



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Oct 21 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3912 CLIME RD COLUMBUS, OH

Mailing Address: 6053 FASHION SQUARE DR ST
SALT LAKE CITY UT 84107-5

Owner: MINNEHAN ARTHUR W

Parcel Number: 010138150

ZONING INFORMATION

Zoning: 985, Residential, SR

effective 12/12/1961, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Greater Hilltop 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: BZA15-109 Date Received: 2 Oct. 2015

Application Accepted by: _____ Fee: \$ 320

Commission/Civic: HILLTOP JF A.C.

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:

Variance to increase garage square footage from 720 to 1383 square feet 3332.38G

LOCATION

Certified Address: 3912 Clime Road City: Columbus Zip: 43228

Parcel Number (only one required): 010-138150

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: Arthur W. Minnehan Phone Number: 614-732-0771 Ext.: _____

Address: 3912 Clime Road City/State: Columbus, Ohio Zip: 43228

Email Address: _____ Fax Number: _____

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

Name: Rhett A. Plank Phone Number: 614-864-5600 Ext.: _____

Address: 540 Officenter Pl., Ste 160 City/State: Gahanna, Ohio Zip: 43230

Email Address: rplank@sbcglobal.net Fax Number: 614-454-3835

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

APPLICANT SIGNATURE Arthur W. Minnehan

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE Rhett A. Plank

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rhett A. Plank, Attorney for Applicant
of (1) MAILING ADDRESS 540 Officenter Place, Ste 160 Gahanna, Ohio 43230

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 3912 Clime Road, Columbus, Ohio 43228

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) Arthur W. Minnehan
AND MAILING ADDRESS 3912 Clime Road
Columbus, Ohio 43228

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

AREA COMMISSION OR CIVIC GROUP (5) Greater Hilltop Area Commission
AREA COMMISSION ZONING CHAIR P.O. Box 28052
OR CONTACT PERSON AND ADDRESS Columbus, Ohio 43228

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>Rodney J & Dianne L Kirk</u> | <u>3942 Clime Rd. Columbus Oh 43228</u> | <u>3942 Clime Rd Columbus Oh 43228</u> |
| <u>Michael A. Vincent</u> | <u>3933 Lexmont Rd S Columbus Oh 43228</u> | <u>3933 Lexmont Rd S Columbus Oh 43228</u> |
| <u>Margaret A. Spadaro</u> | <u>3925 Lexmont Rd S Columbus Oh 43228</u> | <u>3925 Lexmont Rd S Columbus Oh 43228</u> |
| <u>Carol A OBryan</u> | <u>3919 Lexmont Rd S Columbus Oh 43228</u> | <u>3919 Lexmont Rd S Columbus Oh 43228</u> |
| <u>Matthew D & Cheralyn E Corlett</u> | <u>3911 Lexmont Rd S Columbus Oh 43228</u> | <u>SAME</u> |

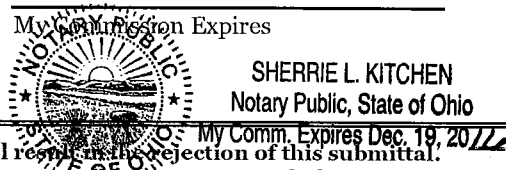
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT *Rhett A. Plank*

Sworn to before me and signed in my presence this 2 day of October, in the year 2015

Sherrie L. Kitchen
(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



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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:

1. The subject premises consists of 1.549 acres and is larger than the lots behind

it. This separate garage will not look out of place at the rear of the lot.

2. While I intend to store my car collection in the new garage no actions on my part resulted in a need for this variance.

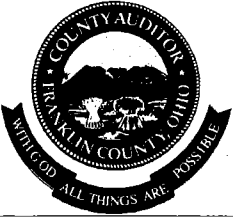
3. The erection of the garage will enable me to house my collection of cars and will keep them out of view of my neighbors.

4. This variance will have no detrimental effect upon my neighbors. My lot is much larger and is similar to those located in the township across the street. Placing these vehicles out of sight will benefit my neighbors.

Signature of Applicant _____

Date 10/2/2015

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 10/2/15



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.

MORTGAGE LOCATION SURVEY

TITLE COMPANY: TALON TITLE AGENCY, LLC

LENDER: WESBANCO BANK, INC.

BUYER: ARTHUR W. MINNEHAN, SR.

SELLER: PATRICK AND TERESA CONLEY

DATE: 11/04/14

ORDER NO.: 1070-14

LEGAL DESCRIPTION: BEING 1.549 ACRES (PART OF VIRGINIA MILITARY SURVEY NO. 2442), CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO.

