



# 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:** 231 ORCHARD LN COLUMBUS, OH

**Mailing Address:** 231 ORCHARD LN

COLUMBUS OH 43214

**Owner:** BUCK DUANE G TR RAPKIN ELL

**Parcel Number:** 010064977

### ZONING INFORMATION

**Zoning:** ORIG, Residential, R3

effective 2/27/1928, 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

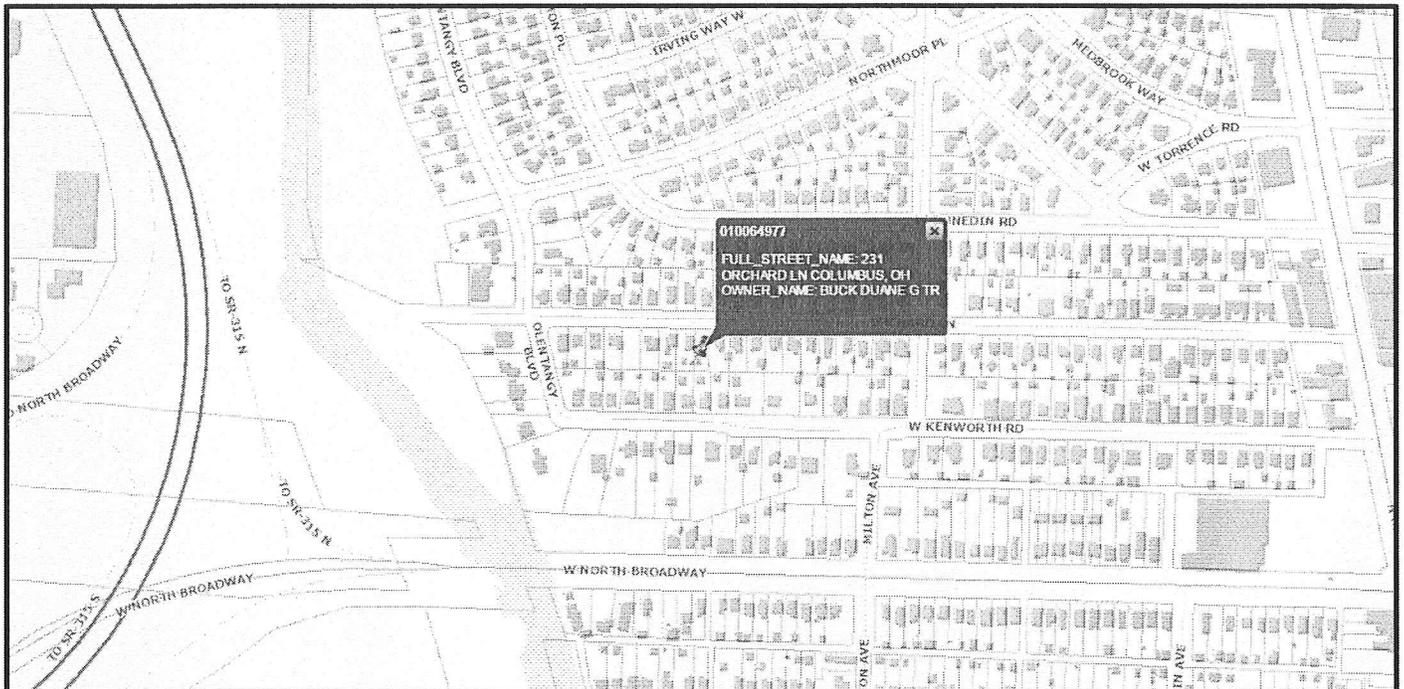
### PENDING ZONING ACTION

**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: BZA15-073 Date Received: 22 JUNE 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:

To increase from 15' to 20' (3332.3G) side yard setback  
3332.26 to decrease side yard setback from 3' to 1'

**LOCATION**

Certified Address: 231 Orchard Lane City: Columbus Zip: 43214

Parcel Number (only one required): 010-064977

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

Applicant Name: Shawn McNeil Phone Number: 6142679530 Ext.: \_\_\_\_\_

Address: 370 Charleston ave City/State: Columbus, Ohio Zip: 43214

Email Address: justgarages@hotmail.com Fax Number: 614 474 5613

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

Name: Duane Buck Phone Number: 614 802 1775 Ext.: \_\_\_\_\_

Address: 231 Orchard Lane City/State: Columbus, Ohio Zip: 43214

Email Address: dbuck@otterbein.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 [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

tmt 12/14

Power Of Attorney

I, Duane Buck and N/A,  
Owner of 231 Orchard Lane Columbus, Ohio 43214, Give Shawn  
McNeil the power to represent me in the matter of obtaining a  
variance for the above mentioned property on 25, August 2015.

