



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: 12310-00129
Date Received: 3/9/12
Commission/Group: Northeast
Existing Zoning: R-1 Application Accepted by: R. Reiss Fee: \$315.00
Comments: 5/22/12

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.

Request variance for setback at side of house, and for vision clearance at new drive, 3332.21 and 3321.05.A.1 respectively. ✓ per plat

LOCATION

1. Certified Address Number and Street Name 3295 Sycamore Knoll Drive
City Columbus State Ohio Zip 43219
Parcel Number (only one required) 010-146600

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Catherine A. Reinoehl
Address 3295 Sycamore Knoll Drive City/State Columbus, Ohio Zip 43219
Phone # 614-475-4194 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Catherine A. Reinoehl
Address 3295 Sycamore Knoll Drive City/State Columbus, Ohio Zip 43219
Phone # 614-475-4194 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Susan V. Plaisted
Address 547 Buttington Lane City/State Westerville, Ohio Zip 43082
Phone # 614-975-7118 Fax # _____ Email: FRAME arch@gmail.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Catherine A. Reinoehl
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE Susan V. Plaisted

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

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Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

12310-00129

3295 Sycamore Knoll Dr.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Susan V. Plaisted
of (1) MAILING ADDRESS 547 Ruttington Lane, Westerville, Ohio 43082
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 OWNERS NAME
AND MAILING ADDRESS

(4) Catherine A. Reinoehl
3295 Sycamore Knoll Drive
Columbus, Ohio 43219
614-475-4194

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

Catherine A. Reinoehl
3295 Sycamore Knoll Drive

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

(5) Northeast Area Commission
Alice Porter, Zoning Chair
3130 McCutcheon Place, Columbus, Ohio
43219

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

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

SIGNATURE OF AFFIANT

(8)

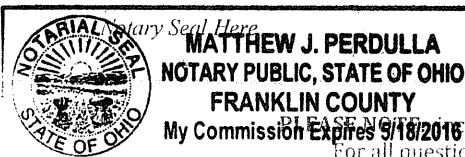
Subscribed to me in my presence and before me this 8th day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

5/18/2016



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Timothy Valentine
3305 Sycamore Knoll Drive
Columbus, Ohio 43219

Willie Lawson
1778 Lonsdale Place E Apt C
Columbus, Ohio 43232

Patricia E. Porchetti
3275 Sycamore Knoll Drive
Columbus, Ohio 43219

Chris Ireland
3296 Sycamore Knoll Drive
Columbus, Ohio 43219

Ronald E. Ayers
3284 Sycamore Knoll Drive
Columbus, Ohio 43219

Islamic Society of Central Ohio
7601 Lee Road
PO Box 1061
Westerville, Ohio 43086

Variance Request Statement of Hardship
3295 Sycamore Knoll Drive, Columbus, Ohio

March 9, 2012

The existing house, in Sunbury Downs Subdivision No.2, was built on the southwest corner of Sycamore Knoll Drive and Bridgeview Road. The Bridgeview Road right of way is partially paved because the subdivision was never fully developed as originally platted. The land at the end of the Bridgeview Road right of way is owned by the Islamic Society of Central Ohio. The Applicant and neighbor to the east use the Bridgeview Road right of way to access their respective driveways. The driveway for the Applicant is a down sloping curving pavement to a lower level garage. To increase safety, the Applicant wishes to add a garage at the top of the slope which will be level with the main floor of the house. The building setback lines for the front (35'), east (25'), and rear (75') are at the exterior walls of the house. Adding a standard garage will encroach into the east setback 22 feet to within 5.8 feet of the property line.

Hardships with respect to this property are:

- 1) The rear yard is a wooded ravine with stream. The existing topography slopes down one full story such that the basement exits at grade. The garage is on the basement level with the only access on a curving sloping driveway, a hazard during snowy weather.
- 2) The large existing setbacks from the property line to the existing exterior walls of the house are as originally built.
- 3) The property owner and her husband intend the addition would enable them to live in their home for a longer period of time by eliminating the need to walk stairs from the main living floor of the house to the garage. The new garage at the main living level will create more accessible paths of travel within the residence. This situation is commonly referred to as "aging in place."
- 4) The Bridgeview Road right of way adjacent to the side of the house now serves the property owner and the neighbor to the east. The neighbor, who also uses the Bridgeview Road right of way to access their property, has no objection to the construction of the garage addition. No other properties are directly affected by the proposed addition. The property at the end of the right of way does not have site access via the Bridgeview Road right of way because the pavement ends at the top of the hill. Any future use of Bridgeview Road to access the land owned by the Islamic Society of Central Ohio would require bridging the stream and removing trees.

