



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: #~~14310~~ 14310-00000-00020
 Date Received: 13 JAN 2014
 Commission/Civic: NA
 Existing Zoning: _____ Application Accepted by: JA Fee: \$1900
 Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

Request a 40' rear yard setback in lieu of the calculated 114' rear yard setback per Section 3332.27.

LOCATION

1. Certified Address Number and Street Name 3777 Shattuck Avenue
 City Columbus State Ohio Zip 43220
 Parcel Number (only one required) 010 - 132262 - 00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Fanning Howey Associates, Inc. (Steve Dzurarin)
 Address 4930 Bradenton Avenue City/State Dublin, Ohio Zip 43017
 Phone # 614-764-4661 Fax # 614-764-7894 Email sdzurarin@fhai.com

PROPERTY OWNER(S):

Name Capital Improvements Office, Columbus City Schools
 Address 889 East 17th Avenue City/State Columbus, Ohio Zip 43211
 Phone # 614-365-8790 Fax # 614-365-6946 Email rminekime2661@columbus.k12.oh.us
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Fanning Howey Associates, Inc. (Steve Dzurarin)
 Address 4930 Bradenton Avenue City/State Dublin, Ohio Zip 43017
 Phone # 614-764-4661 Fax # 614-764-7894 Email: sdzurarin@fhai.com

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

APPLICANT SIGNATURE [Signature]
 PROPERTY OWNER SIGNATURE [Signature]
 ATTORNEY / AGENT SIGNATURE [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 all checks payable to the Columbus City Treasurer



14310-00020
3777 SHATTUCK AVENUE

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jan 30 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3777 SHATTUCK AVE COLUMBUS, OH

Mailing Address: 270 E STATE ST

COLUMBUS, OH 43215

Owner: BOARD OF EDUCATION

Parcel Number: 010132262

ZONING INFORMATION

Zoning: 1112, Residential, SR

effective 6/19/1963, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

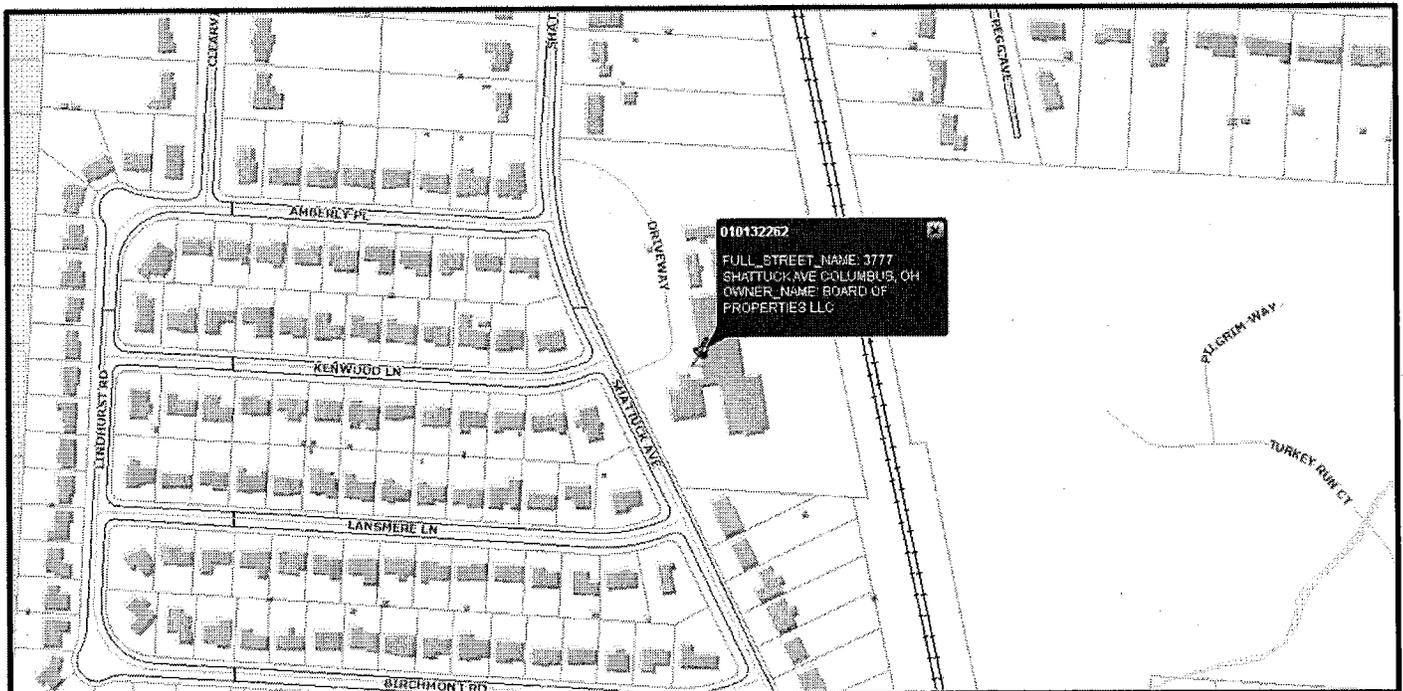
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-00020
3777 SHATTUCK AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Steve Dzurarin
of (1) MAILING ADDRESS 4930 Bradenton Ave., Dublin, OH 43017
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) Capital Improvements Office,
Columbus City Schools
889 East 17th Avenue
Columbus, OH 43017

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

Fanning Howey Associates, Inc.
614-764-4661

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

(5) NOT APPLICABLE

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) Steve Dzurarin
Subscribed to me in my presence and before me this 10th day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Lexie D. Barker

My Commission Expires:

Notary Seal Here



Lexie D. Barker
Notary Public, State of Ohio
My Commission Expires 01-06-2018

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STATEMENT OF HARDSHIP

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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:

The proposed New K-6 Ecole-Kenwood School site has been designed to now accommodate all the buses on site and a portion of the student drop off on site. The proposed building has been shown at the south end of the site to take advantage of the wooded area on the south end of the property. This is also the location of the existing school building. In fact, the setback of new building wall closest to Shattuck Avenue is the same setback as the existing building wall. Also, by maintaining the existing building line, the 12 inch trees behind the sidewalk can remain.

