



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

OFFICE USE ONLY

Application Number: # 14310-00000-00891  
Date Received: 11 DEC 2014  
Commission/Civic: ITALIAN VIL.  
Existing Zoning: \_\_\_\_\_ Application Accepted by: JF 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.

Request variance from "3332.21 - Building Lines" to allow the front building line of the new house to align, and be similar to, houses on the adjacent street blocks. FROM 25' to 6'1"

## LOCATION

1. Certified Address Number and Street Name 270 E Third Ave.  
City Columbus State Ohio Zip 43201  
Parcel Number (only one required) 010-035237-80

## APPLICANT: (IF DIFFERENT FROM OWNER)

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

## PROPERTY OWNER(S):

Name Jody Dierksheide  
Address 819 Hamlet St. City/State Columbus Zip Ohio  
Phone # 614.403.3644 Fax # \_\_\_\_\_ Email jwdierk@mac.com  
 Check here if listing additional property owners on a separate page.

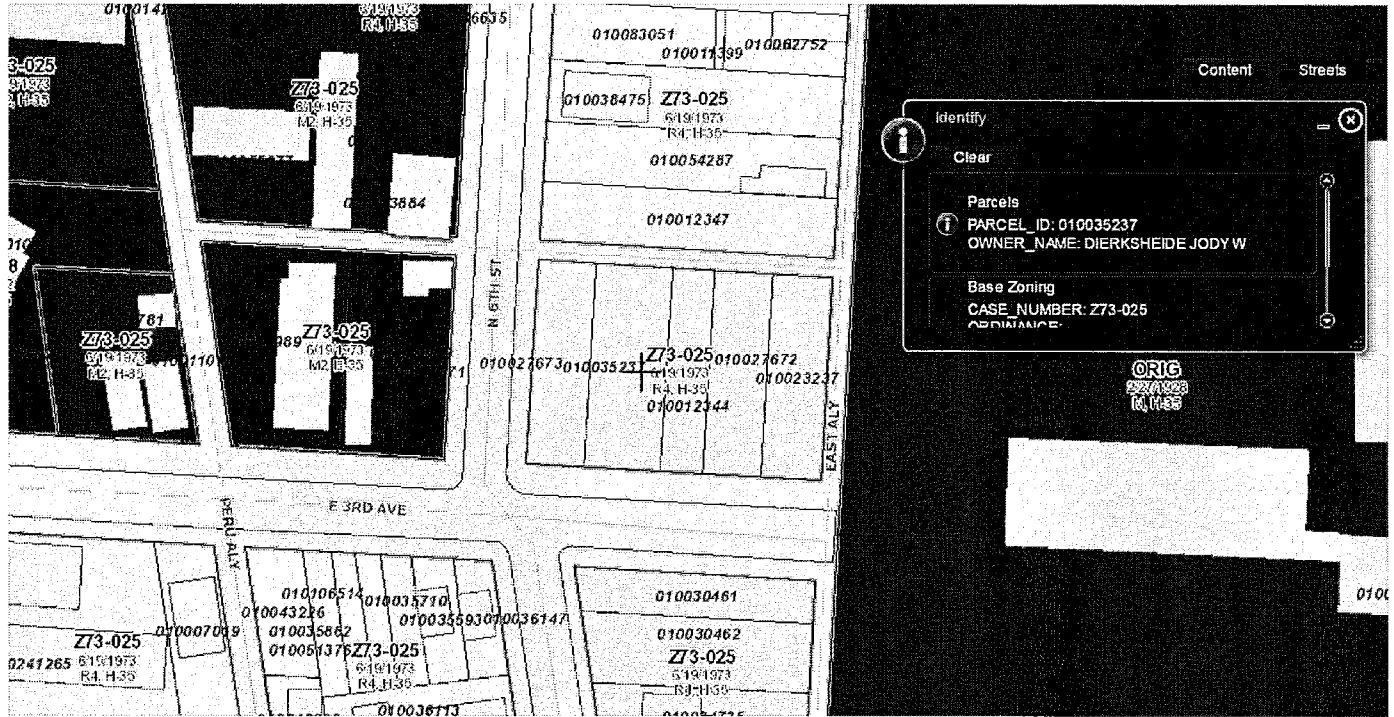
## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)    Attorney    Agent

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



14310-00000-00891

270 EAST THIRD

JODY DIERKSHEIDE

ZONED R-4, ITALIAN VILLAGE COMMISSION

**14310-00000-00891**  
**270 EAST THIRD STREET**



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## AFFIDAVIT

**14310-00000-00891**  
**270 EAST THIRD STREET**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jody Dierksheide  
of (1) MAILING ADDRESS 819 Hamlet St. Columbus, Ohio 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 (4) Jody W Dierksheide  
AND MAILING ADDRESS 819 Hamlet St.  
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE # (5) Jody W Dierksheide 614.403.3644  
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP (5) Italian Village Commission  
AREA COMMISSION ZONING CHAIR OR Connie Torbeck 614.645.0664  
CONTACT PERSON AND ADDRESS 50 W Gay St, 4th Floor, Columbus, Ohio 43215

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 APPLICANT (8) Jody W Dierksheide  
Subscribed to me in my presence and before me this 10 day of December, in the year 2014  
SIGNATURE OF NOTARY PUBLIC Shawn T. Sams  
My Commission Expires 09-02-2019



Notary Seal Here

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## STATEMENT OF HARDSHIP

**14310-00000-00891**  
**270 EAST THIRD STREET**

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:

1. The current zoning requirements don't hold true to the historical neighborhood of Italian Village and their setbacks.
2. The current site plan was based on homes in the historical area and planned accordingly.
3. For the reason of the common fabric of the setbacks in the neighborhood, a zoning adjustment would be required.