Prepared by Susan V. Plaisted, Architect

12310-00129
3295 Sycamore Knoll Dr.

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

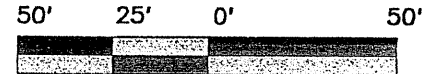
A Mortgage Location Survey prepared for and certified to:

Catherine A. Reinoehl

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 13 Sunbury Downs Subdivision #2, Plat Book 27, Page 59

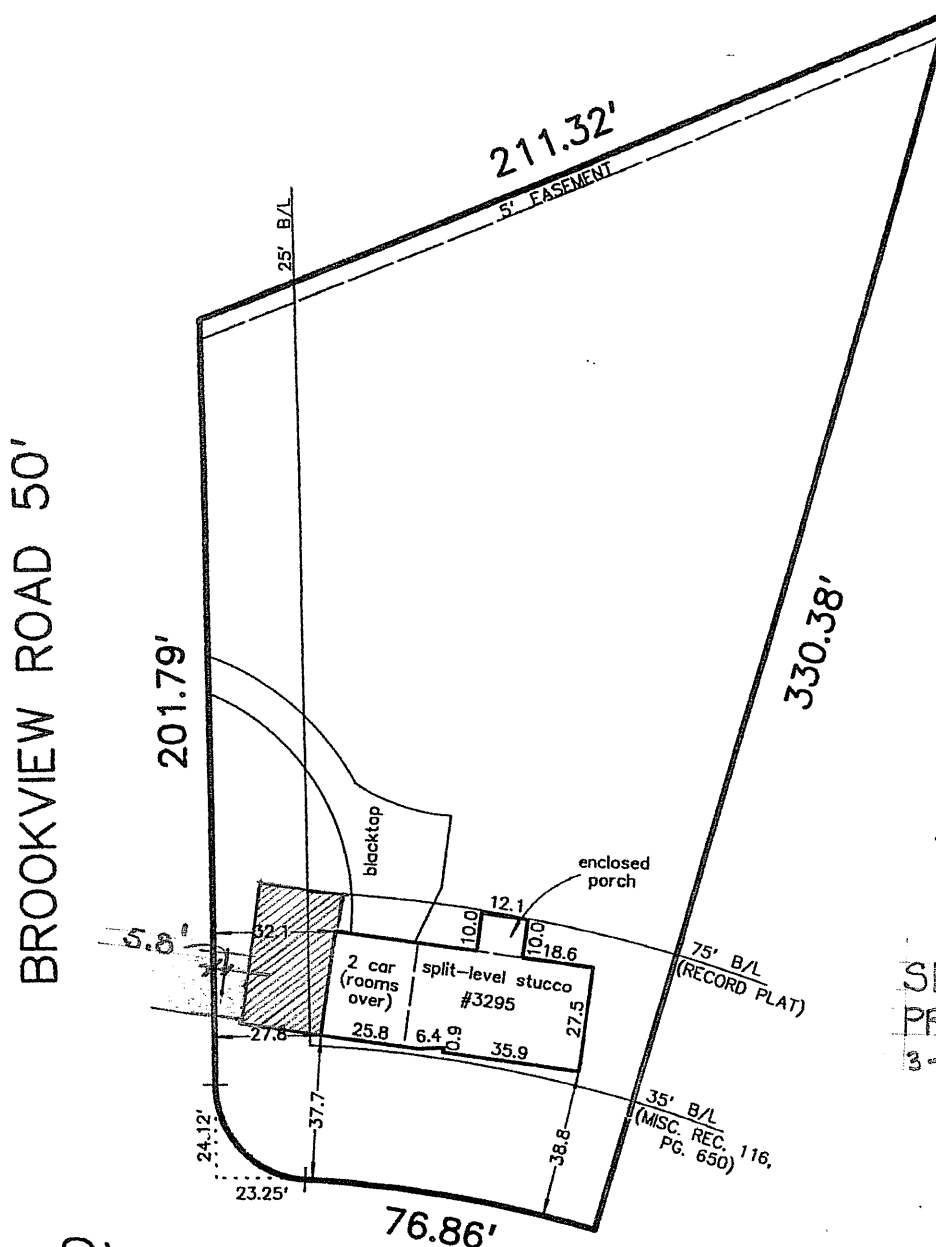
Posted Address: 3295 Sycamore Knoll Dr., Columbus, Ohio

Apparent Encroachments: 1) None



Scale 1" = 50'

Date: 11/01/2011



12310-00129
3295 Sycamore Knoll Dr.

