



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 15-015
Date Received: 2/13/15
Commission/Civic: Harrison West
Existing Zoning: R-2F Application Accepted by: W. Reiss Fee: \$ 320.00
Comments: 4/28/15

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 "3332.26 - Minimum side yard permitted" from the required "three feet" to "zero feet". The walls of the garage at the zero lot line condition will be one-hour rated with no overhangs.

LOCATION

1. Certified Address Number and Street Name 485 W. 2nd Ave

City Columbus

State Ohio

Zip 43201

Parcel Number (only one required) 010-053538

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Matthew E. Hall

Address 485 W. 2nd Ave City/State Columbus/Ohio Zip 43201

Phone # 6143067547 Fax # _____ Email mhohstate@gmail.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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Mar 4 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 485 W 2ND AVE COLUMBUS, OH

Mailing Address: PO BOX 182661

COLUMBUS, OH 43218

Owner: HALL MATTHEW E

Parcel Number: 010053538

ZONING INFORMATION

Zoning: Z01-016, Residential, R2F

effective 5/23/2001, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

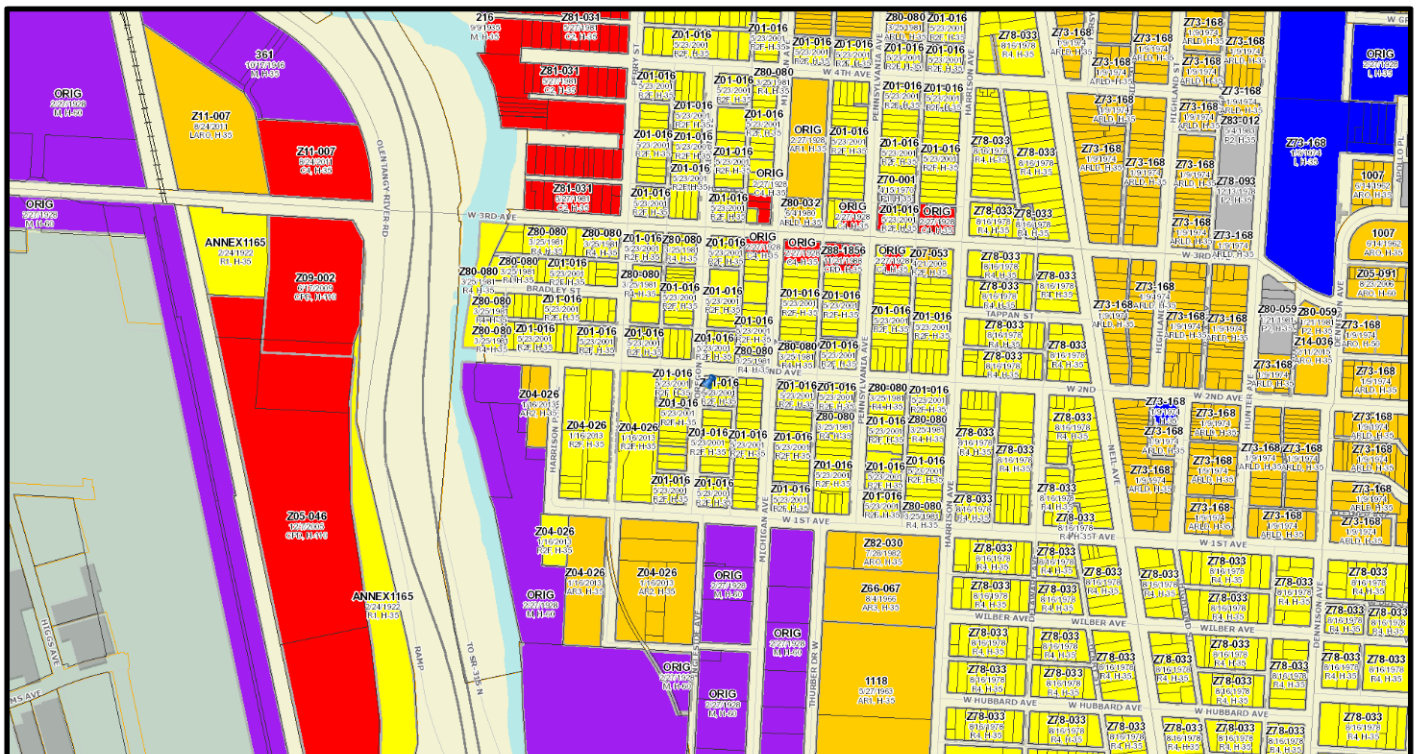
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

BZA15-015
485 W. 2nd Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matthew E. Hall

of (1) MAILING ADDRESS 485 W. 2nd Ave, Columbus Ohio 43201

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 485 W 2ND AVE, Lot Number 4, Subdivision Oregon Place
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) Matthew E. Hall

AND MAILING ADDRESS

485 W. 2nd Ave, Columbus, Ohio 43201

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

Matthew E. Hall

6143067547

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

(5) Harrison West Society c/o Jacob Sukoso
P.O. Box 163442
Columbus OH 43216

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

ATTACHED

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

SIGNATURE OF AFFIANT

(8) Matthew E Hall

Subscribed to me in my presence and before me this 12th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) Christine L. Lowe

