



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-P-00232
Date Received: 4/11/14
Commission/Civic: Northeast Area Commission
Existing Zoning: RR Application Accepted by: R. Reiss Fee: \$320.00
Comments: 6/24/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3332.28 F
Increase allowable square footage from 720 square feet, to an
addition 576 square feet (1,296 sq. ft. total)

LOCATION

1. Certified Address Number and Street Name 3431 Society Hill Court
City Columbus State OH Zip 43219
Parcel Number (only one required) 010-204848

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name Duane L. & Judy A. Marbury
Address 3431 Society Hill Court City/State Columbus, OH Zip 43219
Phone # 614-475-9217 Fax # 614-475-9217 Email dmarbury@ameritech.net
☐ 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 Duane L. Marbury
PROPERTY OWNER SIGNATURE Duane L. Marbury
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



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

14310-00232
3431 Society Hill Ct.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Duane L. Marbury
of (1) MAILING ADDRESS 3431 Society Hill Court Columbus, OH 43219
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) Duane L. Marbury
3431 Society Hill Ct.
Columbus, OH 43219

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

Duane L. Marbury 614-475-9217

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

(5) North East Area Commission
Alice Porter 614-596-2963

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

Subscribed to me in my presence and before me this 11th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) David J. Reiss
DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

BOARD of Education
270 East State Street
Columbus OH 43215

Henry E. Kimmons
3270 Sycamore Knoll Dr.
Columbus OH 43219

Ronald Ayers
3284 Sycamore Knoll Dr.
Columbus OH 43219

Chris Ireland
3296 Sycamore Knoll Dr.
Columbus OH 43219

Gods Favor Real Service LLC
6956 E. Broad Street STE #212
Columbus OH 43213

Davie JR & Leotha Tate
3336 Sycamore Knoll Dr.
Columbus OH 43219

Miguel Pena & Ramona C Miranda
3440 Society Hill Court
Columbus OH 43219

John R. & Georgia M Collins
3432 Society Hill Court
Columbus OH 43219

David J & Tameaka Payne
3439 Society Hill Court
Columbus OH 43219

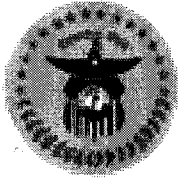
Boyce III & Toshia Safford
3451 Society Hill Court
Columbus OH 43219

Duane L. Marbury
3431 Society Hill Ct.
Columbus, OH 43219

14310-00232
3431 Society Hill Ct.

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00232
3431 Society Hill Ct.

One Stop Shop Zoning Report Date: Tue Apr 15 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3431 SOCIETY HILL CT COLUMBUS, OH

Mailing Address: 3431 SOCIETY HILL CT

COLUMBUS OH 43219

Owner: MARBURY DUANE L & JUDY A

Parcel Number: 010204848

ZONING INFORMATION

Zoning: Z69-019, Residential, RR

effective 4/23/1969, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Northeast 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

