

13310-00000-00843
112 WEBSTER PARK AVE.

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: 112 WEBSTER PARK AVE COLUMBUS, OH

Mailing Address: 18111 PRESTON RD STE 900
DALLAS, TX 75252

Owner: LUNDINE MARK A LUNDINE JEN

Parcel Number: 010077597

ZONING INFORMATION

Zoning: ORIG, Residential, R3
effective 2/27/1928, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Clintonville Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

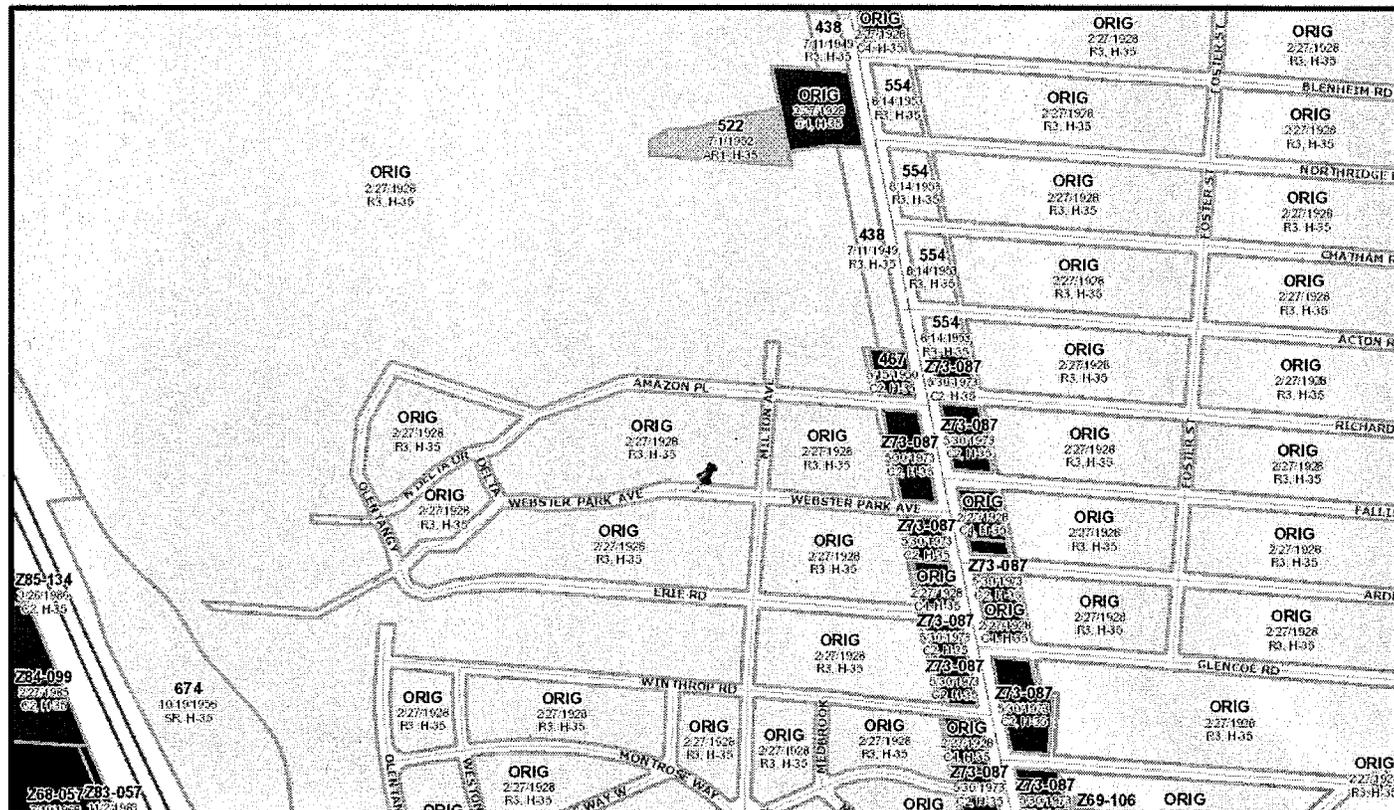
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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

AFFIDAVIT

13310-00000-00843
112 WEBSTER PARK AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mark Lundine
of (1) MAILING ADDRESS 112 Webster Park Ave Columbus OH 43214
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) Mark Lundine
112 Webster Park Ave
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
Dan Miller
87 E Torrence Rd 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

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

SIGNATURE OF AFFIANT (8) [Signature]
Subscribed to me in my presence and before me this 18th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC (8) [Signature]
My Commission Expires: _____



Lisa Landolt
Notary Public, State of Ohio
My Commission Expires 03-08-2017

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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STATEMENT OF HARDSHIP

13310-00000-00843

112 WEBSTER PARK 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:

We would like to build a 2 car attached garage that includes additional storage and is consistent with the architectural integrity of our house. The garage design mirrors that of our house and will be consistent with 3307.09 A-4 above in that it will not be injurious to neighborhood properties. Our design includes a roof pitch that exceeds the 15 foot limit.

