



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Jun 1 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1130 SUNNY HILL DR COLUMBUS, OH

Mailing Address: 2375 N GLENVILLE DR
RICHARDSON, TX 75082

Owner: RIEMENSCHNEIDER LISA A

Parcel Number: 010125457

ZONING INFORMATION

Zoning: ANNEX1654, Residential, R1
effective 10/14/1959, 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



THE CITY OF COLUMBUS
MICHAEL E. COLEMAN, MAYOR

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: BZA15-061 Date Received: 12 MAY 2015
Application Accepted by: N/A Fee: \$320-
Commission/Civic:
Existing Zoning:
Comments:

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

- Variance Special Permit

Indicate what the proposal is and list applicable code sections:

3312.09 20' MANEUVERING - to reduce from 20' to 17'
3312.25

LOCATION

Certified Address: 1130 Sunny Hill Dr. City: Columbus Zip: 43221

Parcel Number (only one required): 010125457

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: Lisa A. Riemenschneider Phone Number: 614.404.5390 Ext.:
Address: 1130 Sunny Hill Dr. City/State: Columbus Zip: 43221
Email Address: lisariemen@yahoo.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 Lisa A Riemenschneider
PROPERTY OWNER SIGNATURE Lisa A Riemenschneider
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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Lisa A. Riemenschneider
of (1) MAILING ADDRESS 1130 Sunny Hill Dr., Columbus, OH 43221

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 1130 Sunny Hill Dr.
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 A. Riemenschneider
1130 Sunny Hill Dr.
Columbus, OH 43221

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

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

(5) N/A - No area Commission listed
Shady Hills Estates Civic Assoc.

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>see attached</u>	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT Lisa A. Riemenschneider

Sworn to before me and signed in my presence this 11th day of MAY, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC _____ My Commission Expires 1-19-2020



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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 (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:

I am seeking to extend my deck to the north by 3 feet, from 8 feet to 11 feet. In order to do that, I am requesting a variance to reduce the required 20' maneuverability for a portion of my garage door to 17 feet. I desire the deck extension to allow me to increase the overall size from 8'x11' to 11'x11', thus affording me the ability to accommodate an outdoor table with four chairs. This is a practical difficulty and the variance will not be injurious to neighboring properties, nor to my own. I am unable to extend the deck in any other direction due to the proximity of cable/telephone wires and the inground swimming pool on the west side, the driveway on the east side, and the house being situated on the south side.

