



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: 13310-00815
Date Received: 11/5/13
Commission/Civic: Franklinton
Existing Zoning: R-4 Application Accepted by: D. Reiss Fee: \$315.00
Comments: Hearing date: 1/28/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

permission to build a 24'x30' Pole Barn garage on vacant lot adjoining current property 3332-38 Private garage.
To increase the allowable area for detached garage space from 720 sq. ft. to 1,296 sq. ft. (There is an existing 576 sq. ft. garage LOCATION on site)

1. Certified Address Number and Street Name 43 North Yale Ave
City Columbus State OH Zip 43222
Parcel Number (only one required) 010637882

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name Dennis Phipps
Address 43 North Yale Ave City/State Columbus OH Zip 43222
Phone # 274 9712 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name None
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE Dennis Phipps
PROPERTY OWNER SIGNATURE Dennis Phipps
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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AFFIDAVIT

13310-00815

43 North Yale Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dennis Phipps
of (1) MAILING ADDRESS 43 North Yale Ave
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

(4) Dennis Phipps
43 North Yale Ave
Columbus OH 43222

AND MAILING ADDRESS

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

274 9712

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

(5) Franklinton Area Comm.
Judy Boy
142 Guilford Ave., 43222

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>Teressa K Horne</u>	<u>53 N Yale Ave</u>	<u>Same</u>
<u>Don Wimmers</u>	<u>61 N Yale Ave</u>	<u>Same</u>
<u>Richard A Carter</u>	<u>65 N Yale Ave</u>	<u>Same</u>
<u>Buel Jenkins</u>	<u>39 N Yale Ave</u>	<u>Same</u>
<u>Lower High's Christian Health Center Inc</u>	<u>71 N Yale</u>	<u>1170 W Broad St Columbus 43220</u>

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

SIGNATURE OF AFFIANT

(8) Dennis Phipps

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

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
9/23/2013

My Commission Expires:

Notary Seal Here

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Kasheed Mohammed
Jeannette Mohammed
2318 Wickliffe Road
Columbus, Ohio 43221

Teresa Horne
53 N Yale Avenue
Columbus, Ohio 43222

Lenora Henderson
Lenora Johnson
1544 Atcheson St
Columbus, Ohio 43203

Don Wimms
61 N Yale Avenue
Columbus, Ohio 43222

Huntington National Bank
Trust Real Estate Ea4E83
P.O. Box 1558
Columbus, Ohio 43216

Sherlyn Moore
58 N Yale Avenue
Columbus, OH 43222

Amanda Humphrey
5808 Cairo Road
Westerville, OH 43081

Mira Green
31 N Yale Avenue
Columbus, Ohio 43222

Lower Lights Christian
Health Center Inc
1160-70 W. Broad Street
Columbus, Ohio 43222

My Flori LLC
1264 S. High Street
Columbus, Ohio 43206

Lower Lights Christian
Health Center Inc
1160 W. Broad Street
Columbus, Ohio 43222

Kimberly McCutchen
3928 London Lancaster Rd
Groveport, OH 43125

Ryan Hottle
28 Wisconsin Avenue
Columbus, OH 43222

Lenny Hunt
50 Wisconsin
Columbus, Ohio 43222

64-66 Wisconsin LLC
681 College Avenue
Columbus, Ohio 43209

Jo Ellen Allen
52 N. Yale Avenue
Columbus, Ohio 43222

Buel Jenkins
39 N Yale Avenue
Columbus, Ohio 43222

Tommie Lewis
54 Wisconsin
Columbus, Ohio 43222

Levi Yhezkel
139 E Main St Ste 103
Columbus, Ohio 43215

Tom Zanetos
3750 Kioka Ave
Columbus, Ohio 43220

Franklinton Equities LTD
2642 W Broad Street
Columbus, Ohio 43204

Madge Baker
66 N Yale Avenue
Columbus, Ohio 43222



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00815
43 North Yale Ave.

One Stop Shop Zoning Report Date: Tue Nov 5 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 43 N YALE AVE COLUMBUS, OH

Mailing Address: 43 N YALE AVE

COLUMBUS OH 43222

Owner: PHIPPS DENNIS

Parcel Number: 010037882

ZONING INFORMATION

Zoning: ORIG, Residential, R4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Franklinton 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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STATEMENT OF HARDSHIP

13310-00815
43 North Yale Ave.

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:

Property owner is a collector of classic cars and this
Building is needed for storage of investment vehicles

Signature of Applicant

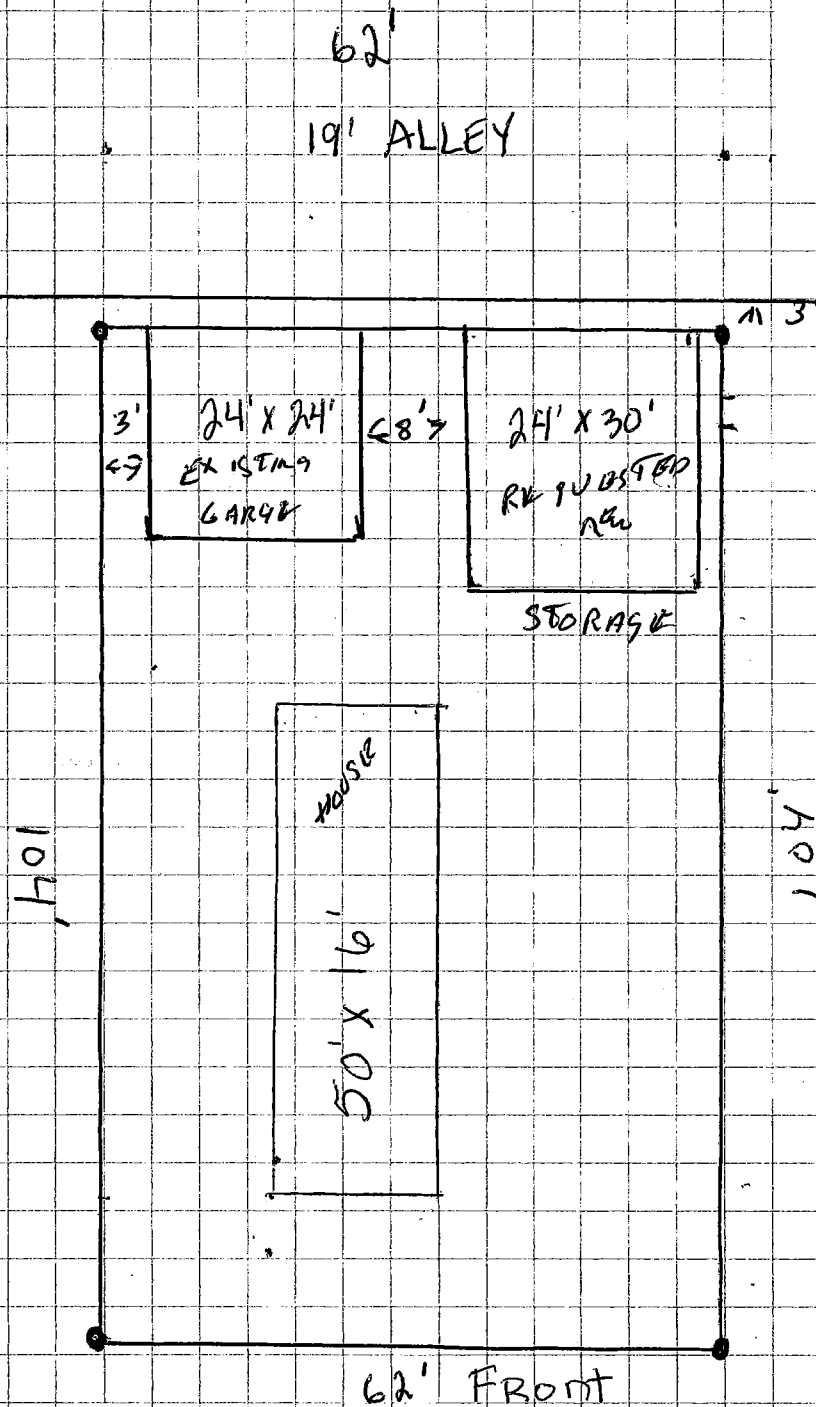
Dan P. Ryan

Date

9-24-13

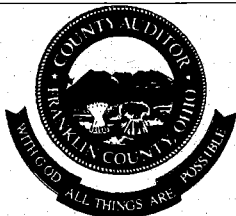
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13310-00815
43 North Yale Ave.



