

Q - Do we need to go back to IV?

51 EAST PRESCOTT STREET

NOV 11 Friday 2pm

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: BZA15-110 Date Received: 2 Oct. 2015
Application Accepted by: [Signature] Fee: \$ 320
Commission/Civic: Italian Village
Existing Zoning:
Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):

[X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

Build 22x22 Detached garage. We request to cover 57% of the lot code 332.18 + to build within the 3' setbacks on both side yard code 332.26 E (1.5' EACH SIDE.)

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: Shawn 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 Venkitachalam Phone Number: 614 596 8873 Ext.:
Address: 51 Prescott St City/State: Columbus Ohio Zip: 43215
Email Address: Venkitr@sbeglobal.net Fax Number:

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

Name: W/V 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

Power Of Attorney

I, RAJESH VENKITACHALAM
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.

Rajesh

10/2/15

THE CITY OF COLUMBUS MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

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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 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 AND MAILING ADDRESS (4) Raj Venkatchalam 51 E Prescott 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 (5) 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:

Table with 3 columns: (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 2 day of October in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC [Signature]



ANTIONETTE M. GILLIAM Seal Here NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES JUNE 17, 2019

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51 EAST PRESCOTT STREET

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.

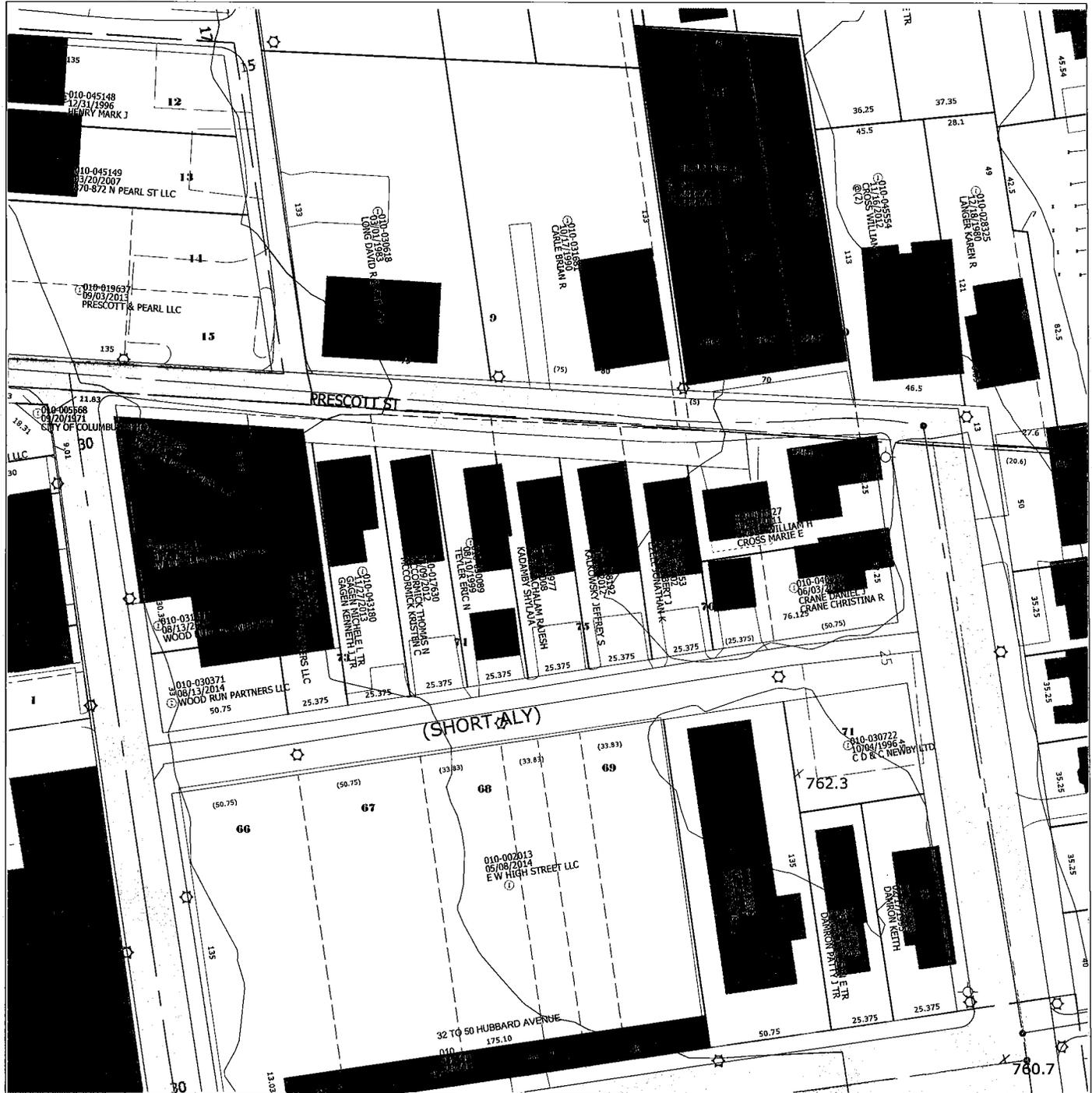
It is my belief that relief from the zoning code satisfy all 4 criteria as follows:

- 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.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 10/2/15

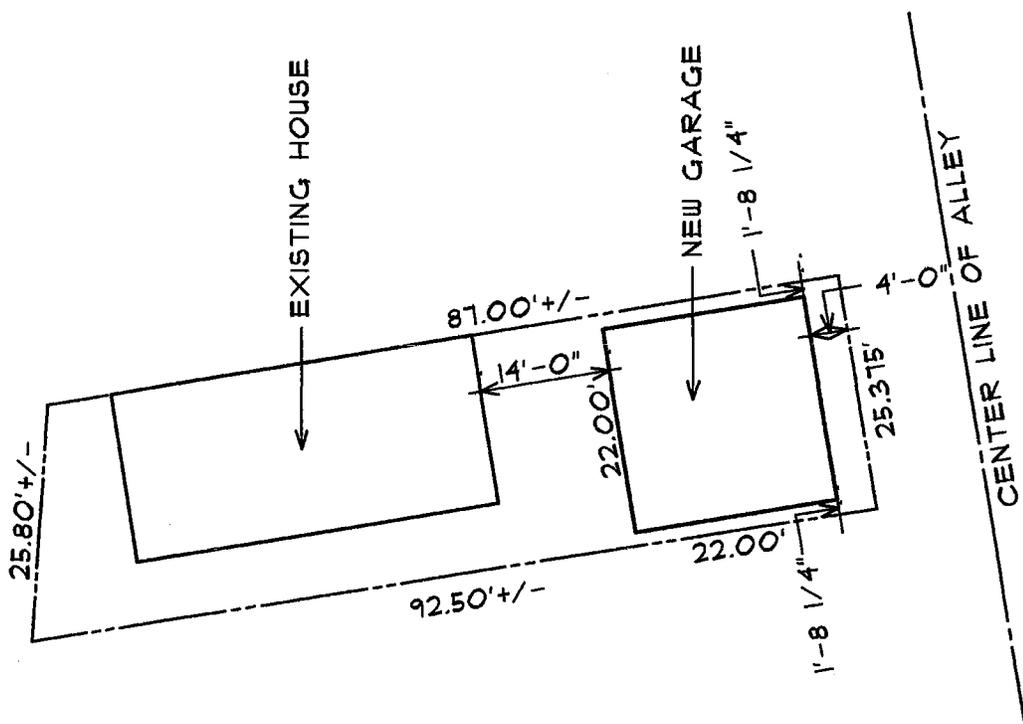


Disclaimer

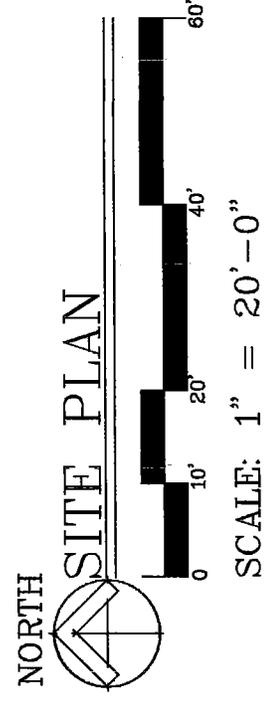
Scale = 60



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.