SITE PLAN
PROPOSED ADDITION
3-1-2012

SYCAMORE KNOLL



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

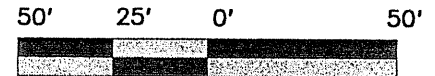
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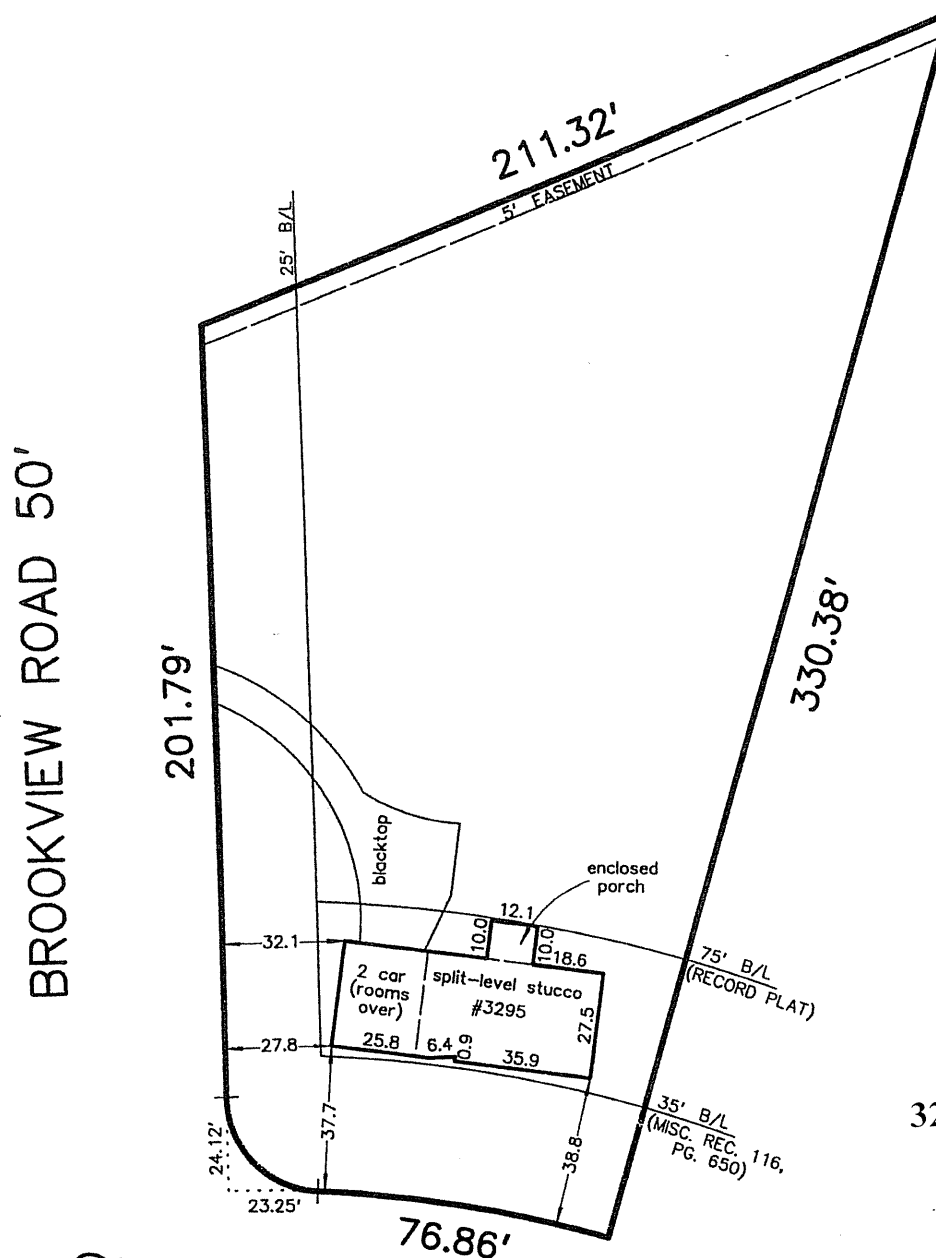
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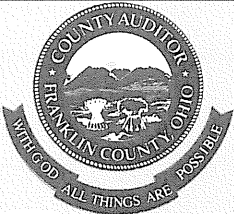
Date: 11/01/2011