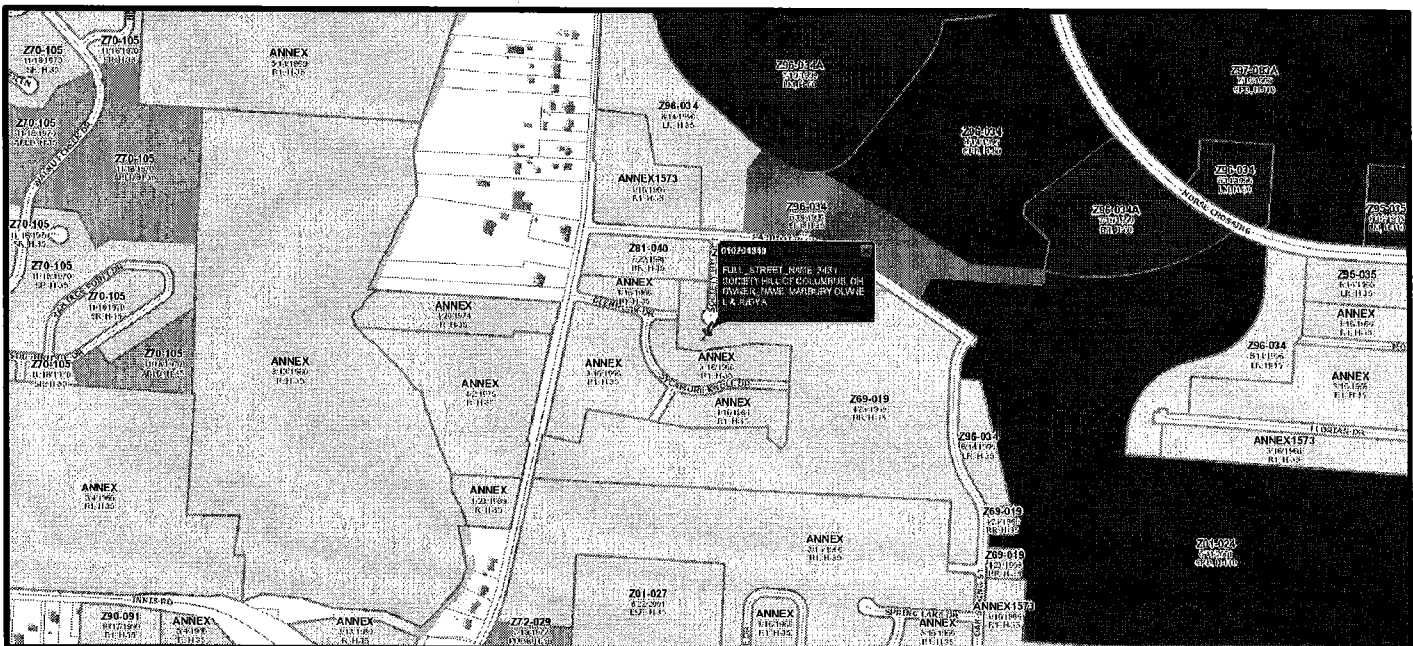
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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

STATEMENT OF HARDSHIP

14310-00232
3431 Society Hill Ct.

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:

There are other properties in area with 3 car garages. The space is needed to provide enough room for cars, lawn care equipment, snow equipment, work benches, tool boxes. There is very limited parking on the circle. By building the garage it will increase my property value and enhance the look of my property, and would not have any adverse effect on any property in the area.

Signature of Applicant

Deane S. [Signature]

