

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-010 Date Received: 6 FEB - 2015
Application Accepted by: JAMIE FREISE Fee: \$320 -
Commission/Civic: WESTLAND
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

3332.21 - TO REDUCE DED
LINE FROM 25' TO 7' FOR A
SHED

Indicate what the proposal is and list applicable code sections:

The proposal is to allow the existing privacy fence at 5482 Hillbrook Dr in
Galloway, OH 43119 to remain in place as is with no changes because it does not present
a vision clearance issue and has been in place for over 1.5 years. Code Section 3321.05 Vision Clearance

LOCATION

Certified Address: 5482 Hillbrook Dr City: Galloway Zip: 43119

Parcel Number (only one required): 570-250813-00

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Andrew & Betsy Stevens Phone Number: 614-746-2669 Ext.: _____

Address: 5482 Hillbrook Dr City/State: Galloway, OH Zip: 43119

Email Address: abmstevens@gmail.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Andrew Stevens

PROPERTY OWNER SIGNATURE Andrew Stevens

ATTORNEY / AGENT SIGNATURE _____

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 checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-010
5482 HILLBROOK DRIVE

One Stop Shop Zoning Report

Date: Mon Mar 2 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5482 HILLBROOK DR COLUMBUS, OH

Mailing Address: 1 HOME CAMPUS

DES MOINES, IA 50328

Owner: STEVENS ANDREW W STEVENS

Parcel Number: 570250813

ZONING INFORMATION

Zoning: Z97-024, Residential, LR2

effective 7/30/1997, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Westland 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

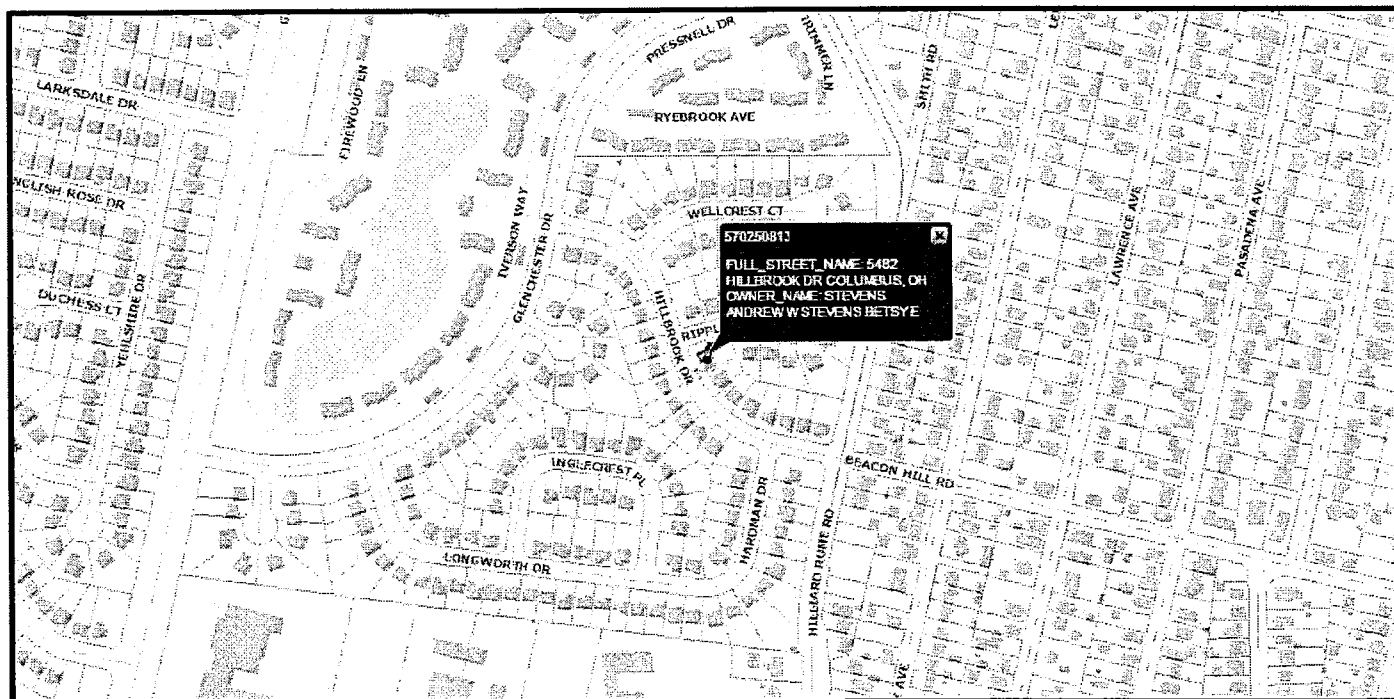
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

Steven R. Schoeny, Director

Date of Service/Posting

9/15/14

Order Number: 14470-04180

Parcel Number: 570250813

ANDREW & BETSY STEVENS
5482 HILLBROOK DRIVE
GALLOWAY, OH 43119

BZA15-010
5482 HILLBROOK DRIVE

ZONING CODE VIOLATION ORDER

An inspection has been made at 5482 HILLBROOK DR on **September 15, 2014**.