SCALE = 4 BLOCKS = 20'
50' x 16' = HOUSE
24' x 24' = Garage
24' x 30' = STORAGE Building
Total Lot = 104' x 62'
Alley = 19' x 62'
STORAGE Building - 4" concrete PAD

13310-00815
43 North Yale Ave.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/20/13



Disclaimer

Scale = 60

Grid

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be used as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

13310-00815
43 North Yale Ave.



City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010037882

House Number: 43

Lot Number: 68-69

Work Done: NEW

Project Name: POLE BARN

Street Name: N YALE AVE

Subdivision: FRANKLIN SUB NO 2

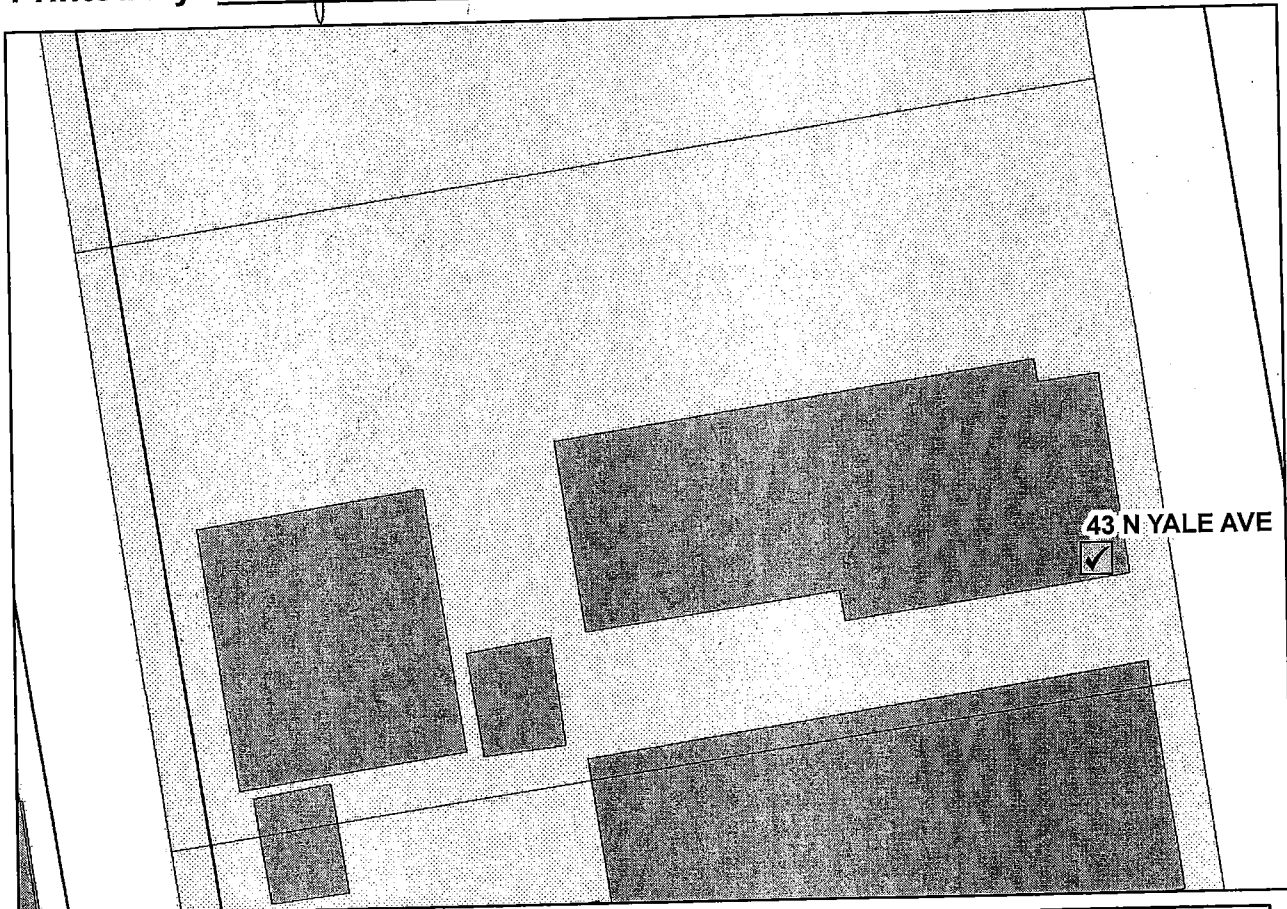
Complex: FRANKLIN

Owner: PHIPPS DENNIS

Requested By: PHIPPS DENNIS

Printed By: *Alfred Cannon*

Date: 9/20/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 20 feet

GIS FILE NUMBER: 297142

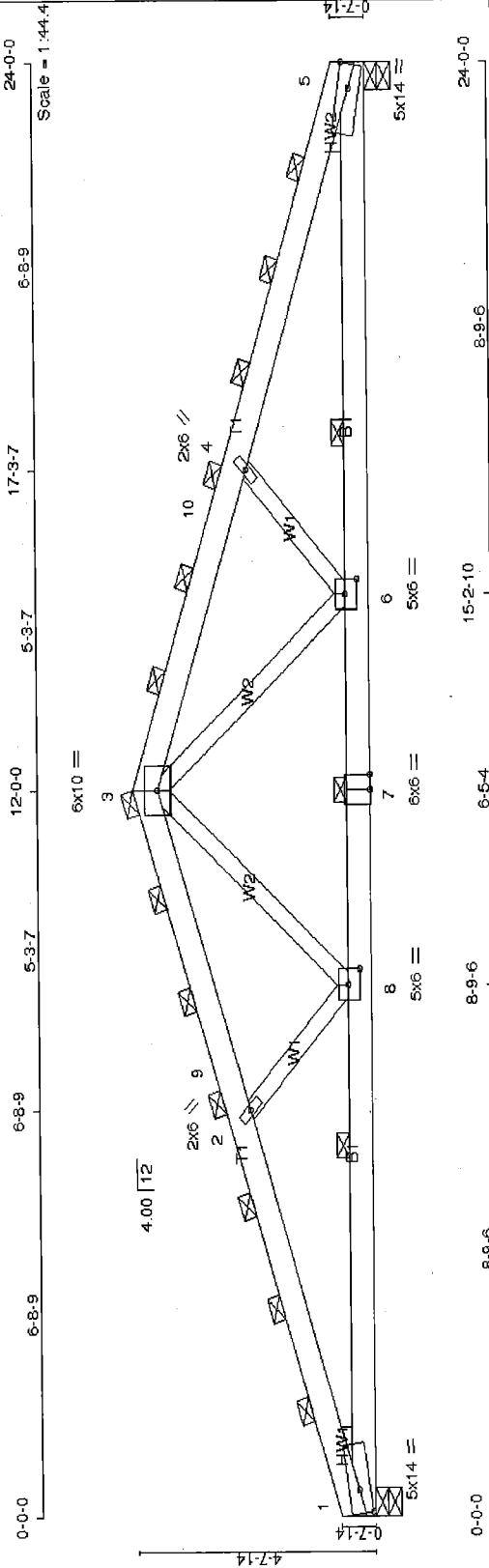
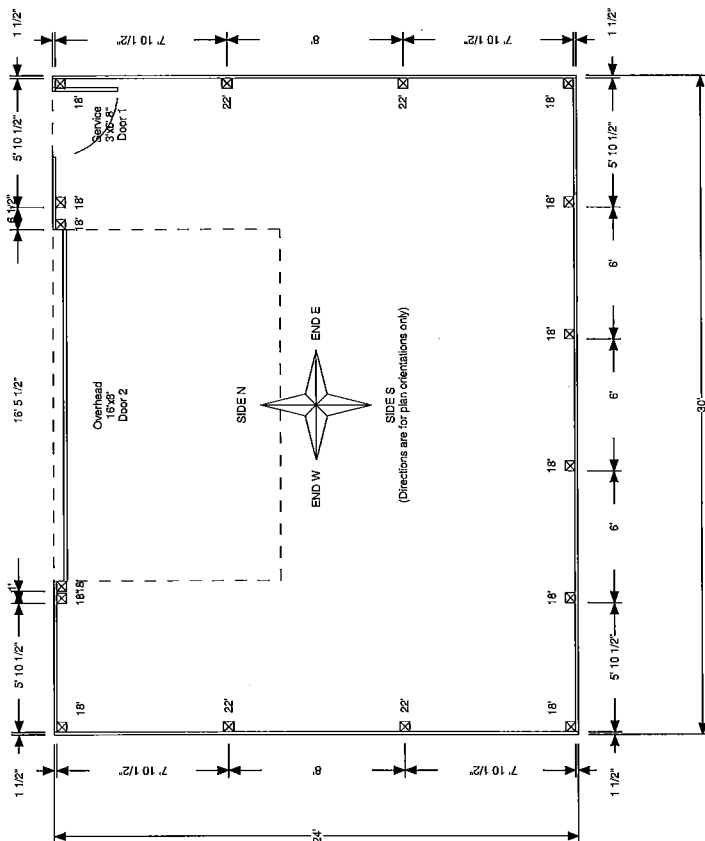


