

Date:

Application # 11310-06000-00593

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: _____ Commission/Group: _____
Date Received: 13 Oct. 2011 Planning Area: _____
Date of Hearing: 20 Dec. 2011 Acreage: _____
Zoning Fee: \$ 315- Address Fee: _____
Existing Zoning: _____ Accepted by: FF

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

We propose to split the strip of land as described in Exhibit "A" from parcel 010-008288 and deed the property to the adjacent land owner of parcel 010-056885. The new lot will fall short of dimensions required by LOCATION municipal codes 3332.05, 3332.18, 3332.25, and 3332.26.

1. Certified Address Number and Street Name 259 N 21st Street
City Columbus State OH Zip 43203

Parcel Number (only one required.) 010-008288

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Gregory M. Coney
3. Address 622 Carpenter St. City Columbus Zip 43205
4. Phone# 614-352-6976 Fax # _____
5. Email Address _____

PROPERTY OWNER(S)

6. Name Columbus Housing Partnership
7. Address 562 E Main St. City Columbus Zip 43215
8. Phone# 614.221.8889 Fax # 614.545.4839
9. Email Address emily.moser@homeportohio.org

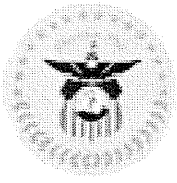
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name N/A
11. Address _____ City _____ Zip _____
12. Phone# _____ Fax # _____
13. Email Address _____

SIGNATURES

14. Applicant Signature Gregory M. Coney
15. Property Owner Signature Carrie A. Hiett 10/11/11
16. Attorney/Agent Signature _____
Carrie A. Hiett, COO for Columbus Housing Partnership, Inc.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

11310-00000-00593

259 N. 21st STREET

One Stop Shop Zoning Report Date: Thu Oct 20 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 259 N 21ST ST COLUMBUS OH 43203

Mailing Address: 562 E MAIN ST

COLUMBUS, OH 43215-5312

Owner: COLUMBUS HOUSING PARTNERSHIP I

Parcel Number: 010008288

ZONING INFORMATION

Zoning: Z73-197, Residential, R2F

effective 4/11/1974, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Area Commission: Near East Area Commission

Planning Overlay: N/A

Historical District: N/A

Historical Site: No

Overlay: N/A

Flood Zone: OUT

Airport Noise Environ: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



AFFIDAVIT

11310-00000-00593

259 N. 21st STREET



(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Columbus Housing Partnership, Inc. of
(1) MAILING ADDRESS 562 E Main St. Columbus, OH 43215

deposed 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 the 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 OWNER'S NAME

(4) Columbus Housing Partnership, Inc.

AND MAILING ADDRESS

562 E. Main St.

Columbus, OH 43215

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

Gregory M. Coney 614-352-6976

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

(5) Near East Area Commission

Kathleen Bailey

489 Linwood Avenue Columbus, OH 43205

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See Exhibit "B"

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this Carrie A. Hiat **(8)** 11th day of Dec., in the year 2011 for Columbus Housing Partnership, Inc.

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

05-10-2016



Tonya S. Young
Notary Public, State of Ohio
My Commission Expires 05-10-2016



STATEMENT OF HARDSHIP

APPLICATION #

11310-00000-00593
259 N. 21st STREET

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. That special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.
 - 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 - 3. That 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. That 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 the 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:

Please see Statement of Hardship, Exhibit "C"

Exhibit "C"

10-05-2011

City of Columbus
Department of Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

11310-00000-00593
259 N. 21st STREET

Columbus Housing Partnership
562 E Main St.
Columbus, OH 43206

Statement of Hardship- Variance Request for 259 N 21st St. Columbus, OH 43203

Having read Section 3307.09, Variances by Board, the applicant believes the application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance. (The applicant) requests a variance to the following zoning regulations in an R-2 zone:

3332.25: Maximum side yard required: The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot	3332.18: Lot area coverage: Building coverage shall occupy no greater than 50 percent of the lot area
3332.26: Minimum side yard: a lot less than 40 feet in width requires no less than 3 feet side yard setback	3332.05: Lot width: Front lot line should be no less than 40' in width

