



# 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: BZA-001

Date Received: 7 JAN. 2015

Commission/Civic: NORTH LINDEN

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.

3332.38(F)(1) - TO INCREASE SQ. FT. FROM 720 TO  
833; 396 EXISTING

## LOCATION

1. Certified Address Number and Street Name 2804 Grasmere Ave

City Columbus

State OHIO

Zip 43211

Parcel Number (only one required) 010-077775

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State \_\_\_\_\_

Zip \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name Pesa Daniel John Tr. Pesa Rozella Tr

Address 990 Kiraun Dr.

City/State Youngstown Ohio

Zip 44515

Phone # 330-792-7238

Fax # \_\_\_\_\_

Email \_\_\_\_\_

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

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name Edward John Pesa

Address 2804 Grasmere Ave

City/State Columbus Ohio

Zip 43211

Phone # 330-501-3632

Fax # \_\_\_\_\_

Email: Smokey141311@bmg.it.com

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

APPLICANT SIGNATURE Edward J Pesa

PROPERTY OWNER SIGNATURE Pesa Family Trust c/o Edward J Pesa

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



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

**BZA15-001**  
**2804 GRASMERE AVENUE**

## One Stop Shop Zoning Report Date: Wed Jan 7 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 2804 GRASMERE AVE COLUMBUS, OH

Mailing Address: 990 KIRWAN DR

YOUNGSTOWN OH 44515

Owner: PESA DANIEL JOHN TR PESA R

Parcel Number: 010077775

### ZONING INFORMATION

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: North Linden 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

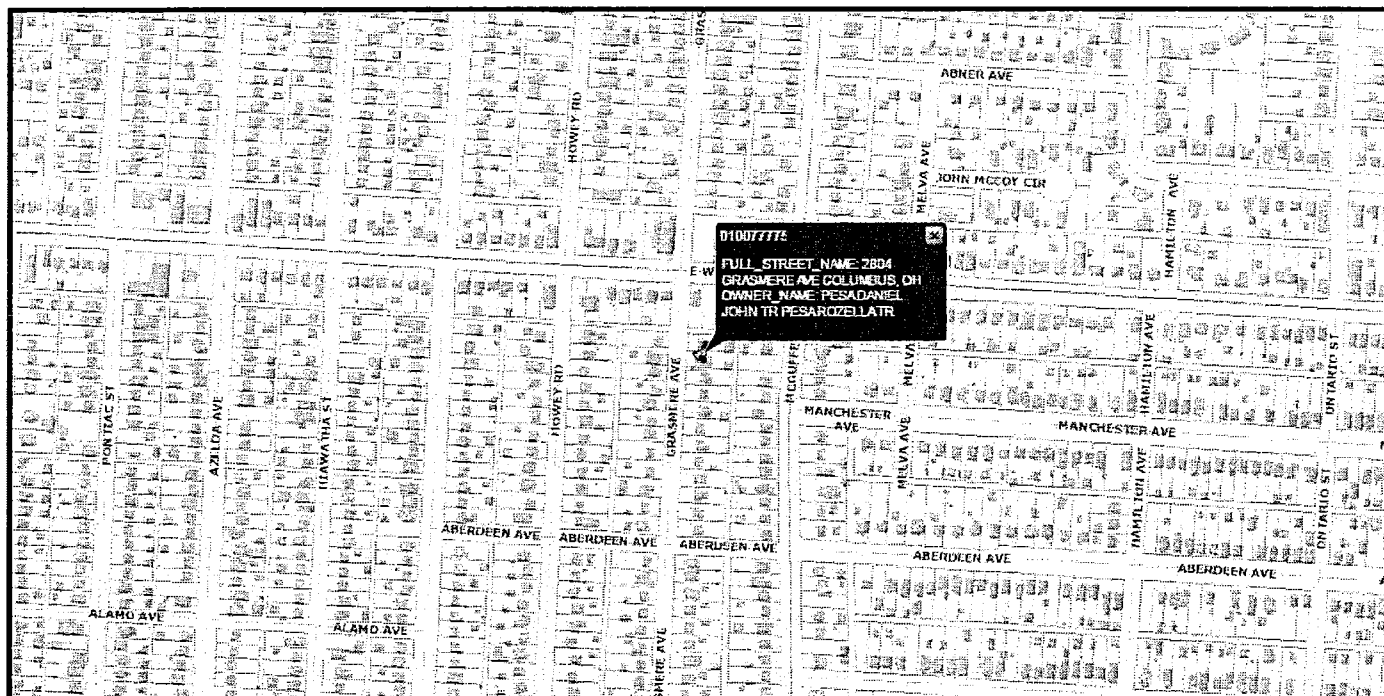
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



