



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14310-0-00240

Date Received: 4/14/14

Commission/Civic: University

Existing Zoning: R-4

Application Accepted by: R. Reiss

Fee: \$320

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.

Code Section 3372.544

To increase FAR .49, higher than maximum .4

## LOCATION

1. Certified Address Number and Street Name 2727 1/2 Smith Pl.

City Cols

State OH

Zip 43220

Parcel Number (only one required) 010-055-961

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Jeffrey P. Brown

Address 27 1/2 Smith Pl.

City/State Cols

Zip 43201

Phone # 614-595-2361

Fax # \_\_\_\_\_

Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name Jeffrey P. Brown

Address 27 1/2 Smith Pl.

City/State Cols

Zip 43201

Phone # 614-595-2361

Fax # \_\_\_\_\_

Email \_\_\_\_\_

☐ 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 \_\_\_\_\_

PROPERTY OWNER 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



# BOARD OF ZONING ADJUSTMENT APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433

14310-00240

27 - 27-1/2 Smith Pl.

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey P. Brown  
of (1) MAILING ADDRESS 27 1/2 Smith Pl. Columbus OH 43201  
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 27 1/2 Smith Pl  
(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) April 14/2014  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Jeffrey P. Brown  
27 1/2 Smith Pl.

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

Jeffrey P. Brown  
614-695-2361

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

(5) University Area Commission  
Susan Keeney

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

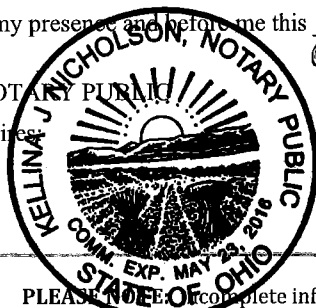
(8) Jeffrey P. Brown day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

(8) Keeney Michael  
5-23-16

Notary Seal Here



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**APPLICANT**

Jeffrey P. Brown  
27 ½ Smith Place  
Columbus, OH 43201

**PROPERTY OWNER**

Jeffrey P. Brown  
27 ½ Smith Place  
Columbus, OH 43201

**ATTORNEY**

J. Anthony Kington  
Taft Stettinius & Hollister LLP  
65 E. State Street  
Columbus, OH 43215

**AREA COMMISSION**

Susan Keeny  
University Area Commission  
2231 N. High Street  
Columbus, OH 43201

**SURROUNDING PROPERTY  
OWNERS**

Sandra M. Hull  
1134 Bellows Avenue  
Columbus, OH 43223

Rainer Ziehm  
140 Punta Alley  
Columbus, OH 43201

Richard T. Day  
22 E. Gay Street, Suite 800  
Columbus, OH 43215

David Newbauer  
Jean A. Krum  
365 N. Cassady Avenue  
Columbus, OH 43209

North Central Community  
Mental Health Center  
1301 N. High Street  
Columbus, OH 43201

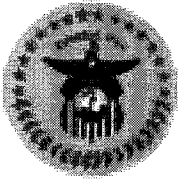
Amy E. Shuman  
40 Smith Place  
Columbus, OH 43201

G. Mark Skinner  
29 Smith Place  
Columbus, OH 43201

Jeffrey P. Brown  
27 Smith Place  
Columbus, OH 43201

Christine S. Smithies  
52 W. Fifth Avenue  
Columbus, OH 43201

**14310-00240**  
**27 - 27-1/2 Smith Pl.**



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00240  
27 - 27-1/2 Smith Pl.

