



Mayor Michael B. Coleman

# 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: # 14310-00000-00263  
 Date Received: 25 APRIL 2014  
 Commission/Group: SOUTHASIDE  
 Existing Zoning: \_\_\_\_\_ Application Accepted by: [Signature] Fee: \$320-  
 Comments: \_\_\_\_\_

### TYPE(S) OF ACTION REQUESTED (Check all that apply)

Variance       Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.  
I am requesting a variance to Columbus City Code Section 3332.38 to allow a private garage on my property to be ~~50~~<sup>50</sup> feet by ~~80~~<sup>80</sup> feet. 4,000 SQ. FT.

### LOCATION

1. Certified Address Number and Street Name 982 Marion Road  
 City Columbus State OH Zip 43207  
 Parcel Number (only one required) 010 113378

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
 Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Terri Chhun  
 Address 982 Marion Road City/State Columbus, OH Zip 43207  
 Phone # 614-271-9881 Fax # \_\_\_\_\_ Email terrichhun@yahoo.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 \_\_\_\_\_  
 ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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**Please make all checks payable to the Columbus City Treasurer**

14310-00000-00263  
982 MARION ROAD



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu May 29 2014

General Zoning Inquiries: 614-645-8637

## SITE INFORMATION

Address: 982 MARION RD COLUMBUS, OH

Mailing Address: 1789 E MAIN ST  
COLUMBUS OH 43205

Owner: CHHUN TERRI

Parcel Number: 010113378

## ZONING INFORMATION

Zoning: 763, Residential, R2  
effective 3/24/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside 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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**AFFIDAVIT**

**14310-00000-00263**  
**982 MARION ROAD**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Terri Chhun  
of (1) MAILING ADDRESS 982 Marion Road, Columbus, OH 43207  
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) Terri Chhun  
AND MAILING ADDRESS 982 Marion Road  
Columbus, OH 43207

APPLICANT'S NAME AND PHONE # (5) Terri Chhun  
(same as listed on front of application) 614-271-9881

AREA COMMISSION OR CIVIC GROUP (5) Curtis Davis - Zoning Chair  
AREA COMMISSION ZONING CHAIR OR P.O. Box 7846, Columbus, OH 43207  
CONTACT PERSON AND ADDRESS 614-332-3355

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
Columbus & Southern Ohio	869 Marion Road	P.O. Box 16428, Columbus, OH 43216
Herszage, Scott D & Shari P	976 Marion Road	303 S. Ardmore Road, Columbus, OH 43209
Wiles, John R. & Pamela J	988 Marion Road	3963 Yukon Avenue, Groveport, OH 43125
Hodge, Raymond & Sharon	970 Marion Road	970 Marion Road, Columbus, OH 43207

See attached page

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

SIGNATURE OF AFFIANT (8) *Terri Chhun*  
Subscribed to me in my presence and before me this 24th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC (8) *[Signature]*  
My Commission Expires: n/a

Notary Seal Here  
ROBERT R. GOLDSTEIN  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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### STATEMENT OF HARDSHIP

14310-00000-00263  
982 MARION ROAD

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:

On or about December 19, 2013, I hired SLC Buildings to construct a garage on my property. I believed that they would make the proper arrangements to get city approval and obtain the proper permits. I recently learned that they did not do so, even though the construction is nearly complete.

1. The special circumstance that exist, which do not apply generally to the other properties is that the garage is already constructed and already exists on my property.
2. The circumstances are not attributed to my actions, because the contractor, SLC Buildings, designed and constructed the garage, without first getting the necessary approvals or checking the current zoning rules. I simply asked them to build a garage, assuming that they would do it correctly. Their actions created this problem.
3. The variance must be granted in order to allow me to store my vehicles and other personal items in a garage, in the same way that my neighbors currently do.
4. The variance will not harm any of my neighbors, since I will be utilizing a private garage in the same way that each of them do.