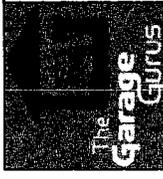


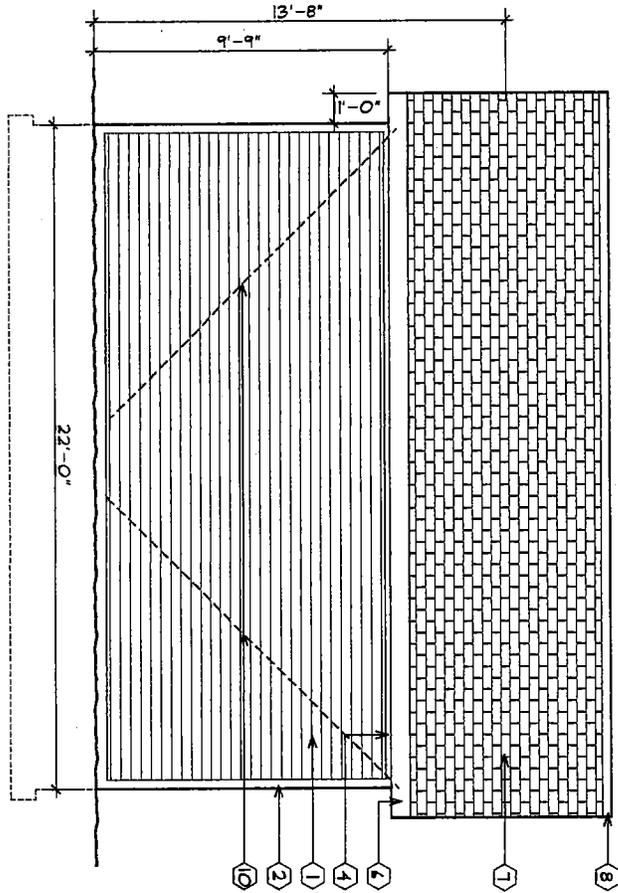
TOTAL LOT SIZE = 2276 SQ. FT.
 HOUSE COVERAGE = 800 SQ. FT.
 PROPOSED GARAGE = 484 SQ. FT.
 50% COVERAGE = 1223.5
 51% PROPOSED COVERAGE = 1284 SQ. FT.



SITE PLAN
 VENKITACHALAM/KADAMBY RESIDENCE GARAGE
 51 E PRESCOTT ST
 COLUMBUS OH 43215

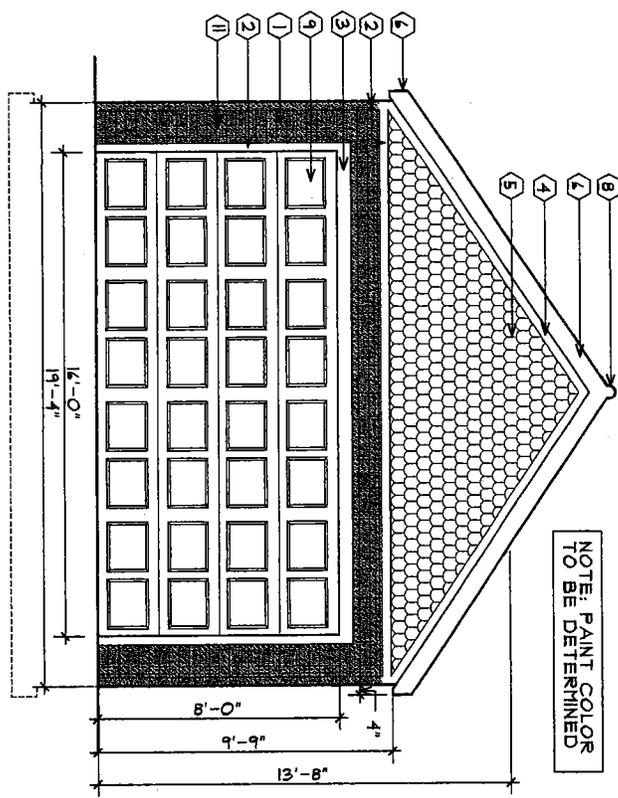
JAMISON & ASSOCIATES
~~DESIGN & DRAFTING~~
 CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 423 SOUTH CHAMPION AVENUE, COLUMBUS, OHIO 43206-14042238