Date

4-11-2014

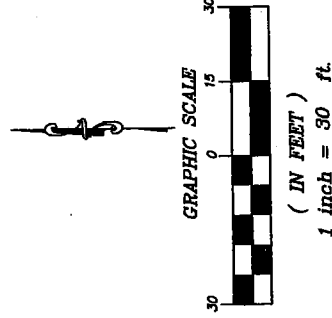
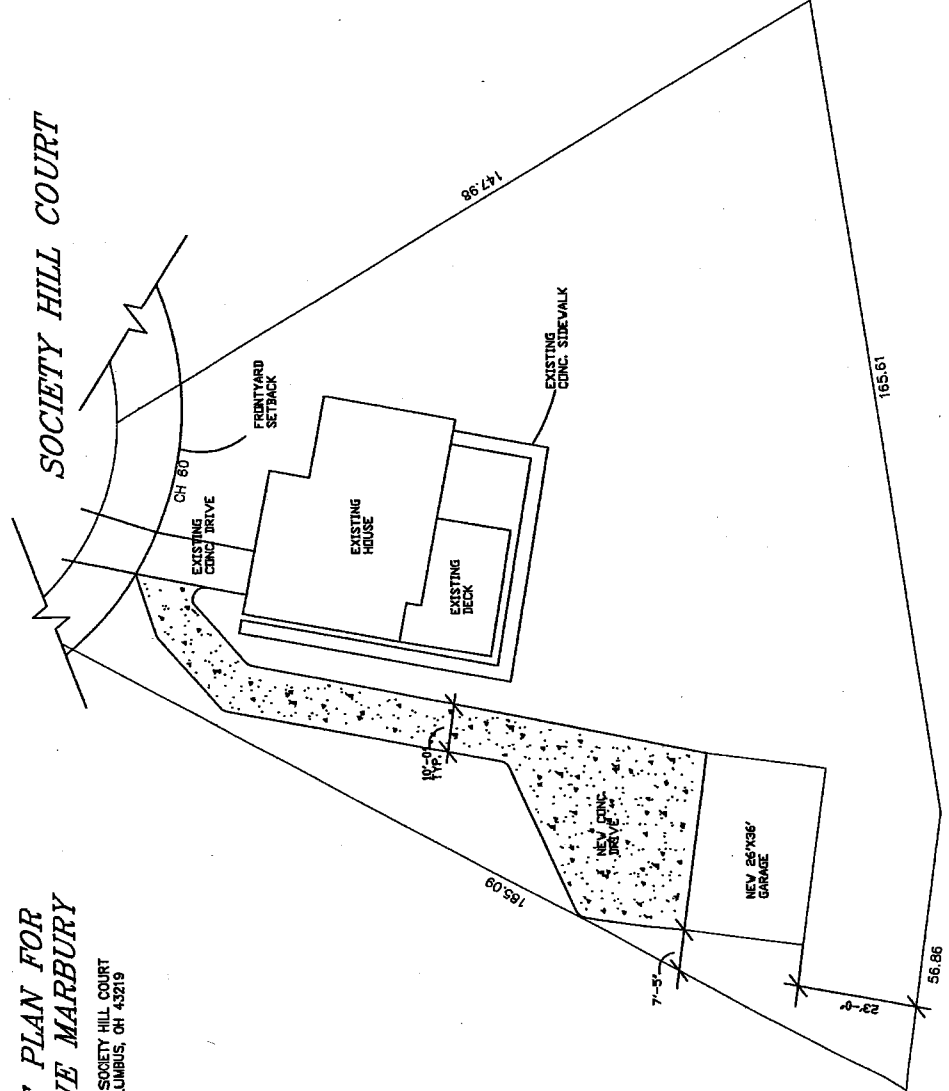
PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

14310-00232
3431 Society Hill Ct.

SITE PLAN FOR
DUANE MARBURY

3431 SOCIETY HILL COURT
COLUMBUS, OH 43219

SOCIETY HILL COURT



FOR: DUANE MARBURY

DATE: 04-09-14	JOB NO: 14-010
SCALE: 1" = 30'	F.B NO:
REVISED:	MAP NO:
PROFESSIONAL SERVICES, LTD.	DRAWN BY: A.B.
3354 E. Broad Street, Suite C COLUMBUS, OH 43213	CAD BY: M.W.A.
FAX 614-238-0070	PH 614-238-0080
	CAD FILE: 14-010