- 1.) The subject property is a newly constructed single family home which the applicant has a contract to purchase. The special circumstances applying to this property are such that the neighbor to the north has a fence encroaching on the property and has refused to allow the fence to be moved to the property line. In order to resolve this issue, the buyer of the subject property wishes to deed the strip of land between the fence and the northern property line to the neighbor, Karla Nelson-Ward.
- 2.) Neither the applicant nor the property owner is responsible for these special circumstances, and both parties have attempted to resolve the encroachment by carrying the expense and labor of moving the fence to the existing property line, but Ms. Nelson-Ward has not accepted these requests. Both the applicant and Columbus Housing Partnership wish to resolve the issue as congenially as possible, so as to preserve good relationships in the community.
- 3.) A variance should be granted to preserve the property owner's right to purchase and maintain a property in a residential neighborhood in which the City of Columbus has invested substantial resources to revitalize, without having the burden of paying property taxes on a strip of land being used by the neighbor.
- 4.) The grant of the requested variance will not be injurious to neighboring properties and will not be contrary to the public interest. It is the intent of the setback regulations to ensure adequate space and access to and around buildings, to ensure privacy, proper ventilation, adequate natural light, visibility and safety. The requested variance applies to existing construction and does not change the amount of distance between the adjacent buildings, and so does not alter the appearance or safety of the architecture or street scape.



