

# 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: BZA 15-037 Date Received: 3/16/15  
Application Accepted by: A. Reiss Fee: \$320.00  
Commission/Civic: None  
Existing Zoning: SR  
Comments: 5/26/15

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

- Variance  Special Permit

Indicate what the proposal is and list applicable code sections:

3312.29 TO REDUCE THE SIZE OF A PARKING  
SPACE FROM 9'X18' TO 9'X16'

**LOCATION**

Certified Address: 1048 Afton Rd. City: Columbus Zip: 43221

Parcel Number (only one required): D10-117055-00

**APPLICANT** (If different from Owner):

Applicant Name: Unlimited Production Phone Number: (614) 795-8143 Ext.: \_\_\_\_\_

Address: 6365 Showy Ct. City/State: Westerville, OH Zip: 43081

Email Address: emartin@theunlimitedproduction.com Fax Number: \_\_\_\_\_

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

Name: Lisa Roberts Phone Number: (970) 819-9113 Ext.: \_\_\_\_\_

Address: 1048 Afton Rd. City/State: Columbus OH Zip: 43221

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: Elijah Martin Phone Number: (614) 795-8143 Ext.: \_\_\_\_\_

Address: 6365 Showy Ct. City/State: Westerville OH Zip: 43081

Email Address: emartin@theunlimitedproduction.com Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE [Signature]

X PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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

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**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ELI C. MARTIN  
of (1) MAILING ADDRESS 6365 Showy Ct

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 1048 Afton Rd.

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) Lisa Roberts  
Rachel Bogumill  
1048 Afton Rd.  
Columbus OH 43221

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

Eli C. Martin 614 795 8143

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

(5) None

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
<u>Joseph + Cynthia Botti</u>	<u>3460 Lambeth Ct</u>	<u>same</u>
<u>Creative Housing Inc</u>	<u>1055 Afton Rd.</u>	<u>same</u>
<u>Donald Shackelford</u>	<u>1056 Afton Rd.</u>	<u>same</u>
<u>Asur Srivivasan</u>	<u>3454 Shattuck Ave</u>	<u>same</u>
<u>R. Micheli and Jacqueline Akon</u>	<u>1040 Afton Rd.</u>	<u>same</u>

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 12<sup>th</sup> day of March, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here  
**JAMES RYAN SHADWICK**  
Notary Public, State of Ohio  
My Commission Expires 3/16/19 March 16, 2019

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**Unlimited Production**  
6365 Showy Ct.  
Westerville OH 43081

**Joseph and Cynthia Botti**  
3460 Lambeth Ct  
Columbus OH 43221

**Asur Srinivasan**  
3453 Shattuck Ave  
Columbus OH 43221

**Kim Allen**  
1030 Afton Rd.  
Columbus OH 43221

**Randall Shankster**  
1039 Afton Rd.  
Columbus OH 43221

▲  
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expose Pop-up Edge™

**Lisa Roberts**  
1048 Afton Rd.  
Columbus OH 43221

**Creative Housing, Inc.**  
1055 Afton Rd.  
Columbus OH 43221

**R. Miebi and Jacqueline Akah**  
1040 Afton Rd  
Columbus OH 43221

**Douglas and Lari Lawver**  
1064 Afton Rd.  
Columbus OH 43221

**William and Anna Costello**  
3401 Shattuck Ave  
Columbus OH 43221

 **EVERY® 58160™**

**Building and Zoning**  
757 Carolyn Ave  
Columbus OH 43224

**Donald Shackleford**  
1056 Afton Rd.  
Columbus OH 43221

**R. Miebi and Jacqueline Akah**  
1063 Afton Rd.  
Columbus OH 43221

**Sangeeta Lakhani**  
1047 Afton Rd.  
Columbus OH 43221

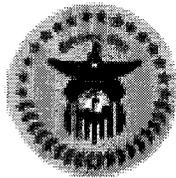
**BZA15-037**  
1048 Afton ~~Bl~~

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# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONIN

**BZA15-037**  
 1048 Afton Rd.

**One Stop Shop Zoning Report** Date: Thu Mar 19 2015

General Zoning Inquiries: 614-645-8637

**SITE INFORMATION**

**Address:** 1048 AFTON RD COLUMBUS, OH

**Mailing Address:** 1048 AFTON RD  
 COLUMBUS OH 43221

**Owner:** LITTLE KAREN E

**Parcel Number:** 010117055

**ZONING INFORMATION**

**Zoning:** 674, Residential, SR  
 effective 10/14/1956, Height District H-35

**Historic District:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Historic Site:** No

**Commercial Overlay:** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A

**Flood Zone:** OUT

**Area Commission:** N/A

**Airport Overlay Environs:** N/A

**Planning Overlay:** N/A

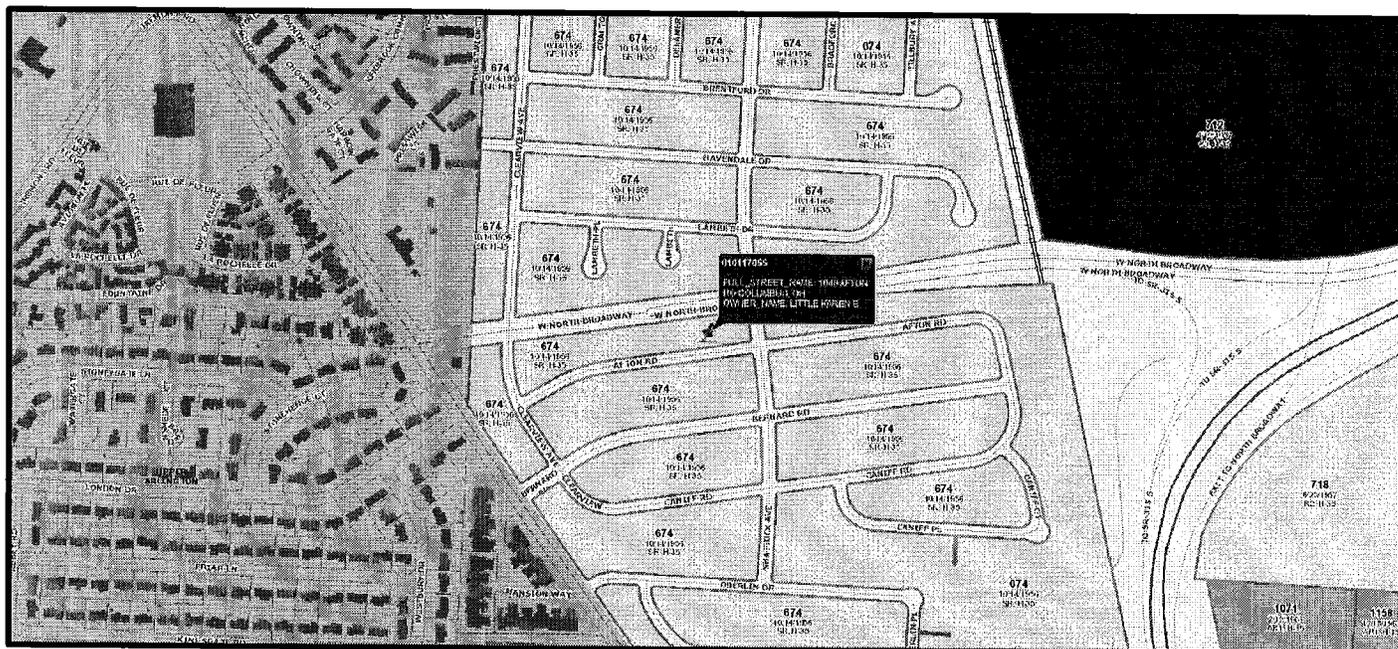
**PENDING ZONING ACTION**

**Zoning:** N/A

**Council Variance:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Graphic Commission:** N/A



# Board of Zoning Adjustment Application

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**BZA15-037**  
**1048 Afton Rd.**

## STATEMENT OF HARDSHIP

APPLICATION #

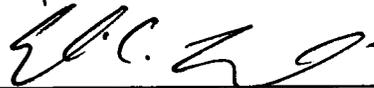
### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (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:

Ms. Lisa Roberts purchased the residence located at 1048 Afton Rd on February 20, 2016. Currently the washer/dryer connections are located in the unfinished garage. Ms. Roberts suffers from a chronic illness and has contracted my company to build a finished, climate-controlled laundry room. After the original building permit application was submitted we received a response stating that a parking space needs to be at least 18 feet. We are requesting a variance in order to accommodate Ms. Roberts' needs pertaining to a finished, climate-controlled laundry room due to her chronic illness. Once the laundry room is complete this will leave a 16 foot parking space. This request in no way affects neighboring properties.