One Stop Shop Zoning Report Date: Tue Apr 15 2014

General Zoning Inquiries: 614-645-8637

## SITE INFORMATION

Address: 27 1/2 SMITH PL COLUMBUS, OH

Mailing Address: 27 SMITH PL

COLUMBUS OH 43201

Owner: BROWN JEFFREY P

Parcel Number: 010055961

## ZONING INFORMATION

Zoning: Z79-033, Residential, R4

effective 8/29/1979, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: University Area Commission

Planning Overlay: University

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

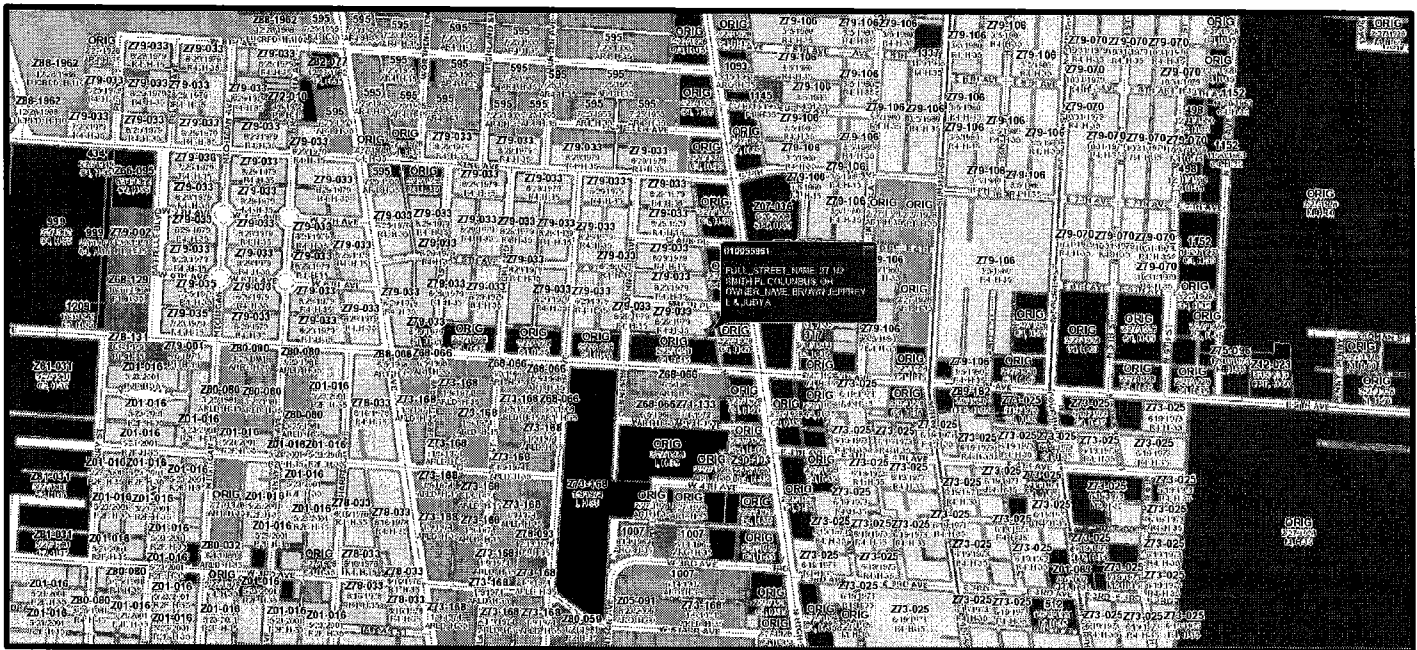
## PENDING ZONING ACTION

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

14310-00240  
27 - 27-1/2 Smith Pl.

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 subject Lot is an irregular shape and nonconforming. The first floor area (which will not change) is 710 Sq. feet and the second floor with a 233 Sq. ft. addition will be 719 Sq. feet.

If this were a rectangular site the variance would not be needed so other owners in the same zoning district have the same right to make additions as is sought by applicant.