Signature of Applicant

Ten [Signature]

Date

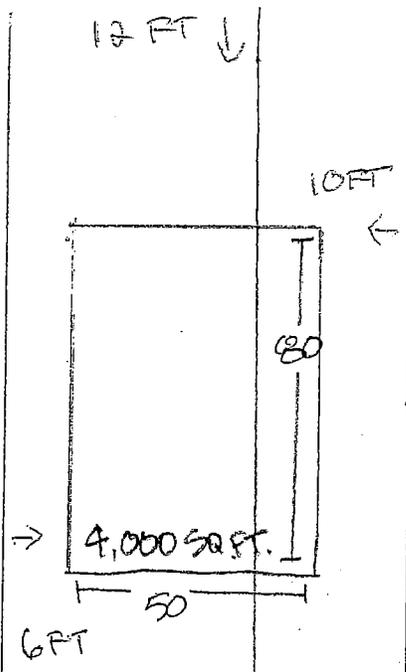
4/24/2014

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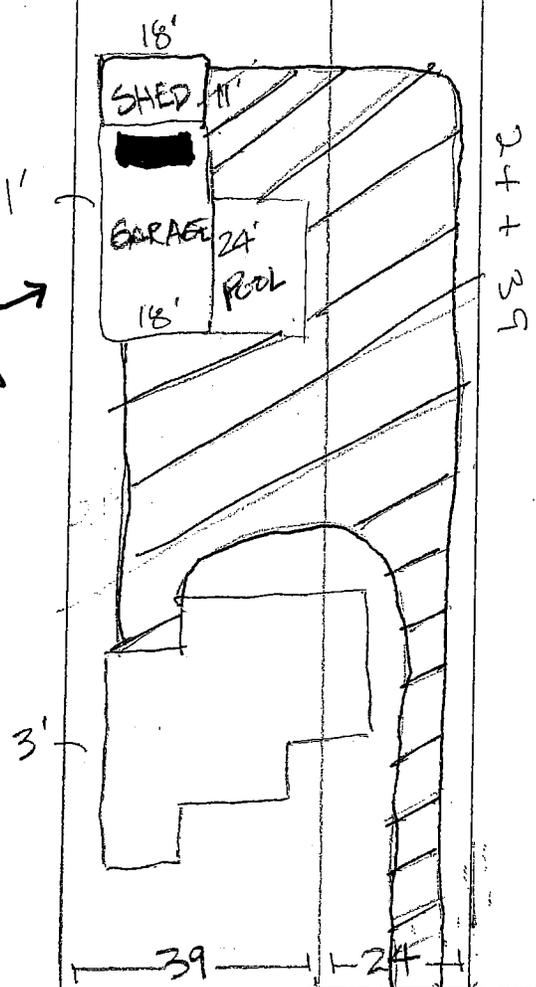


14310-00000-00263  
982 MARION ROAD

Proposed →



432 ft →  
existing



SCALE 1" = 30'