Plate Offsets (X,Y): [1:0-4-12,0-2-8],[5:0-4-12,0-2-8],[6:0-3-0,0-2-12],[8:0-3-0,0-2-12]																					
LOADING (psf)			SPACING			CSI		DEFL		in		(loc)		I/defl		L/d		PLATES		GR	
TCLL(roof)			Plates Increase			TC		Vert(LL)		-0.31		6-8		>911		240		MT20		19	
Snow (Ps/Pg)			Lumber Increase			BC		Lumber Increase		-0.41		6-8		>697		180					
TCDL			Rep Stress Incr			WB				0.13		5		n/a		n/a					
BCLL			Code IBC2006/TP12002			(Matrix)														Weight: 108 lb	
BCRL																					
										</											

FLOOR PLAN



13310-00815
43 North Yale Ave.

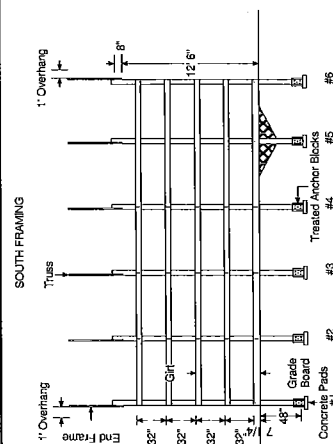
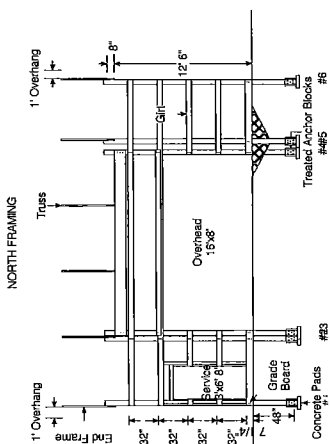
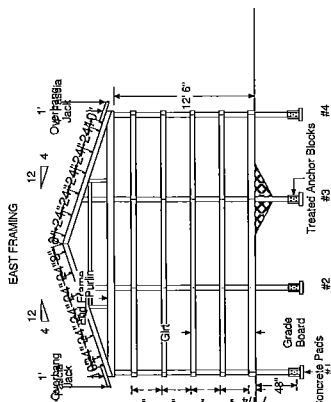
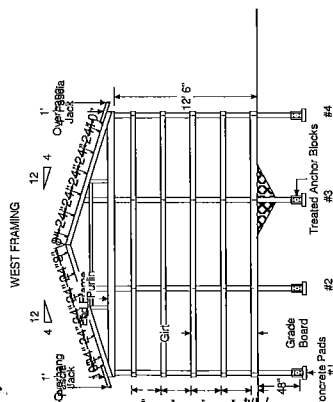
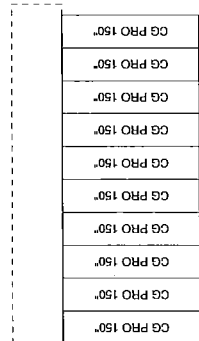
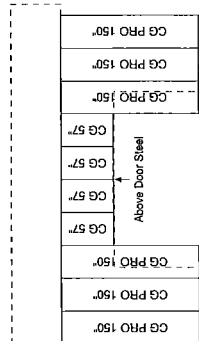
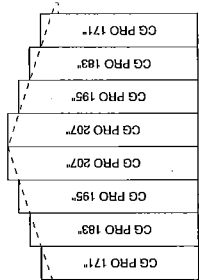
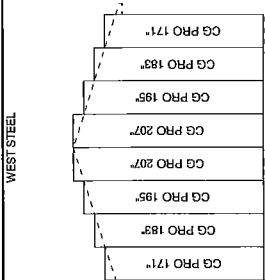
DISCOUNTS

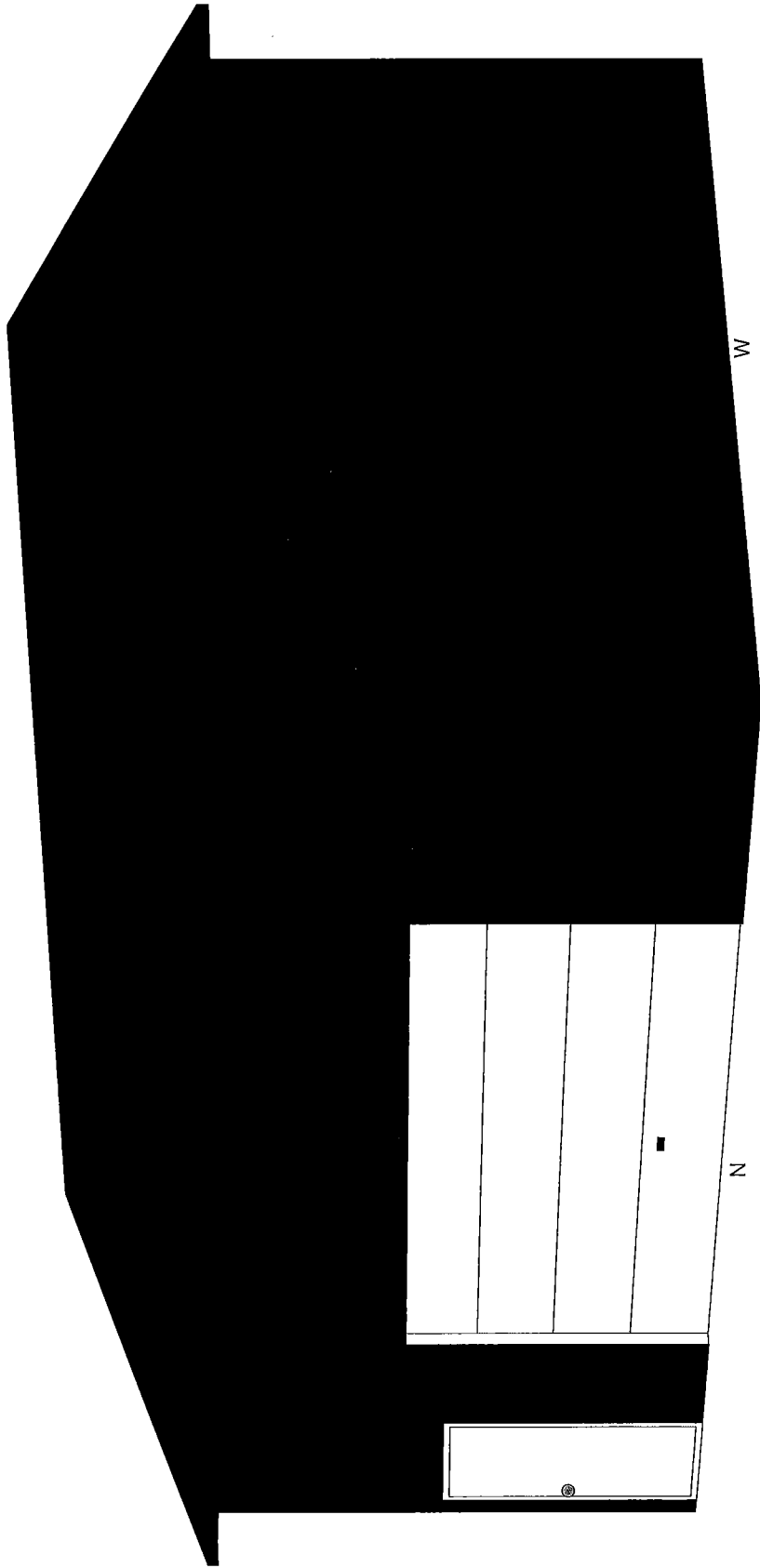
Material: Views, steel rebar, and floor plans are not to scale.

