



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: 14310-0-00403
Date Received: 6/11/14
Commission/Group: Eastmoor Civic Ass'n
Existing Zoning: _____ Application Accepted by: D. Reiss Fee: \$32000
Comments: 9/26/14

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.

To reduce the rear side yard from 25% to 21% - a reduction of 4% (Section 3332.27
of the Columbus Zoning Code)

LOCATION

1. Certified Address Number and Street Name 225 S. Kellner Road

City Columbus State OH Zip 43209

Parcel Number (only one required) 010-090942

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Same as Owner

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name LGR Investments

Address 3016 Maryland Ave. City/State Columbus, OH Zip 43209

Phone # 237-3726 Fax # 237-3219 Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jackson B. Reynolds III, c/o Smith & Hale, LLC

Address 37 W. Broad St., #460 City/State Columbus, OH Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: _____

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

APPLICANT SIGNATURE By: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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

14310-00403
225 S. Kellner Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds III
of (1) MAILING ADDRESS 37 W. Broad Street, #460, Columbus, OH 43215
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) LGR Investments

3016 Maryland Ave.

Columbus, OH 43209

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

LGR Investments

237-3726

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

(5) Eastmoor Civic Association & Blockwatch
c/o Janet Zettler

PO Box 91287

Columbus, OH 43209

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

See attached list

☐ (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

4th

day of

JUNE

, in the year

2014

SIGNATURE OF NOTARY PUBLIC

(8)

9/4/15



Commission Expires:
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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PROPERTY OWNER/APPLICANT

ATTORNEY

CIVIC ASSOCIATION

LGR Investments
3016 Maryland Avenue
Columbus, OH 43209

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

Eastmoor Civic Association and
Blockwatch
c/o Janet Zettler
P.O. Box 91287
Columbus, OH 43209

**SURROUNDING PROPERTY
OWNERS**

Besty D Penn
203 South Kellner Road
Columbus, OH 43209

Boris Vayntraub
211 South Kellner Road
Columbus, OH 43209

Linda Reis
215 South Kellner Road
Columbus, OH 43209

Travis L Frye
231 South Kellner Road
Columbus, OH 43209

Anthony D & Michelle V Santuomo
239 South Kellner Road
Columbus, OH 43209

William E Vandorn
245 South Kellner Road
Columbus, OH 43209

Blair I Schroeder
250 South Kellner Road
Columbus, OH 43209

Jason M McAnich & Kathleen M Hallihan
240 South Kellner Road
Columbus, OH 43209

Stuart M Modes
240 Eastmoor Blvd.
Columbus, OH 43209

Patricia M Hinton
232 Eastmoor Blvd.
Columbus, OH 43209

Glenn T Jr. & Lynne L Smith
222 Eastmoor Blvd.
Columbus, OH 43209

John & Carol A Ricks
214 Eastmoor Blvd.
Columbus, OH 43209

Norma M Tausk
206 Eastmoor Blvd.
Columbus, OH 43209

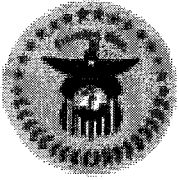
Alexander Elbert
198 Eastmoor Blvd.
Columbus, OH 43209

Creative Housing Inc.
2233 City Gate Drive
Columbus, OH 43219

Valerie A Kunze
226 South Kellner Road
Columbus, OH 43219

Christopher Wilkins
220 South Kellner Road
Columbus, OH 43209

Mark D & Leslie S Rosen
206 South Kellner Road
Columbus, OH 43209



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00403
225 S. Kellner Rd.

One Stop Shop Zoning Report Date: Wed Jun 11 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 225 S KELLNER RD COLUMBUS, OH