My Commission Expires: 9-6-2015

Notary Seal Here

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**BZA15-015
485 W. 2nd Ave.**

Matt Wolf
483 W. Second Ave.
Columbus OH 43201

Anna Allen/Mark Jensen
481 W. Second Ave.
Columbus OH 43201

John & Alice Teasley
475 W. Second Ave.
Columbus, Oh 43201

Charles Wince
507 W. Second Ave.
Columbus, OH 43201

Sean Bletzacker
2740 Fishinger Blvd.
Columbus OH 43206

Roberta Peterson
498-500 W. Second Ave.
Columbus OH 43201

Nathaniel Dane Trombley
482 W. Second Ave.
Columbus OH 43201

Ioannis Yessios
474 W. Second Ave.
Columbus OH 43201

Bruce Dooley
488 W. Second Ave.
Columbus Oh 43201

Kristen Jensen
478 W. Second Ave.
Columbus Oh 43201

Doug & Lauren Berger
472 W. Second Ave.
Columbus Oh 43201

Laura Byrum
470 W. Second Ave.
Columbus OH 43201

John Cusato
468 W. Second Ave.
Columbus OH 43201

Greg Champlain
493 W. 3rd Ave.
Columbus Oh 43201

Kathleen Wolford
464 W. Second Ave.
Columbus OH 43201

Mathew Drummelsmith
1024 Oregon Ave.
Columbus OH 43201

Mark Green
1030 Oregon Ave.
Columbus OH 43201

Robert Harris/Timothy Bledsoe
1031 Oregon Ave.
Columbus OH 43201

Michael Reeve
7640 Oakhurst Ln.
Columbus, OH 43235

Lola Drafton
1037 Oregon Ave.
Columbus OH 43201

Andrew Hootman
1053 Michigan Ave.
Columbus OH 43201

Lindsay Anspaugh
1055 Michigan Ave.
Columbus Oh 43201

Nicholos Markovich
490 W. 3rd Ave.
Columbus Oh 43201

John Benner
1029 Michigan Ave.
Columbus OH 43201

Gail Hesse
1033 Michigan Ave.
Columbus OH 43201

Robert/Yvonne Gustafson
446 Highgate Ave.
Worthington OH 43085

Lija Kaleps-Clark/Brian Noethlich
499 W. Second Ave.
Columbus OH 43201

Angela Deland
1041 Oregon Ave.
Columbus Ohio 43201

Property Owner
1027 Oregon Ave.
Columbus Oh 43201

Lin Wentong
203 E. Longview Ave.
Columbus OH 43202

BZA15-015

485 W. 2nd Ave.



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STATEMENT OF HARDSHIP

BZA15-015
485 W. 2nd Ave.

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 special circumstances that apply to this property consist of the following: a) it is a corner lot; b) it is half the square footage size as the adjacent lots; and c) it is half the length as the adjacent lots.

2. The size and configuration of the lot are existing conditions and are not the fault of the property owner.

3. A variance is required to afford the property to have a detached garage while maintaining a rear yard space. Locating the detached garage adjacent to the south and west property lines allows the remaining space to be usable as a rear garden.

4. The granting of a variance for the zero-lot line condition will not be injurious to the adjacent property owners as this area is an urban area with many structures located within 3' of the property line.

Signature of Applicant

Date

2/12/15

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485 W Second Ave.
Hall Residence

Columbus, Ohio 43201

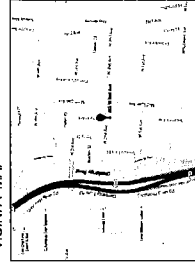
GENERAL INFORMATION

Address: 485 W. Second Ave.
Columbus, Ohio 43201
Name of Project: Construction of a new detached garage.
Proposed House Existing: 1484 sf
Proposed Garage Proposed: 288 sf
Total of the lotting: 1,772 sf

