



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Jun 30 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 922 JOOS AVE COLUMBUS, OH

Mailing Address: 922 JOOS AVE

COLUMBUS OH 43229

Owner: HOOK PATRICIAA

Parcel Number: 010105012

ZONING INFORMATION

Zoning: 674, Residential, R2

effective 10/19/1956, 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

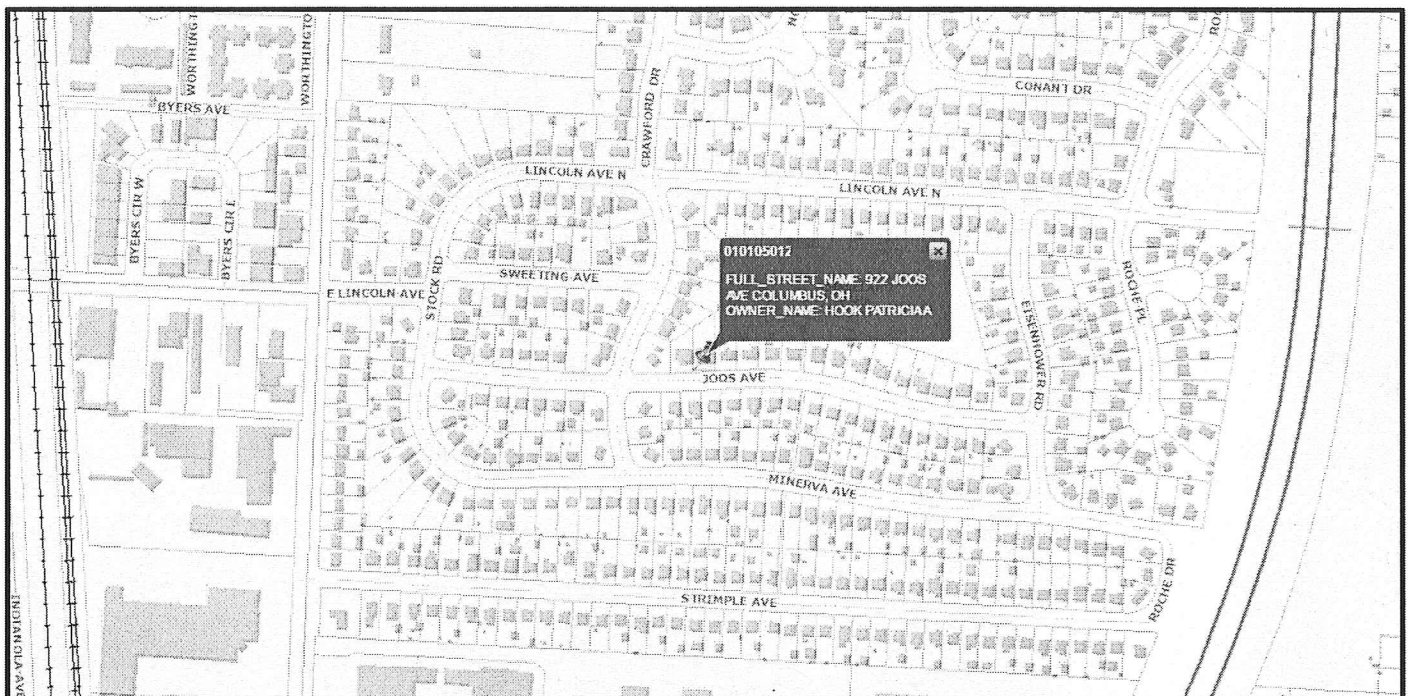
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-072 Date Received: 22 JUNE 2015
Application Accepted by: HF Fee: \$ 320 -
Commission/Civic: N/A
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:

3332.38(F) - To increase from 720 square feet to 1,180 square feet.

LOCATION

Certified Address: 922 Joos Avenue City: Columbus OH Zip: 43229

Parcel Number (only one required): 010-105012-00

APPLICANT (If different from Owner):

Applicant Name: Patricia Neff f/k/a Patricia Hook Phone Number: 614-888-2124 Ext.: _____
Address: 922 JOOS AVENUE City/State: Columbus OH Zip: 43229
Email Address: Phook@insight.rr.com Fax Number: none

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

Name: Patricia Neff f/k/a Patricia Hook Phone Number: 614-888-2124 Ext.: _____
Address: 922 JOOS AVENUE City/State: COLUMBUS, OH Zip: 43229
Email Address: Phook@insight.rr.com Fax Number: none

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

Name: Michael J. O'Reilly, Atty. at Law Phone Number: 614-833-3777 Ext.: _____
Address: 30 Hill Rd. S., Suite B City/State: Pickerington OH Zip: 43147
Email Address: michael@oreillylawyers.com Fax Number: 866-257-8939

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

APPLICANT SIGNATURE Same as Property Owner
PROPERTY OWNER SIGNATURE Patricia A. Neff FKA Patricia A. Hook
ATTORNEY / AGENT SIGNATURE Michael J. O'Reilly, Attorney at Law

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

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Patricia Neff f/k/a Patricia Hook
of (1) MAILING ADDRESS 922 Joos Ave., Columbus, OH 43229

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) Patricia Neff f/k/a Patricia Hook
922 Joos Ave., Columbus, OH 43229

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

Patricia Neff f/k/a Patricia Hook
(614) 888-2124

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>See attached page</u> | | |
| | | |
| | | |

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

(8) SIGNATURE OF AFFIANT Patricia A. Neff FKA Patricia A. Hook

Sworn to before me and signed in my presence this 4th day of June, in the year 2014

