



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: 14310-0-00254
Date Received: 4/23/14
Commission/Civic: N. Linden
Existing Zoning: R-3 Application Accepted by: IL. Reiss Fee: \$320.00
Comments: 7/22/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3312.27(2), 3312.25, 3321.07(A), 3321.05(A)(2), 3312.43

LOCATION

1. Certified Address Number and Street Name 816 E NORTH BROADWAY ST.
City COLUMBUS State OH Zip 43224
Parcel Number (only one required) 010-099318

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name RACHEL BOKOR
Address 816 E North Broadway St. City/State COLUMBUS, OH Zip 43224
Phone # 7708556850 Fax # _____ Email rlbokor@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 _____
PROPERTY OWNER SIGNATURE R. Bokor
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

14310-00254
816 E. North Broadway St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RACHEL BOKOR
of (1) MAILING ADDRESS 816 E NORTH BROADWAY ST. COLUMBUS OH 43224
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) RACHEL BOKOR
816 E NORTH BROADWAY ST
COLUMBUS OH 43224

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

RACHEL BOKOR
4468556850

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

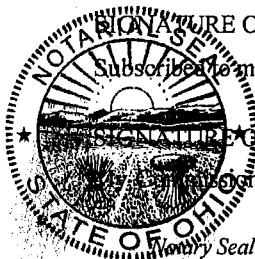
(5) NORTH LINDEN AREA COMMISSION
ZONING CHAIR - WALTER REINER
5030 WESTERVILLE RD. COLUMBUS OH
43231

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

PLEASE SEE ATTACHED FOR INFORMATION

☒ (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

JERI D. JONES

My Commission Expires 05-15-17

Notary Seal Here

(8) Rachel Bokor
22 day of APRIL, in the year 2014

(8) Jeri D. Jones
5/15/17

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Rachel Bokor- Property Owner
806 E North Broadway 516
Columbus, OH 43224

North Linden Area Commission
c/o Walter Reiner -Zoning Chair
5030 Westerville Rd.
Columbus, OH 43231