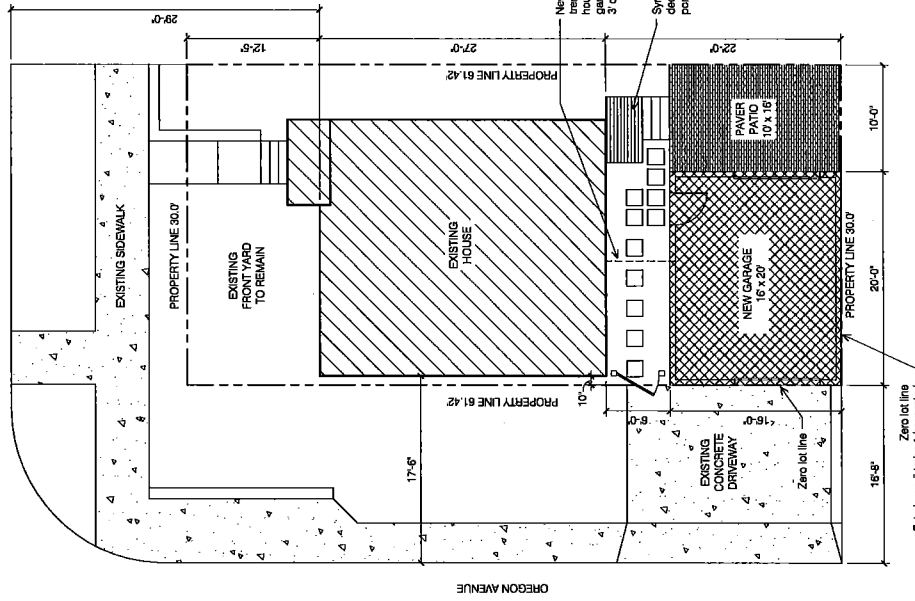
ZONING: R-4, H-35 Residential

Minimum Lot Size	1,000 sq. ft.	Minimum Lot Area	1,000 sq. ft.
Minimum Front Yard Setback	10 ft.	Minimum Side Yard Setback	5 ft.
Minimum Rear Yard Setback	10 ft.	Minimum Rear Yard Setback	10 ft.
Minimum Height	10 ft.	Maximum Height	35 ft.
Minimum Lot Coverage	10%	Maximum Lot Coverage	35%
Minimum Front Yard Setback	10 ft.	Minimum Side Yard Setback	5 ft.
Minimum Rear Yard Setback	10 ft.	Minimum Rear Yard Setback	10 ft.
Minimum Height	10 ft.	Maximum Height	35 ft.
Minimum Lot Coverage	10%	Maximum Lot Coverage	35%

VICINITY MAP



SECOND AVENUE



BZA15-015
485 W. 2nd Ave.

SITE PLAN

A1.0

BZA15-015
485 W. 2nd Ave.

January 15, 2015
Zoning Map
Zoning Map

Myers Surveying Company, Inc.2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

AmeriTitle, Inc. and/or Huntington Mortgage Company**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Columbus Being Part of Lot 4 Benjamin Monett Jr.'s Oregon Place Addition Plat Book 4, Page 198**Applicant:** Matthew Hall .0910041 srlh**Posted Address:** 485 W. Second Ave., Columbus, Ohio**F.E.M.A. Flood Zone Designation:** Flood Zone "X" as per F.I.R.M. 390170 0307K**Apparent Encroachments:** 1) Concrete Over Property Line. 2) Eaves and Gutters Over Property Line.

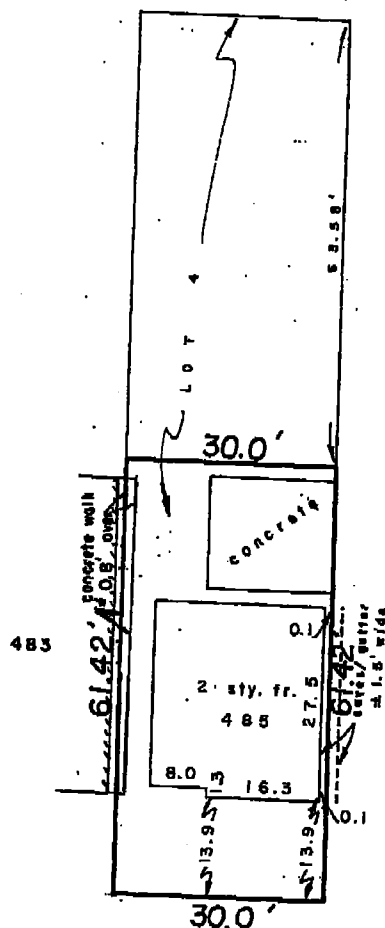
20' 10' 0' 20'

Scale 1" = 20'

Date: 10/14/2009

Revised 12-11-09 new lender and buyer

16' ALLEY

WE HAVE RECEIVED A COPY OF
THIS SURVEY AND FIND THE
CONDITIONS ACCEPTABLE

OREGON AVE. 60'

W. SECOND AVE. 60'



Myers Surveying Co., Inc.

By *Albert J. Myers*
Professional Surveyor

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Order No. - 8-10/13/2009

200910138

Rec.

Field

DWG

rec

rec

91

BZA15-015
485 W. 2nd Ave.

MAP ID: JP

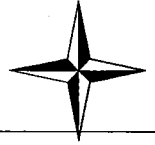
DATE: 2/13/15



Scale = 90

Grid North

BZA15-015
485 W. 2nd Ave.



City of Columbus Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010053538

Zoning Number: 485

Street Name: W 2ND AVE

Lot Number : 4

Subdivision: OREGON PLACE

Requested By: MATTHEW HALL (OWNER)

Issued By: *Richard Whisman* Date: 1/30/2015



SCALE: 1 inch = 25 feet

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 26659





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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

BZA15-015
485 W. 2nd Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew E. Hall
of (COMPLETE ADDRESS) 485 W. 2nd 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

Matthew E Hall

485 W 2nd Ave Col, OH 43201

SIGNATURE OF AFFIANT

Matthew E Hall

Subscribed to me in my presence and before me this 12th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Christina L Lowe

My Commission Expires:

September 6, 2015

Notary Seal Here

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