EAST & WEST ELEVATION

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



SOUTH ELEVATION

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

NOTE: PAINT COLOR TO BE DETERMINED

CODED NOTES

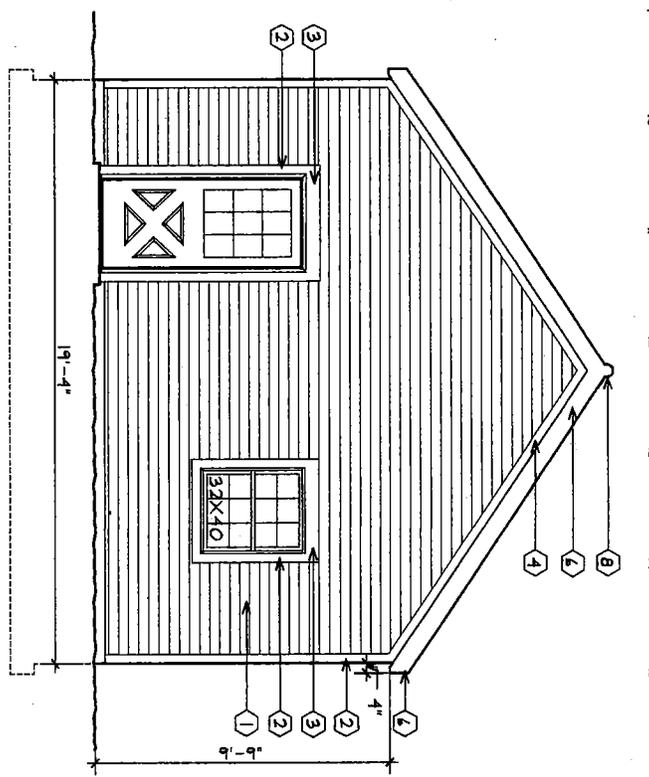
- ① 4" LAP SMOOTH CEMENT BOARD SIDING
- ② 4" SMOOTH CEMENT BOARD TRIM
- ③ 6" SMOOTH CEMENT BOARD HEADER TRIM
- ④ 4" SMOOTH CEMENT BOARD FRIEZE TRIM
- ⑤ 4" SMOOTH FISH SCALE CEMENT BOARD SIDING
- ⑥ 8" FASCIA
- ⑦ THREE TAB SHINGLES
- ⑧ PAINTED METAL RIDGE ROLL
- ⑨ CLOPAY "GALLERY" STYLE DOOR
- ⑩ LINE OF METAL CROSS BRACING (SIMPSON RCWB12)
- ⑪ AREA OF APA MOMENT / SHEAR WALL DESIGN - SEE SHEET 4.0

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

The Garage Gurus
 Project: 42820818
 Date: 04/24/18
 Drawn by: [signature]
 Checked by: [signature]
 Revised: 04/24/18
 Sheet No. 3.0
 3.0 of 4 Sheets

JAMISON & ASSOCIATES
 DESIGN & DRAFTING
 CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 125 SOUTH CHAMPLAIN AVENUE, COLUMBUS, OHIO 43206 740.822.0298

ELEVATIONS
 VENKITACHALAM/KADAMBY RESIDENCE GARAGE
 51 E PRESCOTT ST
 COLUMBUS OH 43215



NORTH ELEVATION



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

CODED NOTES

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0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

The Garage Gurus
 Project: 02/20/18
 Date: 02/20/18
 Drawn by: [Signature]
 Checked by: [Signature]
 Revised: 02/22/18
 Sheet No. 4.0
 A. J. Shivers

JAMISON & ASSOCIATES
 DESIGN & DRAFTING
 CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 123 SOUTH CHAMPION AVENUE, COLUMBUS, OH 43206 740.822.2228

ELEVATION
 VENKITACHALAM/KADAMBY RESIDENCE GARAGE
 51 E PRESCOTT ST
 COLUMBUS OH 43215

THE CITY OF COLUMBUS
MICHAEL B. COLEMAN, MAYOR

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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

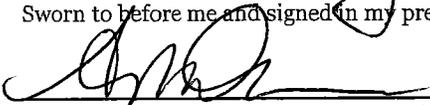
Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) _____

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
Rajesh Venkitachalam	51 E Prescott St Columbus Ohio 43215
Shylaja Kadamb	51 E Prescott St Columbus Ohio 43215

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



Notary Seal Here
ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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