MIDWEST

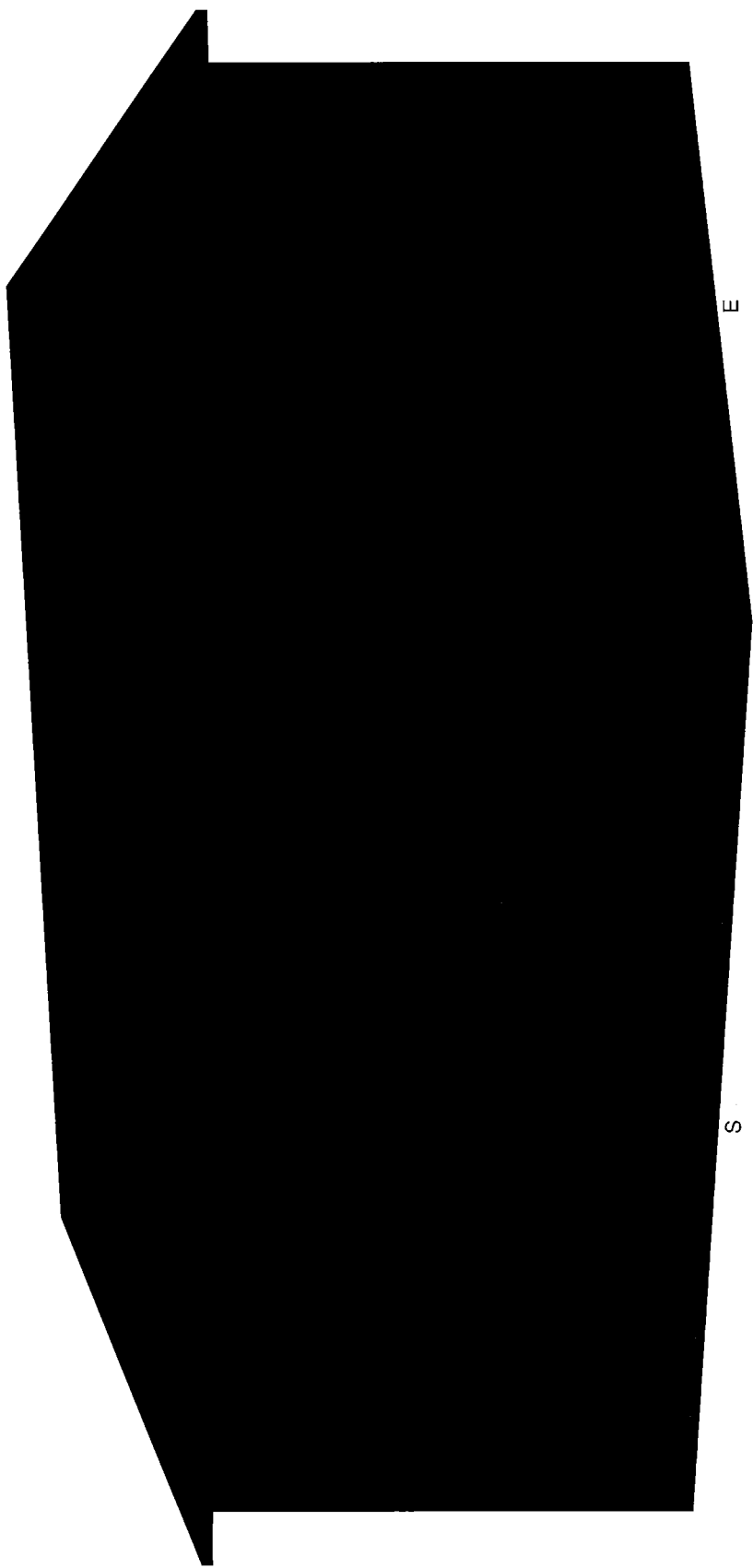
MINI PRINT

FILE NUMBER: FM532433





13310-00815
43 North Yale Ave.