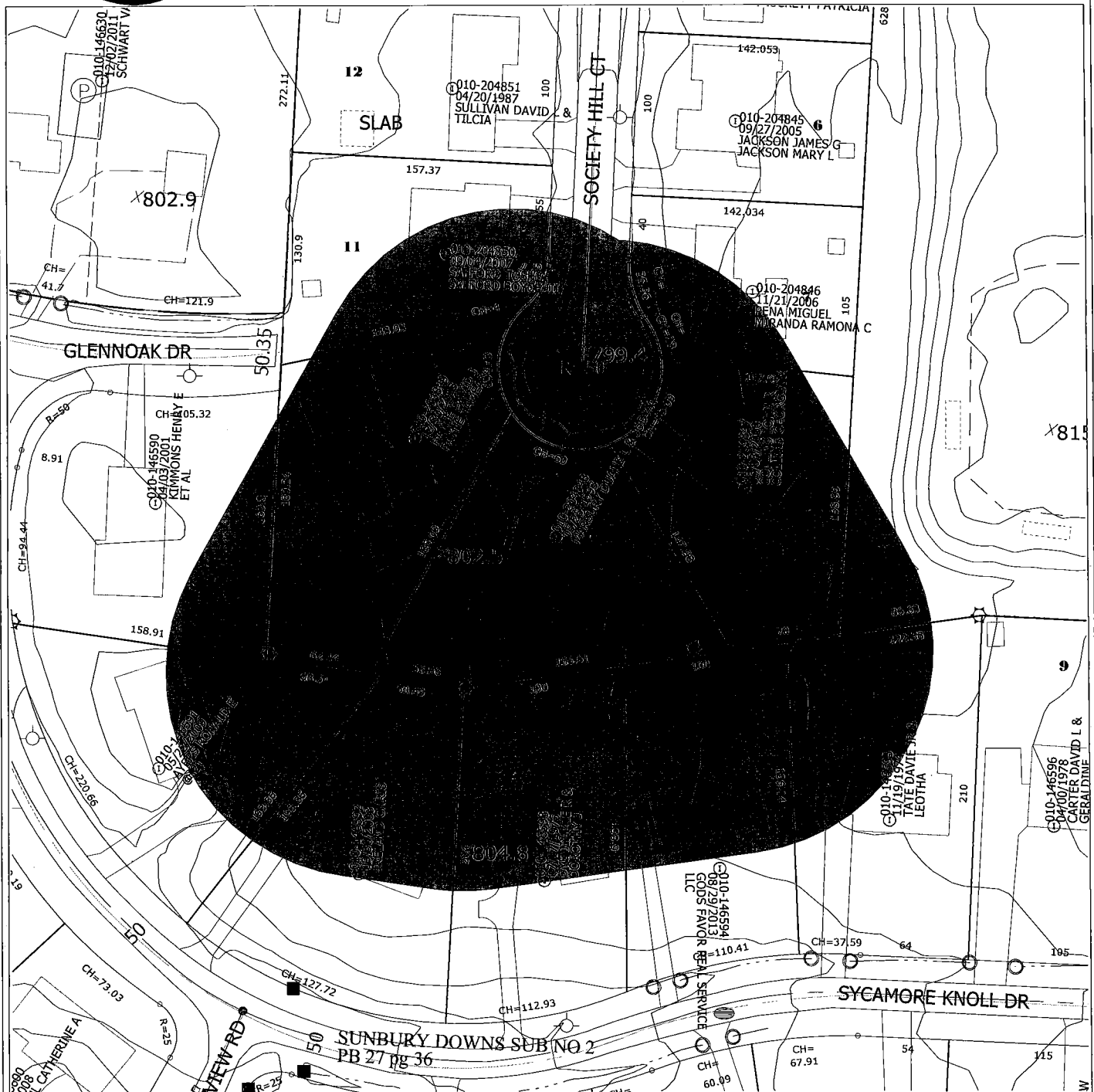




CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/2/14



Disclaimer

Scale = 90'



This map is prepared for the real property inventory within this county, survey plats, and other public records and data. Users of this map are not to be used as a legal instrument. Users of this map are not to be used as a legal instrument. Users of this map are not to be used as a legal instrument. Please notify the Franklin County GIS Division of any discrepancies.

14310-00232
3431 Society Hill Ct.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010204848

