



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: 217 IRVING WAY COLUMBUS, OH
Mailing Address: 6100 ROCKSIDE WDS BLVD N
INDEPENDENCE, OH 44131

Owner: FABRIZIO JOHN F
Parcel Number: 010058840

ZONING INFORMATION

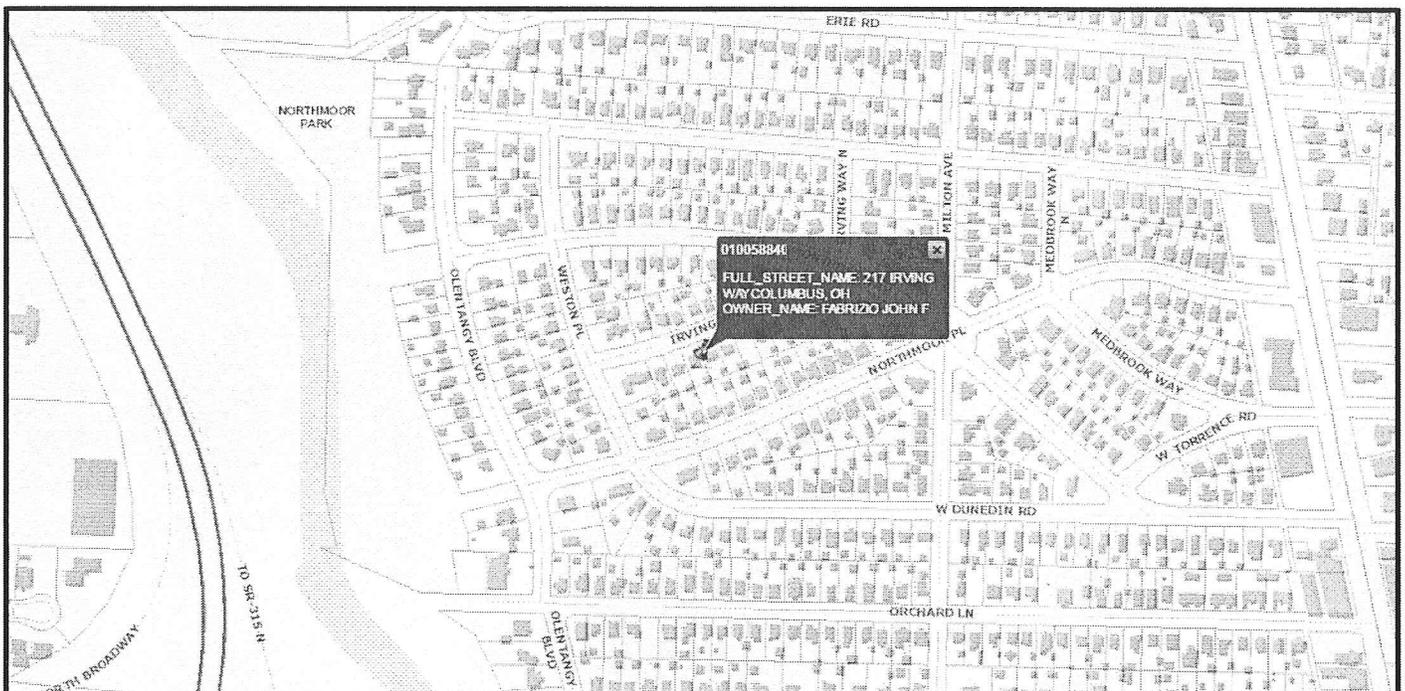
Zoning: ORIG, Residential, R3
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Clintonville Area Commission
Planning Overlay: N/A

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



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: BZA15-074 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: Garage
3332.38 G to increase height from 15' to 20'

LOCATION

Certified Address: 217 Irving Way City: Columbus Zip: 43214

Parcel Number (only one required): 010-058840

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: 6144745613

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

Name: John Fabrizio Phone Number: 6145832170 Ext.: _____

Address: 217 Irving way City/State: Columbus, Ohio Zip: 43214

Email Address: jfab@f-srpa.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]

X PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

Power Of Attorney

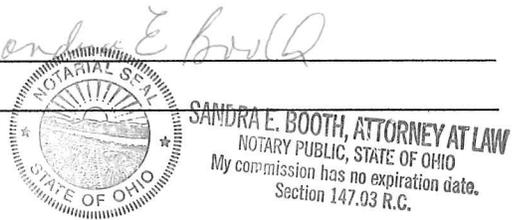
I, Shawn FABRIZIO and NO OTHER,
Owner of 217 Irving Way Columbus, Ohio 43214, Give Shawn
McNeil the power to represent me in the matter of obtaining a
variance for the above mentioned property on 25, August 2015.

