SITE INFORMATION
Address: 51 E PRESCOTT ST COLUMBUS, OH 43215
Mailing Address: 1 CORELOGIC DR
WESTLAKE TX 78262-5310

Owner: VENKITACHALAM RAJESH KAD.
Parcel Number: 010006977

ZONING INFORMATION
Zoning: Z73-025, Residential, R4
effective 6/19/1973, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Historic District: Italian Village
Commercial Overlay: N/A
Historic Site: No
Graphic Commission: N/A
Council Variance: N/A
Area Commission: N/A
Flood Zone: OUT
Planning Overlay: I-670 Graphics Control
Airport Overlay Environments: 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

Application Number: BZA15-110
Date Received: 2 Oct. 2015
Commission/Civic: Italian Village

TYPE(S) OF ACTION REQUESTED (Check all that apply):
✓ Variance  □ Special Permit

Indicate what the proposal is and list applicable code sections:

Build 22' x 22' Detached garage. We request to cover 57% of the lot code 3332.18' to build within the 3' setback on both side yard code 3322.26' E (15' each side set back)

LOCATION
Certified Address: 51 E Prescott Street
City: Columbus Zip: 43215

Parcel Number (only one required): 010-006977

APPLICANT (If different from Owner):
Applicant Name: Shaun McNeil
Phone Number: 614 267 9570 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: Rajesh Venkatrebala
Phone Number: 614 596 8873 Ext.: 8
Address: 51 Prescott St
City/State: Columbus Ohio Zip: 43215
Email Address: Venkatrebala@gmail.com
Fax Number:

ATTORNEY / AGENT (Check one if applicable): □ Attorney □ Agent
Name: W/V
Phone Number:
Ext.: 8
Address:
City/State: Zip:
Email Address:
Fax Number:

SIGNATURES (All signatures must be provided and signed in blue ink)
APPLICANT SIGNATURE
PROPERTY OWNER 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
Power Of Attorney

I, RAJESH VENKITACHALAN
Owner of 51 E Prescott Street Columbus, Ohio 43215, Give Shawn McNeil the power to represent me in the matter of obtaining a variance for the above mentioned property for the Nov 17 2015 BZA hearing.

/Nayesh/
10/2/15
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Shawn McWeil
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) Raj Venkitachalam
AND MAILING ADDRESS 51 East Presecott St Columbus Ohio 43215

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

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

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

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

(8) SIGNATURE TO NOTARY PUBLIC

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Please make checks payable to the Columbus City Treasurer
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:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

Signature of Applicant: __________________________ Date: 10/1/15
Rajesh Venkitachalam

Statement of hardship:
51 E Prescott St
Columbus, Ohio 43215

Raj has the need to construct a 2 car garage for secure, off street parking. His design requirements include; storage, accessibility and an exterior design that blends well with the home and neighborhood. In order to achieve these goals, he needs a standard 2 car size garage for him and his wife’s vehicles. Due to the unusually small size of the lot, a standard 2 car 22’x22’ garage would violate 2 sections of the zoning code.

We are requesting variance to code 3332.18 to allow us to exceed the allowable 50% of lot coverage by 7% for a total coverage of 57%.

We are also requesting variance to code 3332.26 E, to grant a variance of 1.5’ from the 3’ required setback, to allow us to build 1.5’ from both the West and East side lot lines. The lot is only 25.375’ wide, which would not allow a 2 car garage if we abide by the code.

It is my belief that relief from the zoning code satisfy all 4 criteria as follows:

1) The Special circumstances that exist are that the lot is smaller than most lots in the same classification.
2) These conditions are not a result of the homeowners actions.
3) The owner has the right to a 2 car garage, just like everyone else around.
4) There are no negative effects to neighbors or the neighborhood with the granting of the variance.
Disclaimer

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
TOTAL LOT SIZE = 2276 SQ.FT.
HOUSE COVERAGE = 800 SQ FT.
PROPOSED GARAGE = 484 SQ FT.
50% COVERAGE = 1223.5
57% PROPOSED COVERAGE = 1284 SQ FT.

SCALE: 1" = 20'-0"
# Board of Zoning Adjustment Application

**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.

<table>
<thead>
<tr>
<th>APPLICATION #</th>
</tr>
</thead>
</table>

**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:

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rajesh Venkatachalam</td>
<td>51 E Prescott St Columbus Ohio 43215</td>
</tr>
<tr>
<td>Shylaja Kadamb</td>
<td>51 E Prescott St Columbus Ohio 43220</td>
</tr>
</tbody>
</table>

**SIGNATURE OF AFFIANT**

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

**SIGNATURE OF NOTARY PUBLIC**

ANTOINETTE M. GILLUM  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 17, 2019

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