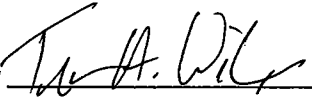
As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **30** calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

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.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

by 

Trevor Wilcoxen
Code Enforcement Officer
Phone: 614-645-2669
TAWilcoxen@columbus.gov
757 Carolyn Avenue
Columbus, Ohio 43224

ITEM#	CODE SECTION	COMMENTS
<u>Zoning Violations</u>		
1	3321.05 Vision Clearance	The following condition is in violation of the vision clearance standards for residential properties: Fence is within 12 feet of right of way/property line. Property abuts a vehicular access point (Driveway).

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BZA15-010

5482 HILLBROOK DRIVE

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Andrew Stevens
of (1) MAILING ADDRESS 5482 Hillbrook Dr Galloway, OH 43119
deposes 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 5482 Hillbrook Dr Galloway, OH 43119
for which 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) Andrew and Betsy Stevens
5482 Hillbrook Dr
Galloway, OH 43119

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

Andrew Stevens
614-746-2669

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

(5) Westland Area Commission
Mike McKay, Chairman, Zoning Committee
614-745-5452

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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT

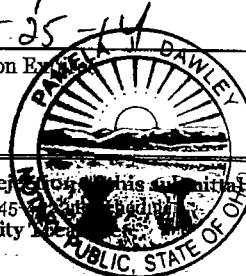
Andrew Stevens

Sworn to before me and signed in my presence this 6th day of February, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Pamela J. Dawley

My Commission Expires



Notary Seal Here

PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO

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RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 2019

tmt 22/24

BZA15-010
5482 HILLBROOK DRIVE

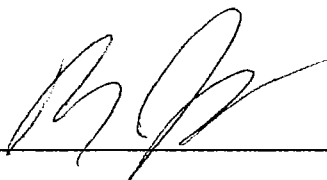
To whom it may concern,

We live at 5443 Ripplemead Court, Galloway, OH 43119 and are the back door neighbors of Andrew and Betsy Stevens who live at 5482 Hillbrook Drive, Galloway, OH 43119. They have erected a privacy fence on their property. This fence has been in place for over a year now and does not in any way impede our view of oncoming traffic, interfere with our ability to safely enter or exit our driveway nor does it, in our opinion, present any kind of hazardous condition for pedestrian traffic.

We have no problem with them having their fence located where it is, nor do we desire for them to have it moved or removed.

Brian & Emily Jones

9/30/2014



Signature

9/30/14

Date

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STATEMENT OF HARDSHIP

APPLICATION #

BZA15-010
5482 HILLBROOK DRIVE

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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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.

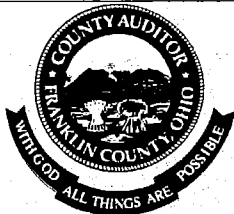
I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

In the summer of 2015 I had a lengthy talk with code enforcement officer Mike O'Keefe
who had inspected the property. I asked him what I needed to know before I built a privacy fence
and a shed. He said there were 3 things I needed to do to comply with zoning codes for the fence.
1) 6' high or less. 2) Stay back from the front of the house. 3) 3' away from the sidewalks. For the
shed, he said as long as I stayed under the limit (max 200 sq. ft.) that was the only concern. I
followed all of Mr. O'Keefe's instructions to the letter on both projects. I built the fence in 2013
with no complaints or problems. In 2014 I built the shed, and someone complained about it. I
was cited for a vision clearance zoning code violation for the fence, not the shed. I had attempted
to comply with all zoning codes by consulting with a zoning code officer in advance of starting my
projects. My house is on the corner of a cul-de-sac. There is plenty of vision clearance and no safety
issues at the corner. Traffic is slow and the fence is 64' from the neighbor's driveway so there are
no safety or vision concerns there either. My neighbor has also signed a letter stating he has no issue
with my fence nor any desire for me to change it in any way. Another neighbor helped build the shed. The fence
is permanent and the shed is 12'x16'. Both would be very difficult, costly and time consuming to change or move.

Signature of Applicant

Charles J. Stevens

Date 3-3-15



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 12/5/14



Disclaimer

Scale = 60



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

Pomeroy & Associates

Ltd.

