

**CITY OF COLUMBUS**

DEPARTMENT OF BUILDING AND ZONING SERVICES

**One Stop Shop Zoning Report** Date: Thu Apr 2 2015

General Zoning Inquiries: 614-645-8637

**SITE INFORMATION**

Address: 2327 JERMAIN DR COLUMBUS, OH

Mailing Address: 2327 JERMAIN DR

COLUMBUS OH 43211

Owner: HAMILTON MAGGIE L

Parcel Number: 010121166

**ZONING INFORMATION**

Zoning: 717, Residential, R2

effective 6/10/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Northeast 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

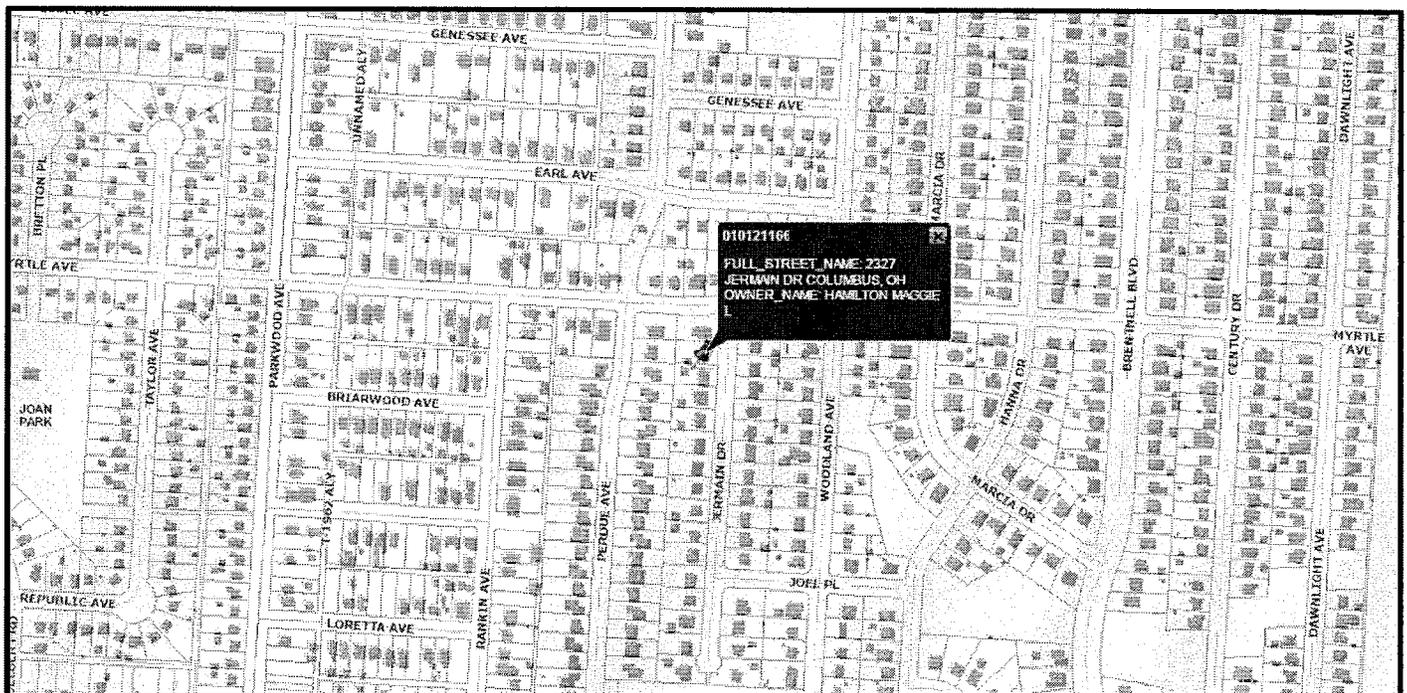
**PENDING ZONING ACTION**

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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: BZA15-027  
Date Received: 25 FEB 2015  
Commission/Civic: NORTHEAST A.C.  
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.