982 MARION



# SLC Buildings Quotation Package

**QUOTATION FOR:**

Kevin  
982 Marion Rd.  
Columbus, OH 43207  
614-271-9881

**CONTACT:**

Jerry Risher  
16133 US 23  
Waverly, OH 45690  
740-701-6934

**QUOTATION DATE:**

12/2/2013

**ESTIMATE NUMBER:**

482

**CONSTRUCTION:**

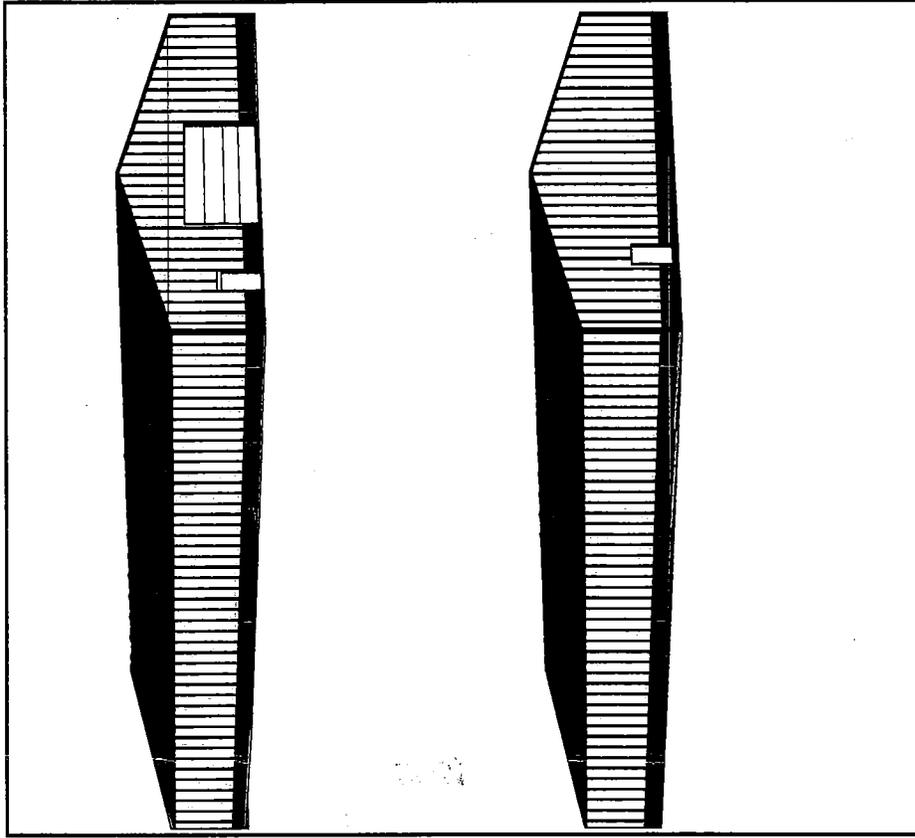
Post Frame

**DIMENSIONS:**

50' X 80' X 14'

**SPECIFICATIONS FOR 50' X 80' X 14' POST FRAME PACKAGE:**

- **MATERIAL & LABOR PACKAGE**
  - Pre-Engineered Wood Trusses (4/12 Pitch, 4' O/C)
  - 4.5 x 5.25 Ohio Timberland 3 Ply Eave Posts (8' O/C)
  - 4.5 x 5.25 Ohio Timberland 3 Ply Gable Posts (10' O/C)
  - 2 x 6 Treated Skirt Boards (1 Row)
  - 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
  - 2 x 12 Double Top Girt Truss Carrier
  - 1/4" Ply-Foil Single Bubble Foil Insulation on Roof
  - Light Stone Ultra Deck Steel Siding
  - Burnished Slate Steel Wainscot on All Four Sides
  - Burnished Slate Ultra Deck Steel Roof
  - Three Bags of Concrete Mix per Post Hole
- **DOORS & WINDOWS**
  - One 16 X 12 Overhead Std. Trk. w/o Opener
  - Two 3' 6 Panel Entry Doors
- **0" OVERHANG ON ALL SIDES**
- **FASTENERS**
  - 1 1/2 in. Neo Screws for Steel Wall, Roof Panels
  - 3 1/2 in. Galv. Pole Barn Nails for Truss Carrier
  - 3 1/2 in. Galv. Pole Barn Nails for Skirt Board
  - Galvanized Steel Framing Nails