Signature of Applicant _____

Date _____

11/15/13

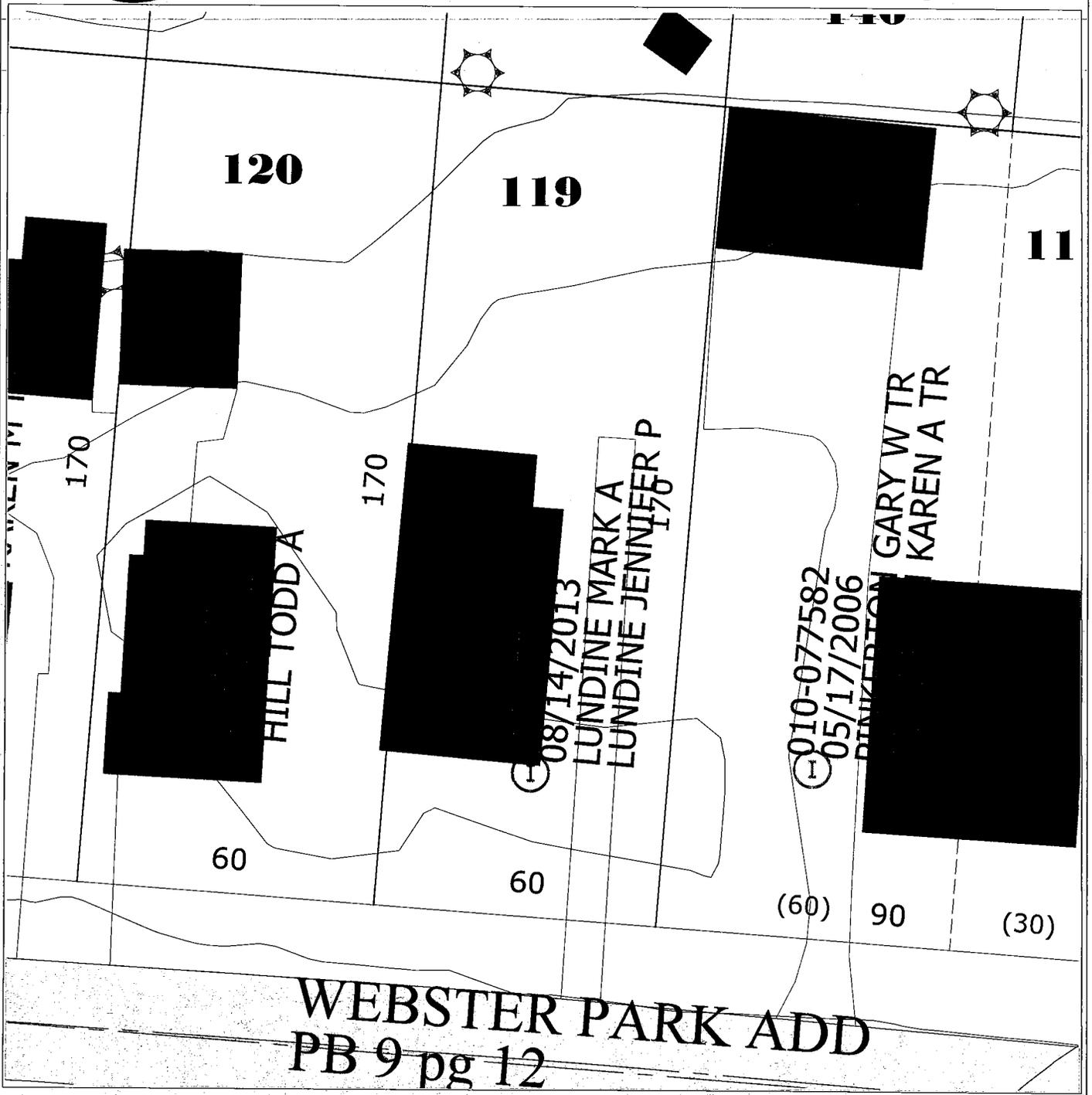
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

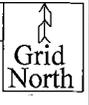
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DATE: 11/18/13