Consulting Engineers & Surveyors

599 Scherers Court • Worthington, Ohio 43085

Phone(614)885-2498 • Fax(614)885-2886

BZA15-010

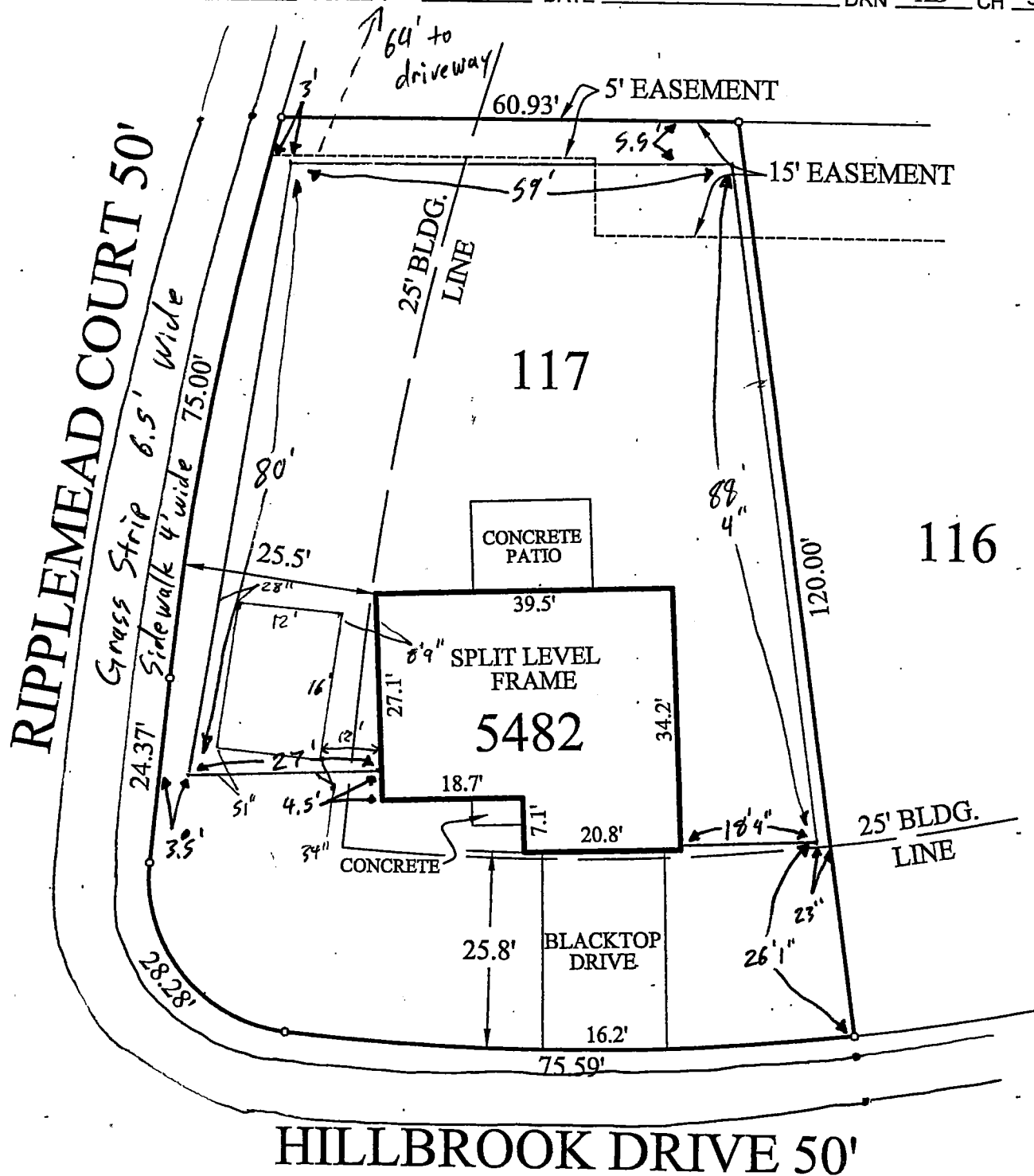
5482 HILLBROOK DRIVE

10.

CERTIFIED TO COLUMBIA TITLE AGENCY COUNTY OF FRANKLIN

LENDER _____ P.B. 92 PG. 97 OR./D.B. _____ PG. _____

BUYER HOMEWOOD CORP. SCALE 1" = 20' DATE 5-11-12 DRN KB CH SJH



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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 #

BZA15-010

STATE OF OHIO
COUNTY OF FRANKLIN

5482 HILLBROOK DRIVE

Being first duly cautioned and sworn (NAME) Andrew Stevens

of (COMPLETE ADDRESS) 5482 Hillbrook Dr Galloway, OH 43119

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

Andrew & Betsy Stevens

5482 Hillbrook Drive, Galloway, OH 43119

SIGNATURE OF AFFIANT

Andrew Stevens

Sworn to before me and signed in my presence this 6th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Pamela J. Dawley

My Commission Expires



Notary Seal Here

PAMELA J. DAWLEY

**NOTARY PUBLIC
STATE OF OHIO**

**RECORDED IN
FRANKLIN COUNTY**

**My Commission Expires
April 28, 2019.**

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