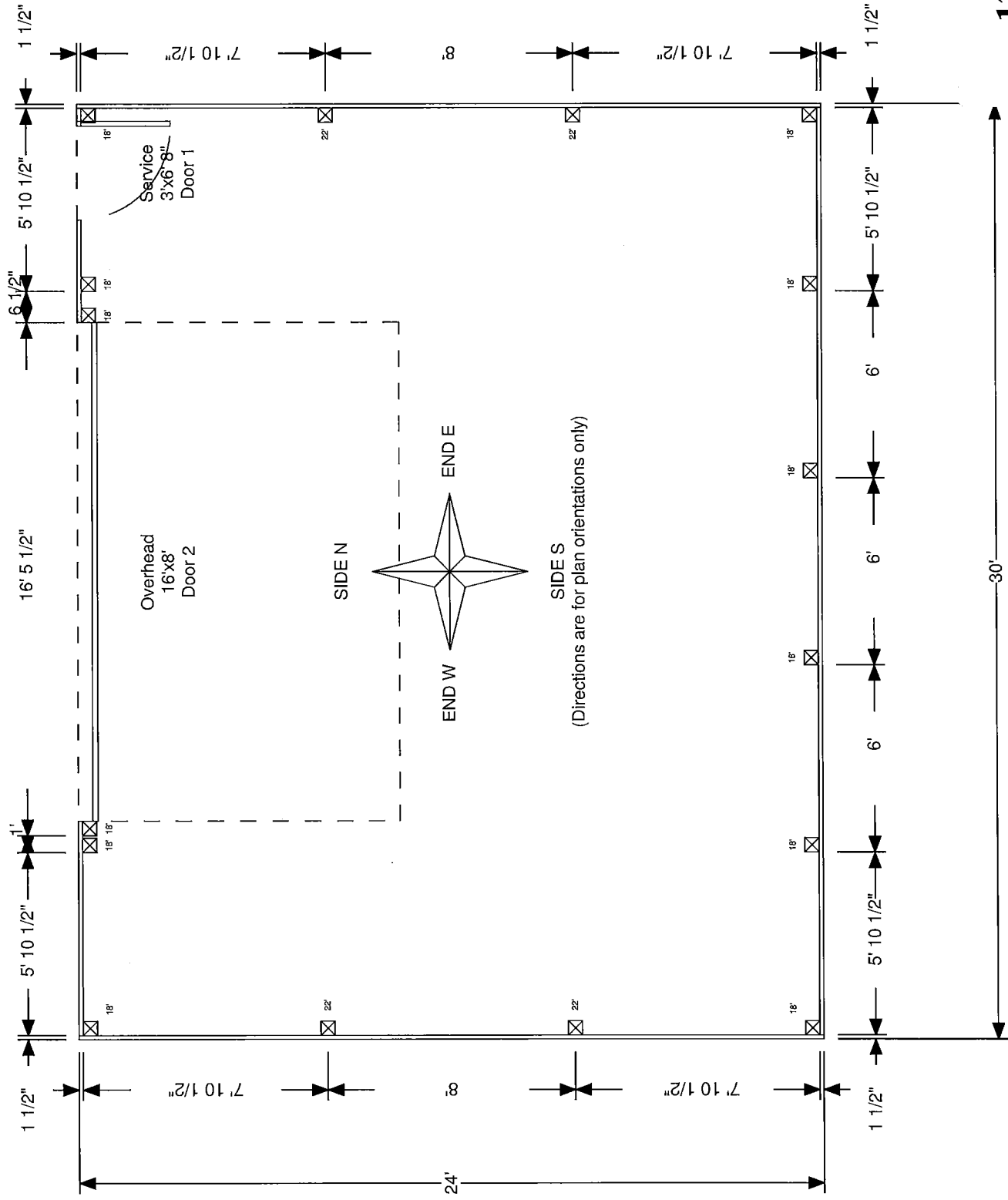


E

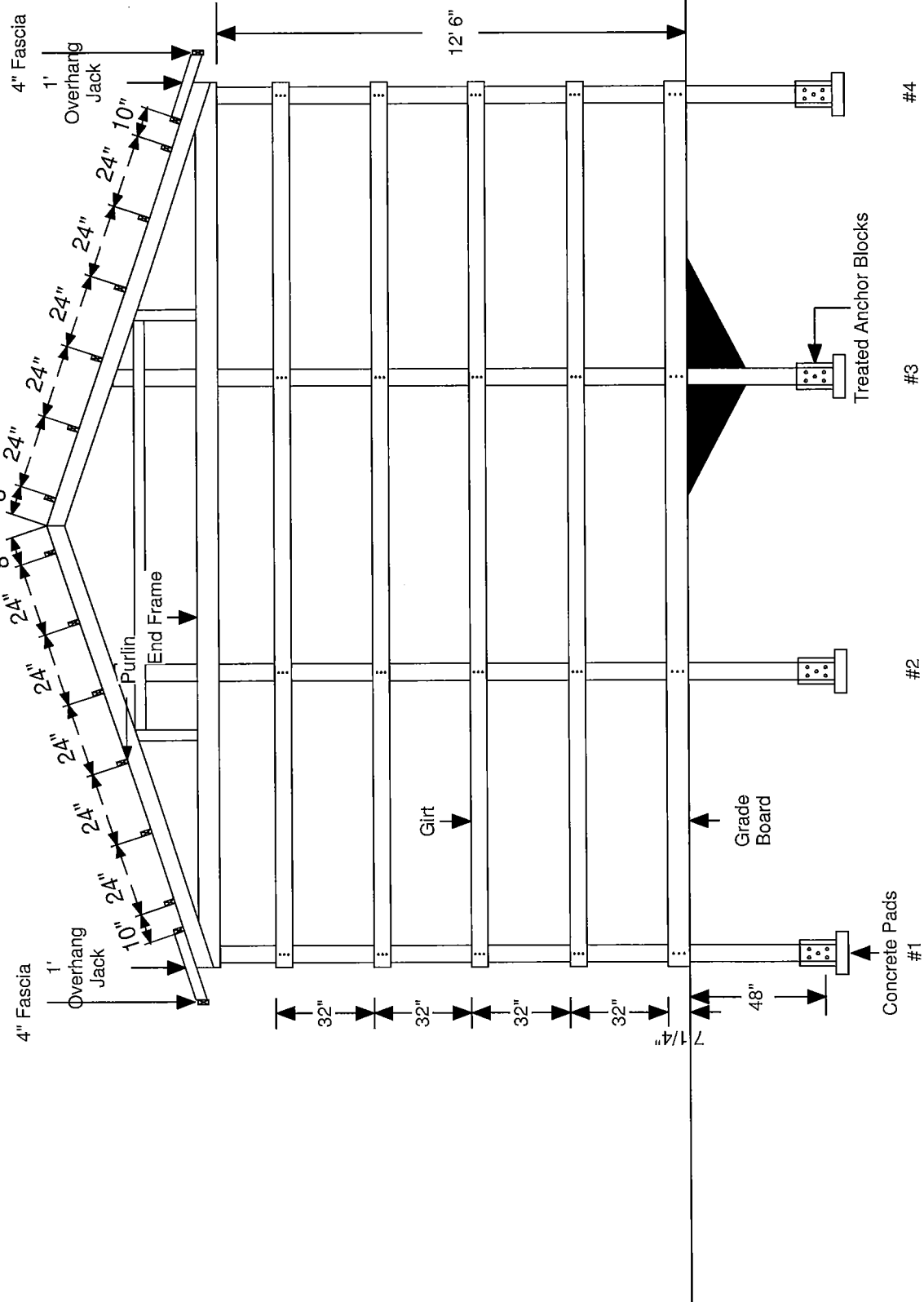
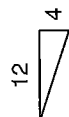
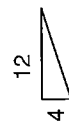
S

13310-00815
43 North Yale Ave.

FLOOR PLAN



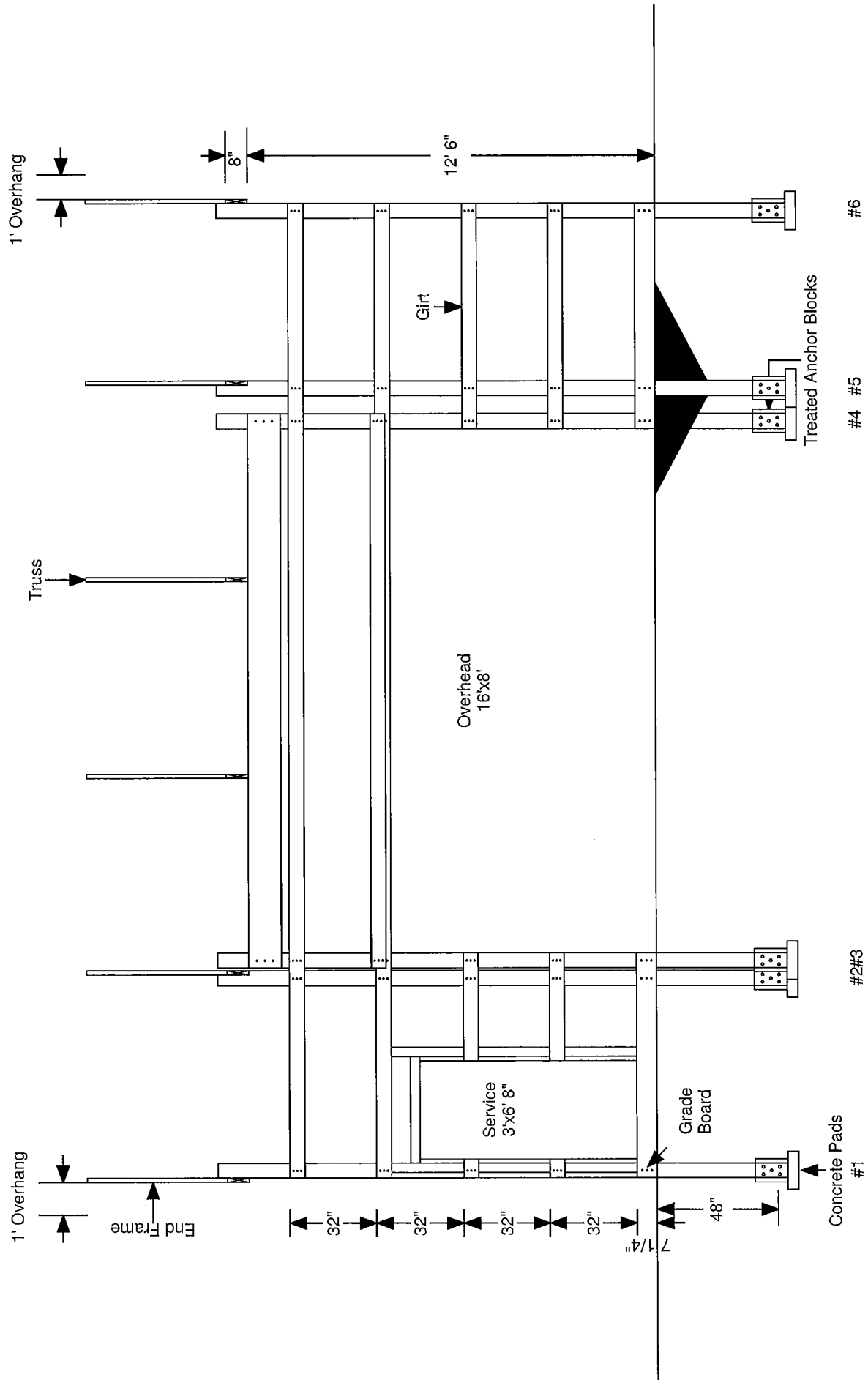
13310-00815
43 North Yale Ave.



