



APPEAL TO THE BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

OFFICE USE ONLY

Application Number: 11312-0-00603
Date Received: 10/18/11
Commission/Group: none
Existing Zoning: SR Application Accepted by: D. Reiss
Comments: Hearing date: 1/24/12

LOCATION

1. Certified Street Address 3722 Kellen Drive
City Gahanna State Ohio Zip 43230
Parcel Number (only one required) 600228628

OWNER OF RECORD:

2. Name Ryan Tolone
3. Address 3722 Kellen Drive City/State Gahanna, OH Zip 43230
4. Phone # 614-282-4685 Fax # 614-798-5624 Email ryan@ryantolone.com

☐ Check here if listing additional property owners on a separate page.

APPELLANT: (You are required to supply a Power of Attorney form at the time of application, if different from the owner.)
(Must be attorney in fact for the owner.)

5. Name _____
6. Address _____ City/State _____ Zip _____
7. Phone # _____ Fax # _____ Email _____

ATTORNEY / AGENT (CIRCLE ONE)

8. Name _____
9. Address _____ City/State _____ Zip _____
10. Phone # _____ Fax # _____ Email _____

SIGNATURES

11. Appellant Signature _____
12. Property Owner Signature Ryan Tolone
13. Attorney / Agent Signature _____

For all questions regarding this form, please call: 614-645-4522

Revised 08/16/11



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Statement of Appeal

APPLICATION # _____

C.C. Section 3307.05 Duties of Board

The board of zoning adjustment shall hear and decide appeals from any persons affected by any order, requirement, decision or determination made by the Director in the administration or enforcement of this Zoning Code except for those matters subject to the jurisdiction of the Graphics Commission or the Board of Commission Appeals. The board shall also hear and decide requests for special permits and variances (except for those under the jurisdiction of City Council, the Graphics Commission or the Board of Commission Appeals) and any other matter upon which it is required to pass under the Zoning Code.

C.C. Section 3307.07 Appeals to the Board

The board of zoning adjustment shall hear appeals upon application and within such time as shall be set by rule of the board. The board may reverse, affirm, or modify the order, requirement, decision or determination appealed from and shall make such order, requirement, decision or determination, as in its opinion and consistent with this Zoning Code ought to be made and to that end shall have the powers of the office from which the appeal is taken.

The board shall not entertain any appeal applied for more than twenty (20) days after the date of the order, requirement, decision or determination appealed from or within such different time as may be specifically provided in this Zoning Code.

Please summarize below (or on a separate page) your reason(s) for this appeal and from what code section(s) you are seeking relief.

Hello, in reference to order # 11470-03094. This appeal is regarding a parking pad next to our
driveway that was installed 7-10 years ago by a previous owner. The pad is cement, cleanly kept,
and we do not store any item on it for any length of time. After being in place for nearly a decade
I am hoping the board can see that the pad does not pose a problem for the neighborhood and
is not a detriment to surrounding properties.

I look forward to speaking in front of the board and reaching a conclusion to this matter. Thank you!

I have read Section CC. sections 3307.05 and 3307.07, and believe my application for relief from the requirements of the Zoning Code is justified.

SIGNATURE OF APPELLANT _____ DATE: 10/18/2011



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Mayor Michael B. Coleman

Board of Zoning Adjustment APPEALS

Purpose of this form:

The purpose of this form is to provide staff and the Board of Zoning Adjustment with information concerning your request for an appeal of a Zoning Code violation order, requirement, decision or determination.

What is an Appeal to the Board of Zoning Adjustment?

An appeal is a request to the Board of Zoning Adjustment for review and decision on an order having legal force (a Zoning Code violation order) or any order, requirement, decision or determination made in the administration and enforcement of the Zoning Code except in those matters subject to the jurisdiction of the Graphics Commission.

An appeal is used when there is a question whether a code violation actually exists relative to the application of law (the Zoning Code), not to request a variance (Example: A violation order states the stored vehicle is unlicensed and inoperable. An appeal would address whether the car is stored, not to argue that the vehicle will run if a motor is installed). An appeal is used to interpret the correct meaning or application of the Zoning Code.

An appeal is not to be used for the purpose of determining whether the Zoning Code is fair, justified or should be changed. **The Board of Zoning Adjustment does not have the authority to change existing codes.**

An appeal is not to be used as an extension of time on a violation order. Extensions are negotiated with the inspector and/or his supervisor.

The items listed below are required to file an appeal to be heard by the Board of Zoning Adjustment. Incomplete applications without the required items will be accepted and scheduled, but may jeopardize your case at the hearing.

Required with application (3 copies of each):

- Application Form
- Statement of Appeal
- Copy of citation, if code violation

Suggested to be provided by the applicant at the hearing (8 copies of each):

- Site plan drawn to appropriate scale
- Any pertinent correspondence between appellant and city
- Zoning District of property
- Any other pertinent information



City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

757 Carolyn Avenue, Columbus, OH 43224

Date of Service/Posting

10/17/11

Order Number: 11470-03094

Parcel Number:

600228628

Ryan M. Tolone & Karen M. Wood
3722 Kellen Drive
Columbus OH 43230

ZONING CODE VIOLATION ORDER

An inspection has been made at 3722 KELLEN DR on October 14, 2011.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within 20 calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the Third Degree and may be punishable by a \$500 fine and sixty (60) days imprisonment.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

For further information on this notice contact the undersigned Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

by

Andy Baumann
Code Enforcement Officer
(614) 645-7292

AJBaumann@Columbus.Gov

ZC-7

REV 09/09

10172011

Re: 3722 KELLEN DR

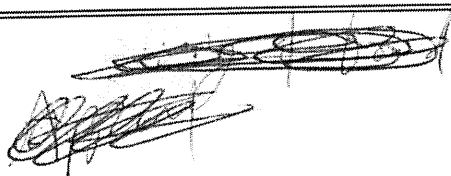
Order Number:
11470-03094

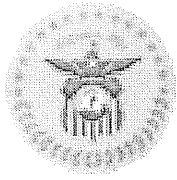
ITEM#	CODE SECTION	COMMENTS
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Zoning Violations

1 3305.01 Certificate of zoning clearance

This property requires a certificate of Zoning Clearance due to the following change: Concrete extension pad installed/added to driveway on the west side of the property. For more information contact John Rosenberry in Residential Zoning Clearance at 645-1984.

A handwritten signature in dark ink is written over a circular official stamp. The signature is cursive and appears to read "John Rosenberry". The stamp is partially obscured by the signature.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Oct 18 2011

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3722 KELLEN DR COLUMBUS OH 43230

Mailing Address: PO BOX 182661

COLUMBUS, OH 43218

Owner: TOLONE RYAN M WOOD KAREN M

Parcel Number: 600228628

ZONING INFORMATION

Zoning: Z93-073, Residential, SR

effective 12/8/1993, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

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