Disclaimer

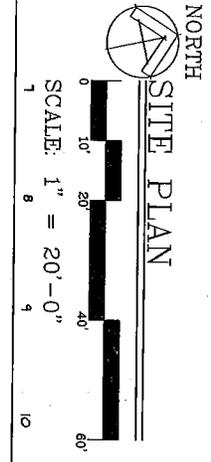
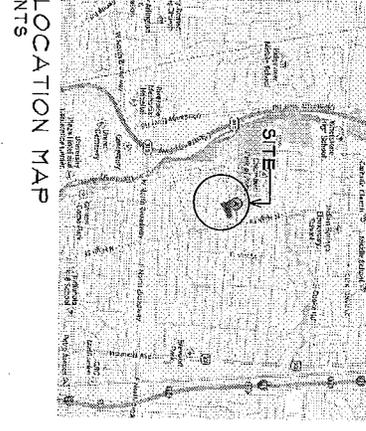
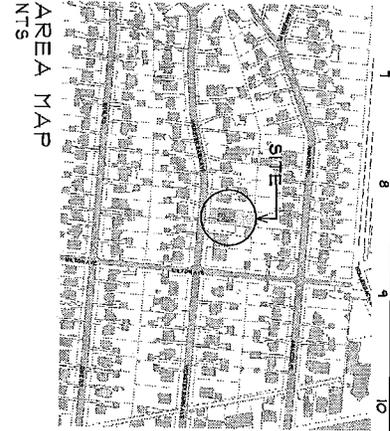
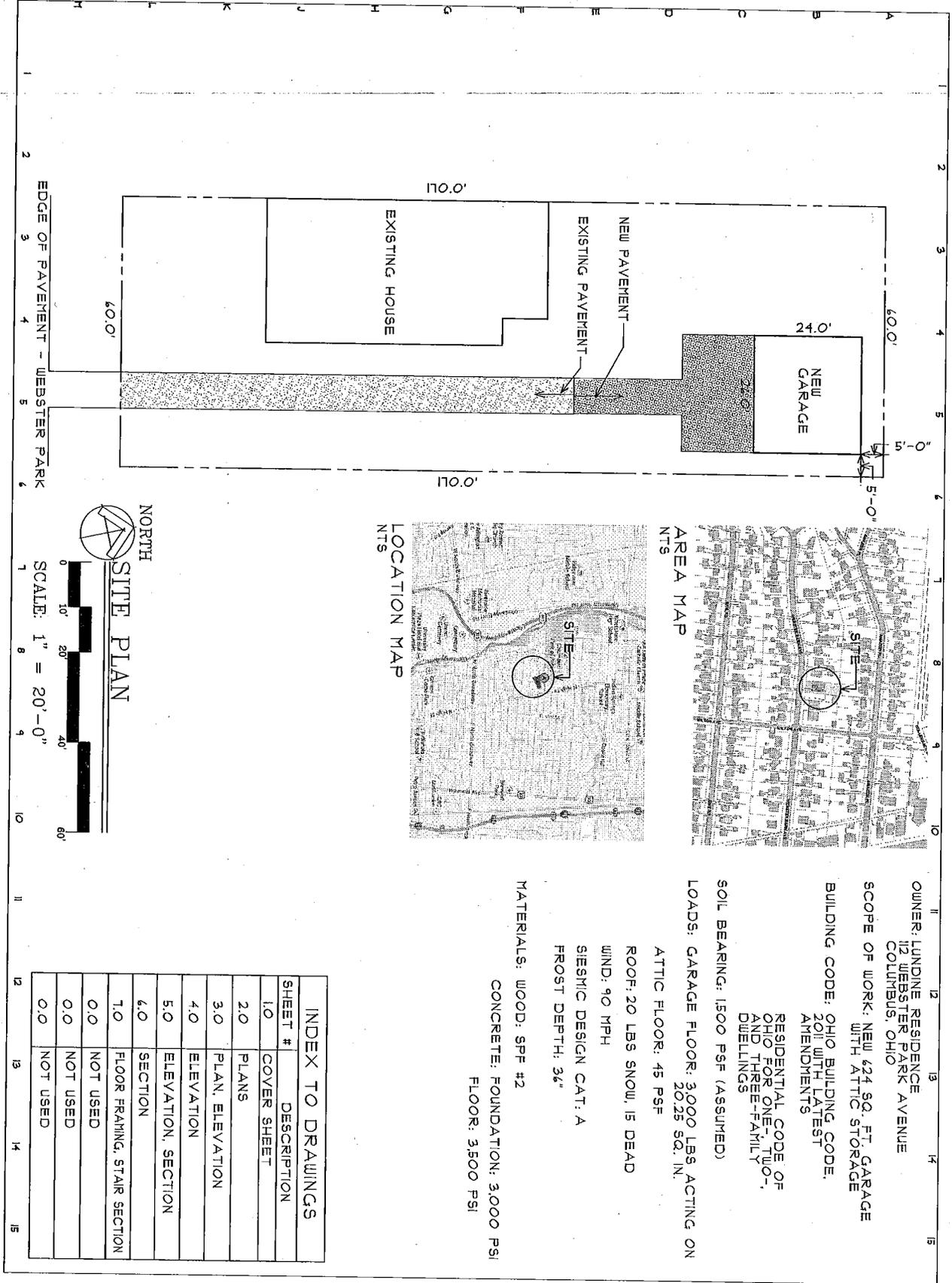
Scale = 30



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

13310-00000-00843
112 WEBSTER PARK AVE.

Recorded deeds, primary records. The information on this map.



OWNER: LUNDINE RESIDENCE
112 WEBSTER PARK AVENUE
COLUMBUS, OHIO

SCOPE OF WORK: NEW 24 SQ. FT. GARAGE
WITH ATTIC STORAGE

BUILDING CODE: OHIO BUILDING CODE,
2011 WITH LATEST
AMENDMENTS

RESIDENTIAL CODE OF
OHIO FOR ONE-, TWO-,
AND THREE-FAMILY
DWELLINGS

SOIL BEARING: 1500 PSF (ASSUMED)

LOADS: GARAGE FLOOR: 3000 LBS. ACTING ON
20.25 SQ. IN.

ATTIC FLOOR: 45 PSF

ROOF: 20 LBS SNOW, 15 DEAD

WIND: 90 MPH

SEISMIC DESIGN CAT: A

FROST DEPTH: 36"