Signature of Applicant *John W. Dinkshill* Date 12.10.2014

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 12/8/14



Disclaimer

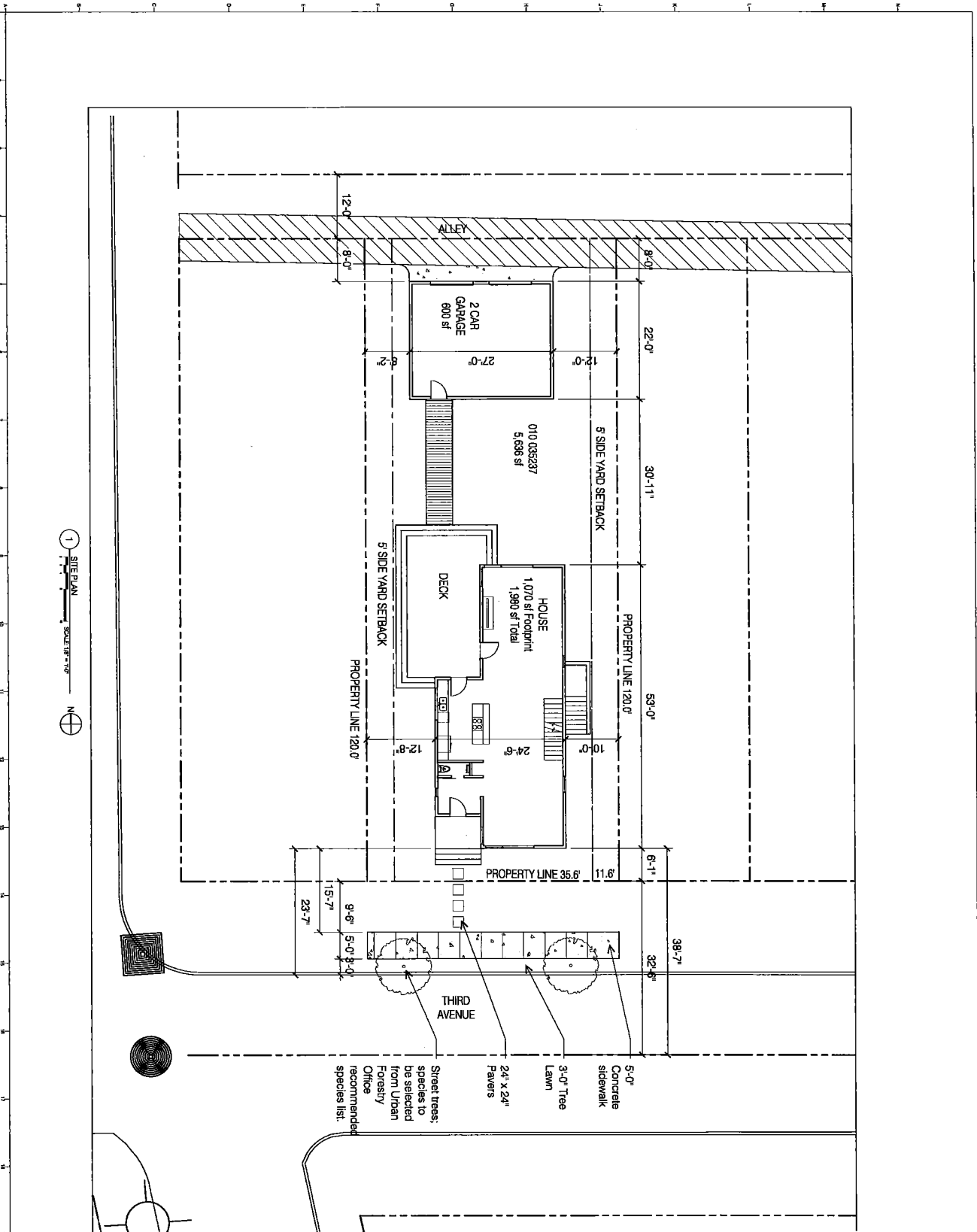
Scale = 60



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

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**270 EAST THIRD STREET**

Real Estate / GIS Department



**14310-00000-00891**  
**270 EAST THIRD STREET**

270 E. 3rd Ave.  
 New Residence

Columbus, Ohio



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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 # **14310-00000-00891**  
**270 EAST THIRD STREET**

STATE OF OHIO  
 COUNTY OF FRANKLIN

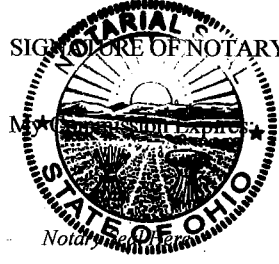
Being first duly cautioned and sworn (NAME) Jody W Dierksheide  
 of (COMPLETE ADDRESS) 270 E 3rd Ave, Columbus, Ohio 43201  
 deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or 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
Jody Dierksheide	819 Hamlet St. Columbus, Ohio 43215

SIGNATURE OF AFFIANT *Jody W Dierksheide*

Subscribed to me in my presence and before me this 10 day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC *Shawn T. Sams*



Shawn T. Sams  
 Notary Public, State of Ohio  
 My Commission Expires 09-02-2019

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