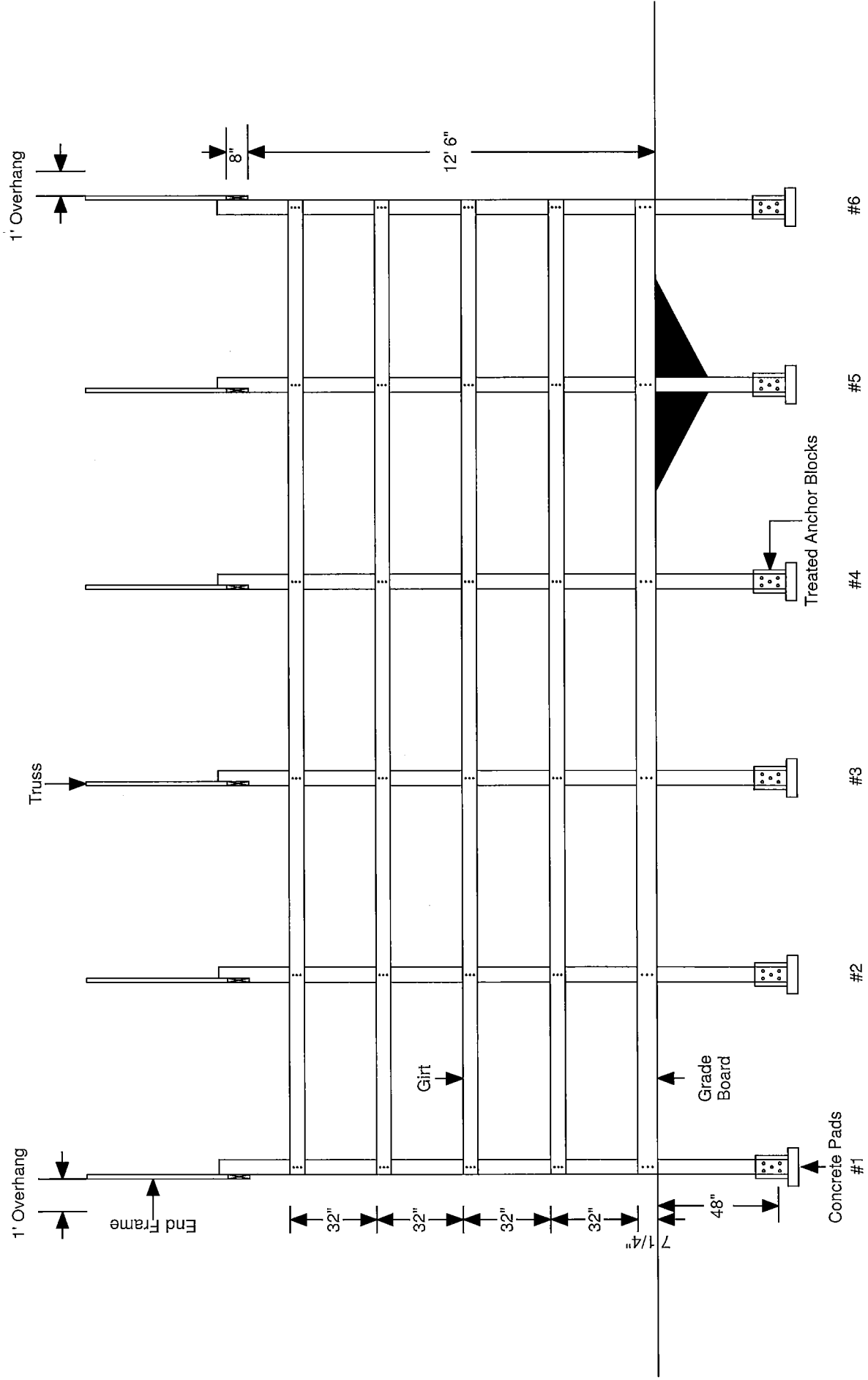
13310-00815
43 North Yale Ave.

Technical drawing of a roof structure showing rafters, purlins, girts, and various components like fascia, overhang jack, and treated anchor blocks. Dimensions include 12' 6" for the main span, 12' for the overhang, and various spacing dimensions for purlins and girts.