MATERIALS: WOOD: SPF #2

CONCRETE: FOUNDATION: 3,000 PSI
FLOOR: 3,500 PSI

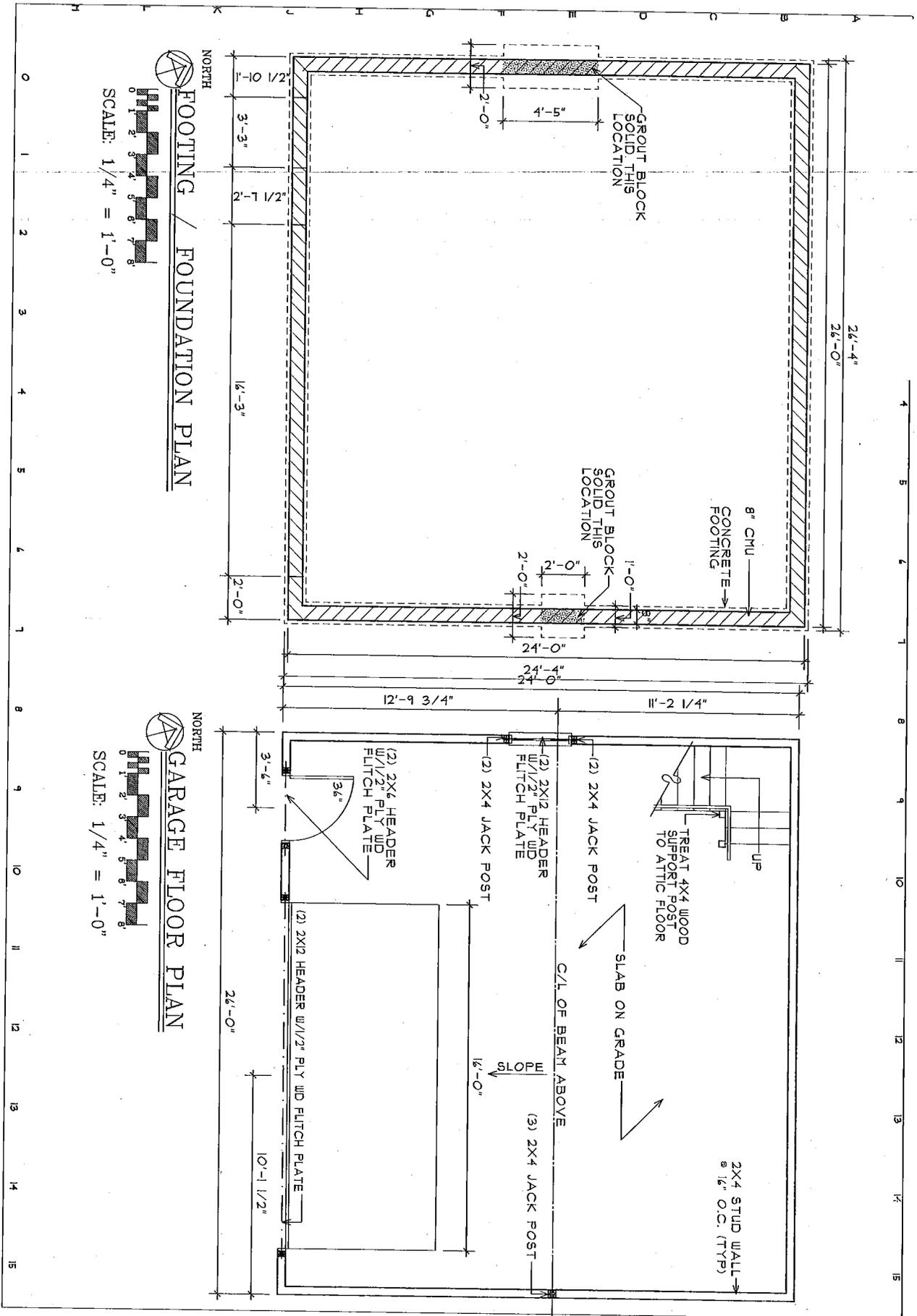
INDEX TO DRAWINGS	
SHEET #	DESCRIPTION
1.0	COVER SHEET
2.0	PLANS
3.0	PLAN, ELEVATION
4.0	ELEVATION
5.0	ELEVATION, SECTION
6.0	SECTION
7.0	FLOOR FRAMING, STAIR SECTION
8.0	NOT USED
9.0	NOT USED
10.0	NOT USED

JAMISON & ASSOCIATES
DESIGN & DRAFTING
CUSTOM RESIDENTIAL DESIGN | COMMERCIAL DRAFTING
423 SOUTH CHARLTON AVENUE, COLUMBUS, OHIO 43260-1505 | 614-763-1000