Mailing Address: 3016 MARYLAND AVE

COLUMBUS OH 43209

Owner: LGR INVESTMENTS

Parcel Number: 010090942

ZONING INFORMATION

Zoning: 445, Residential, R1

effective 9/19/1949, 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

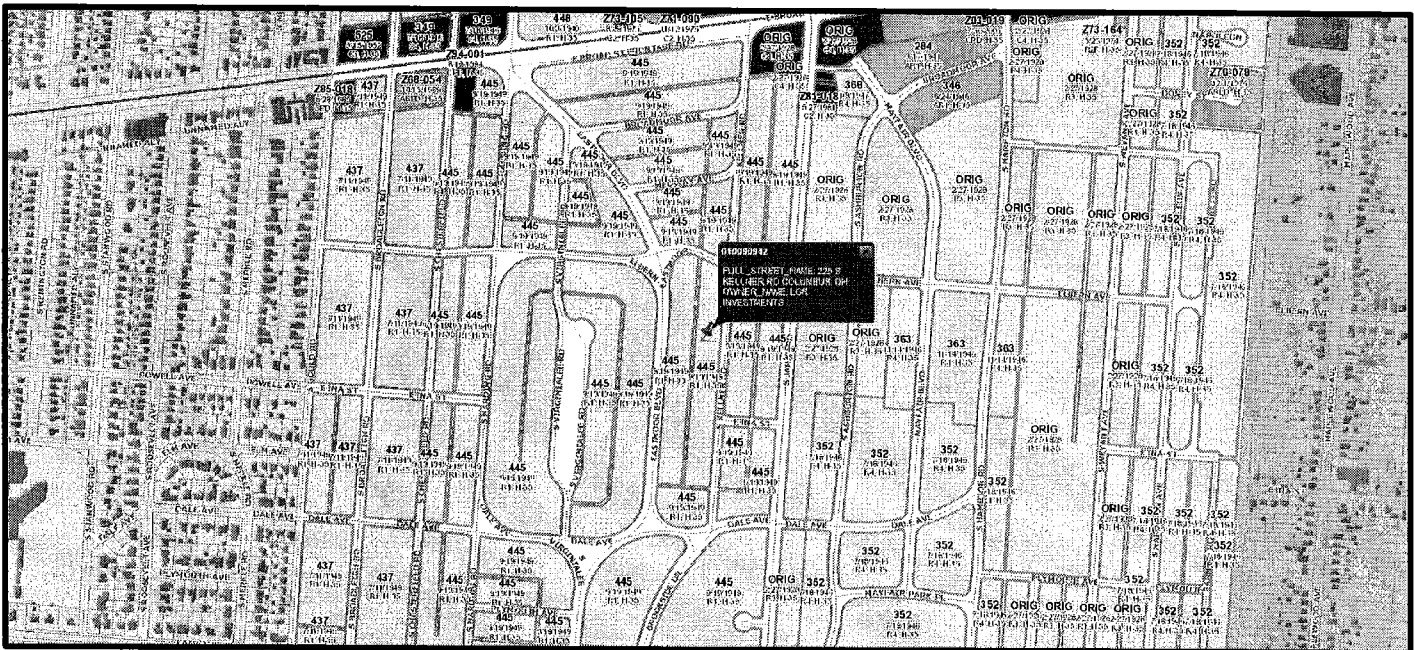
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14310-00403

225 S. Kellner Rd.

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 special circumstances in this case is that the existing house has an attached garage on the rear of the house which lengthens the house toward the rear lot line thereby reducing the available rear lot area. Most of the surrounding homes are smaller in size and have their garages located in the front of the house or separate from the main structure. The applicant wants to add a screened in porch to the south side of the house and with the additional roof area located in the rear yard area the required open space dropped below the 25% required under code. The special circumstances that necessitates the variance is that the area is not year round liveable area but rather only a covered screened in porch. The reduction is from 25% to 21% or a reduction of 4%. The granting of the variance will not be injurious to surrounding property owners nor will it be contrary to the public interest nor the intent and purpose of the zoning code.

