



Mayor Michael B. Colman

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: BZA 15-006
 Date Received: 12 JAN. 2015
 Commission/Civic: N. LINDENS AC
 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.

3332.26 - TO REDUCE THE MIN. SIDE YARD FROM 3' TO 0'
3332.21 - TO REDUCE THE BUILD LINE FROM 30' TO 15'

LOCATION

1. Certified Address Number and Street Name 833 E. NORTH BROADWAY
 City COLUMBUS State OHIO Zip 43224
 Parcel Number (only one required) 010-099336

APPLICANT: (IF DIFFERENT FROM OWNER)

Name GHISLAINE (WIFE) BOARDWINE
 Address 833 E.N. Broadway City/State Columbus Zip OH 43224
 Phone # 268-9641 Fax # _____ Email _____

PROPERTY OWNER(S):

Name DAVID & GHISLAINE BOARDWINE
 Address 833 E.N. Broadway City/State Col OH Zip 43224
 Phone # 268-9641 Fax # _____ Email _____
 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 Ghislaine Boardwine
 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



BZA15-006
833 EAST NORTH
BROADWAY

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Jan 30 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 833 E NORTH BROADWAY COLUMBUS, OH 43224

Mailing Address: 833 E NORTH BROADWAY ST
COLUMBUS OH 43224

Owner: BOARDWINE DAVID L & GHISLA

Parcel Number: 010099336

ZONING INFORMATION

Zoning: Z79-024, Residential, R3
effective 10/31/1979, 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

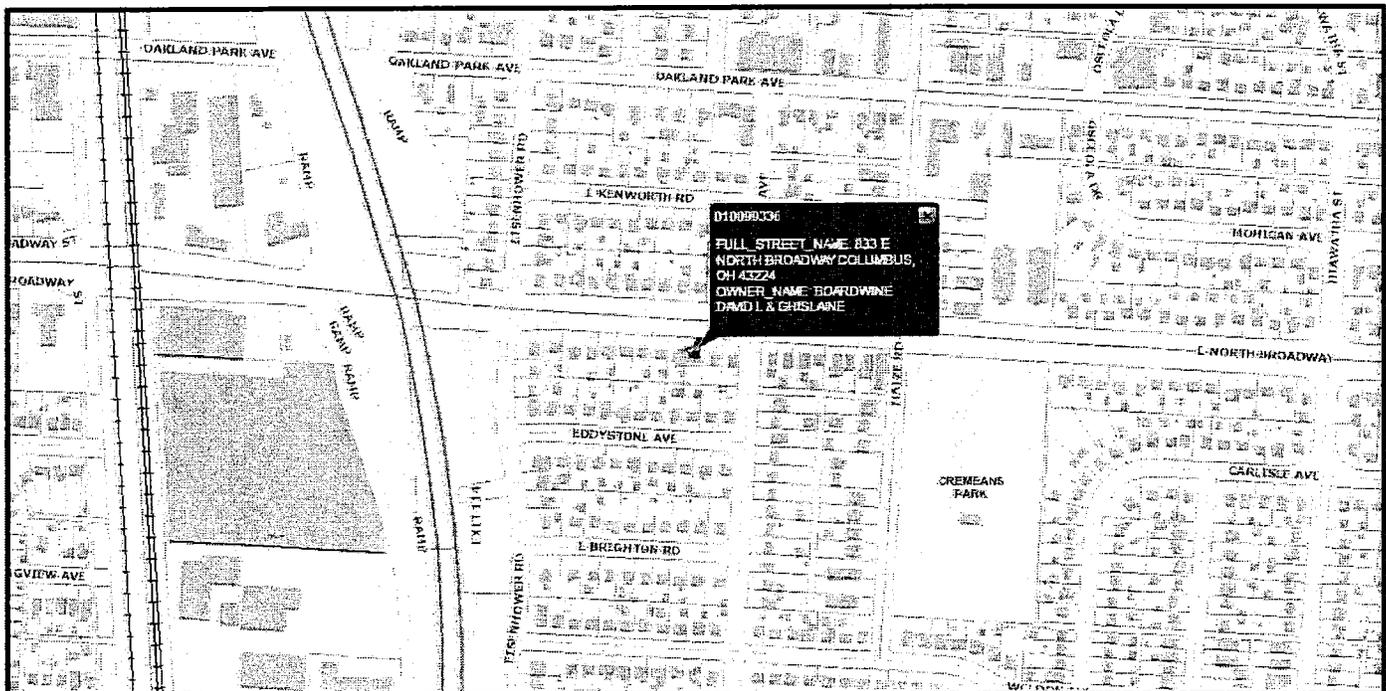
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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BZA15-006