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010008288

Project Name: NEW SINGLE FAMILY HOME

House Number: 259

Street Name: N 21ST ST

Lot Number: 15

Subdivision: ENGLISH & MONYPENYS

Work Done: NEW

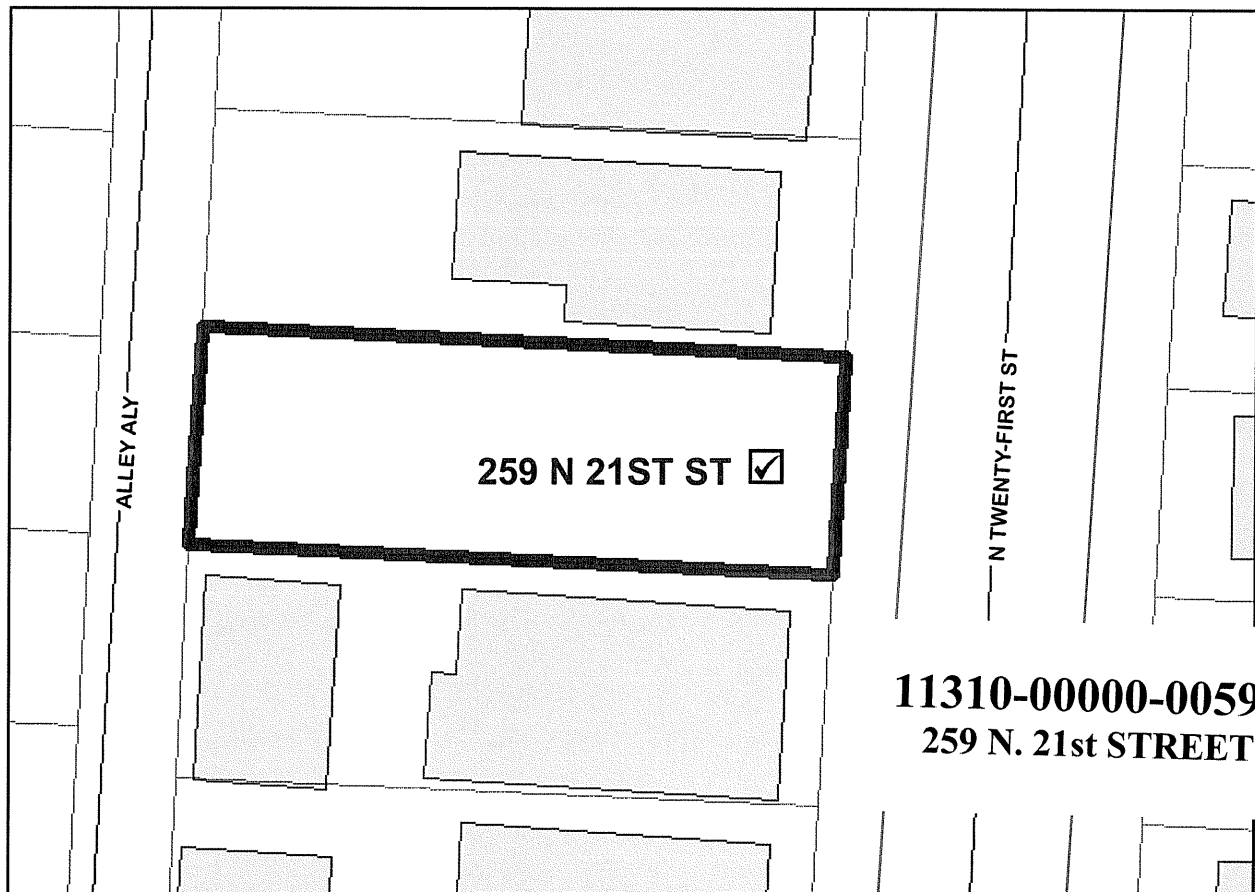
Complex: N/A

Owner: COLUMBUS HOUSING PARTNERSHIP INC

Requested By: COLUMBUS HOUSING PARTNERSHIP (ROB BARRETT)

Printed By: James R Reagan

Date: 01/06/2011



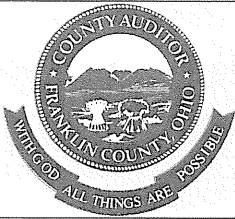
11310-00000-00593
259 N. 21st STREET

SCALE: 1 inch = 30 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 158062



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/19/11



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this c
survey plats, and other public records and data. Users of this ma
information sources should be consulted for verification of the ir
county and the mapping companies assume no legal responsibili
Please notify the Franklin County GIS Division of any discrepan

11310-00000-00593
259 N. 21st STREET

ap.

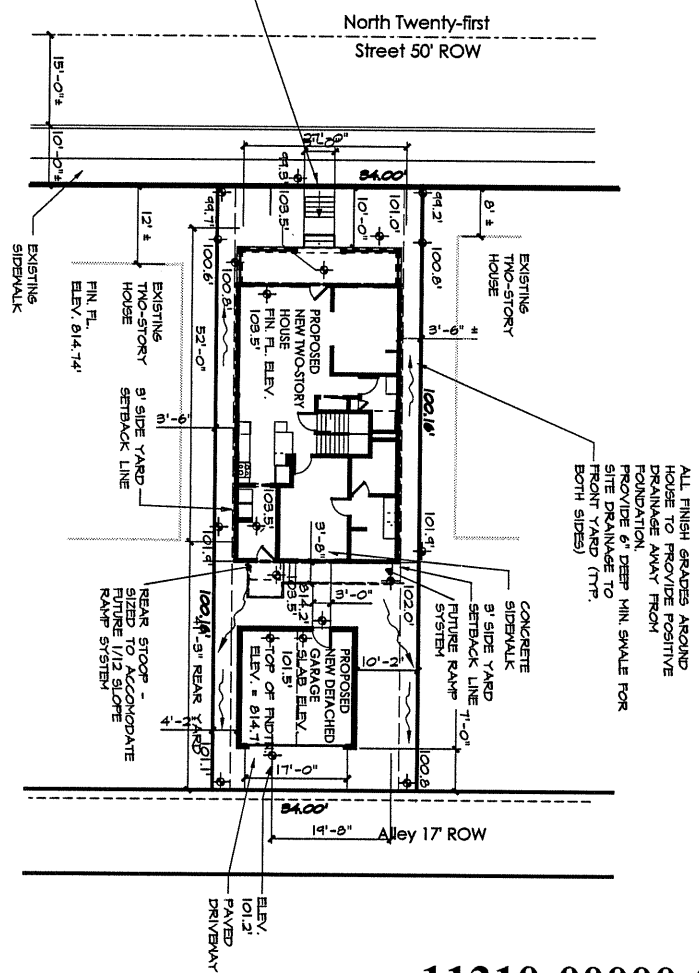
Real Estate / GIS Department

NOTE:
ALL UTILITY LOCATIONS ARE ASSIGNED
CONTRACTOR TO VERIFY ALL UTILITIES
PRIOR TO BID.
VERIFY LOCATIONS OF EXISTING
TREES, PROTECT EXISTING TREES
TO REMAIN AS REQUIRED.

BENCHMARK ELEVATION - 100.00
NORTH RIM OF SANITARY MANHOLE
LOCATED IN THE CENTER OF THE ALLEY
22' +/- SOUTHERLY FROM THE SOUTHWESTERLY
CORNER OF SUBJECT PARCEL.