PROJECT INFO, SITE PLAN
LUNDINE RESIDENCE
112 WEBSTER PARK AVENUE
COLUMBUS, OHIO 43214

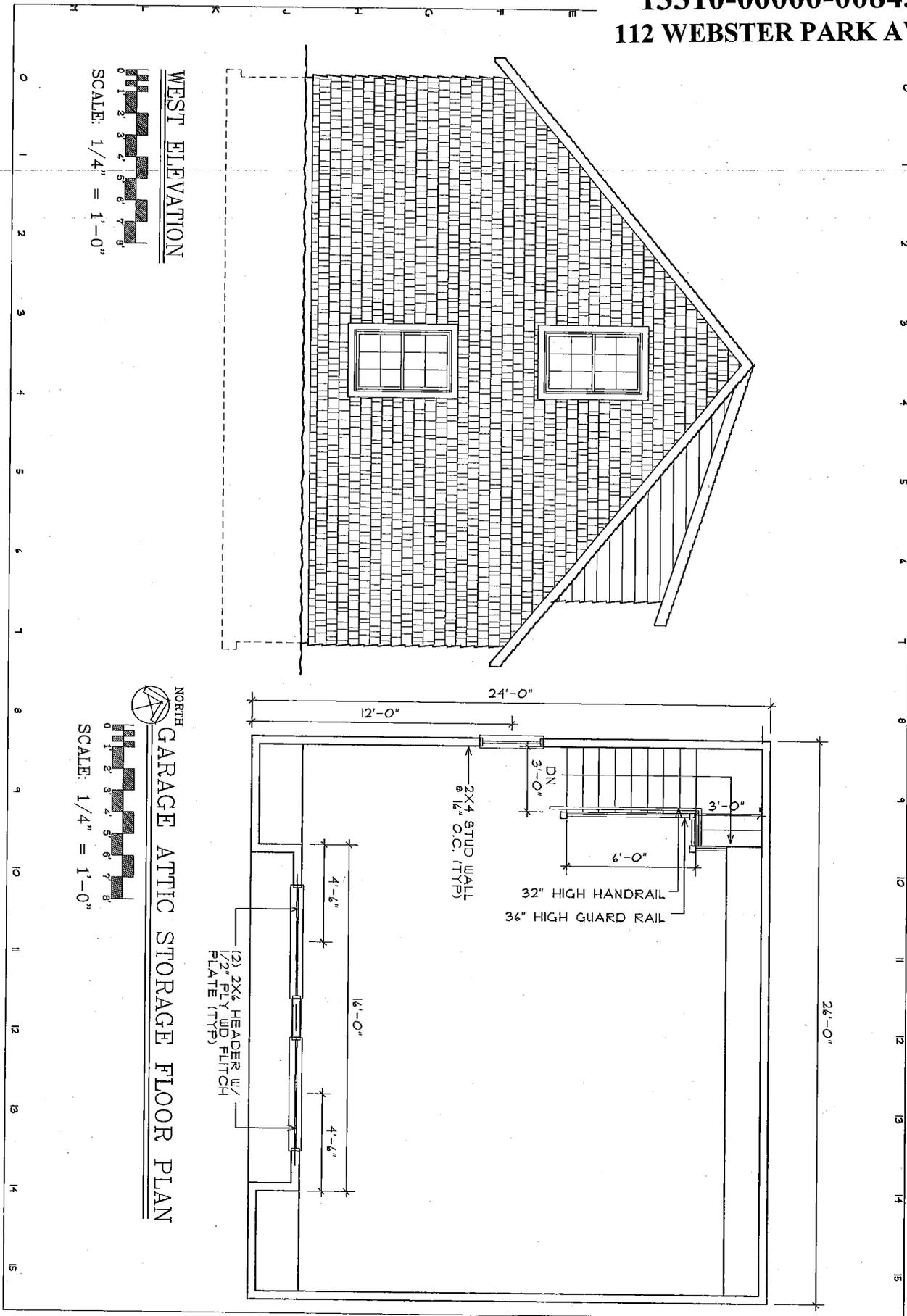
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Date: 02/26/15
Drawn by: [Signature]
Checked by: [Signature]
Reviewed by: [Signature]
Sheet No. 1 of 1 Sheets

13310-00000-00843
 112 WEBSTER PARK AVE.



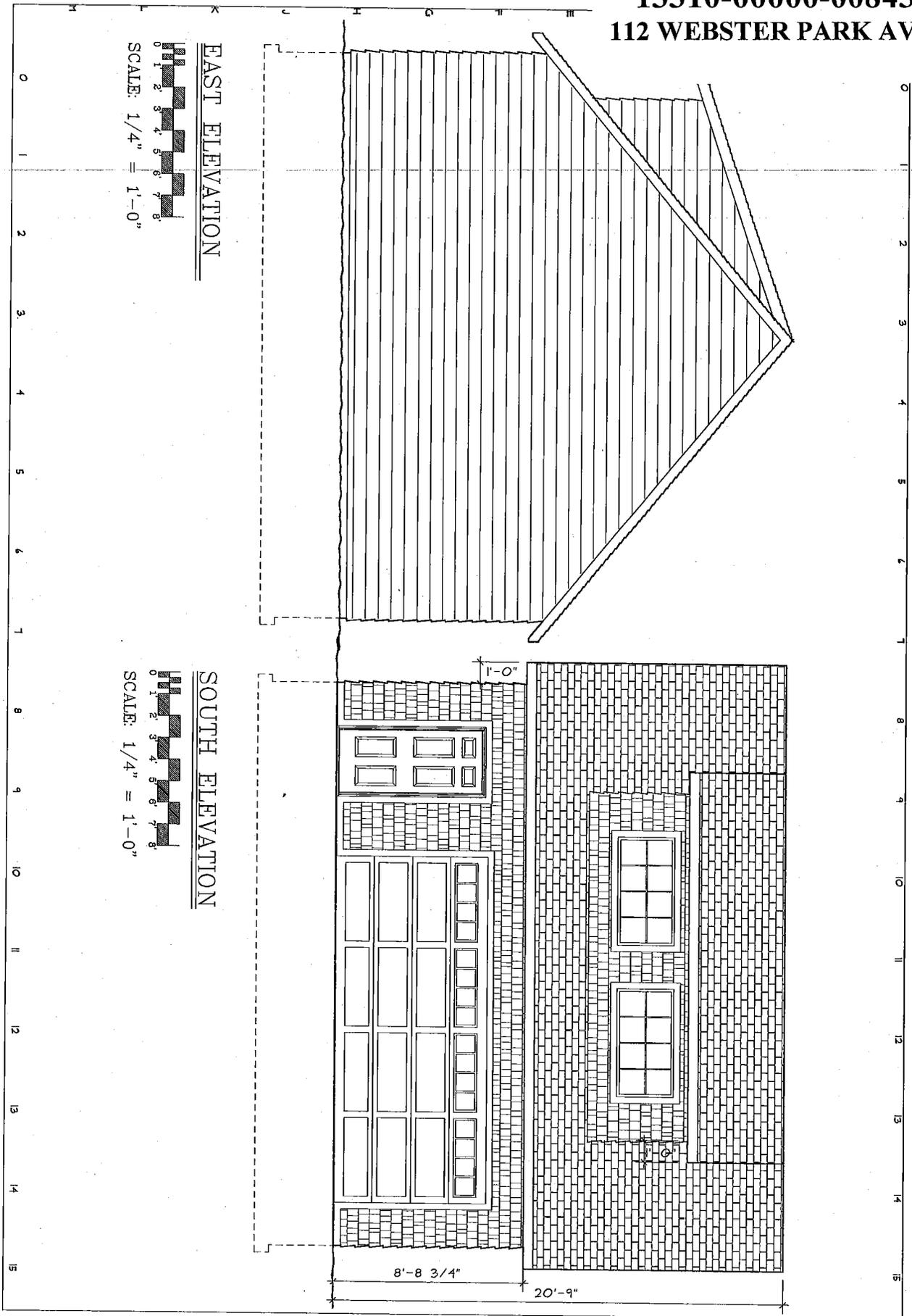
JAMISON & ASSOCIATES DESIGN & DRAFTING CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING 132 SOUTH CHAMPLAIN AVENUE, COLUMBUS, OHIO 43205 (614)463-3520		PLANS LUNDINE RESIDENCE 112 WEBSTER PARK AVENUE COLUMBUS, OHIO 43214	
Project: 2020004 Date: 02/07/20 Designed By: JZL Drawn By: JZL Checked by: JZL Revised: _____ Sheet No. 2.0 2 of 1 Sheets			