Signature of Applicant

Jusi A. Riemenschneider

Date 5.10.15

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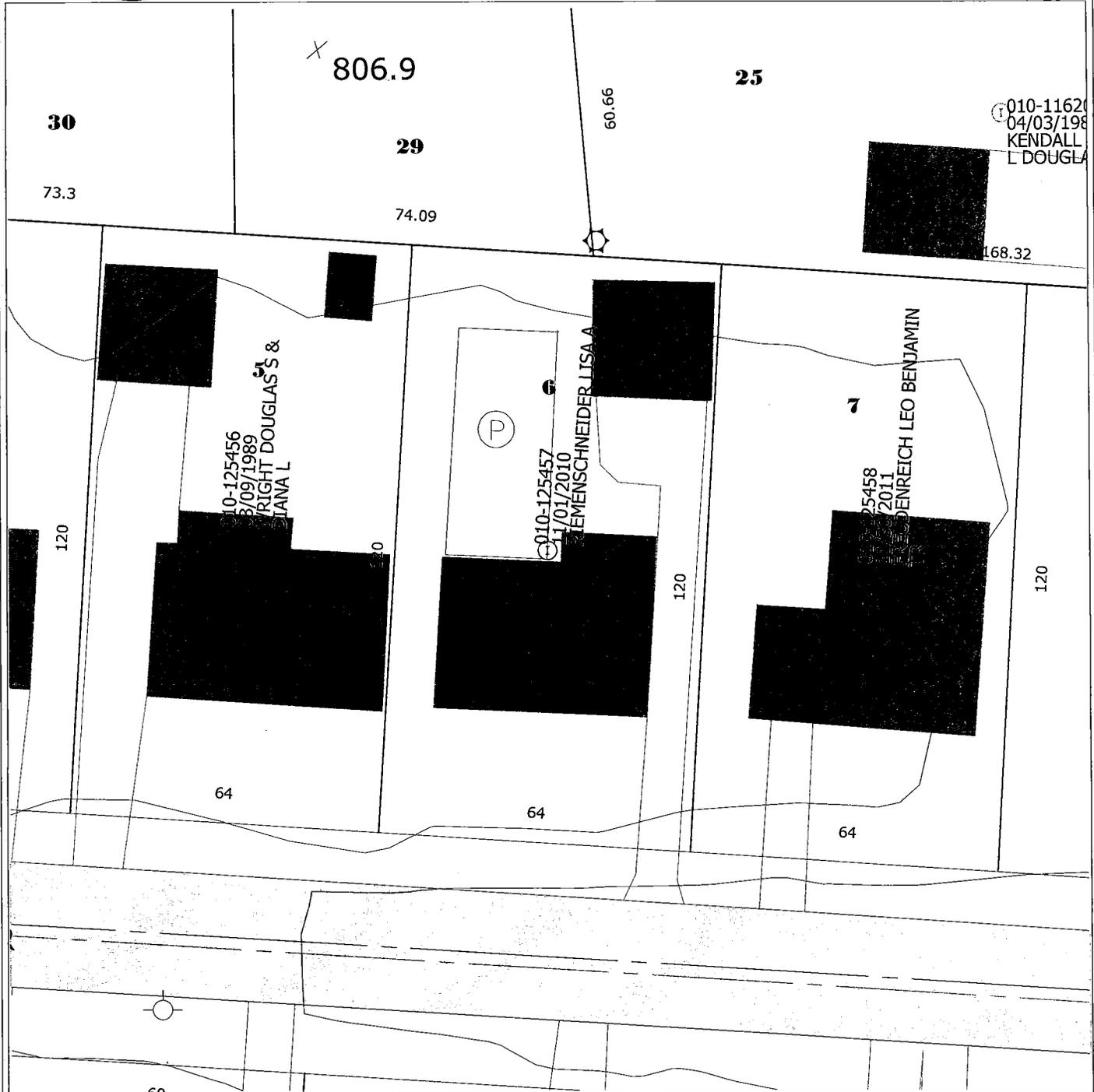
A Plot



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 5/5/15



010-11620
04/03/198
KENDALL
L DOUGLA

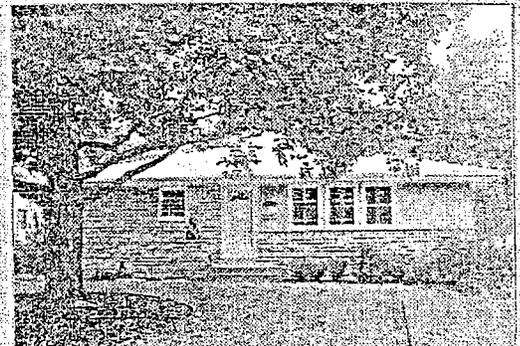
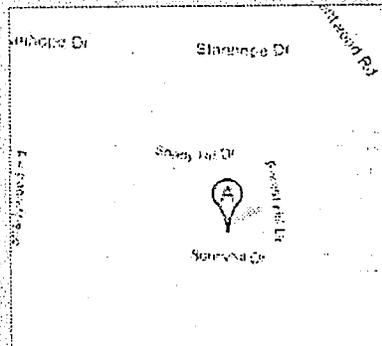
Disclaimer