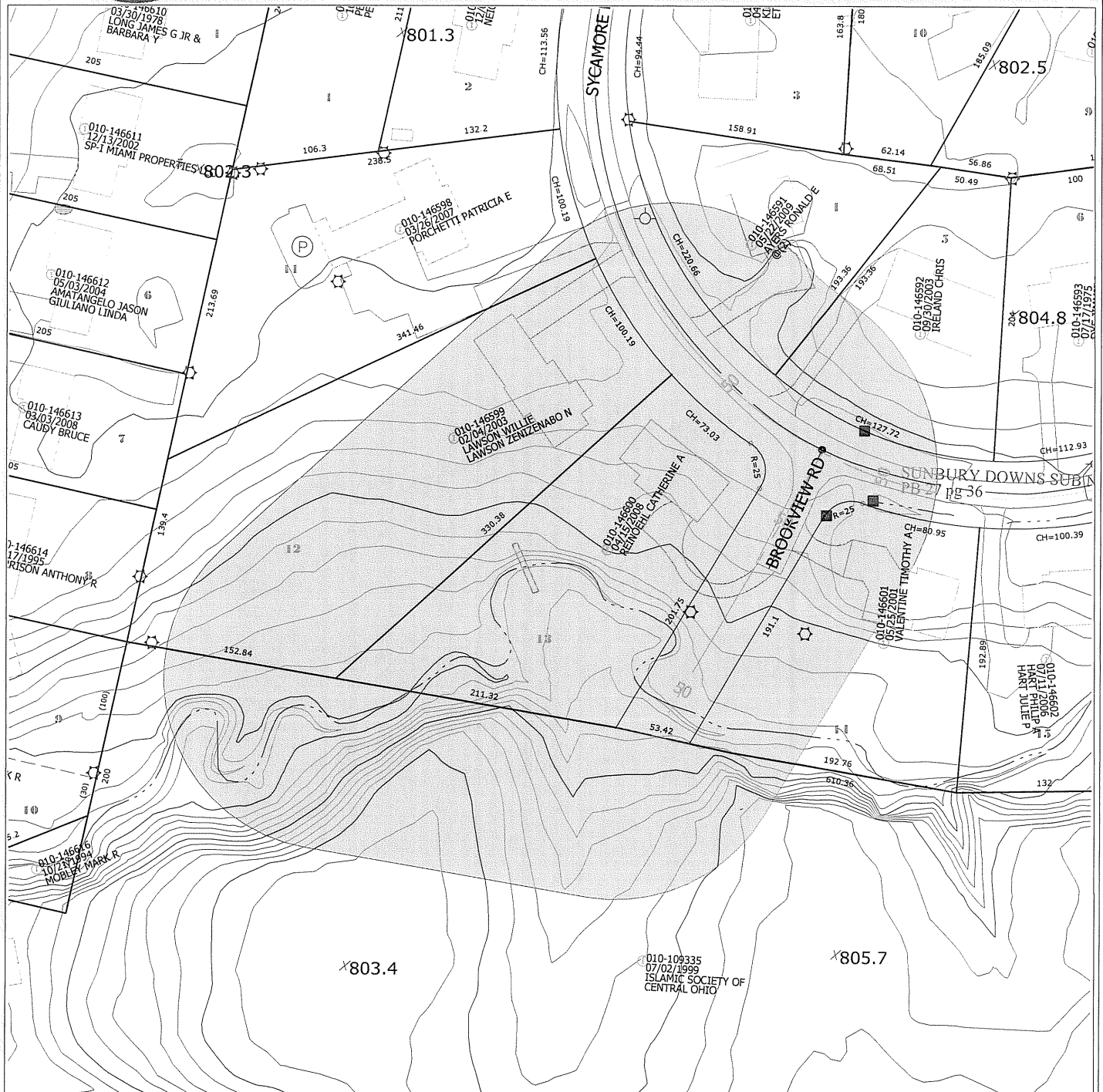
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SYCAMORE KNOLL





CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: MB **DATE: 2/27/12**



Disclaimer

Scale = 107'



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information. county and the mapping companies assume no legal responsibilities for the map. Please notify the Franklin County GIS Division of any discrepancies.

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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 # **12310-00129**
3295 Sycamore Knoll Dr.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Catherine A. Reinoehl
of (COMPLETE ADDRESS) 3295 Sycamore Knoll Drive, Columbus, Ohio 43219
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

SIGNATURE OF AFFIANT

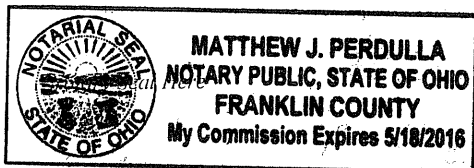
Catherine A. Reinoehl

Subscribed to me in my presence and before me this 8 day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]
5/18/2016

My Commission Expires:



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