT SAUER ARCHITECT  
1024  
1800 S. HANCOCK BLVD.  
COLUMBUS, OHIO 43214

RICHARDS ROAD



REAR YARD CALCULATIONS:  
TOTAL LOT SQUARE FOOTAGE = 6,638.46 S.F.  
TOTAL REAR YARD SQUARE FOOTAGE AFTER ADDING  
PROPOSED GARAGE = 1,215.00 S.F.  
REAR YARD SQUARE FOOTAGE PER REQUIREMENT = 5,423.46 S.F.  
REAR YARD SQUARE FOOTAGE PER REQUIREMENT = 5,423.46 S.F.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 9/25/13



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 and information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities. Please notify the Franklin County GIS Division of any discrepancies.

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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 space provided.

APPLICATION # 13310-00713  
267 Richards Rd.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Gregory J Rock  
of (COMPLETE ADDRESS) 267 Richards Road Columbus OH 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
<u>Gregory J Rock</u>	<u>267 Richards Road Columbus OH 43214</u>
<u>Beth C Rock</u>	<u>267 Richards Road Columbus OH 43214</u>

SIGNATURE OF AFFIANT *Gregory J Rock*

Subscribed to me in my presence and before me this 24<sup>th</sup> day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC *David J. Reiss*

My Commission Expires: DAVID J. REISS  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES MAY 30, 2015

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