Signature of Affiant Duane Buck

Subscribed to me in my presence and before me this 17 day of  
June, in the year 2015

Signature of Notary Public Faith Holland  
My Commission expires: 06-17-2019



Seal Here  
FAITH HOLLAND  
Notary Public, State of Ohio  
My Comm. Expires June 17, 2019

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Shawn McNeil  
of (1) MAILING ADDRESS 370 Charleston Ave 43214

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 x(4) 231 Orchard Lane  
Columbus Ohio  
43214

APPLICANT'S NAME AND PHONE # (same as listed on front application) Shawn McNeil 614 267 9530

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Clintonville Area Commission

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(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 22<sup>nd</sup> day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC Pamela J. Dawley  
My Commission Expires \_\_\_\_\_  
Notary Seal Here  
PAMELA J. DAWLEY  
NOTARY PUBLIC  
STATE OF OHIO  
RECORDED IN  
FRANKLIN COUNTY  
April 28 2019

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**STATEMENT OF HARDSHIP**

APPLICATION #

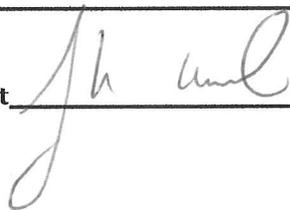
**3307.09 Variances by Board.**

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

Signature of Applicant



Date

*6/17/15*

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Duane Buck

Statement of hardship:  
231 Orchard Lane.  
Columbus, Ohio 43214

Duane has found the need for to demolish his badly deteriorating, detached garage and construct a new garage which compliments the neighborhood and his home. His design requirements include; storage, accessibility and an exterior design that blends well with the home and neighborhood. In order to achieve these goals, the design includes a roof pitch that exceeds the 15' limitation and reaches 20' in height. The zoning code establishes criteria to allow the height limitation to be exceeded if a site is located in an architectural review district. A general policy has been derived from code 3332.38 G to support cases involving architectural compatibility only Similar variances have been approved by the board when applicants commit to conditions intended to preclude conversion of the additional story to habitable space, and design commitments.

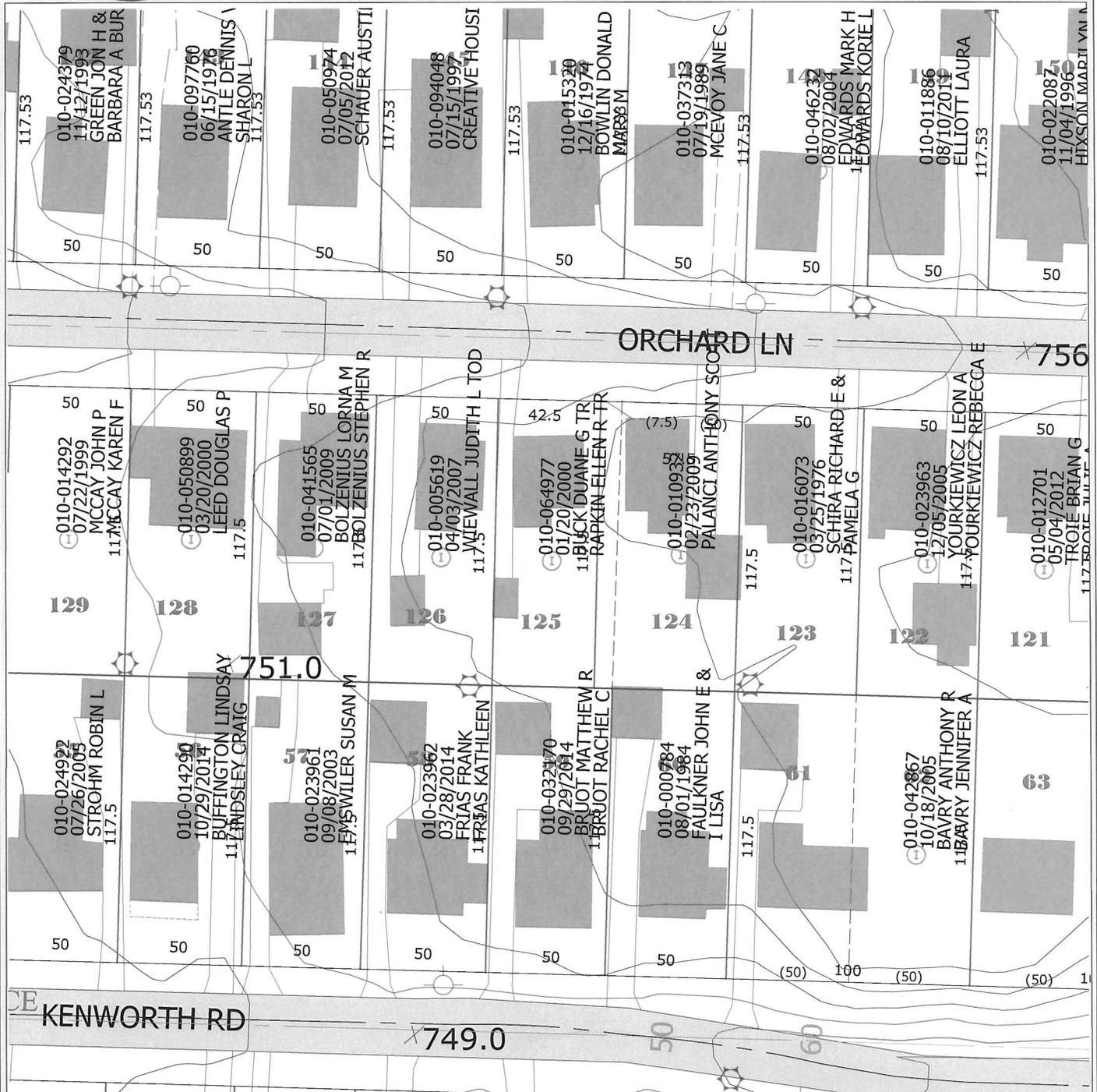
We are also requesting variance to code 3332.26 E , to grant a variance of 2' from the 3' required setback, to allow us to build 1' from the West side lot line. The lot is small and with the position of the house, this will allow better flow and accessibility in and out of the garage.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: 5