Signature of Applicant

John B. Payroll

Date

6/4/14

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**MICHAEL
L
ROSEN AIA**

LGR REALTY
225 SOUTH KELLNER ROAD
COLUMBUS, OHIO 43209
06-05-14

REAR YARD CALCULATIONS

LOT AREA 8008 SF
REAR YARD
REQUIRED
(25% OF LOT) 2002 SF
REAR YARD
PROPOSED 1733.52 SF
(INCL. 1/2 ALLEY) 21.65%

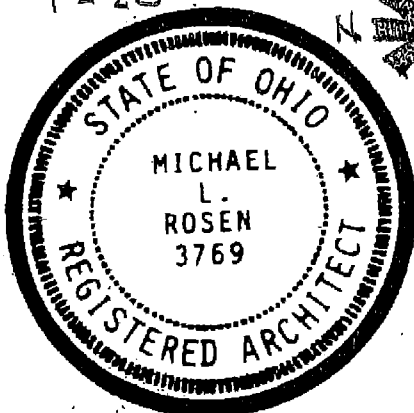
REAR YARD 

PROPOSED
SCREEN
PORCH SUB-
JECT TO
VARIANCE

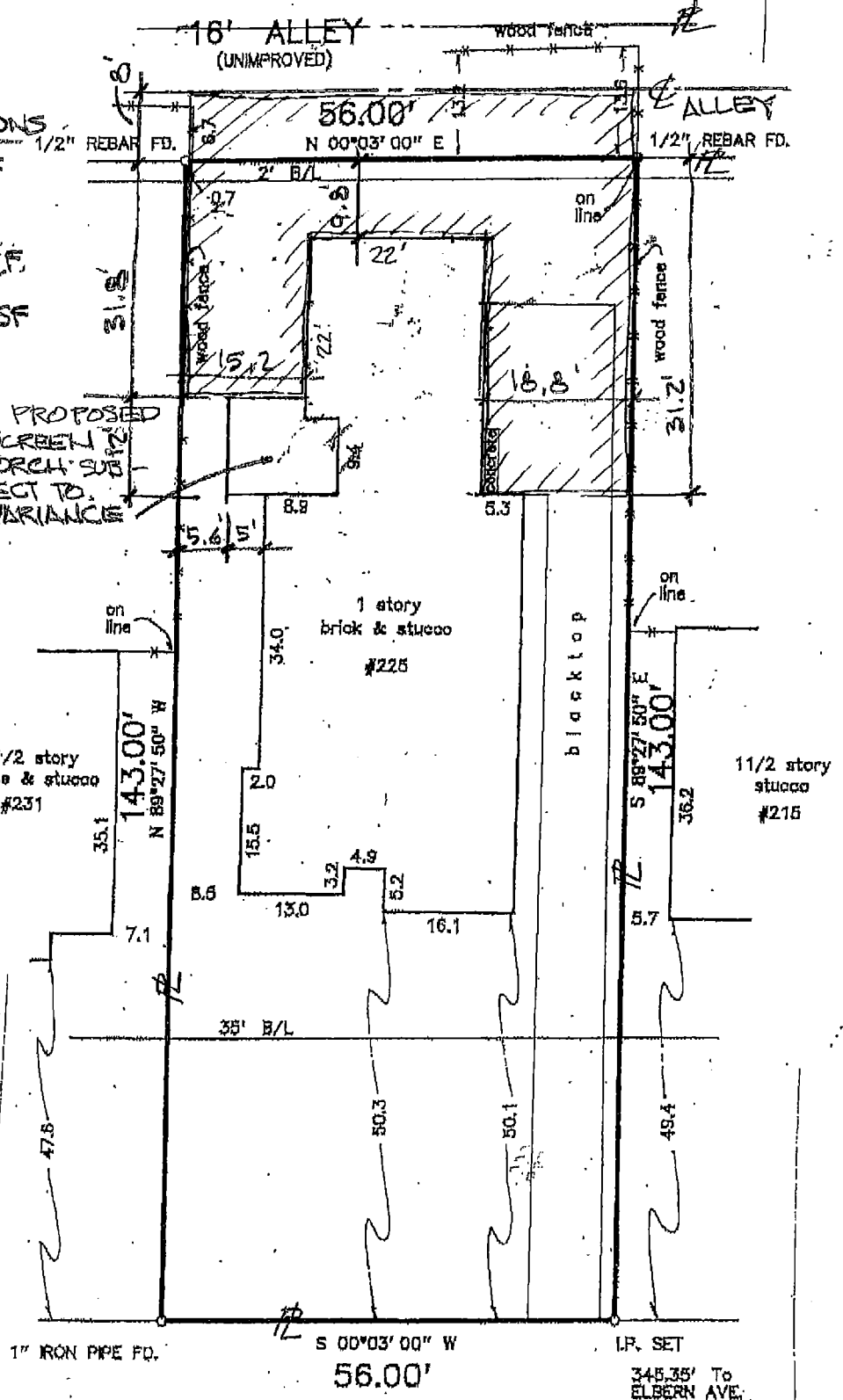
PORCH VARIANCE
PENDING

SITE PLAN-REVISED

1" = 20'