DEPARTMENT OF  
DEVELOPMENT

Steven R. Schoeny, Director

DANIEL JOHN PESA  
NANCY ROZELLA PESA  
990 KIRWAN DR  
YOUNGSTOWN, OH 44515

Lot 711

**ZONING CODE VIOLATION ORDER**

An inspection has been made at 2804 GRASMERE AVE on **November 25, 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 First Degree and may be punishable by a \$1000 fine and 180 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.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

**SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)**

Jasmine Mattox  
Code Enforcement Officer  
Phone: 614-645-1540  
JAMattox@columbus.gov  
757 Carolyn Avenue  
Columbus, Ohio 43224

**BZA15-001**  
**2804 GRASMERE AVENUE**

ITEM#	CODE SECTION	COMMENTS
<b><u>Zoning Violations</u></b>		
1	<b>3305.01 Certificate of zoning clearance</b>	<p>This property requires a certificate of Zoning Clearance due to the following change:</p> <p>Establishing, changing or modifying the use of the land on a residentially zoned lot without first obtaining a certificate of zoning clearance.</p>
2	<b>3332.37 Home occupation</b>	<p>Occupants running a home auto painting business on a residential lot. Cease use.</p> <p>No equipment or process shall be used in any home occupation which emits radiation or creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot used for such home occupation</p> <p>No more than 20 percent of the livable area of any residence shall be used for a home occupation.</p> <p>Any home occupation use shall be confined to the principal residence of the individual so engaged; shall be excluded from any yard or accessory building; and, shall be clearly incidental and subordinate to the primary residential use.</p>

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## AFFIDAVIT

**BZA15-001**  
**2804 GRASMERE AVENUE**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Edward Pesa  
of (1) MAILING ADDRESS 2804 Grasmere Ave Columbus Ohio 43211  
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) Pesa Family Trust  
990 Kinnear Dr  
Astinton Ohio 43015

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

Edward Pesa  
330-501-3632

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

(5) NORTH LINDEN

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
<u>Lutz John H</u>	<u>2799 Grasmere Ave</u>	<u>Columbus Ohio 43211</u>
<u>Action Management LLC</u>	<u>2793 Grasmere</u>	<u>5763rd Bank Historic Dr Westlake Ohio 44092</u>

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

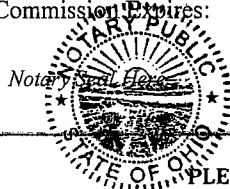
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Kristin Hefflin  
2-17-2019



KRYSTIL L. HEFLIN  
Notary Public, State of Ohio  
My Comm. Expires 02-17-2019  
Recorded in Franklin County

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### STATEMENT OF HARDSHIP

**BZA15-001**

**2804 GRASMERE AVENUE**

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 Foundation for New garage was existing as to purchased property  
5-7-2012  
2012
- ② Old Foundation was an eye sore & Safety Hazard to property
- ③ we need extra space due to lack of square feet in existing home & Increases property value with new Garage and Redeveloping neighborhood

Signature of Applicant

*Nancy Rozella Pesa*

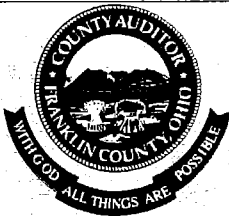
Date

*12-15-2014*

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**CLARENCE E MINGO II**  
**FRANKLIN COUNTY AUDITOR**  
**MAP ID: S** **DATE: 12/24/14**