Scale = 30



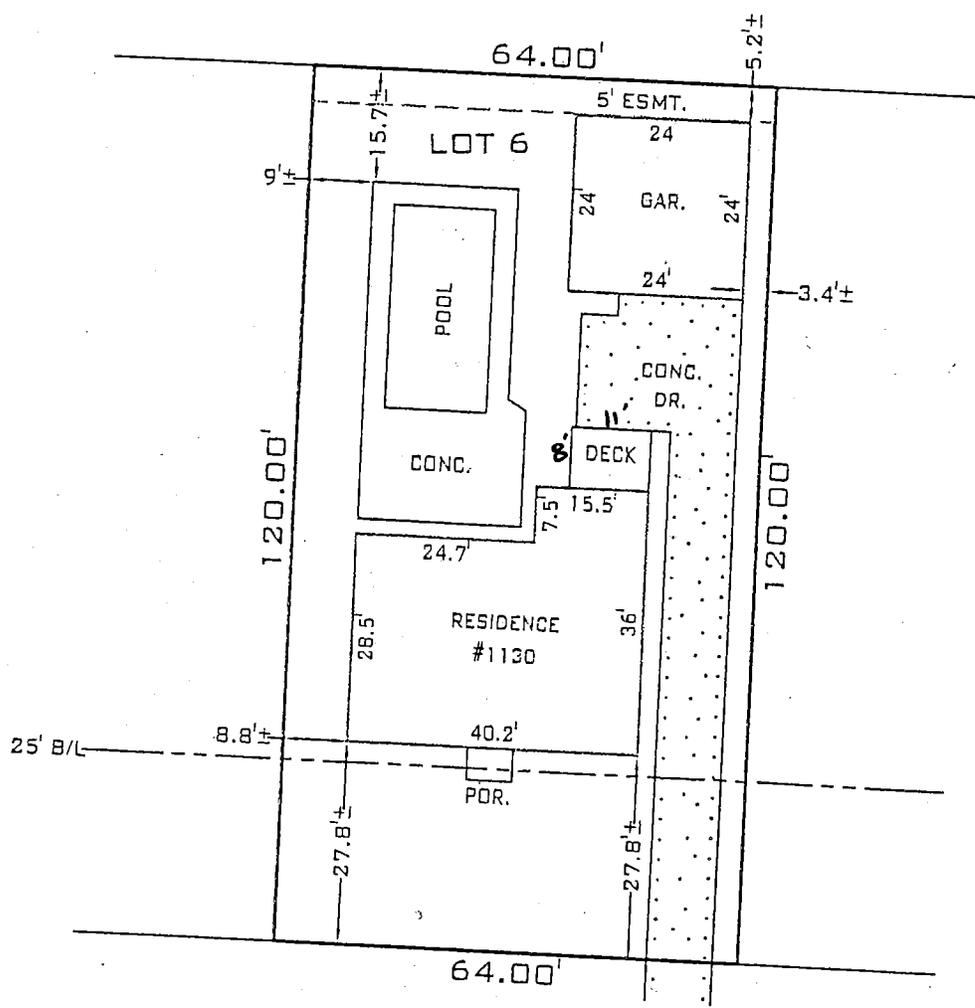
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

