



## 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: # 14310-00000-00310  
Date Received: 13 MAY 2014  
Commission/Civic: NORTHWEST CIVIC ASSOC.  
Existing Zoning: \_\_\_\_\_ Application Accepted by: JE 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.

Driveway Extension - 3332.26, reduce sideyard  
from 5' to 0'; 3312.27, setback 25' to 10'

### LOCATION

1. Certified Address Number and Street Name 5574 Ramblewood Court  
City Columbus State OH Zip 43235  
Parcel Number (only one required) ~~000~~ 590-171634

### APPLICANT: (IF DIFFERENT FROM OWNER)

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

### PROPERTY OWNER(S):

Name David A. & Rebecca F. Winingers  
Address 5574 Ramblewood Court City/State Columbus OH Zip 43235  
Phone # 614-451-7865 Fax # \_\_\_\_\_ Email bwiningers@wowway.com  
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

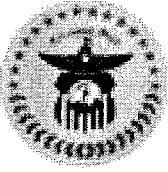
Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE Rebecca F. Winingers / David A. Winingers  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
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14310-00000-00310  
5574 RAMBLEWOOD  
COURT



## 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:** 5574 RAMBLEWOOD CT COLUMBUS, OH 43235

**Mailing Address:** 5574 RAMBLEWOOD CT  
COLUMBUS OH 43235

**Owner:** WININGER DAVID A & REBECCA

**Parcel Number:** 590171634

#### ZONING INFORMATION

**Zoning:** Z78-064, Residential, R1  
effective 11/22/1978, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**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

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rebecca F. Winingier  
of (1) MAILING ADDRESS 5574 Ramblewood Court Columbus, OH 43235  
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) David A. and Rebecca F. Winingier  
5574 Ramblewood Court  
Columbus, OH 43235

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) Rosemarie Lisko NW Civic Assoc.  
1035 Stoney Creek Road  
Columbus, OH 43235 *Zoning chair*

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.

*complete list attached*

SIGNATURE OF AFFIANT

(8) \_\_\_\_\_

Subscribed to me in my presence and before me this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC

(8) \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary Seal Here

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Revised 11/12 tmt



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### STATEMENT OF HARDSHIP

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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:

*see attached*

Signature of Applicant

*Rebecca J. Winger*

Date

*05/11/2014*

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1) We have 4 children and anticipate the need for additional cars and parking space in the next year.

Short term parking is prohibited in front of our home due to a fire hydrant. Limited parking space available in the vicinity of our home because of 2 street intersections.

2) We are asking permission to add a driveway extension rather than disregarding the law and then later asking for forgiveness. Our view is that we are being responsible homeowners by requesting to have a driveway extension so that we can keep our cars on our property and not inconvenience neighbors by parking in front of their homes.

3) Most others don't have a fire hydrant in their front yard. Some neighbors have a driveway extension even though they have no fire hydrant in their front yard, nor street intersections that limit street parking in the vicinity of their homes.

4) Our request does not injure anyone or their property. There are at least 8 driveway extensions in our neighborhood similar to our proposal.