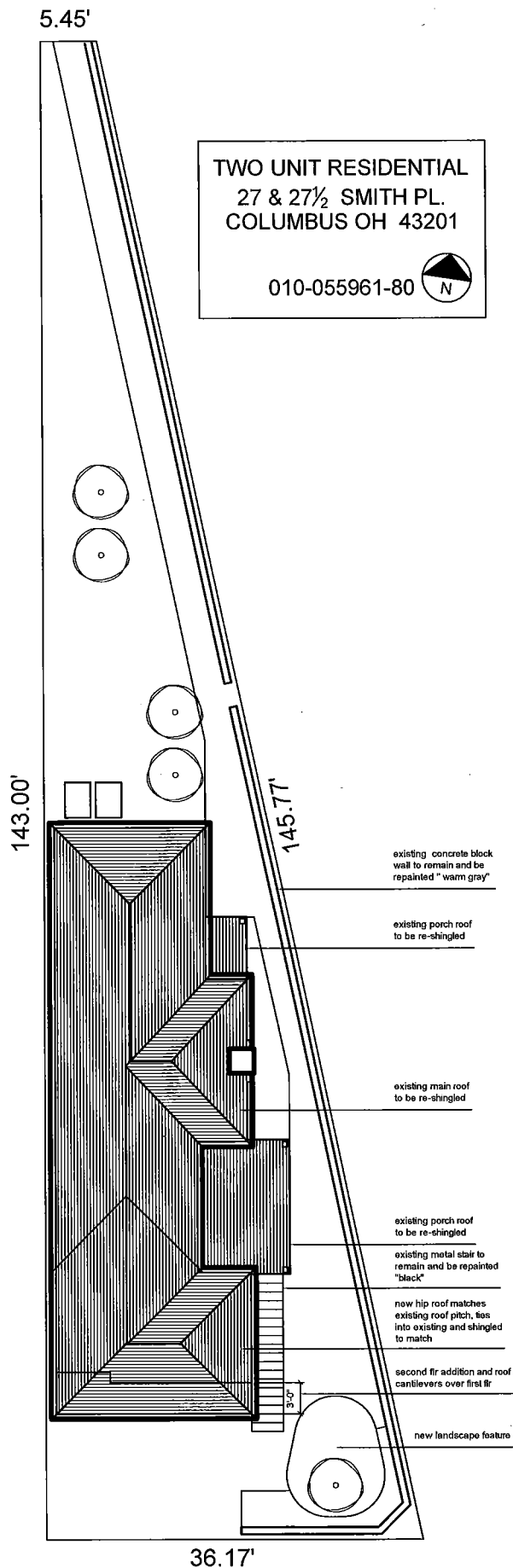
The addition will not be injurious to other neighboring properties.

Signature of Applicant

Date

4/14/12

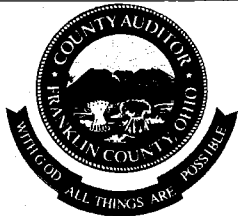
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SITE PLAN / ROOF PLAN

SCALE: not to scale

**BLOV**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/10/14



Disclaimer

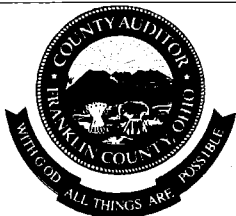
Scale = 60

Grid  
th

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 n information sources should be consulted for verification of the informa county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