Signature of Affiant [Handwritten Signature]

Subscribed to me in my presence and before me this 16 day of
June, in the year 2015

Signature of Notary Public [Handwritten Signature]
My Commission expires:

Notary Seal Here



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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Shawn McNeil
of **(1)** MAILING ADDRESS 370 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 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 **(4)** 217 Irving way
AND MAILING ADDRESS Columbus Ohio
43214

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

AREA COMMISSION OR CIVIC GROUP **(5)** Clintonville Area Commission
AREA COMMISSION ZONING CHAIR Dan Miller
OR CONTACT PERSON AND ADDRESS

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 20th day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO
Notary Seal Here

RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 2019

My Commission Expires _____

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STATEMENT OF HARDSHIP

APPLICATION #

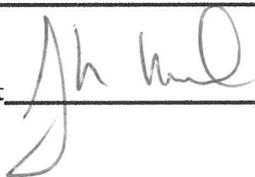
3307.09 Variances by Board.

- 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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John Fabrizio

Statement of hardship:
217 Irving Way
Columbus, Ohio 43214

John 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.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 6/18/15

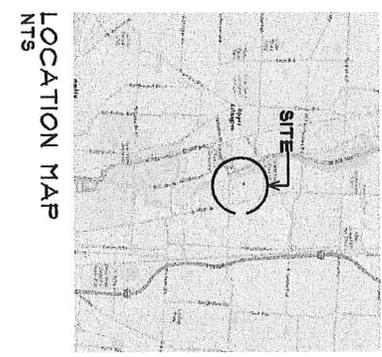
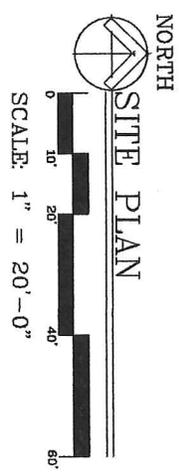
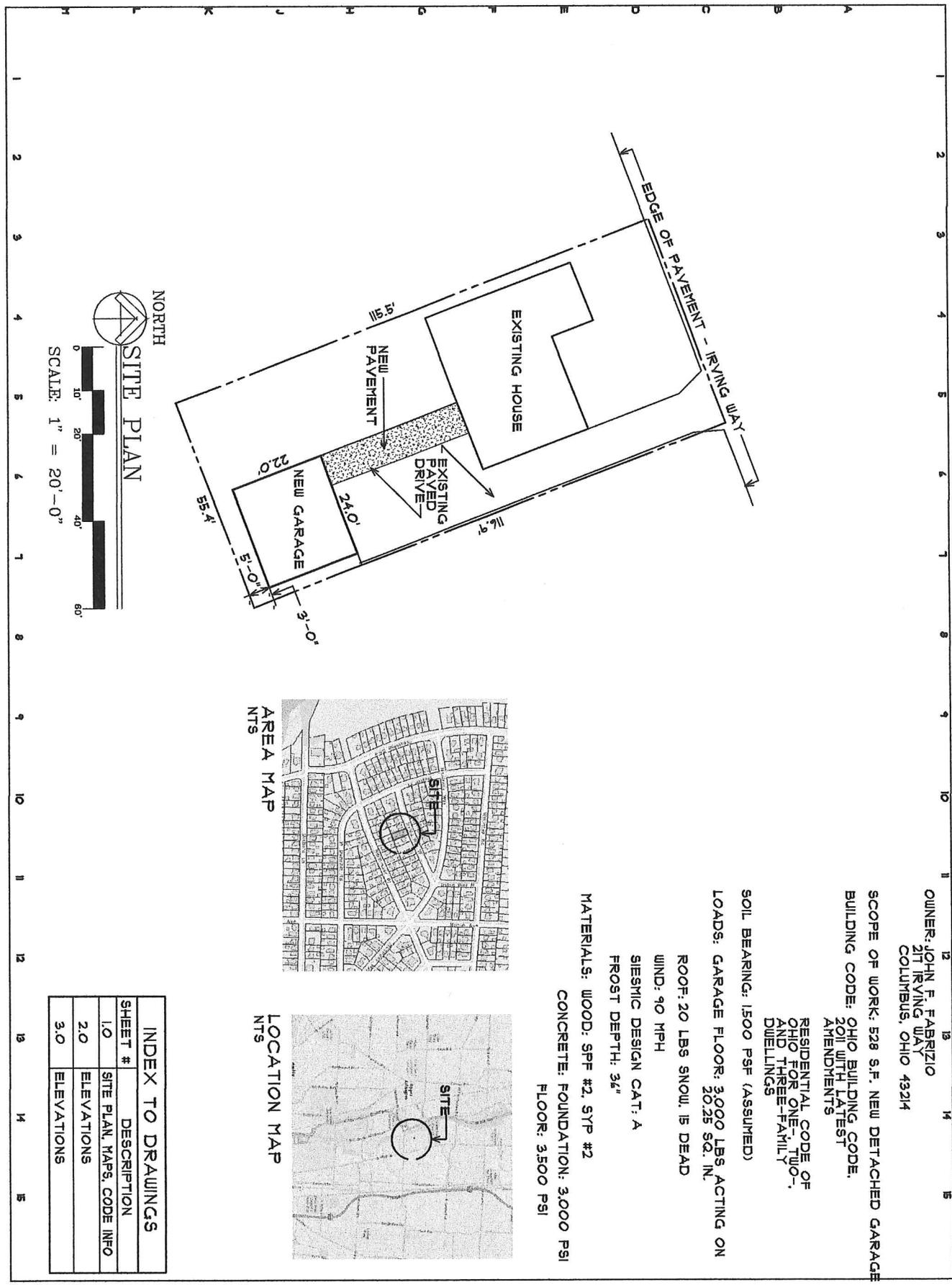


