



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: 11310-00000-00495
Date Received: 6 SEP. 2011
Commission/Group: Northland
Existing Zoning: SR Application Accepted by: HF Fee: \$1,200
Comments: 11/15/11

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 are requesting a certificate of zoning clearance for an expansion of the driveway to the south, 3305.01. We are also requesting the park setback line to be moved, 3312.27.

LOCATION

1. Certified Address Number and Street Name 5453 Redwood Road
City Columbus State Ohio Zip 43229
Parcel Number (only one required) 010131967

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Jones, Mary B Jones, David E
Address 5453 Redwood Road City/State Columbus, Ohio Zip 43229
Phone # (614) 854-4257 Fax # _____ Email mjones5453@gmail.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

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 application.
For all questions regarding this form and fees please call 614-645-4522
Please make all checks payable to the Columbus City Treasurer



11310-00495
5453 Redwood Rd.

One Stop Shop Zoning Report Date: Mon Sep 19 2011

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5453 REDWOOD RD COLUMBUS OH 43229

Mailing Address: 1235 N DUTTON AVE STE E
SANTA ROSA, CA 95401

Owner: JONES MARY B JONES DAVID E

Parcel Number: 010131967

ZONING INFORMATION

Zoning: 835, Residential, SR

effective 10/21/1959, 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

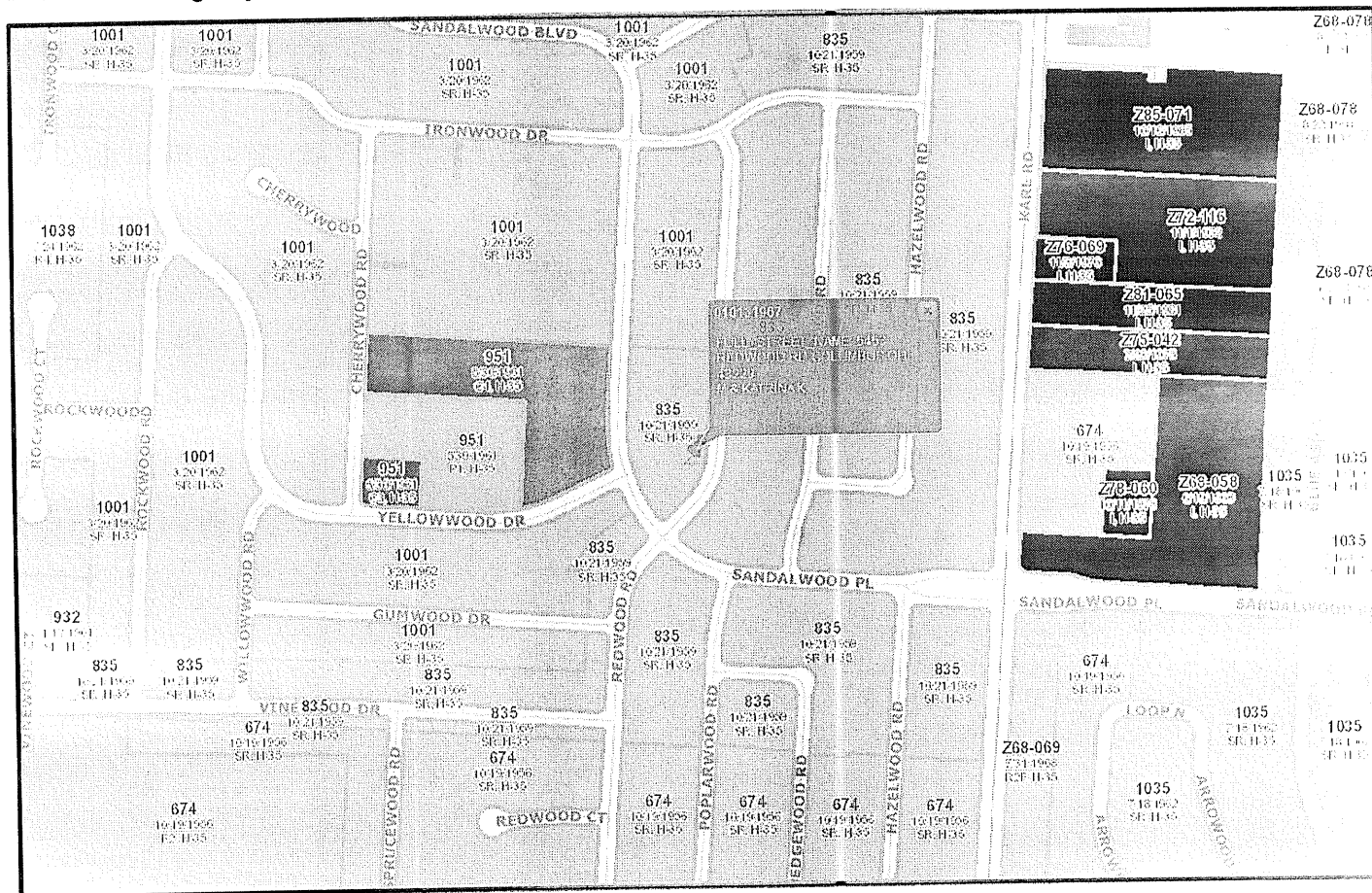
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

11310-00495

5453 Redwood Rd.

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. That special circumstances or conditions apply to the subject property that does 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:

We have two vehicles and a one car driveway. My husband and I work different hours but my husbands hours are constantly changing. We were constantly moving cars around or having to park one car on the street. While parked on the streets, our cars have been hit numerous times from people backing out of the neighbors driveways. We had a truck broken into while on the street. So when we parked our van in the back of the driveway, the next morning we found someone broke into it and went through everything.

Our driveway is not long enough to park two cars in without the car closet to the street blocking the sidewalk. Kids on bike have also hit our car because they try to go around it and avoid going into the street.

Signature of Applicant

Date

9/1/11

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Ck

11310-00495
5453 Redwood Rd.



City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

757 Carolyn Avenue, Columbus, OH 43224

Date of Service/Posting 8/3/11

Order Number: 11470-02794

Parcel Number:
010131967

MARY B & DAVID E JONES
5453 REDWOOD RD
COLUMBUS OH 43229

ZONING CODE VIOLATION ORDER

An inspection has been made at 5453 REDWOOD RD on July 20, 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

Mike Schwab

Code Enforcement Officer

(614) 645-7936

mfschwab@columbus.gov

ZC-7

REV 09/09

08032011

11310-00495
5453 Redwood Rd.

Re: 5453 REDWOOD RD

Order Number:

11470-02794

ITEM#	CODE SECTION	COMMENTS
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Zoning Violations

- | | | |
|---|---------|---|
| 1 | 3312.35 | Prohibited parking
Parking/Storage of semi-tractor at residentially zoned lot. |
| 2 | 3305.01 | Certificate of zoning clearance
This property requires a certificate of Zoning Clearance due to the following change: Expansion of driveway to the south requires a certificate of zoning clearance. |

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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

11310-00495
5453 Redwood Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mary Baumeyer Jones
of (COMPLETE ADDRESS) 5453 Redwood Road Columbus Ohio 43229
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
Jones Mary B	5453 Redwood Road Columbus, Oh 43229
Jones David E	5453 Redwood Road Columbus, Oh 43229

SIGNATURE OF AFFIANT

Mary B Jones

Subscribed to me in my presence and before me this

15th

day of September

, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Alvin R. Feasel

My Commission Expires

March 7, 2016



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