The rear yard setback is calculated to be no less than 25% of the lot area. This calculated out to be a 114 foot rear yard setback. The proposed building is 52 feet from the property line and the dumpster enclosure is 40 feet from the property line. The dumpster enclosure will be 8' high chain link fence with privacy slats and plantings around the perimeter.

1. The setback code is based on residential structures. The school building is a permitted structure in the zoning code. The setback cannot be met with the site constraints of lot depth and onsite parking requirements.
2. The special circumstances or conditions are not the result of actions by the property owner or application. The site has always been a school.
3. The variance will preserve a substantial property right of the applicant without impacting the adjacent residential neighborhood.
4. The variance will not be injurious to neighboring properties and will not be contrary to the public interest of the intent and purpose of this Zoning Code.

Signature of Applicant _____

Date _____

1-10-14

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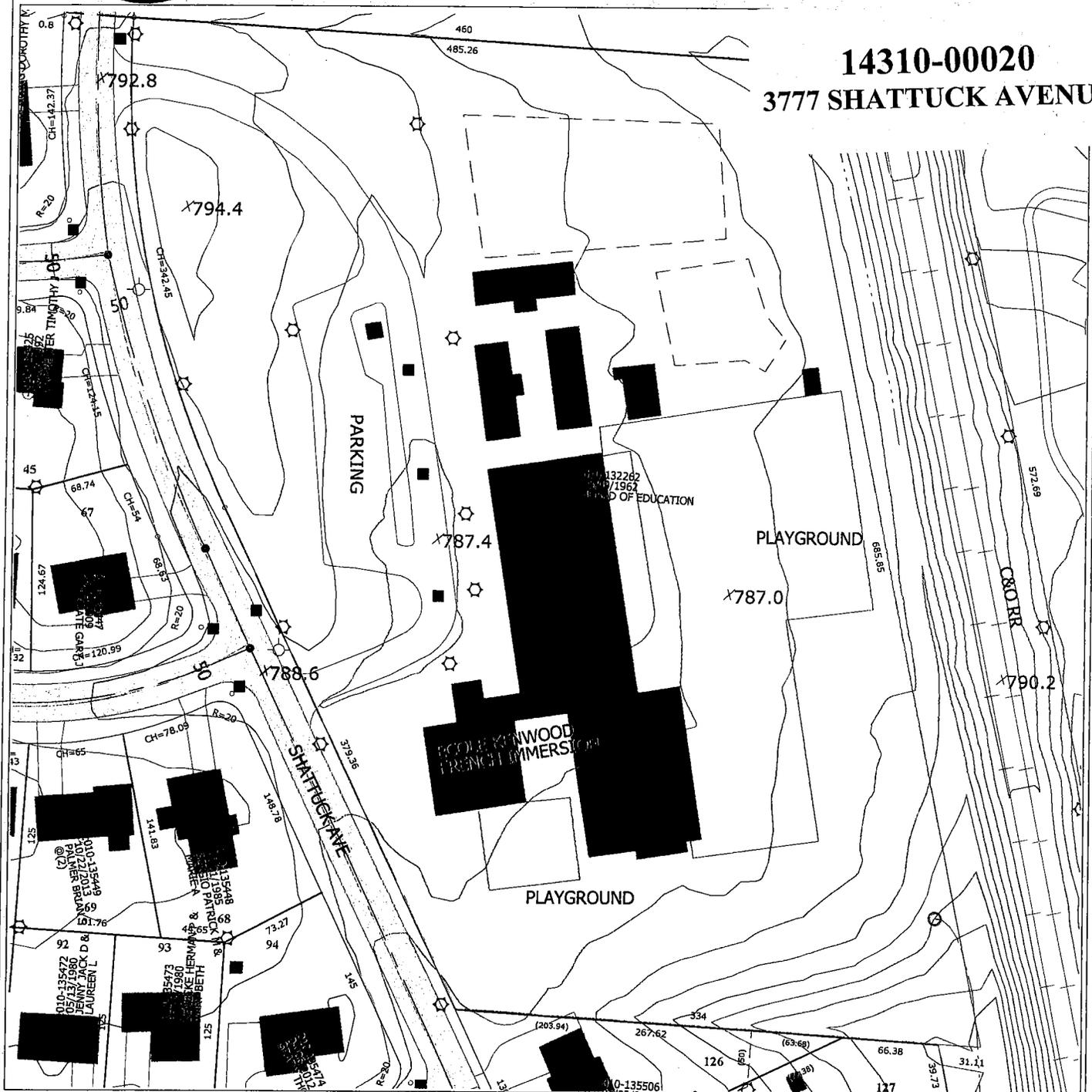


CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 1/9/14

14310-00020
3777 SHATTUCK AVENUE



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



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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. I provided.

14310-00020

APPLICATION # **3777 SHATTUCK AVENUE**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Steve Dzurani
of (COMPLETE ADDRESS) 4930 Bradenton Ave., Dublin, OH 43017
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

Capital Improvements Office,

Columbus City Schools

889 East 17th Avenue, Columbus, OH 43211

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 04 day of January, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



Lexie D. Barker
Notary Public, State of Ohio
My Commission Expires 01-06-2018

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