John Maloney
819 Kenworth Rd.
Columbus, OH 43224

Patrick & Kimberly Collins
825 Kenworth Rd.
Columbus, OH 43224

James & Cheryl Burden
833 Kenworth Rd.
Columbus, OH 43224

David Cobbs
839 Kenworth Rd.
Columbus, OH 43224

Ryan Morrow
845 Kenworth Rd.
Columbus, OH 43224

Tina Smith
836 E North Broadway
Columbus, OH 43224

Edward & Diane Inge
830 E North Broadway
Columbus, OH 43224

Edward & Diane Inge
4448 Danforth Rd.
Columbus, OH 43224

Darroll & Elizabeth Longbrake
824 E North Broadway
Columbus, OH 43224

Patrick Jones
810 E North Broadway
Columbus, OH 43224

Jon Neutzling
804 E North Broadway
Columbus, OH 43224

Patricia Pillitteri
798 E North Broadway
Columbus, OH 43224

Marvin Myers
801 E North Broadway
Columbus, OH 43224

Diane & Terry Bellar
807 E North Broadway
Columbus, OH 43224

Shari Fulton
813 E North Broadway
Columbus, OH 43224

Scott Marple
821 E North Broadway
Columbus, OH 43224

James & Betty Howard
827 E North Broadway
Columbus, OH 43224

Rebecca Lawless
807 Kenworth Rd.
Columbus, OH 43224

David & Mary Rudell
811 Kenworth Rd.
Columbus, OH 43224

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STATEMENT OF HARDSHIP

14310-00254

816 E. North Broadway St.

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 LIVE ON A MAJOR THOROUGHFARE ON E. NORTH BROADWAY ST. JUST EAST OF
HIGHWAY 71. PARKING AT OUR RESIDENCE IS LIMITED DUE TO LACK OF ALLEY ACCESS,
A SINGLE CAR WIDTH DRIVEWAY AND RESTRICTED PARKING HOURS ON STREET TO
EXPEDITE VEHICLES ACCESSING HIGHWAY 71. WE'VE USED A GRAVEL PAD ON
OUR LOT FOR 7 YRS FOR PARKING, THIS PAD EXISTED BEFORE THE PURCHASE OF MY
HOME, AND WOULD LIKE TO CONTINUE AS SUCH. CODE ENFORCEMENT HAS NOTIFIED
US WE'RE NO LONGER ALLOWED TO PARK ON PAD. WE'VE BEEN MANEUVERING 3
VEHICLES DAILY INTO HEAVY TRAFFIC. AS A RESULT OUR CAR IS DAMAGED BY A HIT-AND-RUN
AND I SLIPPED ON ICE INTO ONCOMING TRAFFIC TRYING TO DIG OUT MY PLOWED IN CAR.
LIMITED ACCESS, VISIBILITY AND THE SPEED OF ONCOMING TRAFFIC HAS MADE