Subtotal \$25,860.00

Tax

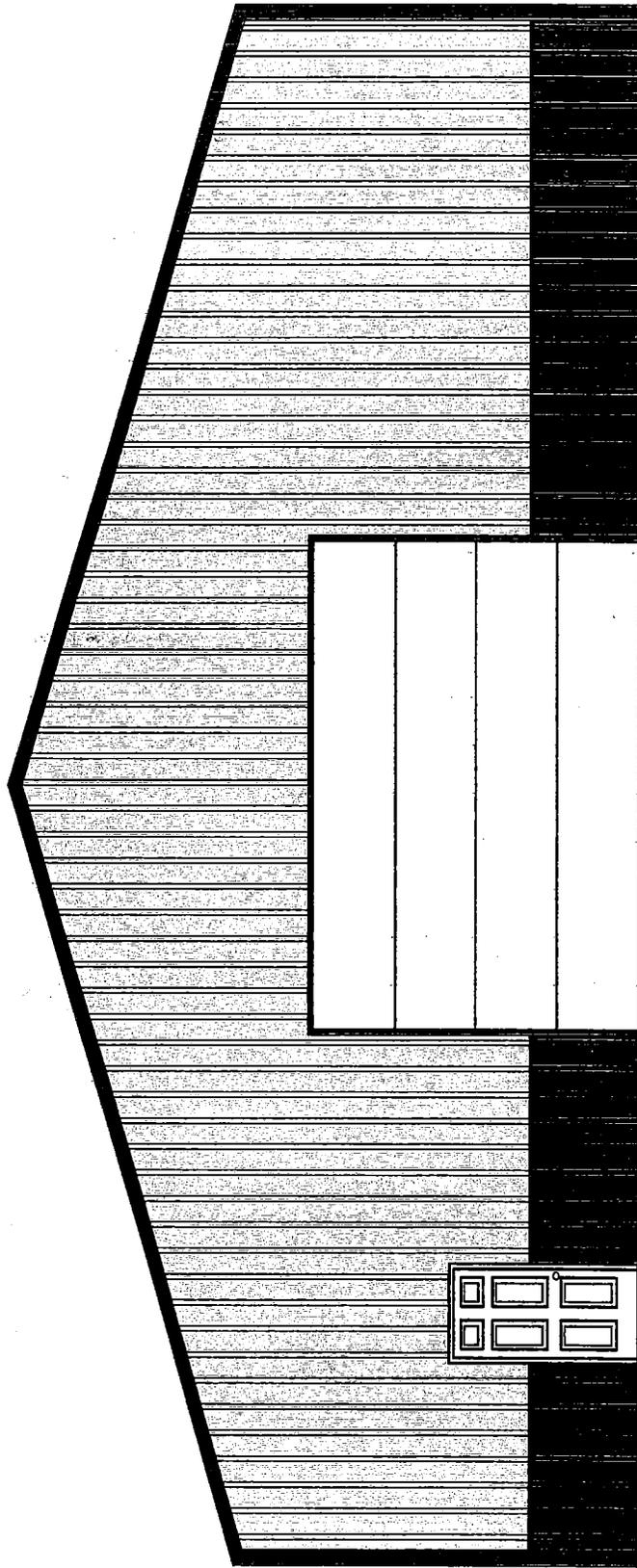
**GRAND TOTAL**

Prices are good for 30 days, until 1/1/2014

Thank You!

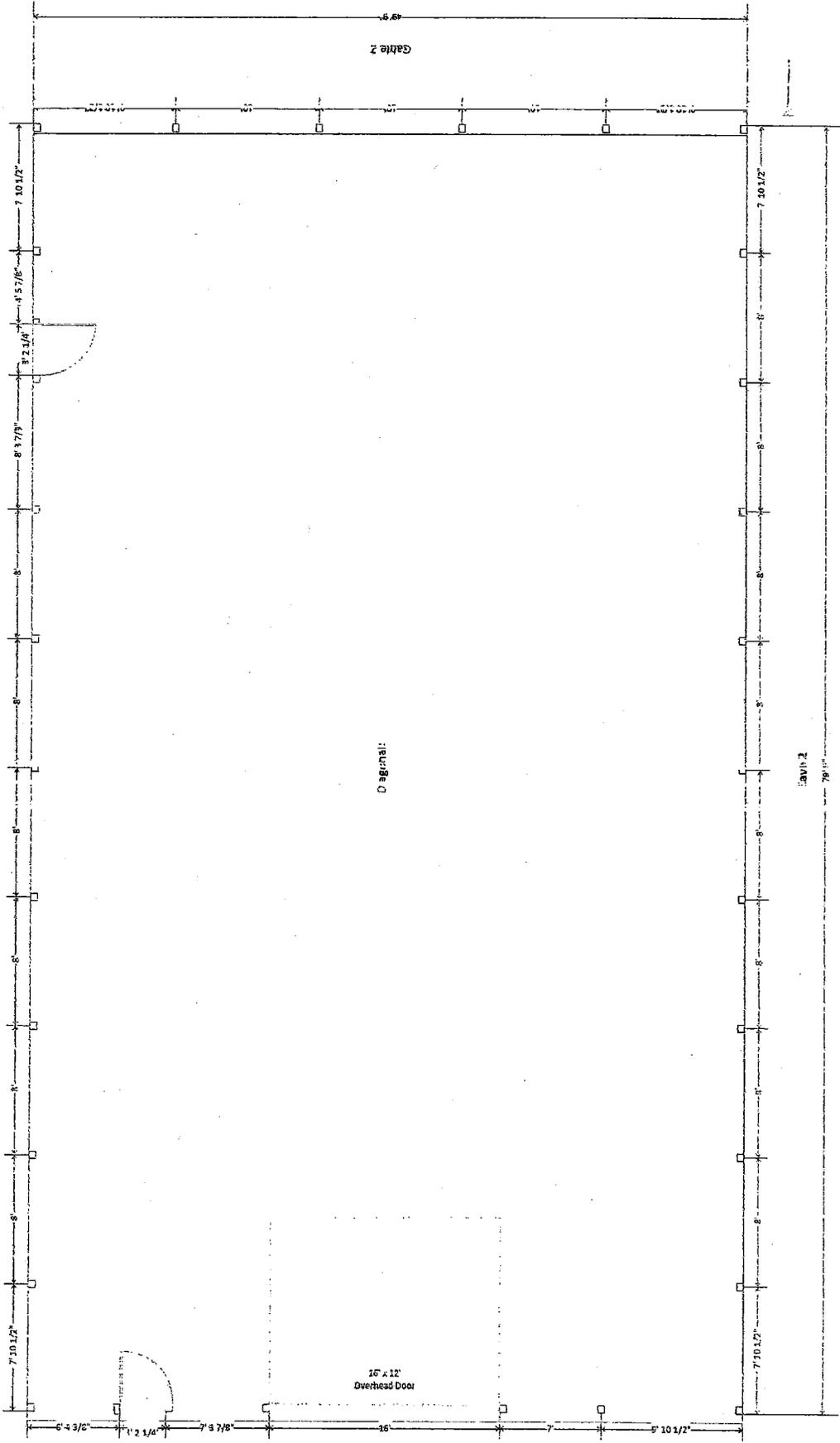
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NORTH SIDE-GABLE SIDE 1 ELEVATION