13310-00000-00843
112 WEBSTER PARK AVE.



	JAMISON & ASSOCIATES DESIGN & DRAFTING CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING 423 SOUTH CHARPON AVENUE, COLUMBUS, OHIO 43205 (614) 321-1518		ELEVATION, PLAN LUNDINE RESIDENCE 112 WEBSTER PARK AVENUE COLUMBUS, OHIO 43214
	Project: 133100000 Date: 10/24/13 Designed by: ds Drawn by: ds Checked by: ds Revised:	Sheet No. 3.0	Scale: 1/4" = 1'-0"

13310-00000-00843
 112 WEBSTER PARK AVE.

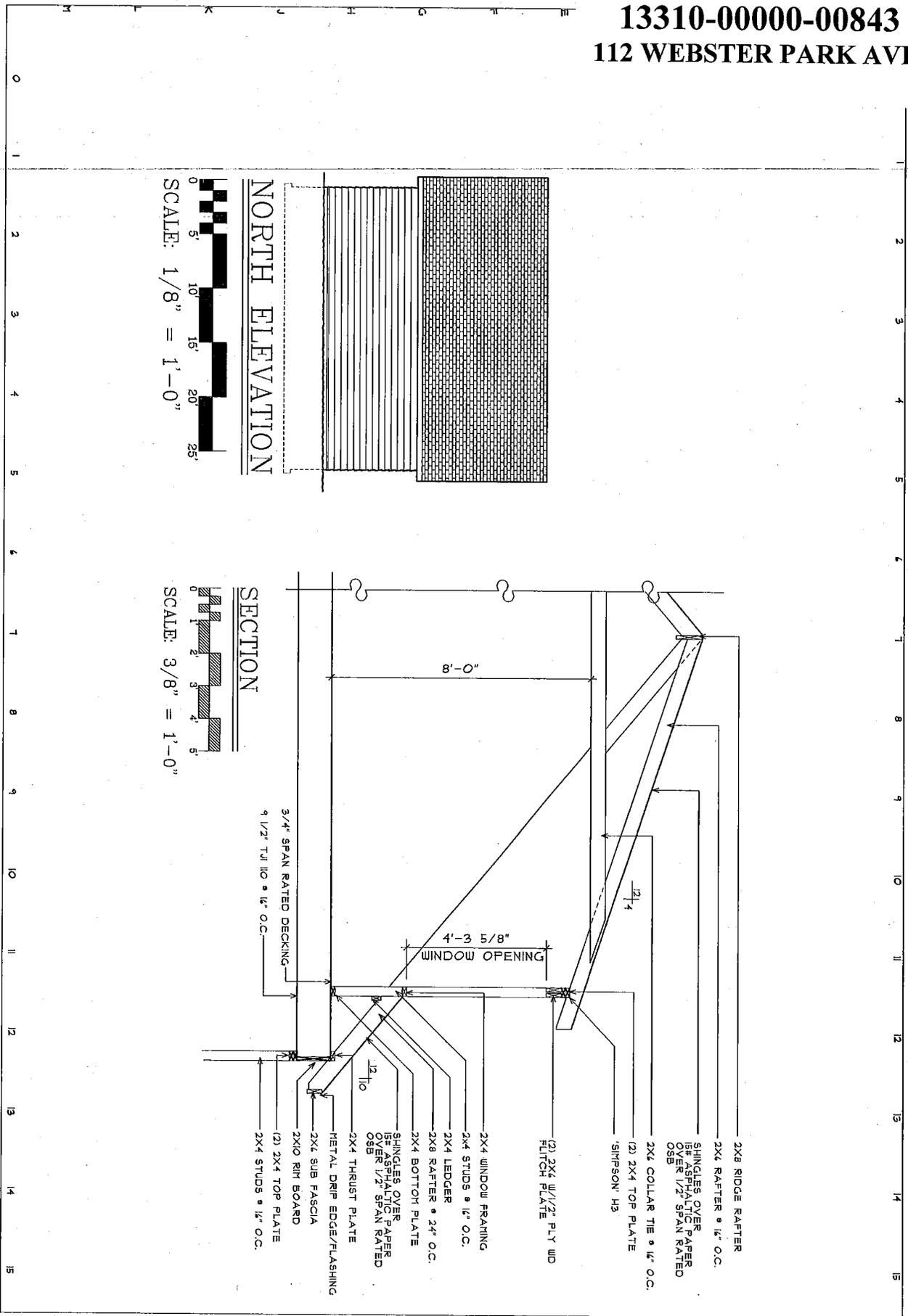


Project: 43028024
 Date: 02/25/12
 Designed by: ds
 Drawn by: ds
 Checked by: ac
 Revised: _____
 Sheet No. 4.0
 1 of 1 Sheets