DATE: 6/18/15



Disclaimer

Scale = 60

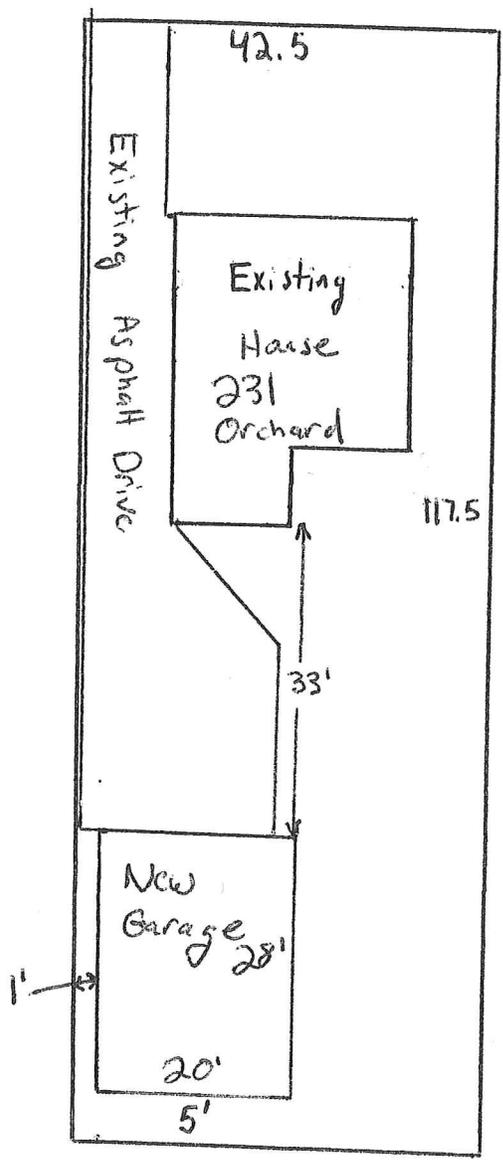
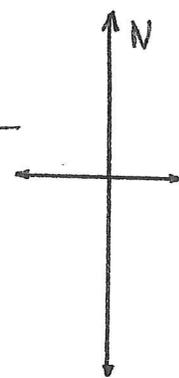


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on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

Site plan for 231 Orchard Lane 43214

231 ORCHARD LANE

Orchard Lane



Scale 1" = 20'

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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Phone: 614-645-7433 • www.bzs.columbus.gov

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) Shawn McNeil  
of (COMPLETE ADDRESS) 376 Charleston Ave. Columbus, Ohio 43214

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

Duane Buck

231 Orchard Lane Columbus Oh 43214

Ellen Rapkin

231 Orchard Lane Columbus Oh 43214

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Sworn to before me and signed in my presence this 22nd day of June, in the year 2015

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature: Pamela J. Dawley]*

My Commission Expires

4-28-19

Notary Seal Here



PAMELA J. DAWLEY  
NOTARY PUBLIC  
STATE OF OHIO  
RECORDED IN  
FRANKLIN COUNTY  
My Commission Expires  
April 28, 2019

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