**HOLE LAYOUT**  
Pen are 400 sq. ft.

Exit 1

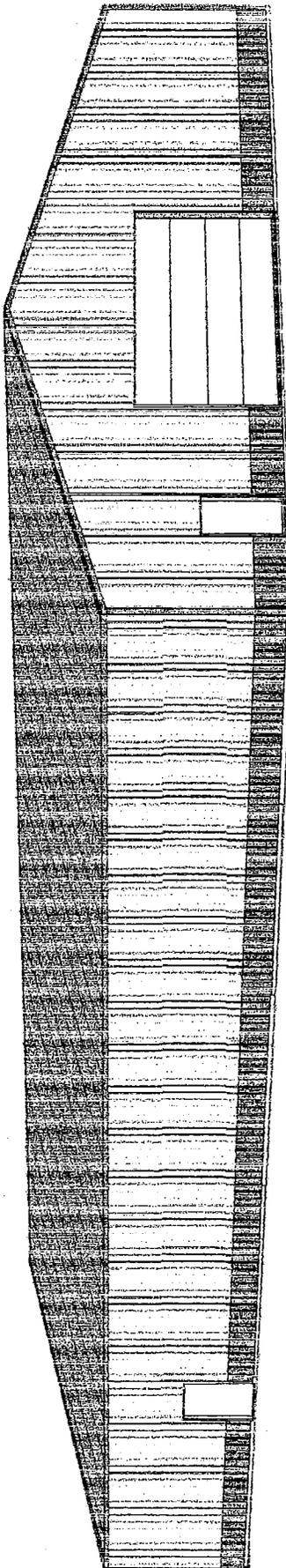


Gable 1

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EAVE SIDE 1/GABLE SIDE 1 3D PERSPECTIVE





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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 # **14310-00000-00263**  
**982 MARION ROAD**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Terri Chhun  
of (COMPLETE ADDRESS) 982 Marion Road, Columbus, OH 43207

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
Terri Chhun	982 Marion Road, Columbus, OH 43207

SIGNATURE OF AFFIANT *Terri Chhun*

Subscribed to me in my presence and before me this 24th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC *[Signature]*

My Commission Expires: n/a



ROBERT R. GOLDSTEIN  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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