



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Wed Jun 3 2015

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 68 WALHALLA RD COLUMBUS, OH

Mailing Address: 68 WALHALLA RD

COLUMBUS OH 43202

Owner: BURRIS BRIAN D @ (2)

Parcel Number: 010037643

#### ZONING INFORMATION

Zoning: Z74-081, Residential, RRR

effective 11/16/1974, 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



THE CITY OF  
**COLUMBUS**  
MICHAEL B. 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: BZA15-059 Date Received: 6 MAY 2015  
Application Accepted by: [Signature] Fee: \$320  
Commission/Civic: CLINTONVILLE  
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:

Construct a 2 car garage with an artist studio on the second floor.  
To do so, variances are needed for height over 15'-0" CC 3332.38(G) and to 21'  
lot area devoted to a garage exceeding 720 square feet CC 3332.38(F) to 750'

## LOCATION

Certified Address: 68 WALHALLA RD City: COLUMBUS Zip: 43202

Parcel Number (only one required): 010037643

## 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: BRIAN D. BURRIS Phone Number: 614-466-8241 Ext.: \_\_\_\_\_

Address: 68 WALHALLA RD City/State: COLUMBUS/OH Zip: 43202

Email Address: brian.burris@hotmail.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 \_\_\_\_\_

PROPERTY OWNER SIGNATURE [Signature]

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 BRIAN D. BURRIS  
of (1) MAILING ADDRESS 68 WALHALLA RD. COLUMBUS, OH 43202

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 \_\_\_\_\_  
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) BRIAN D. BURRIS  
68 WALHALLA RD.  
COLUMBUS, OH 43202

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

BRIAN D. BURRIS  
614-406-8241

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

(5) CLINTONVILLE AREA COMMISSION  
C/O DANA BAGWELL  
3909 N. HIGH STREET COLUMBUS, OH 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:

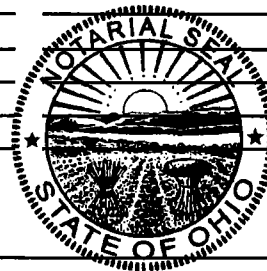
(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>SEE ATTACHED LIST</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

☐ (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 4th day of MAY, in the year 2015

Kay Ellen Frey  
(8) SIGNATURE OF NOTARY PUBLIC  
My Commission Expires 3/16/2020



Kay Ellen Frey  
Notary Public, State of Ohio  
My Commission Expires 03/16/2020

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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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### STATEMENT OF HARDSHIP

APPLICATION #

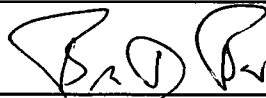
#### **3307.09 Variances by Board.**

- 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:

SEE ATTACHED

Signature of Applicant



Date

5/4/15

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**STATEMENT OF HARDSHIP**

BURRIS – 68 Walhalla Road, Columbus, OH 43202

We are planning to build a 2-story detached garage. We understand this structure will require variances related to height, habitable space, lot space devoted to the garage, and the building line. We are working with a local contractor to ensure the new garage fits the character of our neighborhood.

The height variance is required to build a structure that has a roof pitch compatible with the architectural character of our home. The habitable space variance is requested so that we may make use of the space provided by the higher roof line and include a personal artist studio on the second floor. The lot space planned to be devoted to the garage is 750 square feet, just 4% larger than the code maximum of 720 square feet. This slightly larger size and associated variance is requested so that the staircase to the second floor can be situated inside the garage for safety and neighborhood aesthetic reasons while still allowing adequate room to park two cars. Situating the new garage at the requested location will place it on the same building line as used for three of five other garages on properties directly adjacent to our own and thus will not be out of character or injurious to the aesthetic for our neighborhood.

Another factor supporting this project is we will be removing an existing driveway and replacing it with one that will be approximately 16% less in surface area, increasing green-space on the property and reducing surface water run-off.

By taking these steps and considerations listed above, we believe the granting of the variances requested will not be injurious to neighboring properties nor be contrary to the intent and purpose of the associated zoning code.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/18/14