NORTH FRAMING

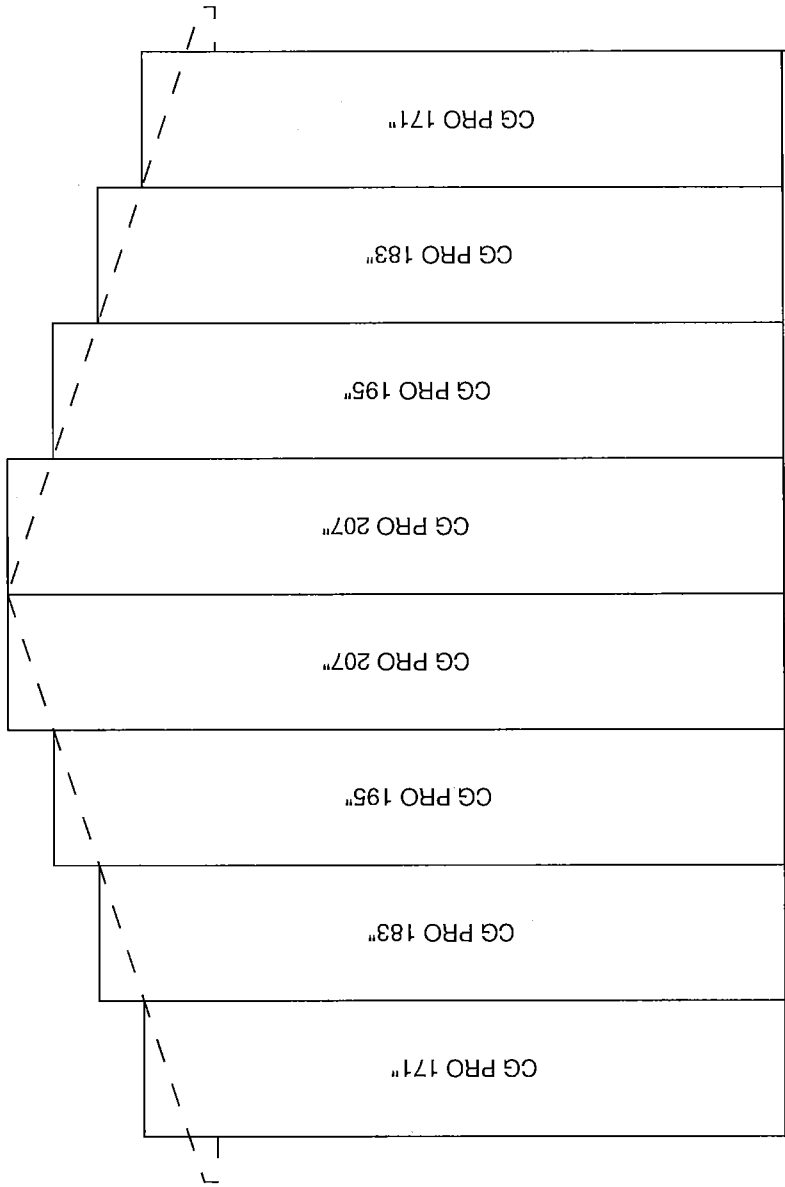


SOUTH FRAMING

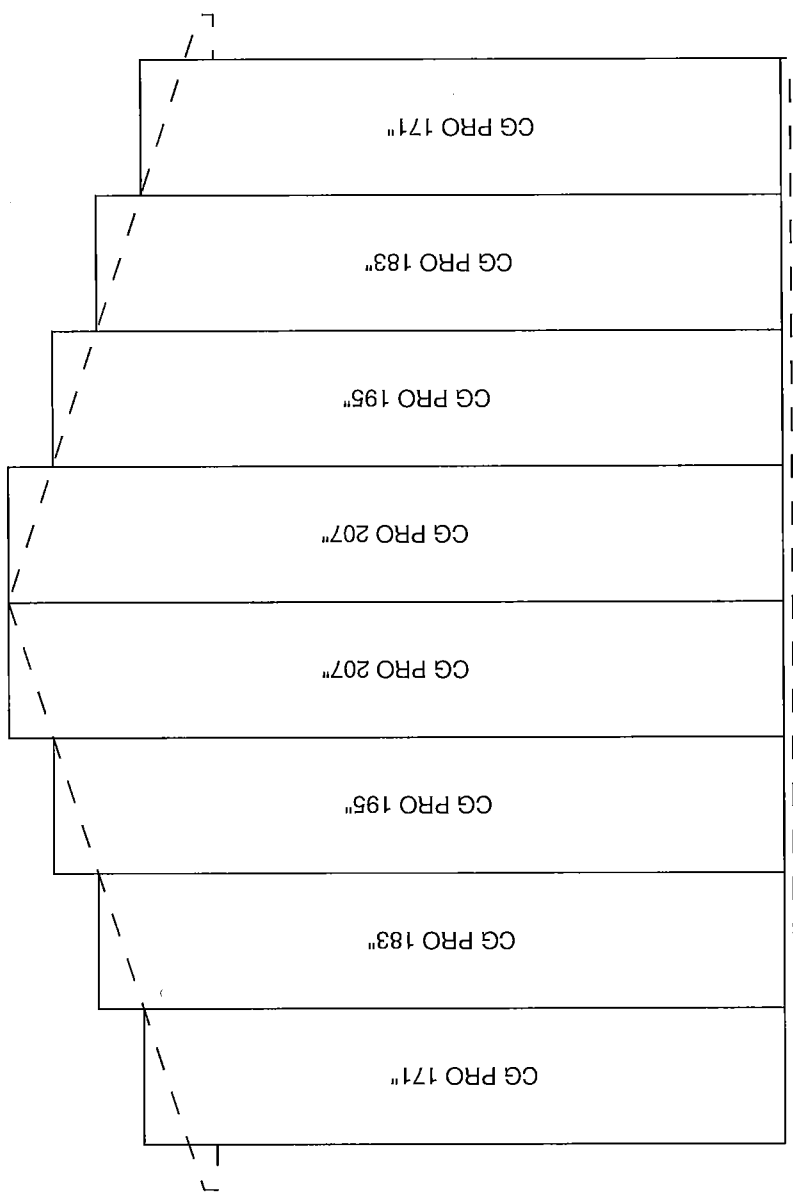


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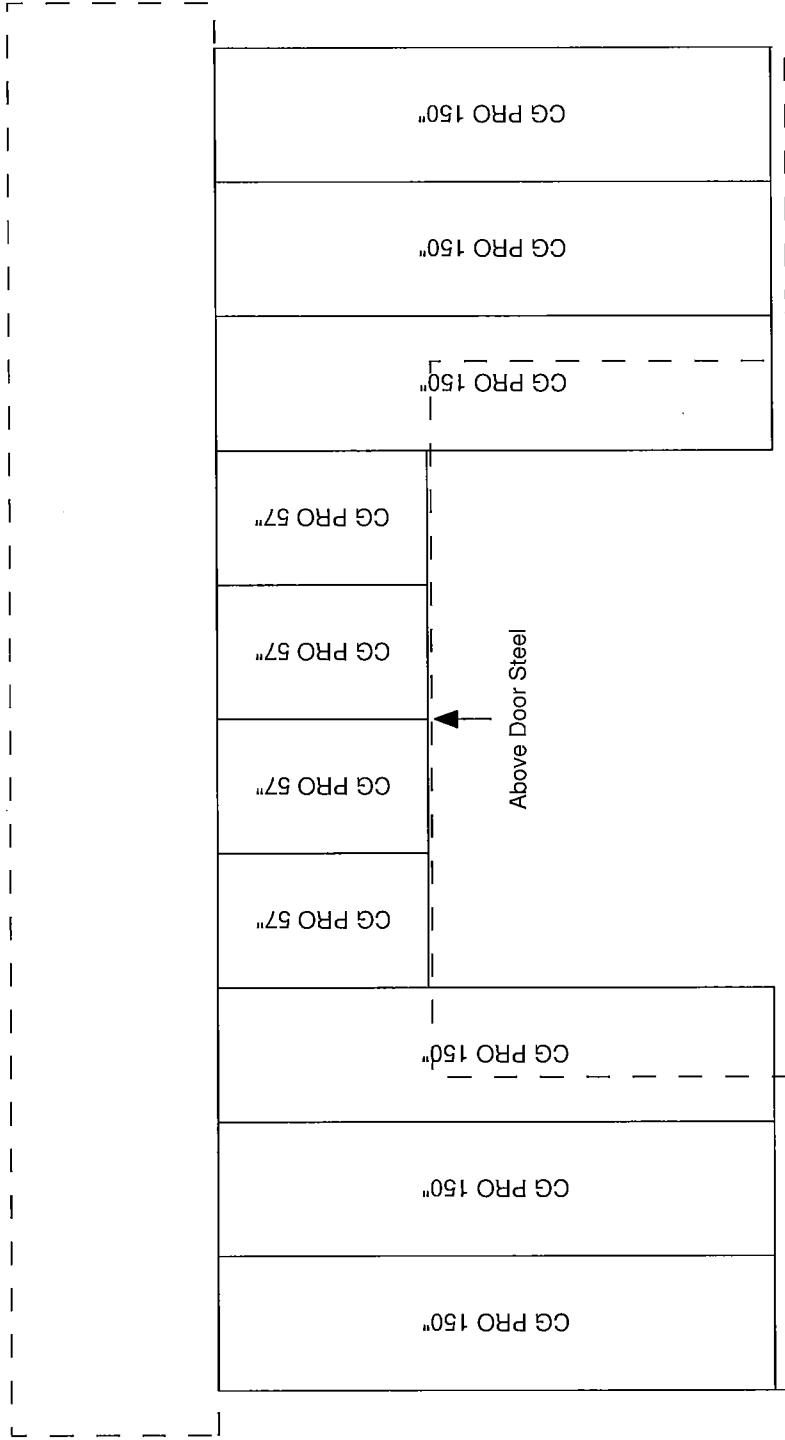
WEST STEEL