PARCEL NO. 010-138150-00

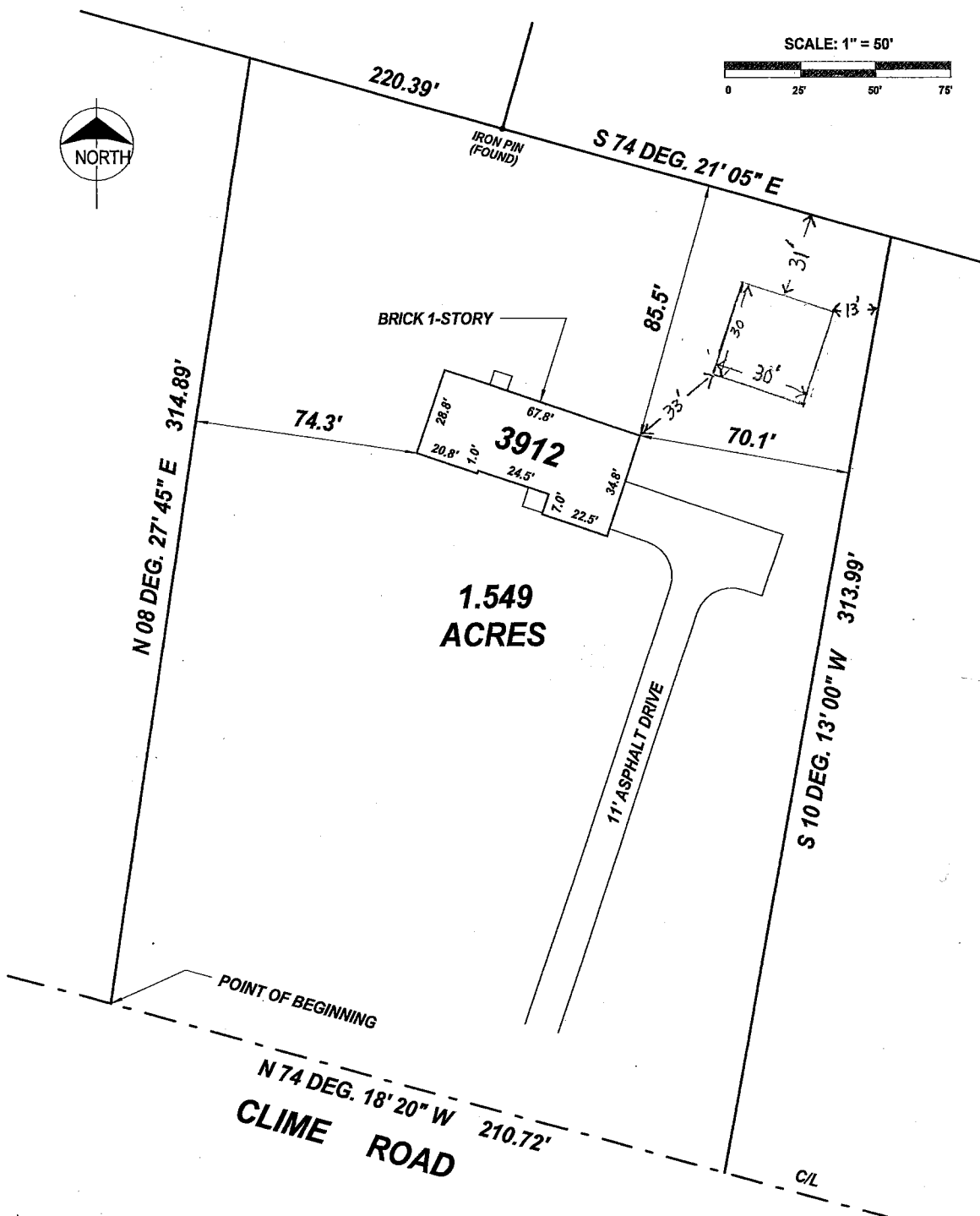
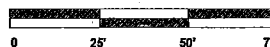
TITLE CO. FILE NO. 167313-TTA



APPARENT ENCROACHMENTS: NONE.



SCALE: 1" = 50'



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) Rhett A. Plank Attorney for Applicant
of (COMPLETE ADDRESS) 540 Officenter Pl Ste 160 Gahanna Oh 43230

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 |
|--------------------|---|
| Arthur W. Minnehan | 3912 Clime Rd. Columbus, Ohio 43228 (100% ownership interest) |
| | |
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SIGNATURE OF AFFIANT *Rhett A. Plank*

Sworn to before me and signed in my presence this 2 day of October, in the year 2015

Sherrie L. Kitchen
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



SHERRIE L. KITCHEN
Notary Public, State of Ohio
My Comm. Expires Dec. 19, 2016

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