



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

JAMIE
FREKE
645-6350

OFFICE USE ONLY

Application Number: #~~13310~~ 13310-00000-00787
Date Received: 24 Oct. 2013
Commission/Civic: HILTOP AC.
Existing Zoning: _____ Application Accepted by: HF 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.

3332-38 10 INCREASE GARAGE AREA FROM 720 SF TO
1814 SF (COVERED PARKING)
*1587. EXISTING (620 SF, 400) PROPOSED: 378 SF, 181

LOCATION

1. Certified Address Number and Street Name 860 BUTLER AVE.
City COLUMBUS State OHIO Zip 43223
Parcel Number (only one required) 010-216472 (472)

APPLICANT: (IF DIFFERENT FROM OWNER)

Name RICHARD GREEN
Address 7788 ALKIRE RD. City/State GAULWAY OH Zip 43119
Phone # 614-4775077 Fax # _____ Email RICGREEN1@AOL.COM

PROPERTY OWNER(S):

Name RICHARD GREEN
Address 7788 ALKIRE RD. City/State GAULWAY OH Zip 43119
Phone # 614 4775077 Fax # _____ Email RICGREEN1@AOL.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 [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.
Please make all checks payable to the Columbus City Treasurer



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860 BUTLER AVENUE

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Nov 29 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 860 1/2 BUTLER AVE COLUMBUS, OH

Mailing Address: 7788 ALKIRE RD
GALLOWAY, OH 43119

Owner: QUEEN RICHARD E

Parcel Number: 010216471

ZONING INFORMATION

Zoning: ANNEX, Residential, R
effective 12/18/1989, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Greater Hilltop Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

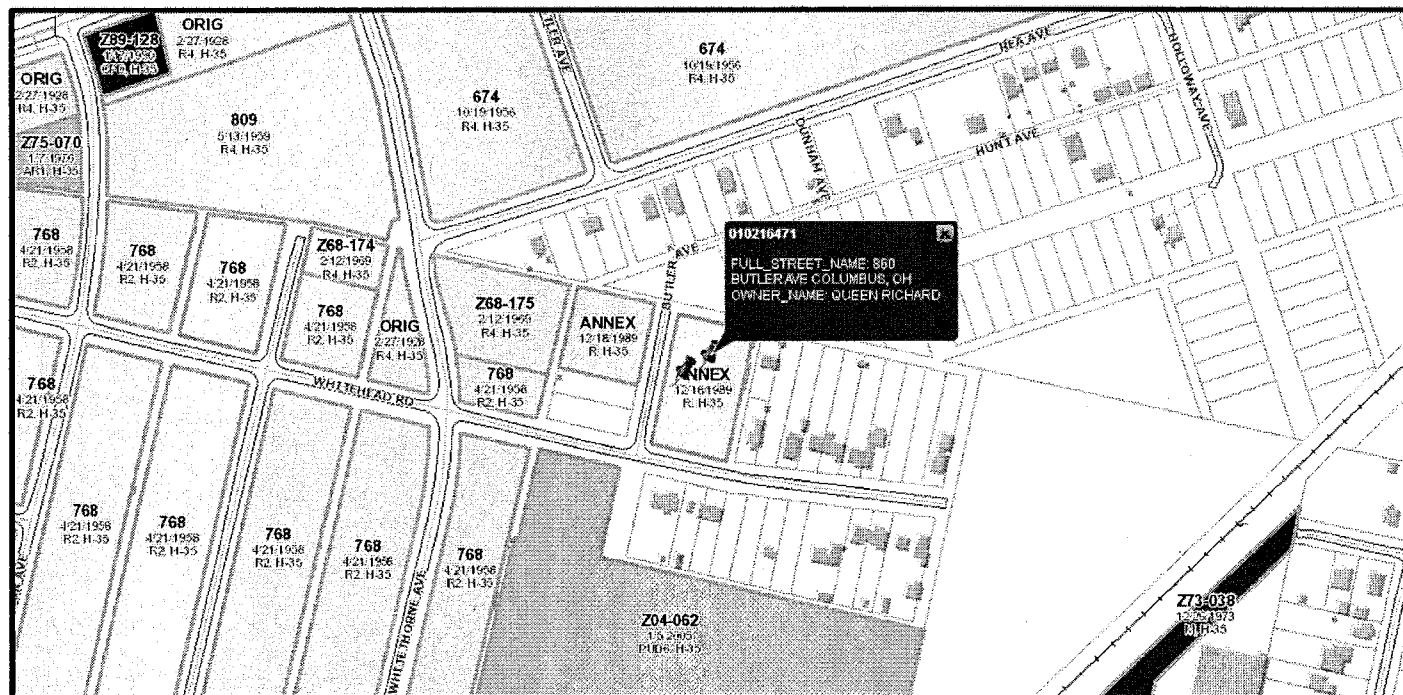
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

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860 BUTLER AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RICHARD QUEEN
of (1) MAILING ADDRESS 7788 ALKIRE RD. GALLOWAY OH 43119
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 860 BUTLER AVE.
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) RICHARD QUEEN
7788 ALKIRE RD.
GALLOWAY OH 43119

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

RICHARD QUEEN
614 477 5077

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

(5) HILLTOP AREA COMMISSION

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

SEE ATTACHED

☒ (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 day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) ANTONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2014

Notary Seal Here

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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:

I AM REQUESTING A VARIANCE TO INCREASE COVERED PARKING. THE EXISTING ROADWAY AND ALLEY WOULD BE USED FOR ACCESS. THE ADDITIONAL STRUCTURES WOULD BE BLOCKED FROM VIEW BY EXISTING HEAVILY FORESTED LOT. I NEED ADDITIONAL SPACE TO PARK FAMILY VEHICLES ACQUIRED THROUGH THE ESTATE OF MY LATE BROTHER AND MOTHER. I HAVE DISCUSSED THIS WITH NEIGHBORS, AND ALL ARE IN SUPPORT.

Signature of Applicant

Rick

Date

9/11/13

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CLARENCE E FRANKLIN COUN

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MAP ID: S

DATE: 8/23/13



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. Do not indicate 'NONE' in the space provided.

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STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) RICHARD QUEEN

of (COMPLETE ADDRESS) 7788 ALKIRE RD. GALLOWAY OH 43119

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

RICHARD QUEEN 7788 ALKIRE RD. GALLOWAY, OH 43119

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 24 day of October, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

ANTIONETTE M. GILLUM

NOTARY PUBLIC, STATE OF OHIO

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