JAMISON & ASSOCIATES
 DESIGN & DRAFTING
 CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 423 SOUTH CHAMPION AVENUE, COLUMBUS, OHIO 43206 614.903535

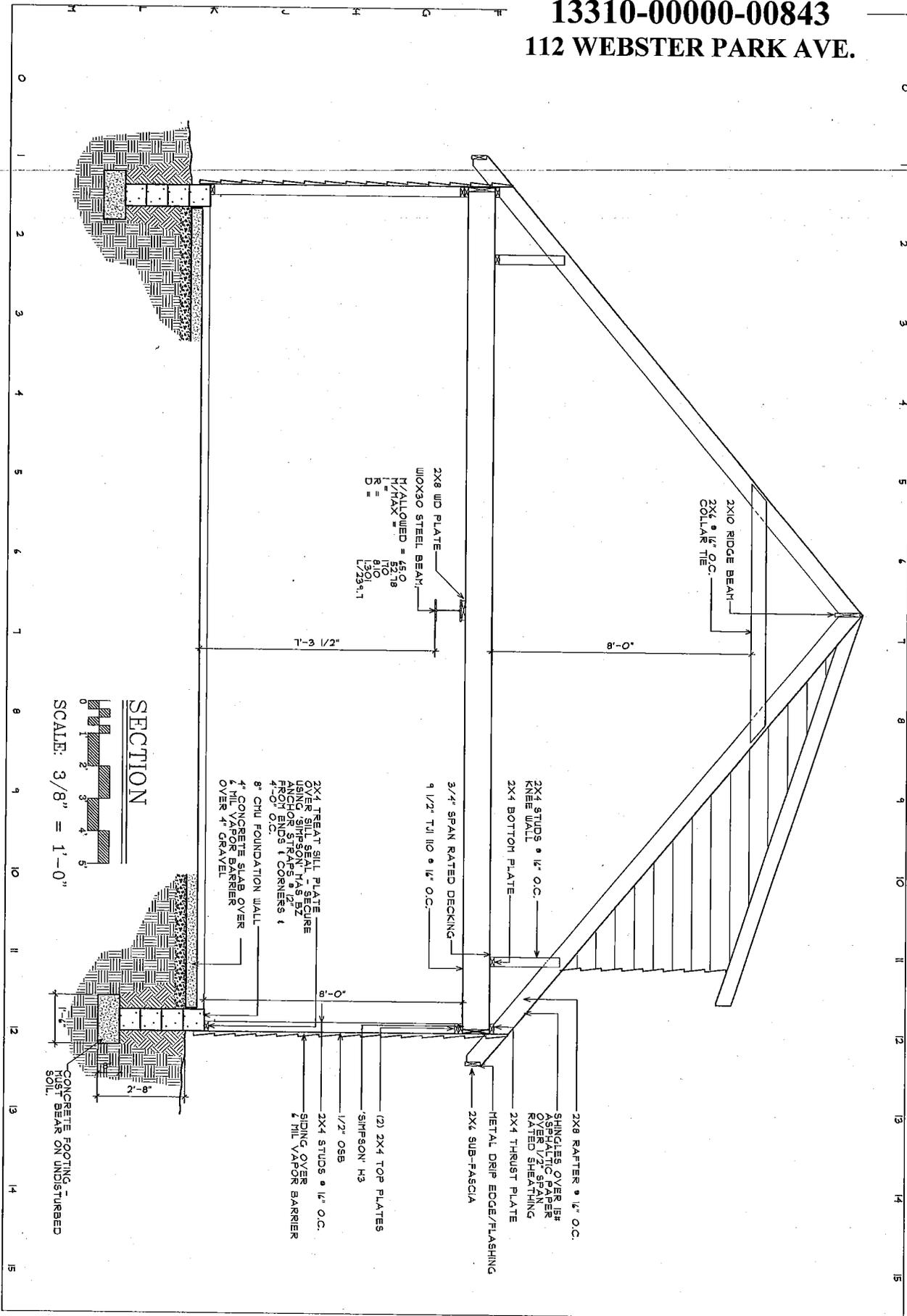
ELEVATION
 LUNDINE RESIDENCE
 112 WEBSTER PARK AVENUE
 COLUMBUS, OHIO 43214

13310-00000-00843
112 WEBSTER PARK AVE.