This application is to reduce the existing set back for the front yard from 30 feet to 22 feet to secure a permit to build a room addition onto the master bedroom of ~~the house~~ & front into the front yard, and 14 feet across

LOCATION

1. Certified Address Number and Street Name 2327 JERMAIN DR.  
City Columbus State Ohio Zip 43211  
Parcel Number (only one required) ~~010-112B-055-00~~ # 010-121166-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name JAMES HERBERT TOWNSEND  
Address 797 S. JAMES RD, # 1 City/State Columbus Zip 43227  
Phone # 614-599-3141 Fax # \_\_\_\_\_ Email ST52252000@YAHOO.COM

PROPERTY OWNER(S):

Name Ms. Maggie L. Hamilton  
Address 2327 JERMAIN DR. City/State Columbus/Ohio Zip 43211  
Phone # 614-471-8044 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney  Agent

Name JAMES H. TOWNSEND  
Address 797 S. JAMES RD, # 1 City/State Col, Ohio Zip 43227  
Phone # 614-599-3141 Fax # \_\_\_\_\_ Email: ST52252000@YAHOO.COM

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

APPLICANT SIGNATURE James H. Townsend  
PROPERTY OWNER SIGNATURE Maggie L. Hamilton  
ATTORNEY / AGENT SIGNATURE James H. Townsend

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



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James Herbert Townsend
of (1) MAILING ADDRESS 797 S. James Rd, #1 Columbus, Ohio 43227
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) Ms. Maggie L. Hamilton
2327 Jermain Dr,
Columbus, Ohio 43211

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

James Herbert Townsend
614-599-3141

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

(5) Northeast
Commissioner / Porter
Ms. Lynne D. LaCour
2500 Park Crescent, Col, Oh 43232

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:

Table with 3 columns: (6) PROPERTY OWNER(S) NAME, (6A) ADDRESS OF PROPERTY, (6B) PROPERTY OWNER(S) MAILING ADDRESS. Rows include Deborah Moss, Nick Properties LLC, Devia C. Hooper, Sharon Harper, and ADA L. Wise.

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

SIGNATURE OF AFFIANT

(8) James H. Townsend
Subscribed to me in my presence and before me this 25 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

Notary Seal Here



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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STATEMENT OF HARDSHIP

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...
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...
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 applicant Ms. Maggie Hamilton Does not enjoy the space in her master bedroom to walk around her bed.
2. The layout of Ms. Hamilton's home is not of her doing in anyway her home is a small home with small rooms.
3. Ms. Hamilton seeks to be comfortable in her home and wishes to be able to walk around her bed in the master bedroom. The required variance building line set back 3332.21A
4. Other property owners in the same zoning district can walk around their bed in the master bedroom.
This variance grant will be to extend the master bedroom eight feet into the front yard by fourteen feet across. The existing set back is 30 feet we ask that the set back be reduced to 22 feet. This variance will not injury to neighbors property, nor negatively impact traffic

Signature of Applicant James B. Townsend Date 02/11/2015

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Disclaimer

Scale = 30



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.