**14310-00240**  
**27 - 27-1/2 Smith Pl.**

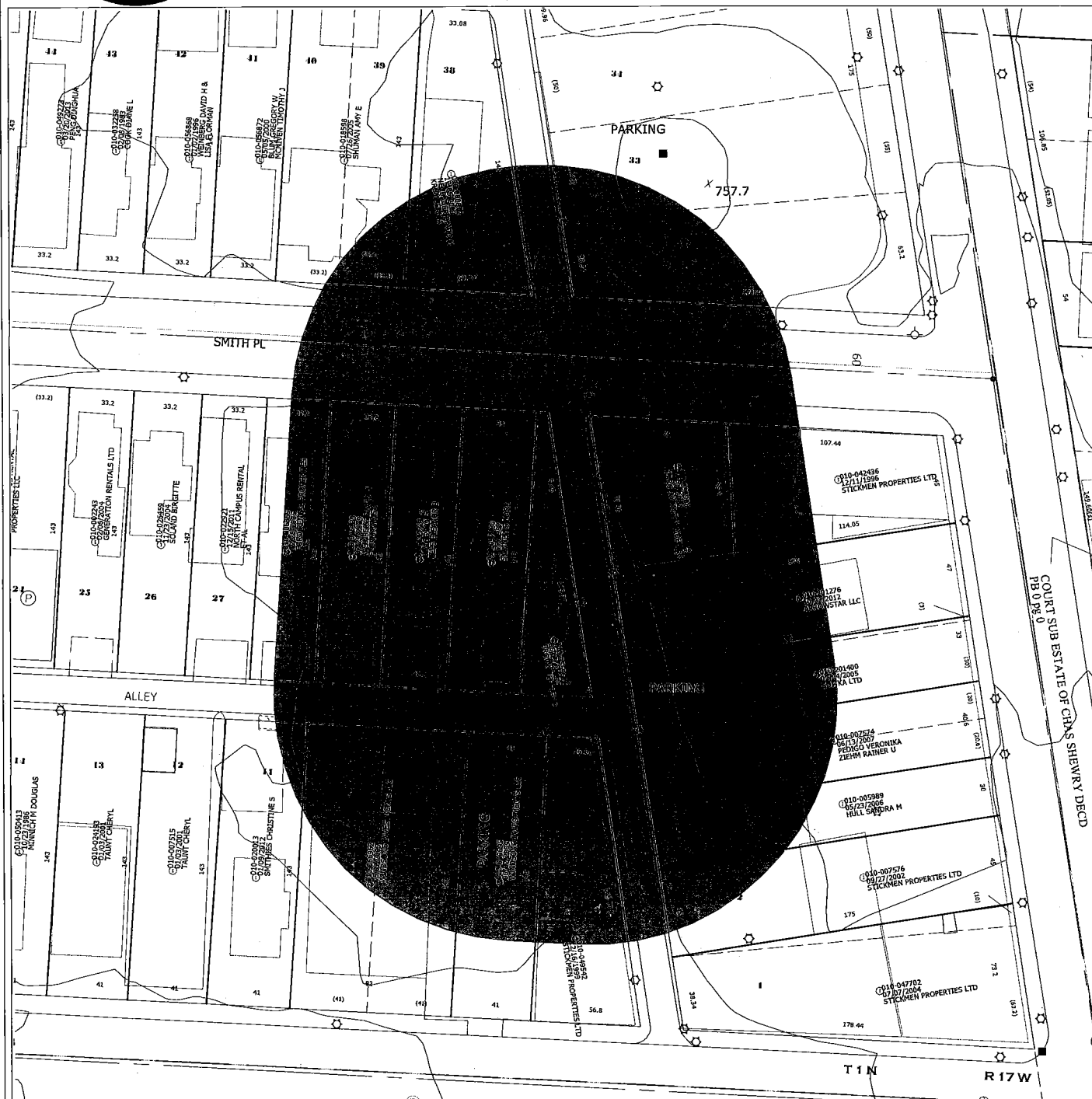
Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/10/14



Disclaimer

Scale = 75'

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**14310-00240**  
**27 - 27-1/2 Smith Pl.**