MICHAEL L. ROSEN #6303769
EXPIRATION DATE 12-31-2015



S. KELLNER ROAD 50'

INDICATES PROPERTY LINE



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/3/14



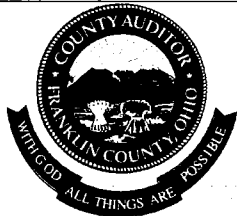
Disclaimer

Scale = 434



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

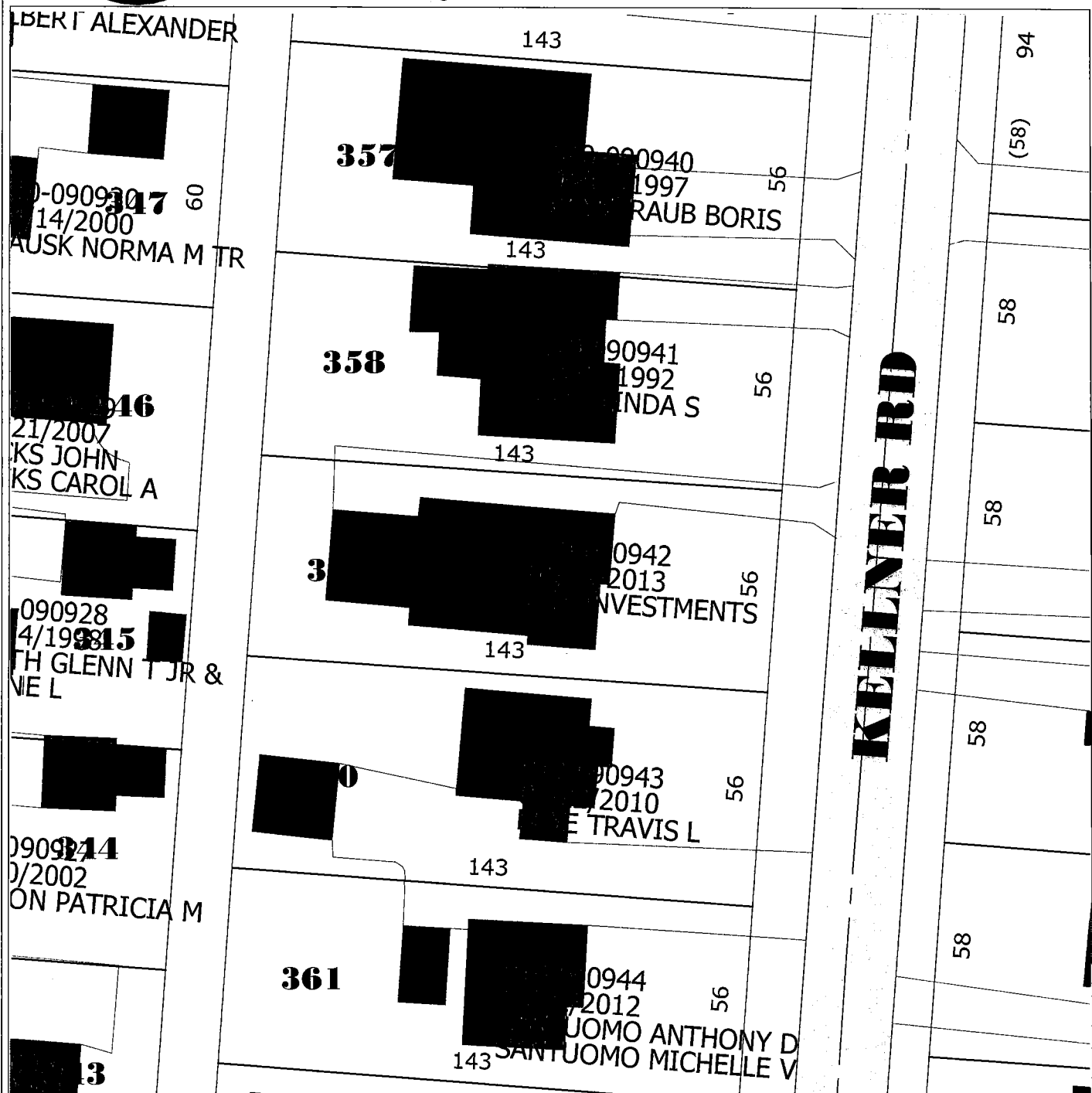
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/3/14



Disclaimer

Scale = 40

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 the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

14310-00403
225 S. Kellner Rd.