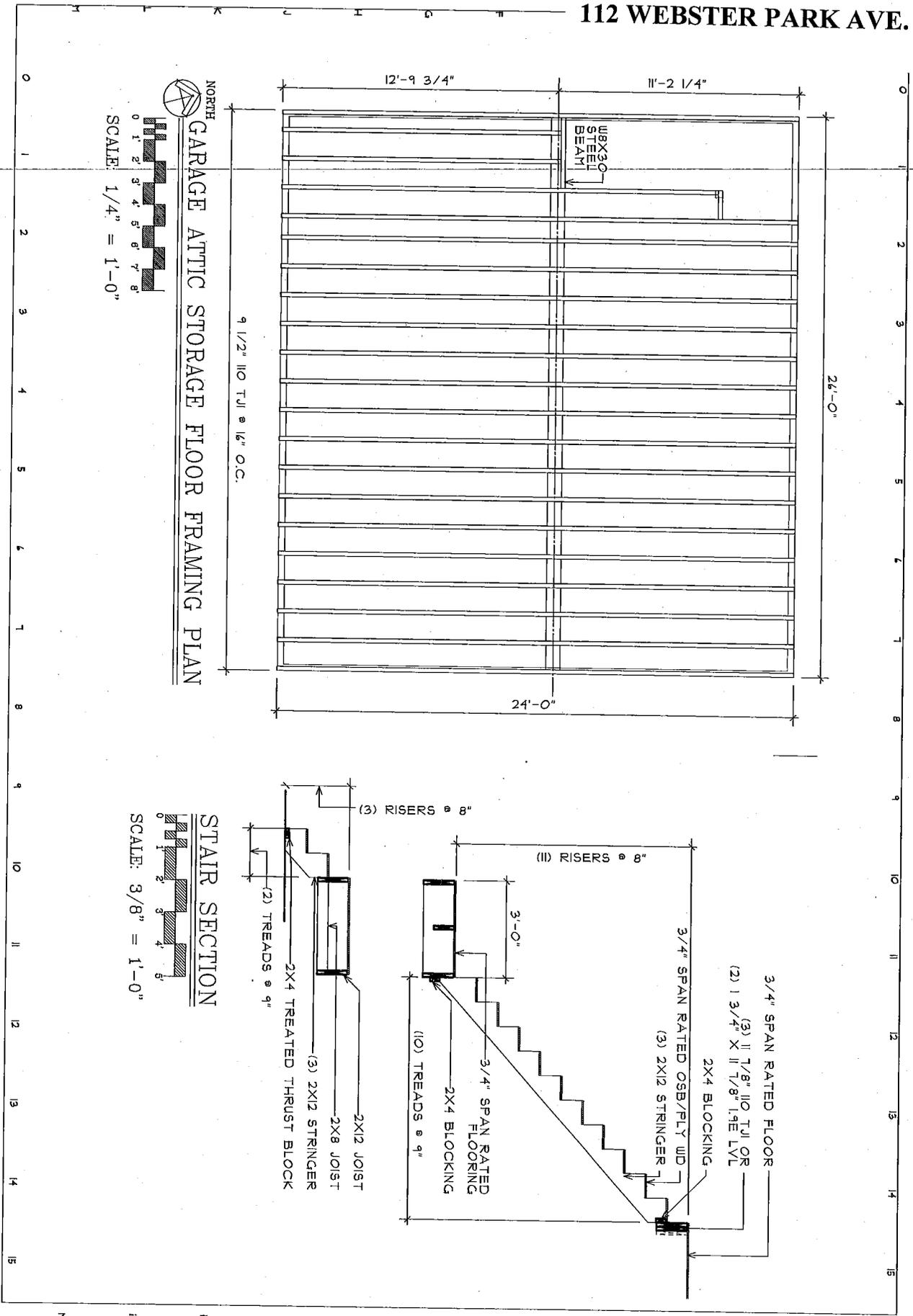
<p>Project #2008004 Date 10/26/03 Designed by [initials] Drawn by [initials] Checked by [initials] Revised [initials]</p> <p>Sheet No. 5.0 5 of 1 Sheets</p>	<p>JAMISON & ASSOCIATES DESIGN & DRAFTING</p> <p>CUSTOM RESIDENTIAL DESIGN COMMERCIAL DRAFTING 425 SOUTH CHARLTON AVENUE, COLUMBUS, OHIO 43205 (614) 252-2343</p>	<p>ELEVATION, SECTION LUNDINE RESIDENCE 112 WEBSTER PARK AVENUE COLUMBUS, OHIO 43214</p>
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13310-00000-00843
112 WEBSTER PARK AVE.



SECTION
SCALE: 3/8" = 1'-0"

<p>Project: 13310-00000-00843 Date: 10/24/13 Designed by: JAC Checked by: JAC Sheet No. 6.0 1 of 1 Sheets</p>	<p>JAMISON & ASSOCIATES DESIGN & DRAFTING CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING 673 SOUTH CHAMPION AVENUE, COLUMBUS, OHIO 43260 (614) 450-3100</p>	<p>SECTION LUNDINE RESIDENCE 112 WEBSTER PARK AVENUE COLUMBUS, OHIO 43214</p>
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Project: 13310-00000
Date: 02/20/06
Designed by: JAM
Drawn by: JAM
Checked by: JAM
Reviewed by: JAM
Sheet No. 7.0
1 of 1 Sheets

JAMISON & ASSOCIATES
DESIGN & DRAFTING
CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
423 SOUTH CHARLTON AVENUE, COLUMBUS, OHIO 43206 (614) 560-3149

FLOOR FRAMING PLAN, STAIR SECTION
LUNDINE RESIDENCE
112 WEBSTER PARK AVENUE
COLUMBUS, OHIO 43214



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PROJECT DISCLOSURE STATEMENT

112 WEBSTER PARK AVE.

Parties having a 5% or more interest in the project that is the subject of this applicatic

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) _____

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

Mark Lundine *112 Webster Park Ave*

SIGNATURE OF AFFIANT

[Handwritten Signature]

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

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

03/08/2017



Lisa Landoll
Notary Public, State of Ohio
My Commission Expires 03-08-2017

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