Signature of Applicant



Date

3/13/15

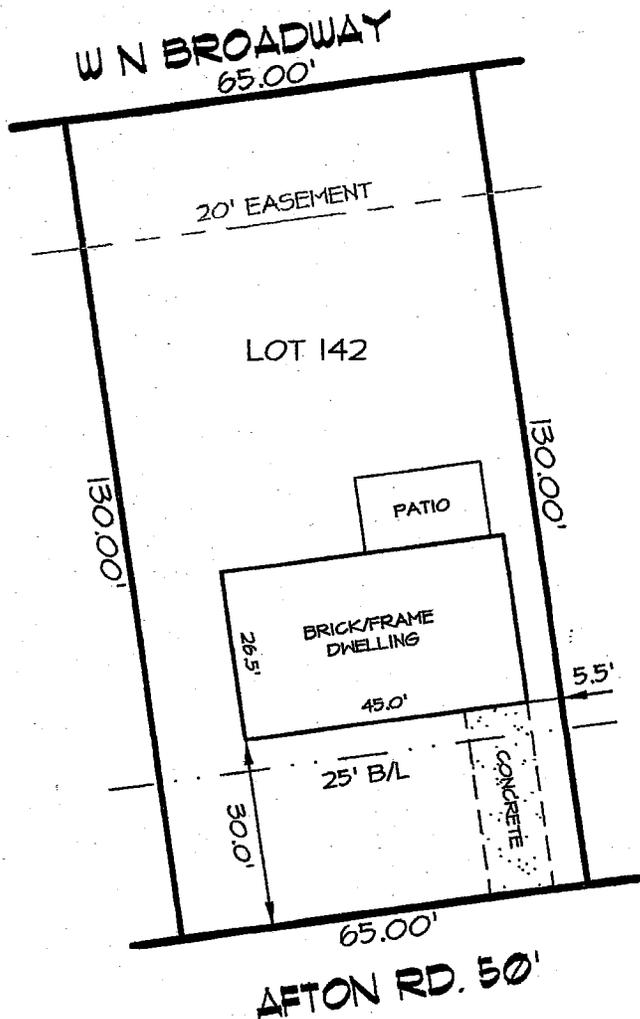


CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying

**BZA15-037**  
1048 Afton Rd

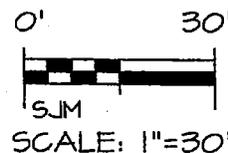
614.785.9340  
Fax: 614.785.9342  
77 E Wilson Bridge Road  
Suite 205  
Worthington, OH 43085  
<http://www.campbellsurvey.com>

**MORTGAGE LOCATION SURVEY**



I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.

BUYER/OWNER



Address 1048 Afton Road

Allotment: Cranford

State of Ohio, County of Franklin

Plat Book: 29 Page: 16

City of Columbus

Client Order No. 174427.TTA

C & A Order No.  
CO127390

New Owner Lisa M Roberts

Date February 3, 2015

Present Owner Karen E Little

This is to certify to Huntington National Bank and/or Talon Title Agency, LLC.