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: 010090942

Zoning Number: 225

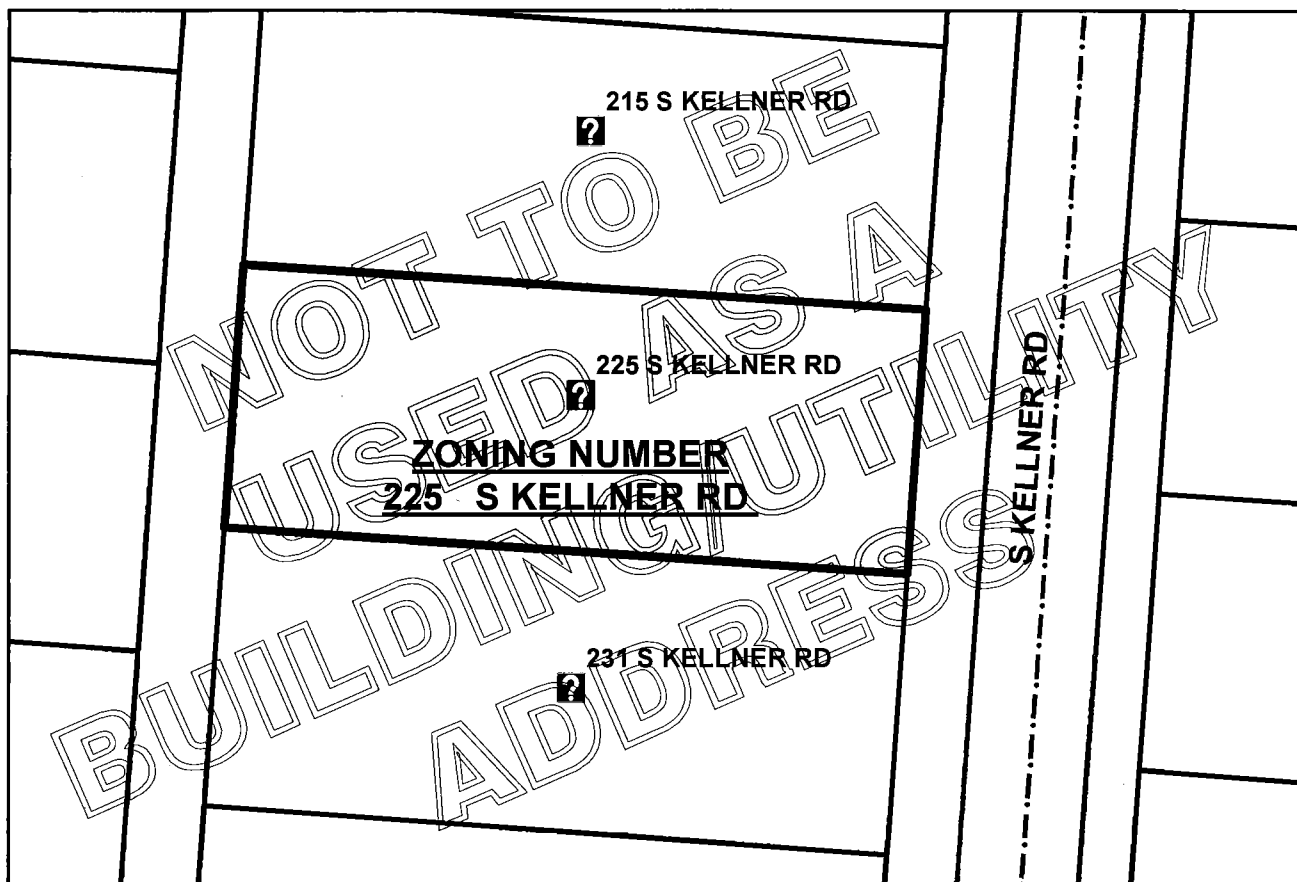
Street Name: S KELLNER RD

Lot Number : 359

Subdivision: EASTMOOR ADD

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: Patricia Austin Date: 5/29/2014



SCALE: 1 inch = 40 feet

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

GIS FILE NUMBER: 20971



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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

STATE OF OHIO
COUNTY OF FRANKLIN

14310-00403
225 S. Kellner Rd.

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III
of (COMPLETE ADDRESS) 37 W. Broad Street, Columbus, OH 43215
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

LGR Investments, 3016 Maryland Ave., Columbus, OH 43209

Larry Ruben, 3016 Maryland Ave., Columbus, OH 43209

SIGNATURE OF AFFIANT

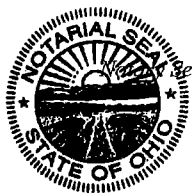
Jackson B. Reynolds III

Subscribed to me in my presence and before me this 4th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons
9/4/15

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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