Disclaimer

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.



OWNER: JOHN F. FABRIZIO
 217 IRVING WAY
 COLUMBUS, OHIO 43214

SCOPE OF WORK: 528 S.F. NEW DETACHED GARAGE

BUILDING CODE: OHIO BUILDING CODE, 2011 WITH LATEST AMENDMENTS

RESIDENTIAL CODE OF OHIO FOR ONE, TWO-, AND THREE-FAMILY DWELLINGS

SOIL BEARING: 1,500 PSF (ASSUMED)

LOADS: GARAGE FLOOR: 3,000 LBS ACTING ON 20.25 SQ. IN.

ROOF: 20 LBS SNOW, 15 DEAD

WIND: 90 MPH

SEISMIC DESIGN CAT.: A

FROST DEPTH: 36"

MATERIALS: WOOD: SPF #2, STYP #2
 CONCRETE: FOUNDATION: 3,000 PSI
 FLOOR: 3,500 PSI

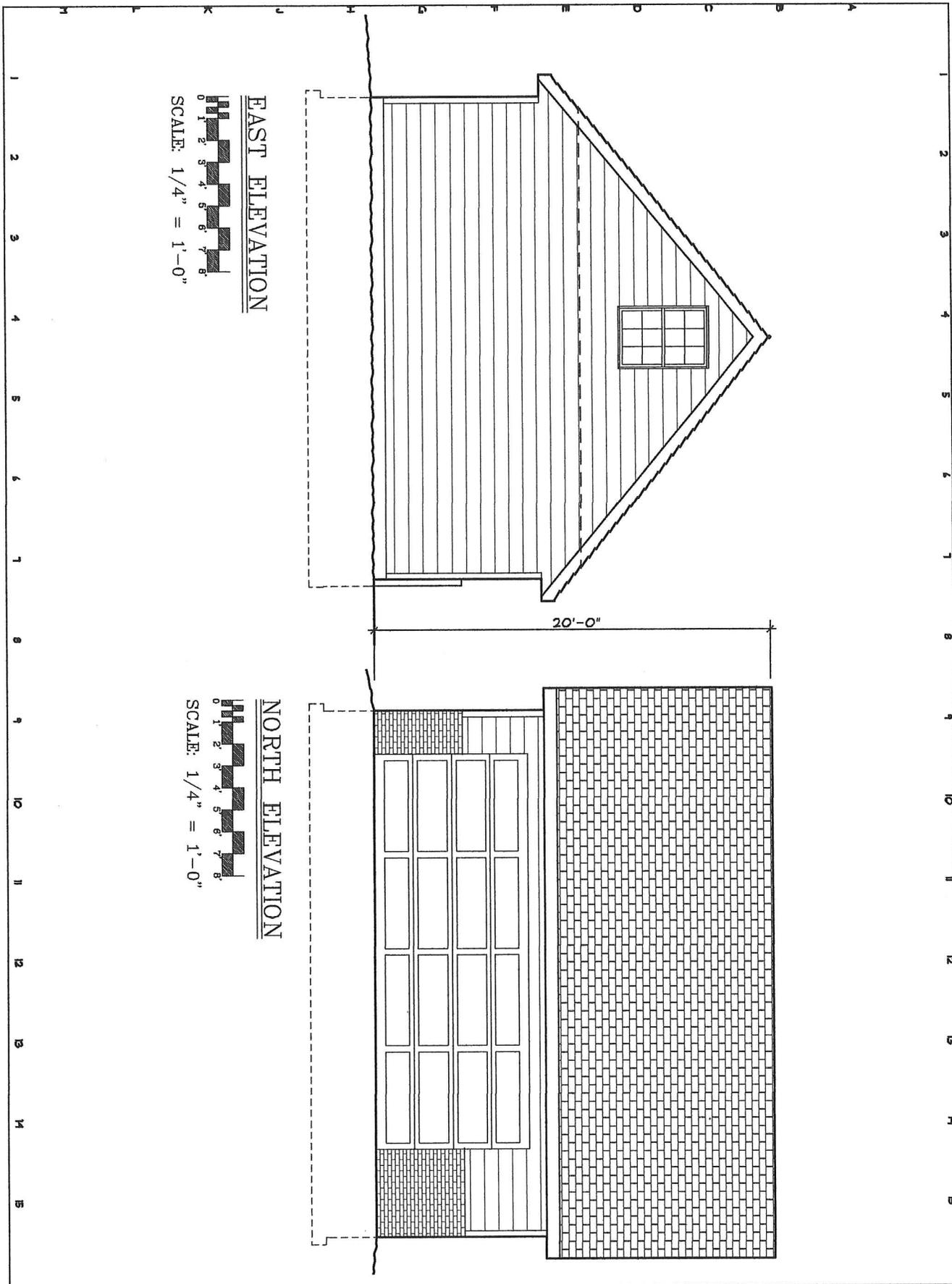
INDEX TO DRAWINGS	
SHEET #	DESCRIPTION
1.0	SITE PLAN, MAPS, CODE INFO
2.0	ELEVATIONS
3.0	ELEVATIONS

The Garage Guys

Project #2021021
 Date: 04/20/21
 Designed by: [Signature]
 Drawn by: [Signature]
 Checked by: [Signature]
 Revised: [Signature]
 Sheet No. 1.0
 1 of 3 Sheets

JAMISON & ASSOCIATES
DESIGN & DRAFTING
 CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 428 SOUTH CHAMBERLAIN AVENUE, COLUMBUS, OHIO 43206 614-723-2288

PROJECT INFO. SITE PLAN
FABRIZIO RESIDENCE NEW GARAGE
 217 IRVING WAY
 COLUMBUS, OHIO 43217



Project: 202006261
 Date: 06/09/20
 Drawn by: [Signature]
 Checked by: [Signature]
 Revised: [Signature]