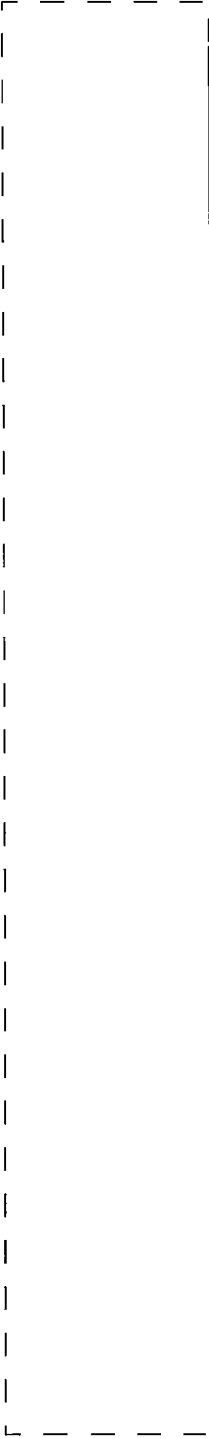
EAST STEEL



NORTH STEEL



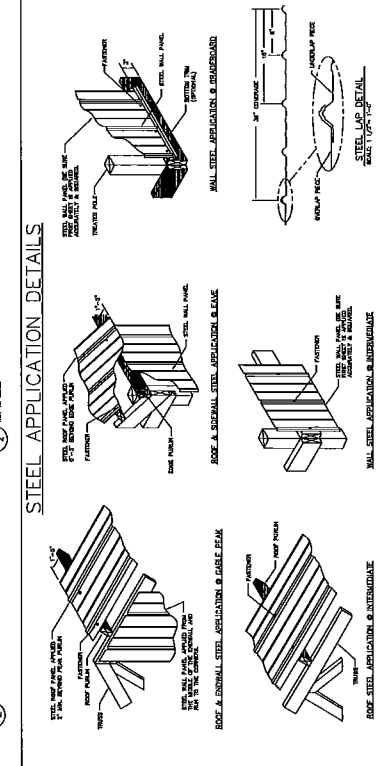
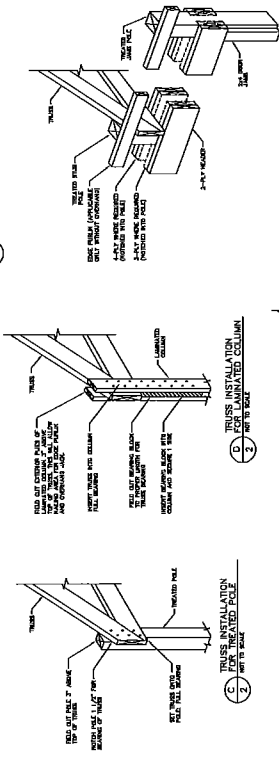
CG PRO 150"
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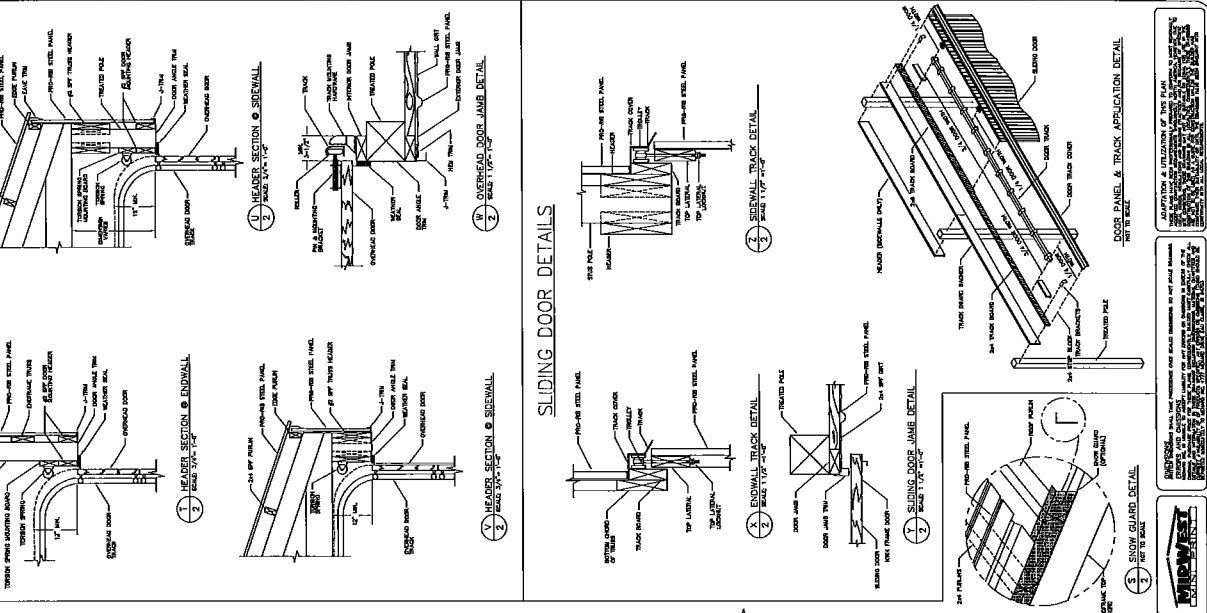
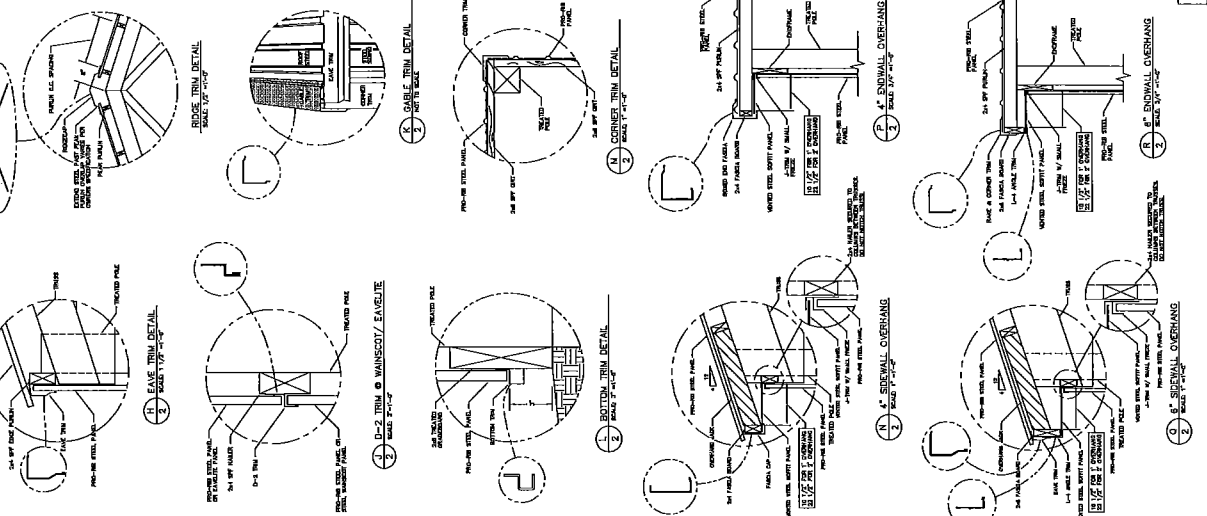
SOUTH STEEL

(NOTE.) NOT ALL THE DETAILS PROVIDED ON THIS MINI-PRINT PAGE MAY APPLY TO YOUR BUILDING. PLEASE REFER TO YOUR *HELPFUL HINTS GUIDE* IF FURTHER INFORMATION IS REQUIRED.

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(K)

[illegible]



BOARD OF ZONING ADJUSTMENT APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 #

13310-00815

STATE OF OHIO
COUNTY OF FRANKLIN

43 North Yale Ave.

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS)

Dennis Phipps
43 North Yale Ave Columbus OH 43222
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

~~For~~ Dennis Phipps

SIGNATURE OF AFFIANT

Dennis Phipps

Subscribed to me in my presence and before me this 26 day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

9-23-2017

Notary Seal Here

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