LANDMARK Survey Group



ADDRESS: 1130 SUNNY HILL DRIVE, COLUMBUS, Ohio 43221

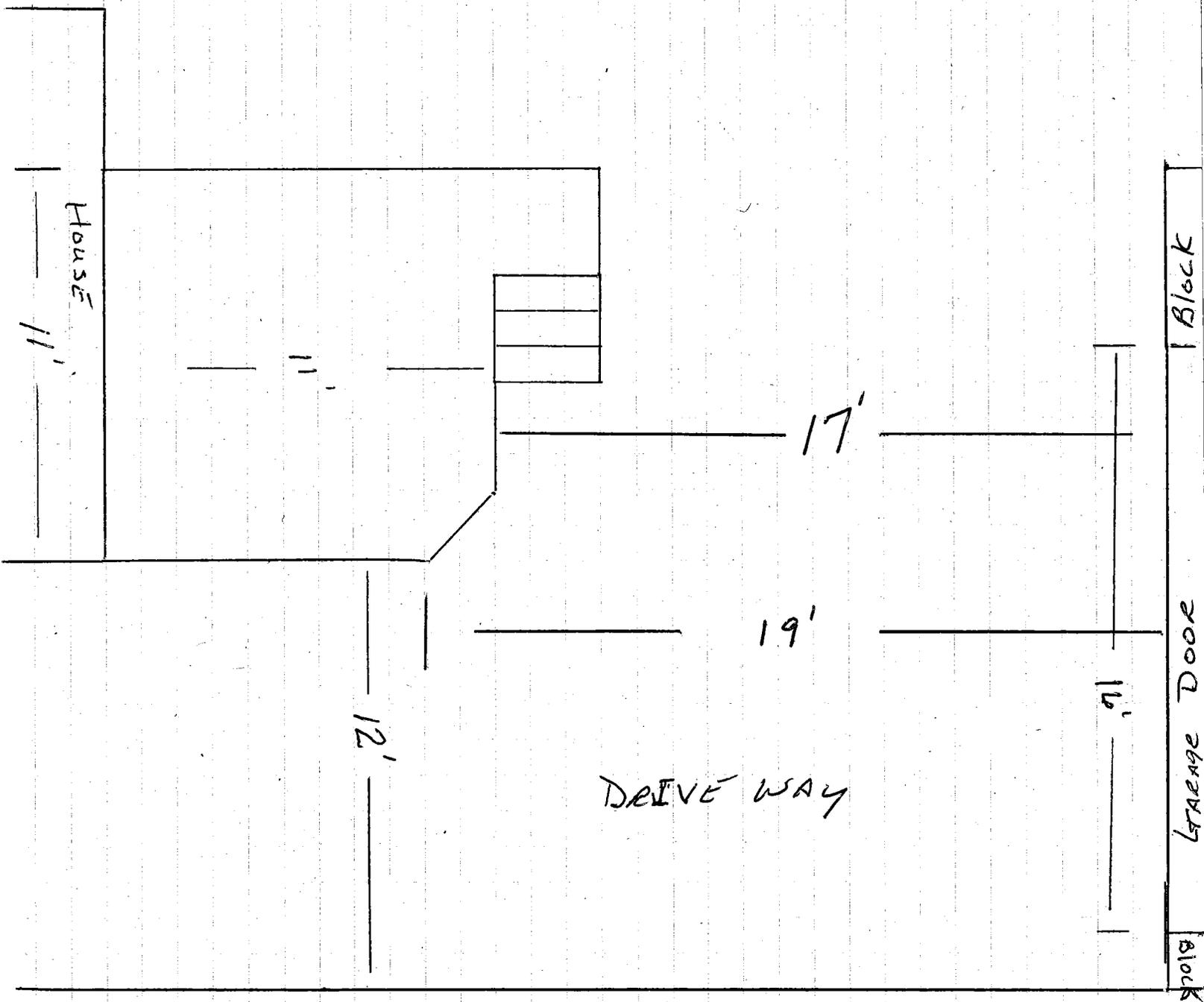
SURVEY NUMBER: 124505



OF OHIO
SCOTT D. BRUNDEI
-8047
REGISTERED
ONAL SURVEYOR

SUNNY HILL DR. 50'





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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Lisa A. Riemenschneider
of (COMPLETE ADDRESS) 1130 Sunny Hill Dr., Columbus, OH 43221

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 A. Riemenschneider</u>	<u>1130 Sunny Hill Dr. Columbus, OH 43221</u>

SIGNATURE OF AFFIANT Lisa A. Riemenschneider

Sworn to before me and signed in my presence this 11th day of May, in the year 2015

[Handwritten Signature]

SIGNATURE OF NOTARY PUBLIC

1-19-2020
My Commission Expires

Notary Seal Here



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