[Signature] (8) SIGNATURE OF NOTARY PUBLIC
My Commission Expires Aug - No Exp. Notary Seal Here



MICHAEL J. O'REILLY
Attorney At Law

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
My Commission Expires No Expiration
Sec. 147.05 RC
Please make checks payable to the Columbus City Treasurer

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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
Exhibit "A" for
Statement, incorporated
by this reference

Signature of Applicant

Patricia A. Jeff FKA Patricia A. Moore
Date 6-4-2015

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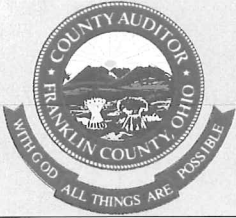
EXHIBIT A

Statement of Hardship

Applicant owns a single family residence at 922 Joos Avenue, Columbus, OH 43229. The residence has no garage and this has become a problem for applicant because she has experienced several break-ins to her vehicle in recent years.

Applicant has a proposal from Priestas Brothers for construction of a three car garage, 30 feet wide by 24 feet deep.

The applicant's hardship lies in the size and irregular shape of her lot, which makes placement of the garage on the parcel without certain width and/or area variances difficult. Specifically, Applicant believes that a variance with regard to the area restriction set forth in Columbus, Ohio – Code of Ordinances Section 3332.38 will be required. In addition, her hardship stems from the neighborhood having more crime than it did when the subdivision was developed decades ago. Having a garage will assist Applicant in securing her property and will benefit neighboring properties by preventing potential break-ins and other criminal activity.



CLARENCE E MINGO II **FRANKLIN COUNTY AUDITOR**

MAP ID: c

DATE: 4/16/15



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.

Real Estate / GIS Department

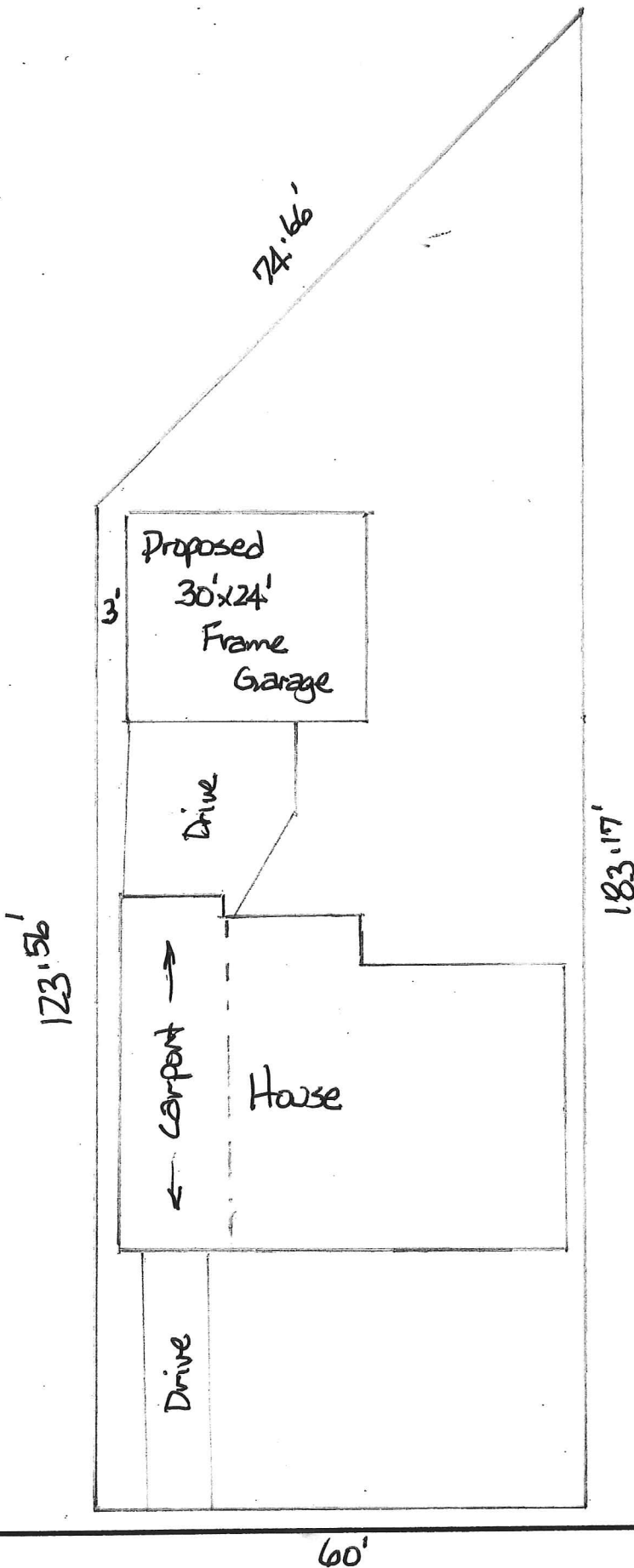
BZA15-072

922 JOOS AVENUE

PRIESTAS BROTHERS BUILDERS

- Residential
- Small Commercial
- Room Additions
- Garages
- Driveways
- Trenching
- Grading

* Patty Neff
922 Joos Ave



Scale 1" = 20'

THE CITY OF
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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) _____

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

No owner interests other than the Applicant.

N/A

SIGNATURE OF AFFIANT

Patricia A. Neff FKA Patricia A. Neff

Sworn to before me and signed in my presence this

4th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



MICHAEL J. O'REILLY
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration
Sec.147.03 R.C.

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