FOLLOWING THIS ORDER A DANGER TO OUR PERSON, PROPERTY AND OTHER VEHICLES
TRAVELING BY. HEY THANK YOU FOR YOUR CONSIDERATIONS.

Signature of Applicant

Date

4/22/14

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Subject: ~~3508 Maize Rd Variances~~

Dave,

I believe these are the variances I would include in the BZA application for the non-conforming parking pad in front of the building and parking setback line:

- 1) Variance to section ~~3312.27~~ (2) which establishes the parking setback line at 25 feet when the building setback line is 25 feet or greater to allow a parking setback of 6 feet from the right-of-way line.
- ~~2) Variance to section 3312.29 which requires that a parking space shall be a rectangular area of not less than 9 feet by 18 feet to allow a parking space of 13 feet by 16 feet.~~
- 3) Variance to section ~~3312.25~~ that requires that every parking spot shall have sufficient access and maneuvering area, which would be 20 feet plus the 18 foot parking spot for a total of 38 feet, to allow a total of 31 feet.
- 4) Variance to section ~~3321.07~~ (A) which states that the area between a required building line and street line shall be landscaped and not paved except for paved areas approved by the city to allow a parking pad.
- 5) Variance to section ~~3321.05~~ (A)(2) that requires a motor vehicle parked in a driveway shall extend no closer than 10 feet to the street right-of-way line, to allow a car to be parked as close as 6 feet.

Cindy

Keep
6. Gravel
~~2-12-13~~ - Required surface
for parking.

14310-00254
816 E. North Broadway St.



**THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT**



CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(ES), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-36, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

LANDMARK SURVEY GROUP
T.614-485-8000 / F.614-485-8003
WWW.LANDMARKSURVEY.COM

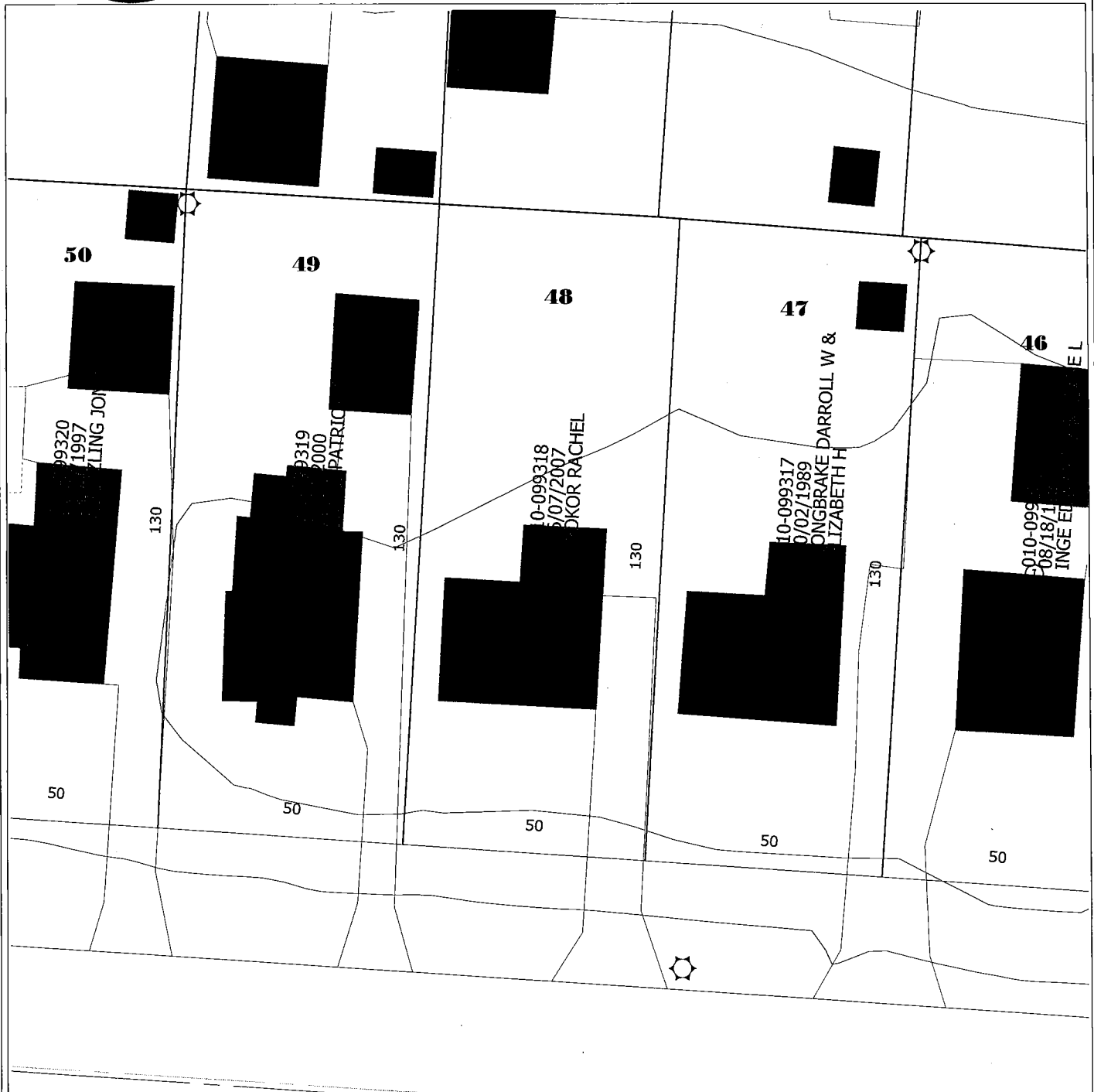
14310-00254
816 E. North Broadway St.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 4/21/14