CONCRETE STAIR - UP +/- TR
TOTAL FROM PUBLIC SIDEWALK
+/- 7 1/2" EA. 10" TREADS TYP.
INSTALL HANDRAIL PER CODE ON
ONE SIDE. VERIFY
STAIR DESIGN W/ FINISH GRADES
TOP 3 RISERS ON BUILDING
FOUNDATION ONLY.

MAINTAIN 5'-0"
MINIMUM BETWEEN
EXTERIOR WALL LINE OF NEW
HOUSE AND EXTERIOR WALL
LINE OF EXISTING HOUSES ON
ADJACENT LOTS.



Zoning Notes:

SUBDIVISION: ST. ENGLISH & MONEYPENNY'S
LOT #15
FRANKLIN CO. PID#: 010-008228
FEMA FLOOD PLAIN ZONE: ZONE 'X'
F.I.R.M. MAP #: 39044C0255H
BUILDING HEIGHT PER C.C. 3303.08: 17'-6"
GARAGE ABSOLUTE HEIGHT: 15'-0"
MINIMUM NET FLOOR AREA FOR LIVING
QUARTERS PER C.C. 3303.13: 1472 S.F.

Site Plan Notes:

LOT SQUARE FOOTAGE: 9,695 S.F.
ALLOWABLE LOT COVERAGE: 1,821 S.F.
BUILDING COVERAGE AS SHOWN:
PRINCIPLE STRUCTURE: 1241 S.F.
FRONT PORCH: 162 S.F.
REAR STOPS: 10 S.F.
REAR STOOP: 4 S.F.
GARAGE: 363 S.F.
TOTAL LOT COVERAGE: 1825 S.F. < 50% LOT AREA
REAR YARD = 1,287 S.F. > 25% OF LOT AREA
GARAGE COVERS 31% OF REAR YARD AREA
LOT COVERAGE NOTES:
RAMP IS A FUTURE 1/12 SLOPE X 3' WIDE
ACCESSIBILITY FEATURE FOR THE
HOUSE REQUIRED BY ADAPTABILITY
REQUIREMENTS OF CITY OF COLUMBUS
AWARE STANDARDS AND AS SUCH IS NOT
INCLUDED IN LOT COVERAGE.
THE REAR STOOP IS SIZED TO
ACCOMMODATE THE FUTURE
ACCESSIBLE RAMP SYSTEM.
THE AREA OF THE STOOP IN
EXCESS OF A CODE-REQUIRED
3'X3' STOOP IS NOT INCLUDED
AS LOT COVERAGE.

Site Plan



11310-00000-00593
259 N. 21st STREET

A New Home at
259 North 21st Street
Columbus, Ohio 43203
for
Homeport
a division of
Columbus Housing Partnership

SULLIVAN BRUCK
ARCHITECTS

Sullivan Bruck Architects, Inc. 289 South Fourth Street, Columbus, Ohio 43215
TEL 614.464-7600 FAX 614.464-7609 sba@sbac.com

PROJECT NO. 10513.00
PROJECT NAME: CHP - 259 N 21st

**Zoning
Clearance Plan**

SHEET NO.
21-1

PRELIMINARY
PERMIT
2011-01-17
REVISIONS

ALL DRAWINGS ARE TO BE READ IN THE
CONTEXT OF THE PROJECT AND SHALL BE
ACCOMPANIED BY A COVER SHEET WHICH
THE DRAWING CANNOT BE SEPARATED
FROM THE DRAWING.



Signature of Applicant

Gregory M. Coney
Gregory M. Coney

Date 10-12-11

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this ap

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indic

11310-00000-00593
259 N. 21st STREET

STATE OF OHIO

APPLICATION #

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Columbus Housing Partnership, Inc.
of (COMPLETE ADDRESS) 562 E. Main St. Columbus, OH 43215

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

Columbus Housing Partnership, Inc., 562 E. Main St. Columbus, OH 43215

SIGNATURE OF AFFIANT

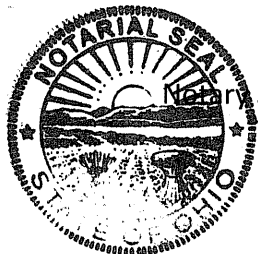
Carrie A. Hiatt COO for Columbus Housing Partnership, Inc.

Subscribed to me in my presence and before me this 11th day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Tonya S. Young
05-10-2016

My Commission Expires:



Tonya S. Young
Notary Public, State of Ohio
My Commission Expires 05-10-2016