*Rebecca J. Winger*

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ment

# SURVEY PLAT

Lot 4

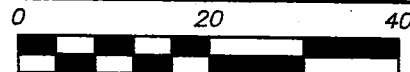
McKittrick Estates Sec. 1

Columbus, Ohio

Plat Book 51, Page 25

Franklin Co. Recorder's Office

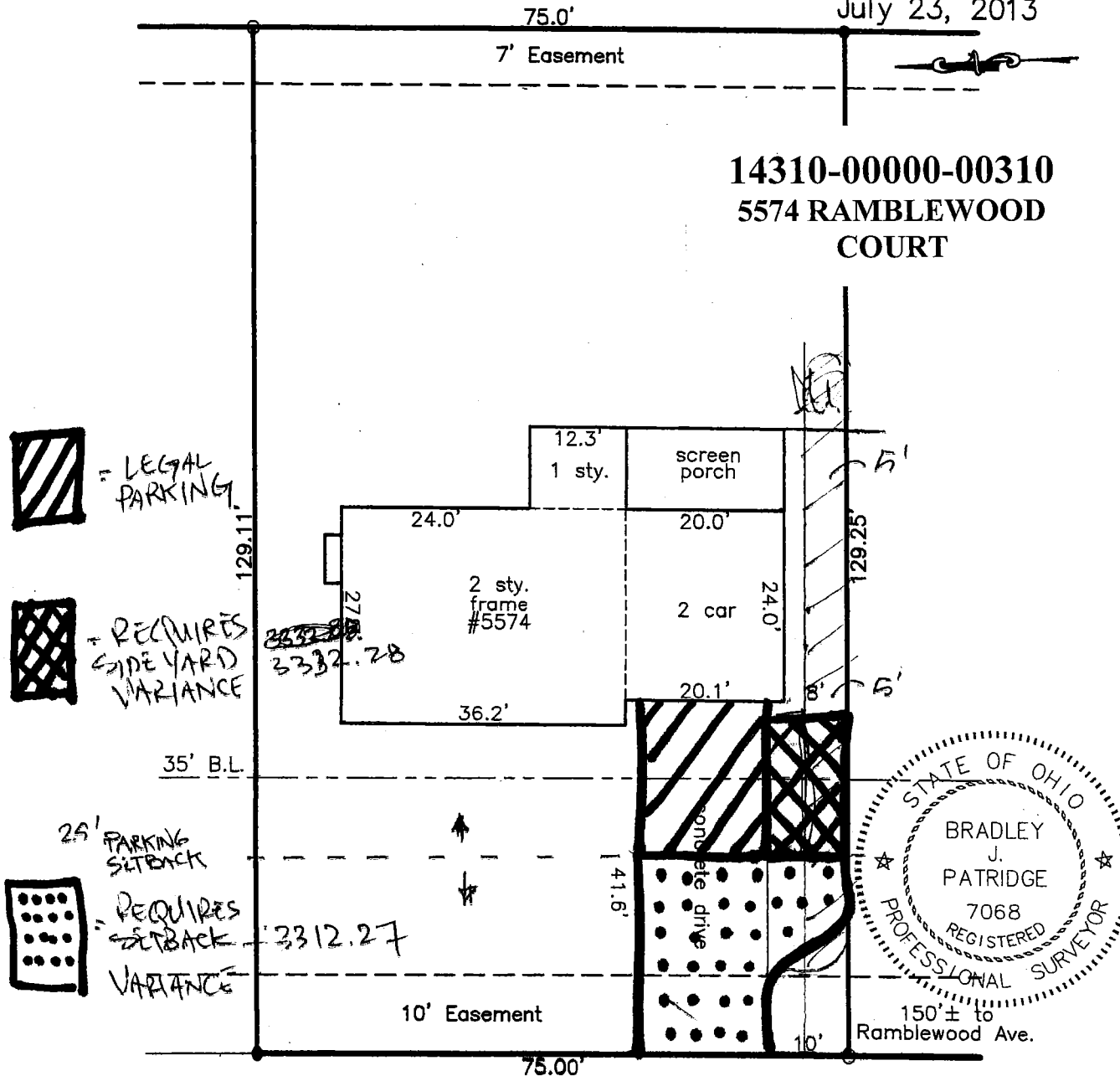
For: David & Rebecca Winger, owners



Scale 1" = 20'

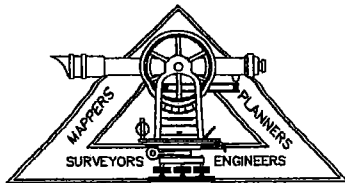
July 23, 2013

Area in Flood Zone X.



## LEGEND

- found iron pin
- set iron pin (capped PATRIDGE SURVEYING)



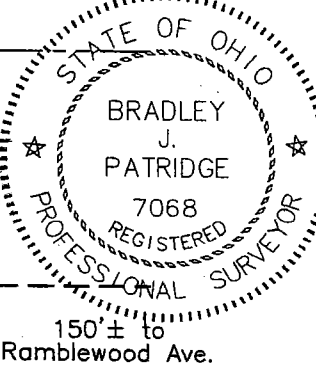
PATRIDGE  
SURVEYING L.L.C.  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
TEL. (614)-799-0031  
FAX (614)-300-5076

Ramblewood Ct. 50'

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

*Bradley J. Patridge*

Bradley J. Patridge  
Professional Surveyor No. 7068





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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  
provided.

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STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rebecca F. Wining  
of (COMPLETE ADDRESS) 5574 Ramblewood Court Columbus, OH 43235  
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

David A & Rebecca F.  
Wining

5574 Ramblewood Court  
Columbus, OH 43235

SIGNATURE OF AFFIANT

Rebecca F. Wining

Subscribed to me in my presence and before me this 13 day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Antionette M. Gillum

My Commission Expires:

ANTIONETTE M. GILLUM  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 17, 2014

Notary Seal Here

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