Real Estate / GIS Department



# 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: 010055961

Zoning Number: 27

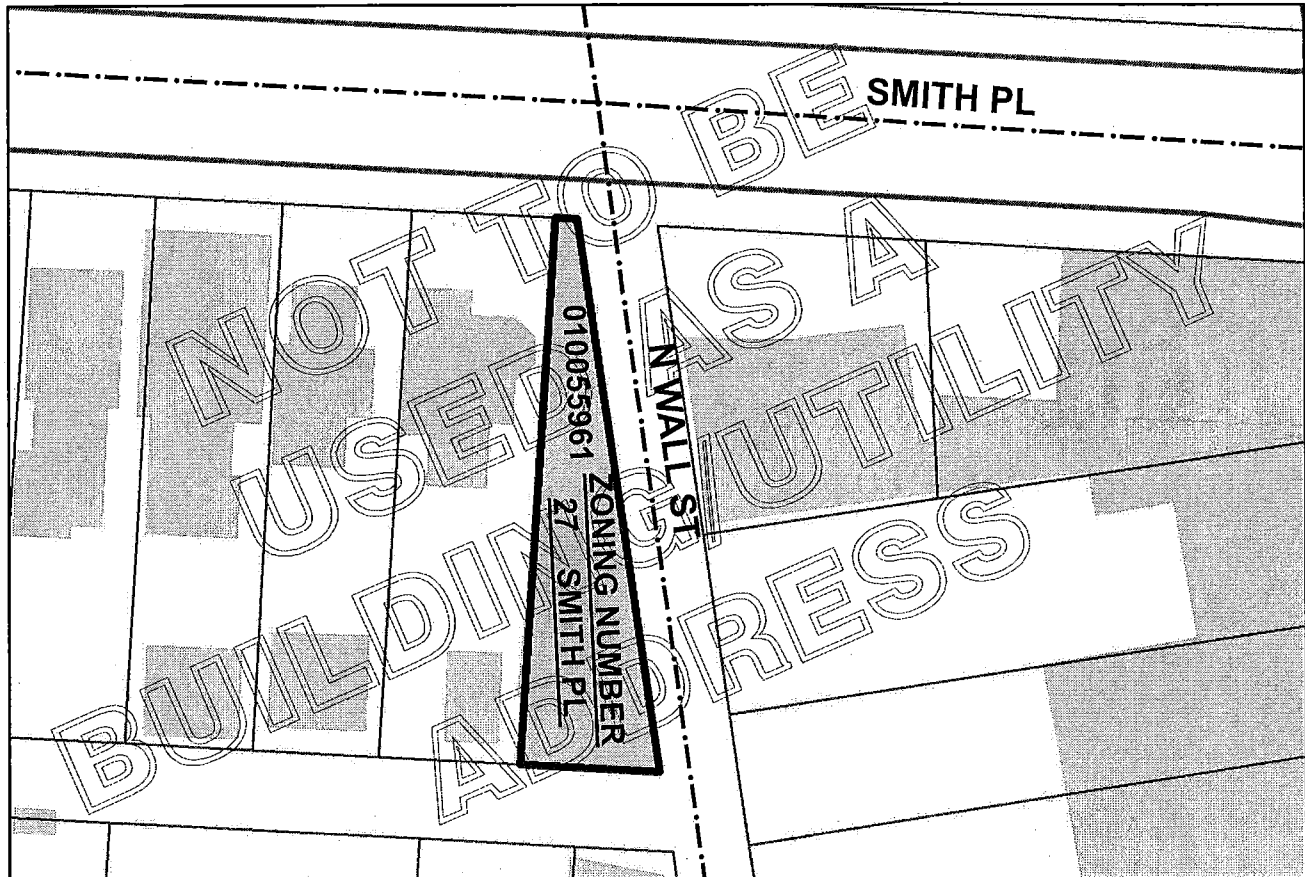
Street Name: SMITH PL

Lot Number : 31

Subdivision: DENNISON PL

Requested By: BROWN JEFFREY P (OWNER)

Issued By: Patricia Austin Date: 4/10/2014



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 19302

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





Mayor Michael D. Coleman

Wanna owner notarized

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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.

APPLICATION #

**14310-00240**

**27 - 27-1/2 Smith Pl.**

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey P. Brown  
of (COMPLETE ADDRESS) 27 & 27 1/2 Smith Place  
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 Jeffrey P. Brown COMPLETE MAILING ADDRESS

27 & 27 1/2 Smith Place 43201

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 14 day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature: Kellina J. Nicholson]*  
5-23-16

My Commission Expires:



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