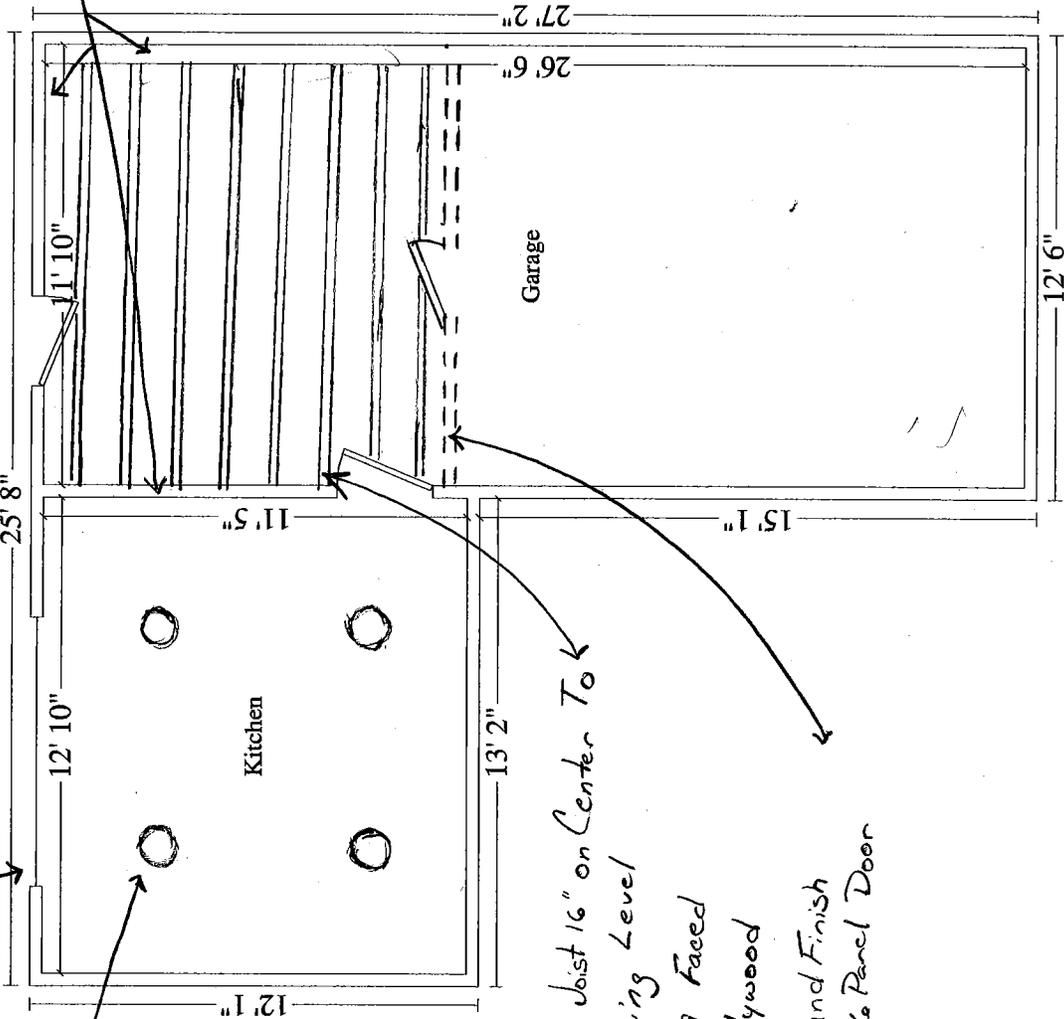
that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative

*Matthew L. Campbell*

**BZA15-037**  
**1048 Afton Rd.**

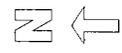
- Remove 8' Window and Frame for 71 1/4" x 79 1/2" Sliding Door
- Install 71 1/4" x 79 1/2" Sliding Door



- Install 4 6" Can Lights To Existing Switch

- Tearout All Drywall for R-19 Insulation  
 - Move Plumbing + Vent for Washer/Dryer Into Proper Wall Mount Boxes

- Install 2"x4" Treated Joist 16" on Center To Build Floor To Existing Level
- Insulate Floor w/R-9 Faced Deck Joist w/ 3/4" Plywood
- Build 2"x4"x8' Wall and Finish
- Install 32" Pre-Hung 6 Panel Door