Zoning Number: 3431

Street Name: SOCIETY HILL CT

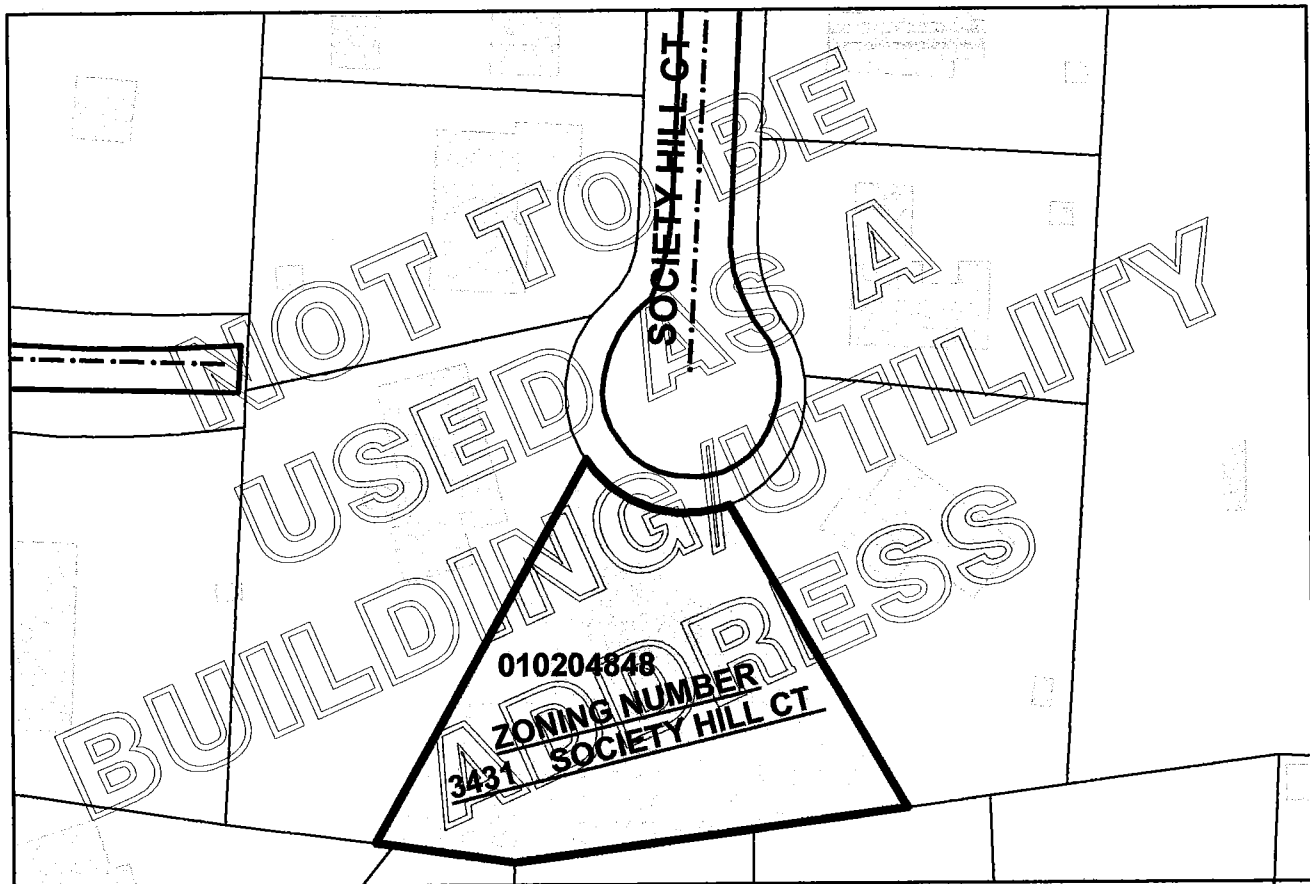
Lot Number 9

Subdivision: CONCORD SECTION 2

Requested By: DUANE MARBURY (OWNER)

Issued By: Patricia A. Austin

Date: 4/7/2014



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

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 19300



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

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

14310-00232

3431 Society Hill Ct.

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DUANE L. MARBURY
of (COMPLETE ADDRESS) 3431 SOCIETY HILL COURT COLUMBUS, OH 43219
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

Judy A. Marbury

3431 Society Hill Court

Columbus, OH 43219

SIGNATURE OF AFFIANT

Duane L. Marbury

Subscribed to me in my presence and before me this

11th

day of

April

, in the year

2014

SIGNATURE OF NOTARY PUBLIC

David J. Reiss

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES MAY 30, 2015

My Commission Expires:

Notary Seal Here

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