Disclaimer

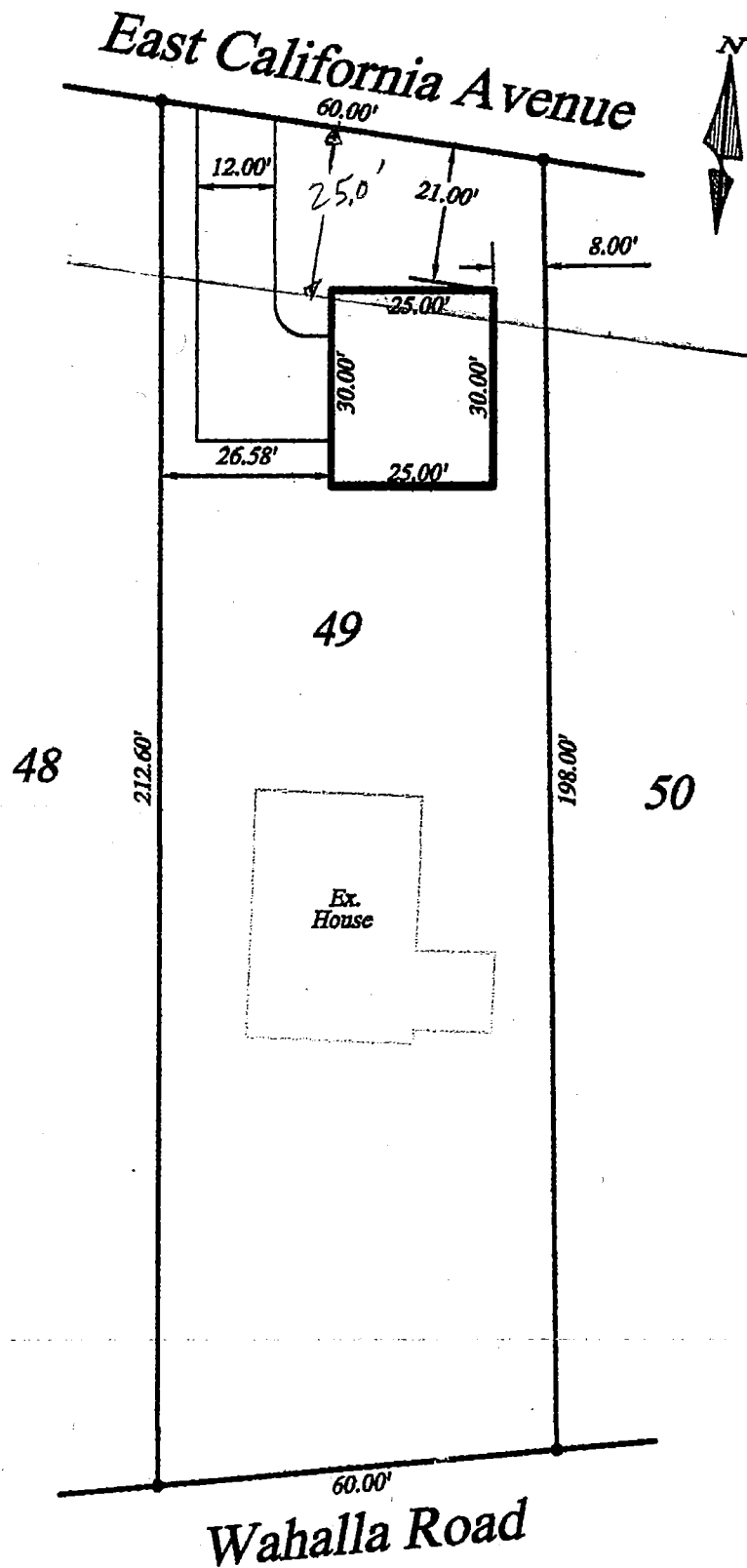
Scale = 100

Grid North

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.