Disclaimer

Scale = 60

Grid North

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

**BZA15-001**  
**2804 GRASMERE AVENUE**

ent



Data updated on:  
2014-12-02 08:26:00

**BZA15-001**  
**2804 GRASMERE AVENUE**

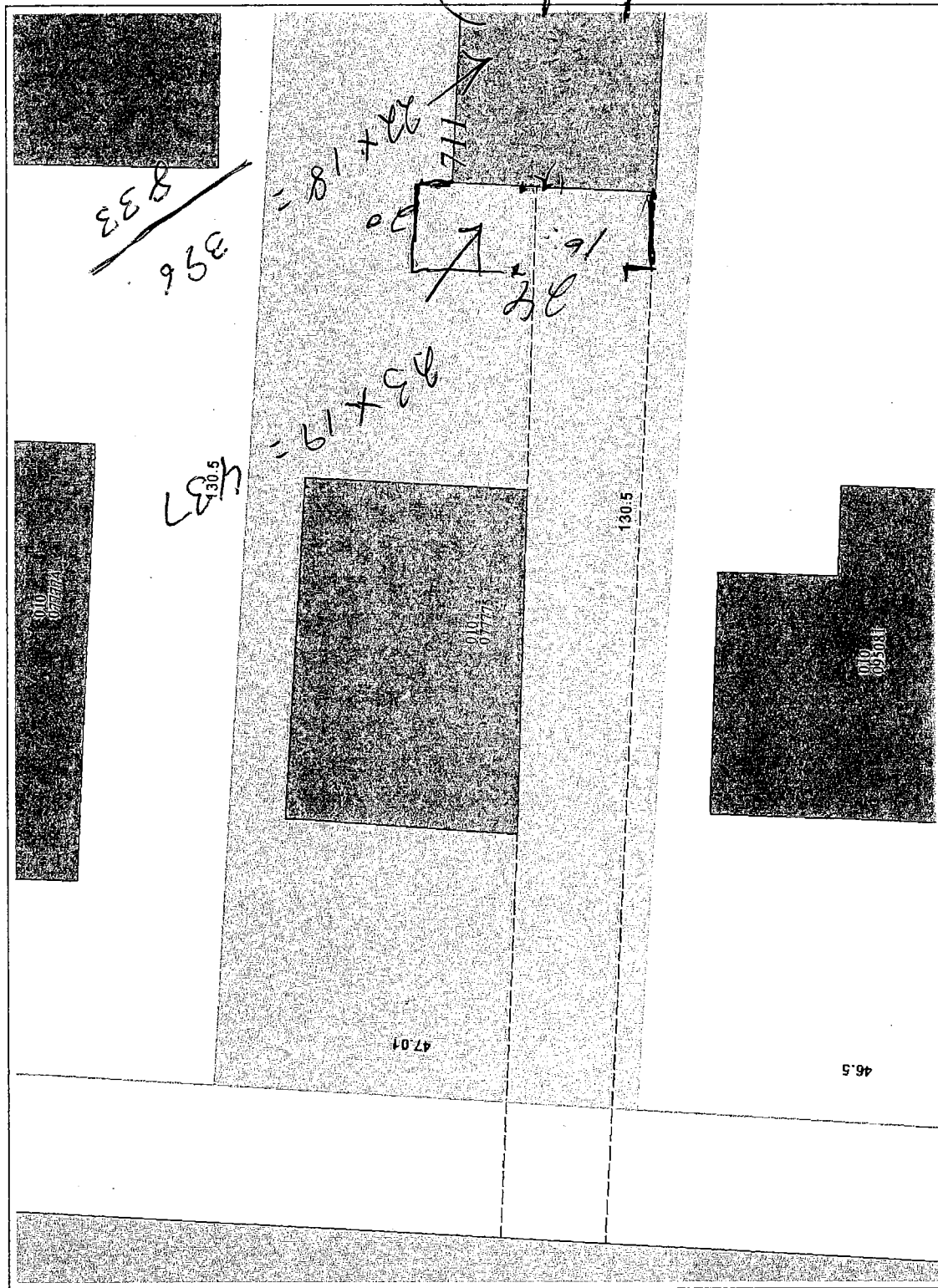


Image Date: Tue Dec 09 11:44:57 EST 2014

Ortho Photographs taken in 2014

The closest fire station from the center of this map is 375 feet away.  
Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 16	375 feet
Columbus Station 13	1.2 miles
Columbus Station 18	1.8 miles

County Recorder  
Documents

City of Columbus  
Zoning Maps

Handwritten notes and signatures, including '1962', '833', '396', '130.5', '47.01', '46.5', '16.91', '28', '711', '18', '81', '83', '61', '58'.

Jamie Free 645 6350





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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.

**BZA15-001**

APPLICATION # **2804 GRASMERE AVENUE**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Pesa Family Trust  
of (COMPLETE ADDRESS) 2804 Grasmere Ave Columbus Ohio 43211  
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

~~Richard Pesa~~ Pesa Family Trust  
Nancy Pesa  
Justin Pesa  
Richard Pesa  
Edward Pesa

SIGNATURE OF AFFIANT

Edward Pesa (agent)

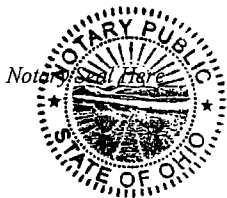
Subscribed to me in my presence and before me this 4 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Kristi L. Hefflin

My Commission Expires:

2-17-2019



KRYSTI L. HEFLIN  
Notary Public, State of Ohio  
My Comm. Expires 02-17-2019  
Recorded in Franklin County

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