**833 EAST NORTH
BROADWAY**

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME GHISCARNE BOARDWINE
of (1) MAILING ADDRESS 833 E.N. BROADWAY COLUMBUS OH 43224
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 & GHISCARNE BOARDWINE
833 E.N. BROADWAY
COLUMBUS, OH 43224
GHISCARNE (LYNN) BOARDWINE
614-268-9641

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) NORTH LINDEN AREA COMMISSION
WALT REINER, ZONING CHAIR
5030 WESTERVILLE RD, COLUMBUS, OH
43231

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 AFFILIANT

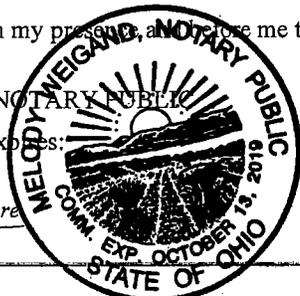
Subscribed to me in my presence and before me this 6th day of JANUARY, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Melody Weigand
10.13.19

Notary Seal Here



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STATEMENT OF HARDSHIP

BZA15-006
833 EAST NORTH
BROADWAY

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 carport was installed to assist my husband who suffers from COPD as well as myself, as I have been diagnosed with degenerative disc disease. Both of these diagnoses severely limit our physical abilities (*ie* cleaning snow off the cars or driveway). (*Documentation from medical providers is available to confirm these diagnoses.*)

2) the carport is also intended to protect our vehicles from our neighbor's large tree which borders our driveway, and has, over the past 26 years, damaged our vehicles by dropping fuzz balls that block the windshield drains and leak on to the floor board, as well as large branches that have dented the roof of the car, not to mention the sap discoloration on the paint of the vehicles.

It was never our intention to place the carport outside zoning codes as we had initially contacted the City prior to ordering the custom cut carport to ensure we were within requirements. When we were told that we did not require a building permit, we proceeded with the installation. To relocate the carport at this time would be a great hardship as it would not only harm the strength and stability of the anchoring system (cement driveway) but also would comprise the integrity of the structure itself if damaged during relocation.

The addition of the carport actually adds to our property/resale value which in turn increases the property value of the surrounding neighborhood.

Signature of Applicant _____

Christine Broadvine _____ Date _____

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CLARENCE E MI FRANKLIN COUNTY

BZA15-006
833 EAST NORTH
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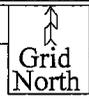
MAP ID: 6

DATE: 1/8/15



Disclaimer

Scale = 100



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



Mayor Michael B. Coleman

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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: **BZA15-006**
833 EAST NORTH BROADWAY

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) GHISLAINE BOARDWINE
of (COMPLETE ADDRESS) 833 East North Broadway Columbus OH 43204
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
<u>GHISLAINE BOARDWINE</u>	
<u>DAVID BOARDWINE</u>	

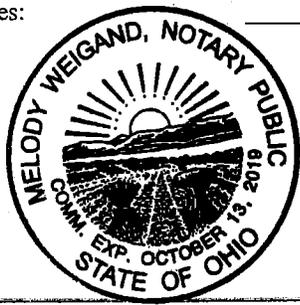
SIGNATURE OF AFFIANT *Ghislane Boardwine*

Subscribed to me in my presence and before me this 6th day of JANUARY, in the year 2015

SIGNATURE OF NOTARY PUBLIC *Melody Weigand*

My Commission Expires: 10-13-19

Notary Seal Here



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