Disclaimer

Scale = 30



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

14310-00254
816 E. North Broadway St.

ent



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: 010099318

Zoning Number: 816

Street Name: E NORTH BROADWAY

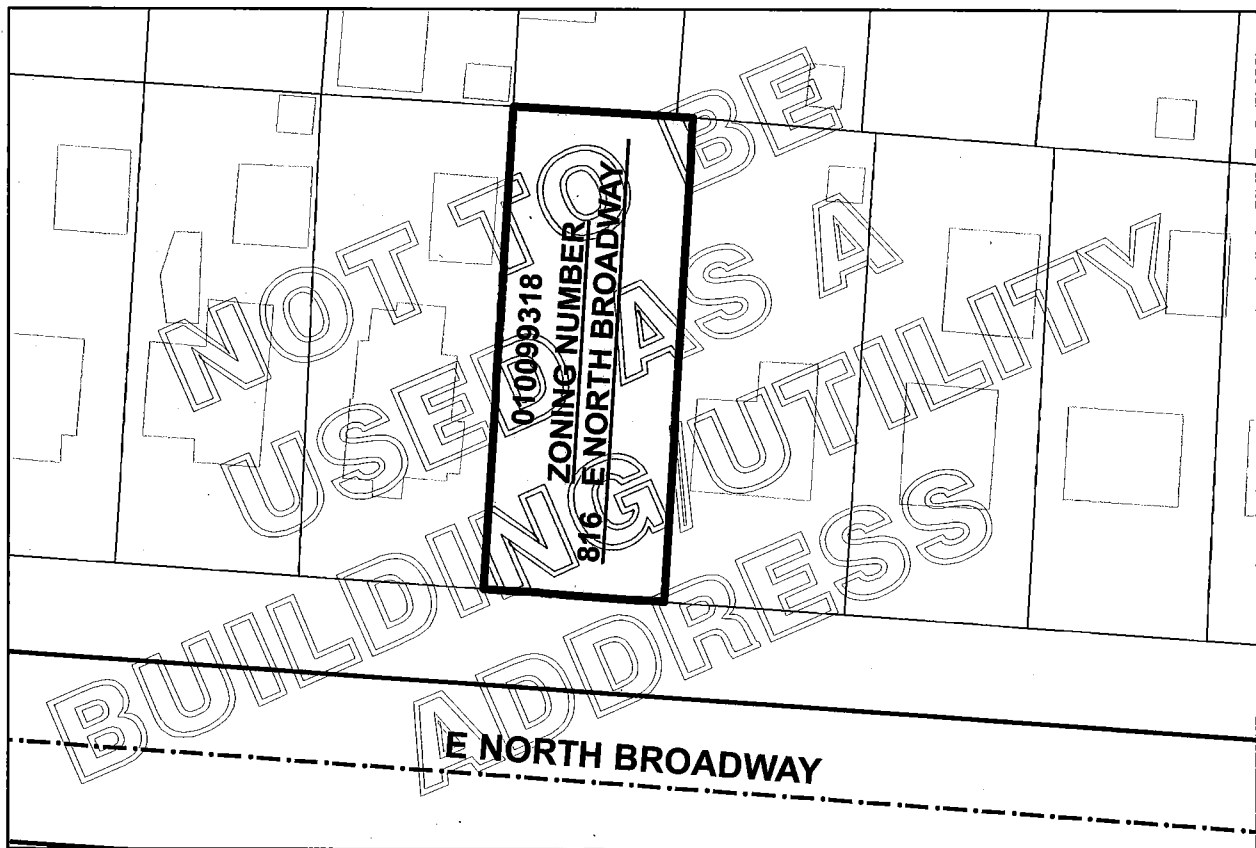
Lot Number : 48

Subdivision: BOKOR RACHEL

Requested By: BOKOR RACHEL (OWNER)

Issued By: Adyana Umarism

Date: 4/21/2014



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 19941



City of Columbus
Mayor Michael B. Coleman

Department of Development

Steven R. Schoeny, Director

Date of Service/Posting 1.30.14

Order Number: 14470-00174

Parcel Number: 010099318

RACHEL L. BOKOR
816 E. NORTH BROADWAY
COLUMBUS, OH 43224

Non-Compliance Warning Letter

Warning Letter Issuance Date: 4/9/2014

Re: 816 E NORTH BROADWAY

You have not complied with the above order. A copy of that order is enclosed. You are advised to immediately contact the undersigned Code Enforcement Officer within **15** days to arrange a satisfactory compliance schedule. Your prompt response may avoid legal action.

Continued Non-compliance may expose any person with responsibility for this property to civil or criminal prosecution or both.

by Todd D. Dillard
Todd D. Dillard
Code Enforcement Officer
Phone: (614) 645-5650

CE-25
Rev. 07/09

14310-00254
816 E. North Broadway St.

RACHEL L. BOKOR
816 E. NORTH BROADWAY
COLUMBUS, OH 43224

ZONING CODE VIOLATION ORDER

An inspection has been made at 816 E NORTH BROADWAY on January 22, 2014.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **20** calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the Third Degree and may be punishable by a \$500 fine and sixty (60) days imprisonment.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

For further information on this notice contact the undersigned Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

by

Todd D. Dillard

Todd D. Dillard
Code Enforcement Officer
Phone: 614-645-5650
tddillard@columbus.gov
757 Carolyn Avenue
Columbus Ohio 43224

14310-00254
816 E. North Broadway St.

ITEM#	CODE SECTION	COMMENTS
<u>Zoning Violations</u>		
1	3312.43 Required surface for parking	Parking or keeping of a motor vehicle on grass, gravel or dirt at the front yard area on an unimproved surface located on a residentially zoned lot.

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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.

APPLICATION #

14310-00254

STATE OF OHIO
COUNTY OF FRANKLIN

816 E. North Broadway St.

Being first duly cautioned and sworn (NAME) RACHEL BOKOR
of (COMPLETE ADDRESS) 816 E NORTH BROADWAY ST, COLUMBUS OH 43224
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

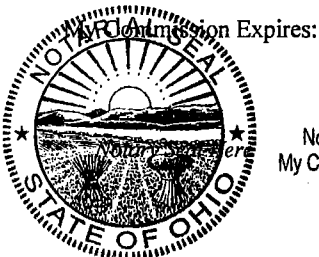
COMPLETE MAILING ADDRESS

RACHEL BOKOR 816 E NORTH BROADWAY ST COLUMBUS, OH
(OWNER) 43224

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22 day of APRIL, in the year 2014

SIGNATURE OF NOTARY PUBLIC

5/15/17

JERI D. JONES
Notary Public, State of Ohio
My Commission Expires 05-15-17

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