BZA15-059

68 WALHALLA ROAD

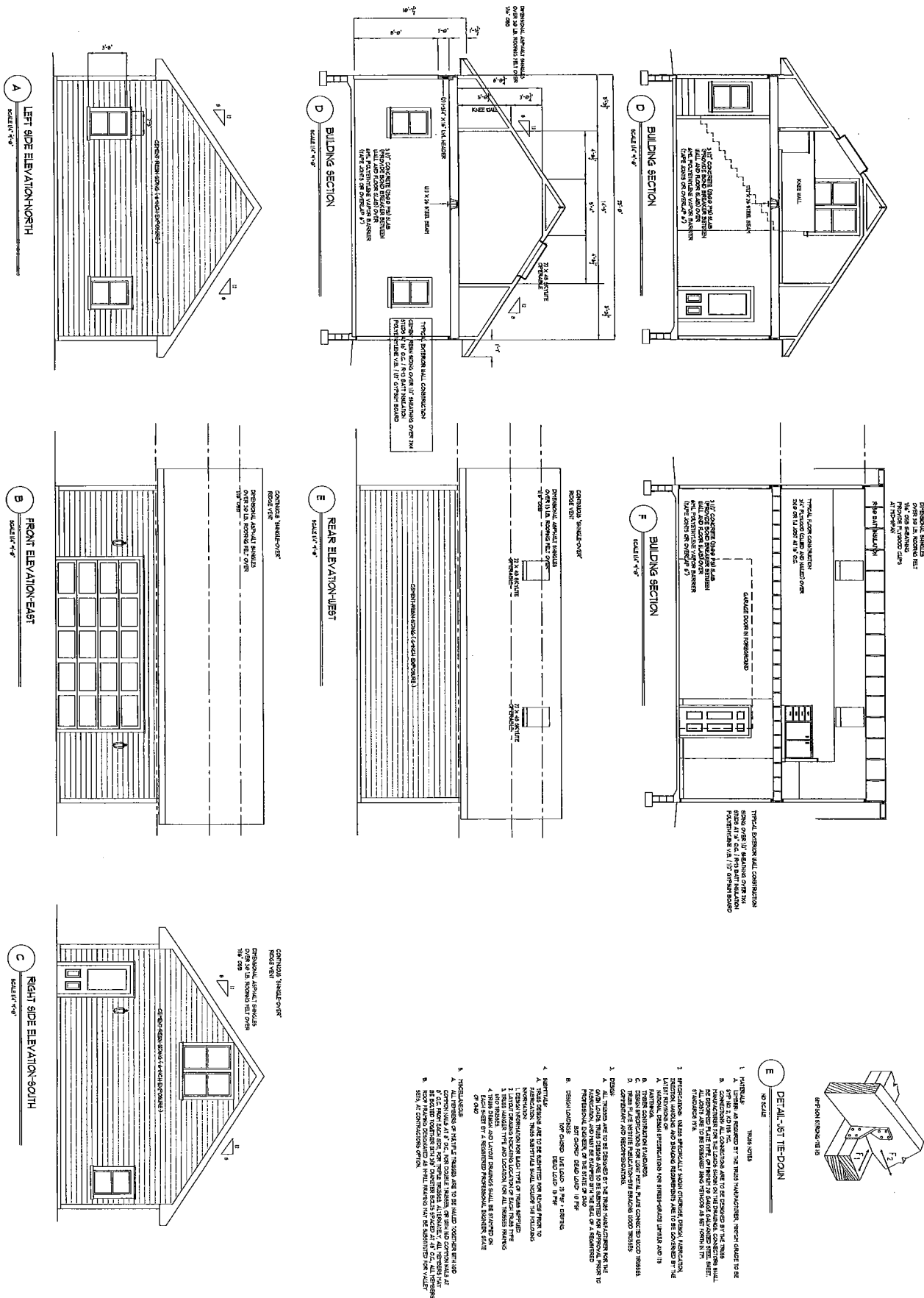


**PLOT PLAN**

We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineering



# BZA15-059 68 WALHALLA ROAD



THESE DRAWINGS ARE THE ARCHITECT'S INSTRUMENTS FOR SERVICE FOR THIS PROJECT AND MAY NOT BE USED, COPIED, OR ALTERED WITHOUT WRITTEN CONSENT.

A-3	BURRIS RESIDENCE DETACHED GARAGE		DATE	02.16.15
	GARAGE ADDITION		JOB #	
	68 WALHALLA ROAD		DRAWN BY	
	COLUMBUS, OHIO		CHECKED	
BUELL KOONE Architect		REVISED		
5690 ROTHESAY DRIVE, DUBLIN, OHIO 43017				



RUELL E. KOONE #10101  
EXPIRATION DATE 12/31/2015

**CANINI BUILDERS, INC.**

6934 BIG WALNUT ROAD, GALENA, OHIO 43021  
(614) 888-4545





PROVIDE TRUSSES MANUFACTURED BY THE RETAIL PLATE CONNECTOR MANUFACTURER TO SUPPORT SUPERIMPOSED DEAD AND LIVE LOADS (CALCULATED, BUT NOT DESIGN, LOADS) AND "REINFORCE" BY A MINIMUM OF TWO (2) TRUSSES PER JOINT. THE TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR STEEL, 1989 EDITION AND THE RETAIL PLATE INSTITUTE RECOMMENDED PRACTICES OF DESIGN (RP-33). TRUSSES MANUFACTURED TO VARY FROM 12' TO 18' SPACING PRIOR TO THE FABRICATION OF ROOF TRUSSES.



A diagram illustrating a geological structure, possibly a fault or a tunnel. It shows a cross-section of the earth with a fault line. A circular inset at the bottom shows a cross-section of a tree trunk with the text "O 树洞 O" (Tree Hole) inside.



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6934 BIG WALNUT ROAD, GALENA, OHIO 43021  
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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) \_\_\_\_\_  
of (COMPLETE ADDRESS) \_\_\_\_\_

BRIAN D. BURRIS

68 WALHALLA RD. COLUMBUS, OH 43202

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

BRIAN D. BURRIS

COMPLETE MAILING ADDRESS

68 WALHALLA RD. COLUMBUS, OH 43202

SIGNATURE OF AFFIANT

*[Signature]*

Sworn to before me and signed in my presence this 4<sup>th</sup> day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

*Kay Ellen Frey*

My Commission Expires

3/16/2020

Notary Seal Here



Kay Ellen Frey  
Notary Public, State of Ohio  
My Commission Expires 03/16/2020

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