Main Level



# 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: 010117055

Zoning Number: 1048

Street Name: AFTON RD

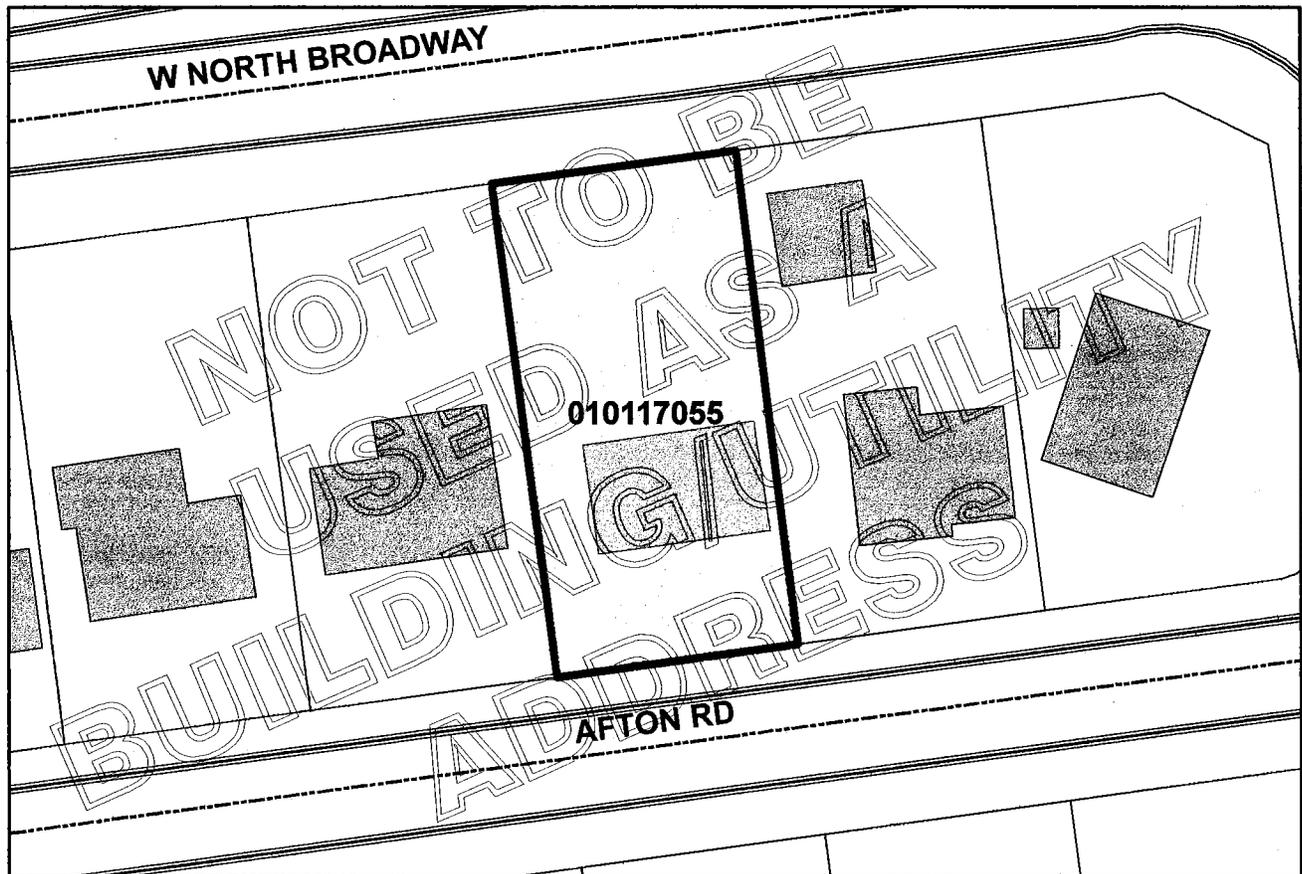
Lot Number : 142

Subdivision: CRANFORD

Requested By: UNLIMITED PRODUCTION, LLP (ELI MARTIN)

Issued By: *Regina Williams*

Date: 3/12/2015



SCALE: 1 inch = 50 feet

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

GIS FILE NUMBER: 29539



March 11, 2015

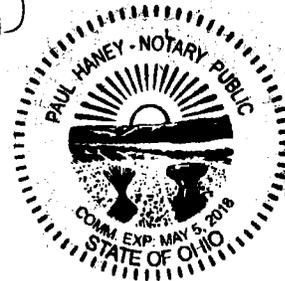
I, Lisa Roberts, hereby give Elijah Martin, Power of Attorney to act on my behalf in the matter of the Zoning Parking Variance for 1048 Afton Road, Columbus, Ohio 43221; including any and all necessary paperwork and appearances before the Zoning Board.

Respectfully,

Lisa Roberts

*Lisa Roberts*

on This day March 11, 2015  
before me appeared Lisa  
Roberts.



*Paul Haney*

3-11-15

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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 # .

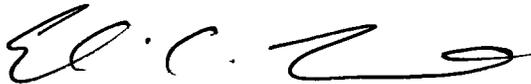
**BZA15-037**  
**1048 Afton Rd**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) E. C. MARTIN  
of (COMPLETE ADDRESS) 6365 Showy CT

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>Lisa Roberts</u>	<u>1048 Afton Rd</u> <u>Col OH 43221</u>
<u>Rachel Bogumil</u>	<u>1048 Afton Rd</u> <u>Col. OH 43221</u>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 12<sup>th</sup> day of March, in the year 2015

  
SIGNATURE OF NOTARY PUBLIC

3/16/19  
My Commission Expires



Notary Seal Here  
**JAMES RYAN SHADWICK**  
Notary Public, State of Ohio  
My Commission Expires March 16, 2019

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