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

Application Number: BZA15-012
Date Received: 11 Feb. 2015
Commission/Civic: CLINTONVILLE
Existing Zoning: Application Accepted by: AF
Fee: $320

TYPE(S) OF ACTION REQUESTED
( Check all that apply)
✓ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.
333 Z. 21(D) reduce building line setback on Foster St. to 19' from 25'
333 Z. 25(B) reduce from 10' to 5.7'
333 Z. 26(B) min. from 5' to 3.5' (with property line)

LOCATION

1. Certified Address Number and Street Name: 92 Arden Rd.
City: Columbus State: Ohio Zip: 43214
Parcel Number (only one required): 010071639

APPLICANT: (IF DIFFERENT FROM OWNER)

Name: Same

PROPERTY OWNER(S):

Name: Sean P. Moore Emile J. Moore
Address: 92 Arden Rd. City/State: Columbus, Ohio Zip: 43214
Phone #: 614-263-6376 Fax #: None Email: spmoore3@sbcglobal.net
☐ Check here if listing additional property owners on a separate page.

ATTOYER/AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☐ Agent

Name: /N/A

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

APPLICANT SIGNATURE: Emile J. Moore
PROPERTY OWNER SIGNATURE: Emile J. Moore
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 all checks payable to the Columbus City Treasurer

Revised 11/12 text
CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Tue Mar 3 2015
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 92 ARDEN RD COLUMBUS, OH
Mailing Address: 92 ARDEN RD
COLUMBUS OH 43214

Owner: MOORE SEAN P MOORE EIMILE
Parcel Number: 010071639

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: Clintonville 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
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME: Sean P. Moore
of (1) MAILING ADDRESS: 92 Arden Rd, Columbus, Ohio 43214
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)

SUBJECT PROPERTY OWNERS NAME
(4) Sean P. Moore

AND MAILING ADDRESS
(5) 92 Arden Rd
Columbus, Ohio 43214

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
Seán P. Moore
614-263-8336

AREA COMMISSION OR CIVIC GROUP
Clintonville Area Commission

AREA COMMISSION ZONING CHAIR OR
Contact Person and Address
Dana Bagwell
3782 N. High St. Columbus, Ohio 43214

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:

PROPERTY OWNER(S) NAME
see attached page

ADDRESS OF PROPERTY

PROPERTY OWNER(S) MAILING ADDRESS

(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 11 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

PLEASE NOTE: Incomplete, incorrect or void will result in the rejection of this submittal.
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STATEMENT OF HARDSHIP

APPLICATION #

BZA15-012
92 ARDEN ROAD

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:

I would like to increase and enclose my one story side porch to add additional first floor living space.
Due to being on a corner lot, there is a larger (10') setback, not the standard five feet.
I'm seeking a variance to allow the new addition building line setback to be 1.9 feet from property line.
Its currently 4.9 feet from side property line.
This addition will be similar to many others found in Clintonville, and there will still be about 20' between the addition and Foster Street.

Signature of Applicant __________________________ Date 2-11-15
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 and the mapping companies assume no legal responsibilities from this mapping. Please notify the Franklin County GIS Division of any discrepancies.

BZA15-012
92 ARDEN ROAD
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 #

BZA15-012

92 ARDEN ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sean P. Moore of (COMPLETE ADDRESS) 92 Arden Rd. Columbus, Ohio 43214 deposes and states that (he/she) is the APPLICANT, AGENT OR DULLY 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  Sean Moore

COMPLETE MAILING ADDRESS  92 Arden Rd. Columbus, Ohio 43214

SIGNATURE OF AFFIANT  

Subscribed to me in my presence and before me this 11 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC  

My Commission Expires: 

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