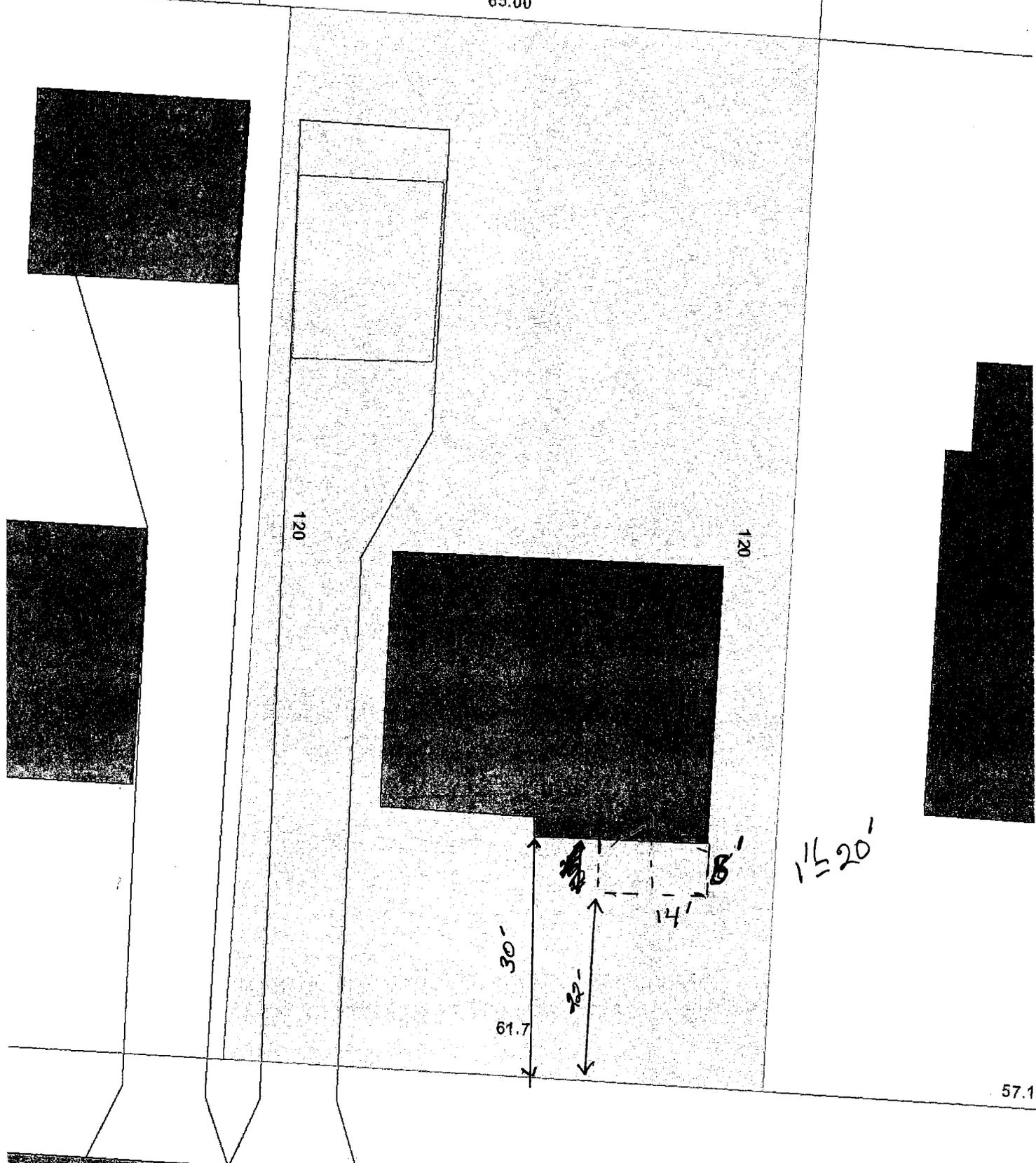
RE: Plot PLAN  
Site PLAN

Maggie L. Hamilton  
2327 Germain Dr  
Col, Oh 43211

**BZA15-027**  
**2327 JERMAIN DRIVE**

Parcel # 010-121166-00 04-14-2010

65.00



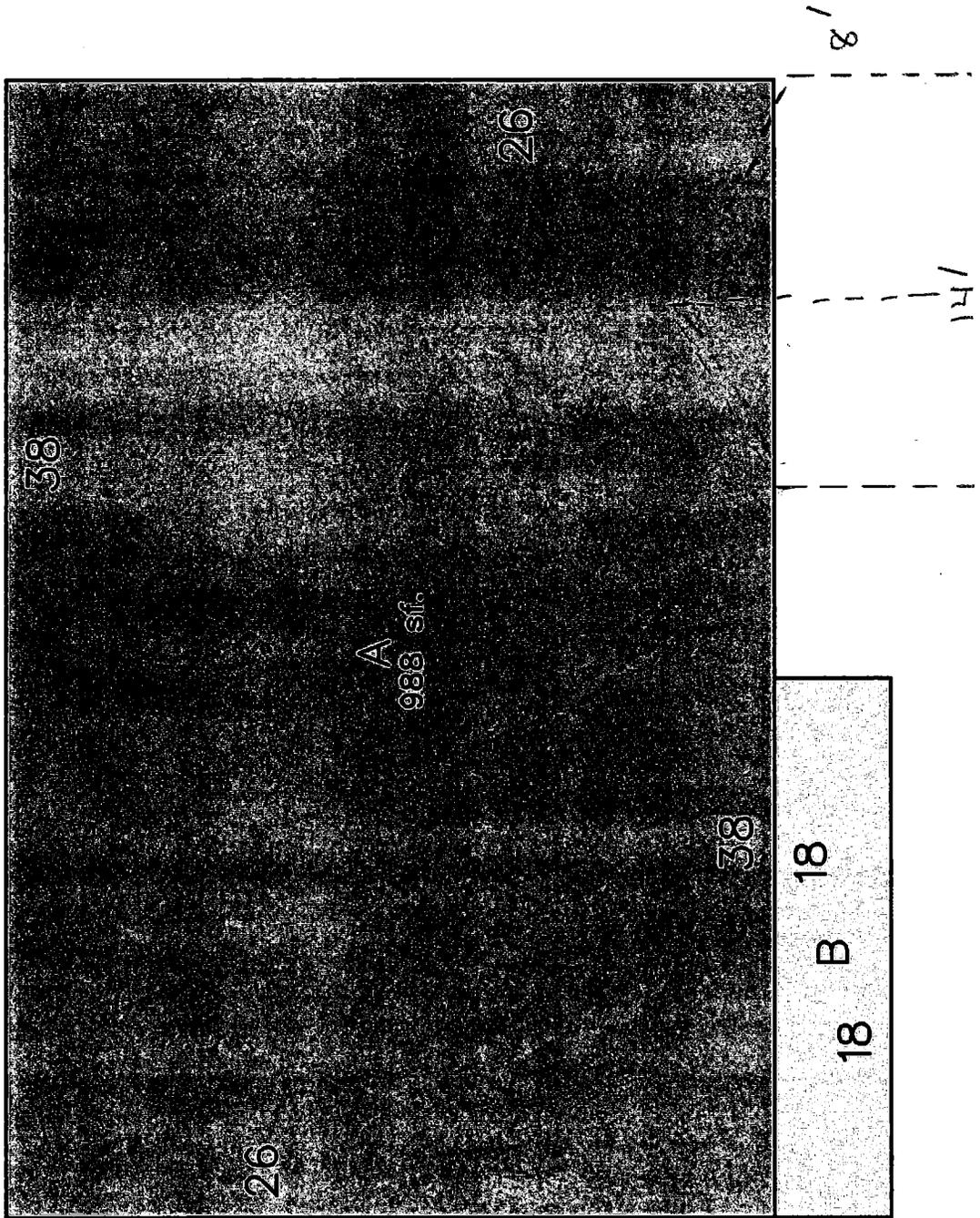
57.1

RE: House Sketch



owner: Maggie L. Hamilton  
2327 Jermain Dr,  
Col, OR 43211

Parcel # 010-121166-00 04-14-2010





Mayor Michael S. Gansner

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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 # VARIANCE

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JAMES HERBERT TOWNSEND  
of (COMPLETE ADDRESS) 797 S. JAMES RD. #1 COLUMBUS, OHIO 43227  
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>Ms. Maggie L. Hamilton</u>	<u>2327 JERMAIN DR.</u>
	<u>Columbus, Ohio 43211</u>

SIGNATURE OF AFFIANT James H. Townsend

Subscribed to me in my presence and before me this 25 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: \_\_\_\_\_

Notary Seal Here



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NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 17, 2019

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