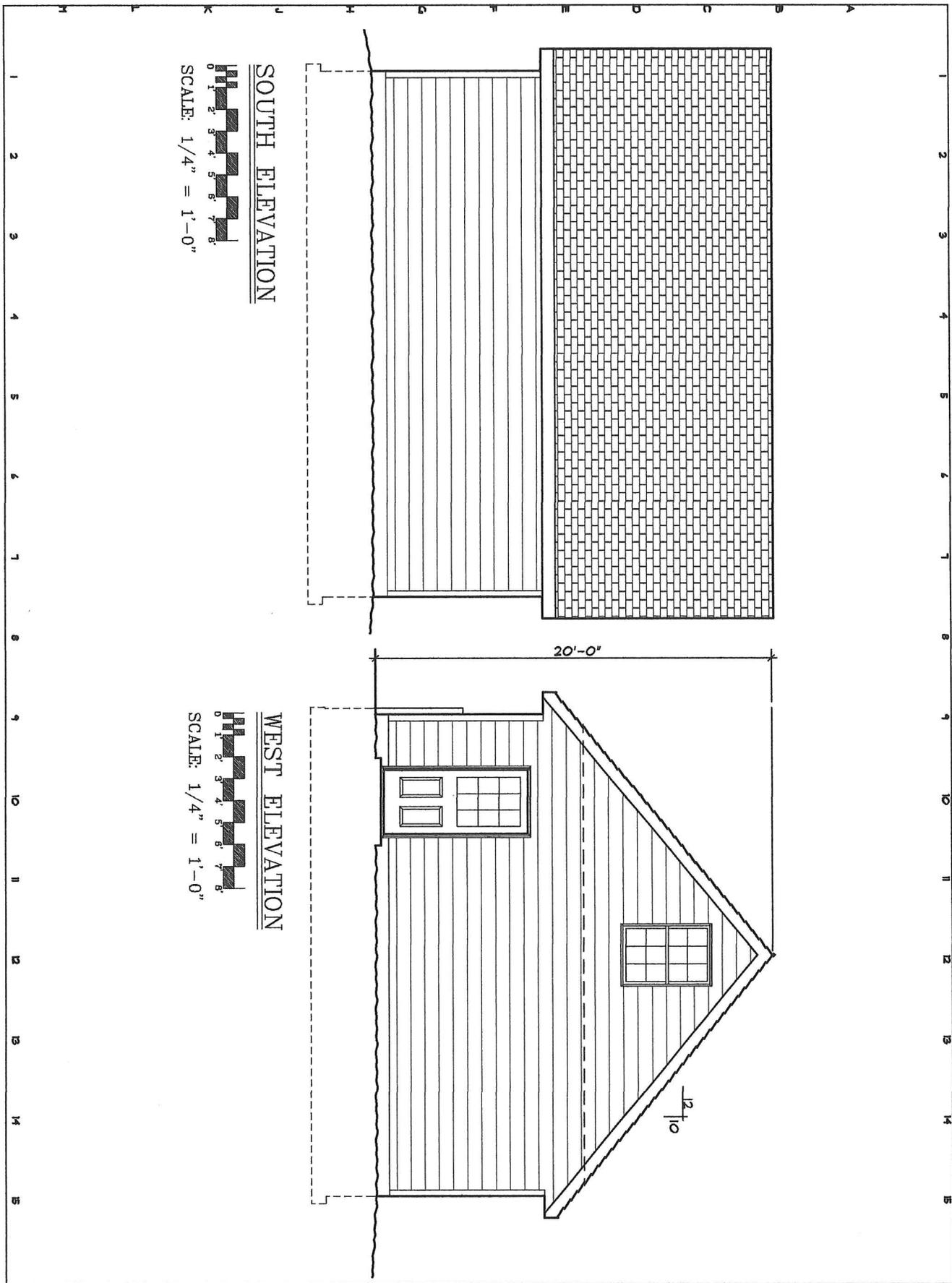
2.0
 Sheet No.

2 of 3 Sheets

JAMISON & ASSOCIATES
DESIGN & DRAFTING

CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 625 SOUTH CHARLTON AVENUE, COLUMBUS, OHIO 43206-740-1023

ELEVATIONS
FABRIZIO RESIDENCE NEW GARAGE
 217 IRVING WAY
 COLUMBUS, OHIO 43217



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SCALE: 1/4" = 1'-0"

20'-0"

12'
10'

Project: 025550201
 Date: 02/28/15
 Designed by: JAJ
 Drawn by: JAJ
 Checked by: JAJ
 Revised: _____
 Sheet No. **3.0**
 2 of 3 sheets

JAMISON & ASSOCIATES
~~DESIGN & DRAFTING~~
 CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 625 SOUTH CHAMPION AVENUE, COLUMBUS, OHIO 43260 740.622255

ELEVATIONS
FABRIZIO RESIDENCE NEW GARAGE
 217 IRVING WAY
 COLUMBUS, OHIO 43217

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) Shaun McNeil
of (COMPLETE ADDRESS) 370 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
<u>John Fabrizio</u>	<u>217 Irving way Columbus Ohio 43214</u>

SIGNATURE OF AFFIANT [Signature]

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

SIGNATURE OF NOTARY PUBLIC 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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