

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00000-00211
1302 TELHAM CT.

One Stop Shop Zoning Report Date: Fri Apr 27 2012

Date: Fri Apr 27 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1302 TELHAM CT COLUMBUS OH 43204

Mailing Address: 95 METHODIST HILL DR
ROCHESTER, NY 14623

Owner: NATIVIDAD OLIVERIO S NATIVIDAD M

Parcel Number: 570264100

ZONING INFORMATION

Zoning: Z91-034, Residential, R2

effective 10/9/1991, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Greater Hilltop Area Commission

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





City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

757 Carolyn Avenue, Columbus, OH 43224

Date of Service/Posting 3/27/12

Order Number: 12470-01191

Parcel Number:
570264100

OLIVERIO S & MARTHA NATIVIDAD
1302 TELHAM CT
COLUMBUS OH 43204

12310-00000-00211
1302 TELHAM CT.

ZONING CODE VIOLATION ORDER

An inspection has been made at 1302 TELHAM CT on March 19, 2012.

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 *Jamie*

Danielle Weber

Code Enforcement Officer

(614) 645-0328

dxweber@columbus.gov

ZC-7

REV 09/09

03212012

ITEM#	CODE SECTION	COMMENTS
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Zoning Violations

1	3321.05	Vision Clearance PRIVACY FENCE: VISION CLEARANCE OBSTRUCTION FOR ABUTTING DRIVEWAY.
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12310-00000-00211
1302 TELHAM CT.



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

AFFIDAVIT

12310-00000-00211
1302 TELHAM CT.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Oliverio Natividad
of (1) MAILING ADDRESS 1302 Telham Ct Columbus OH 43204
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) Oliverio Natividad
1302 Telham Ct
Columbus OH 43204

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

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

(5) The Greater Hilltop Area Commission
Greg Leige
1484 Sierra Place Columbus OH
43228

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
<u>Justin Rojas</u>	<u>3195 Telham Ct</u>	<u>Cols. OH 43204 same</u>
<u>Anthony Nunge</u>	<u>1310 Telham Ct</u>	<u>Cols. OH 43204 same</u>
<u>Washington Melvin</u>	<u>1303 Telham Ct</u>	<u>Cols. OH 43204 same</u>
<u>Phillip Lucas</u>	<u>1302 Onslow Dr</u>	<u>Cols. OH 43204 same</u>
<u>C. Lamb Lee</u>	<u>1307 Helmsdale Dr</u>	<u>Cols. OH 43204 same</u>

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

*see attached for all

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8) [Signature]
16 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Tammie K. Alkire
Feb 23, 2017

Tammie K. Alkire
Notary Public, State of Ohio
My Commission Expires 02-23-17

Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

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STATEMENT OF HARDSHIP

12310-00000-00211

1302 TELHAM CT.

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:

TO SECURE MY PROPERTY AND MY FAMILY.
THE FENCE IS BUILT TO NORTH AND STREET IS
TELHAM DR. CARS ON THIS STREET THEY DRIVE SOMETIMES
UP TO 50 MILES PER HR.

Signature of Applicant

Date

4-25-12

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City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

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

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1302 TELHAM CT.

Parcel ID: 570264100

Project Name:

House Number: 1302

Street Name: TELHAM CT

Lot Number: 153

Subdivision: CLEARVIEW MEADOWS SEC 5

Work Done: NEW

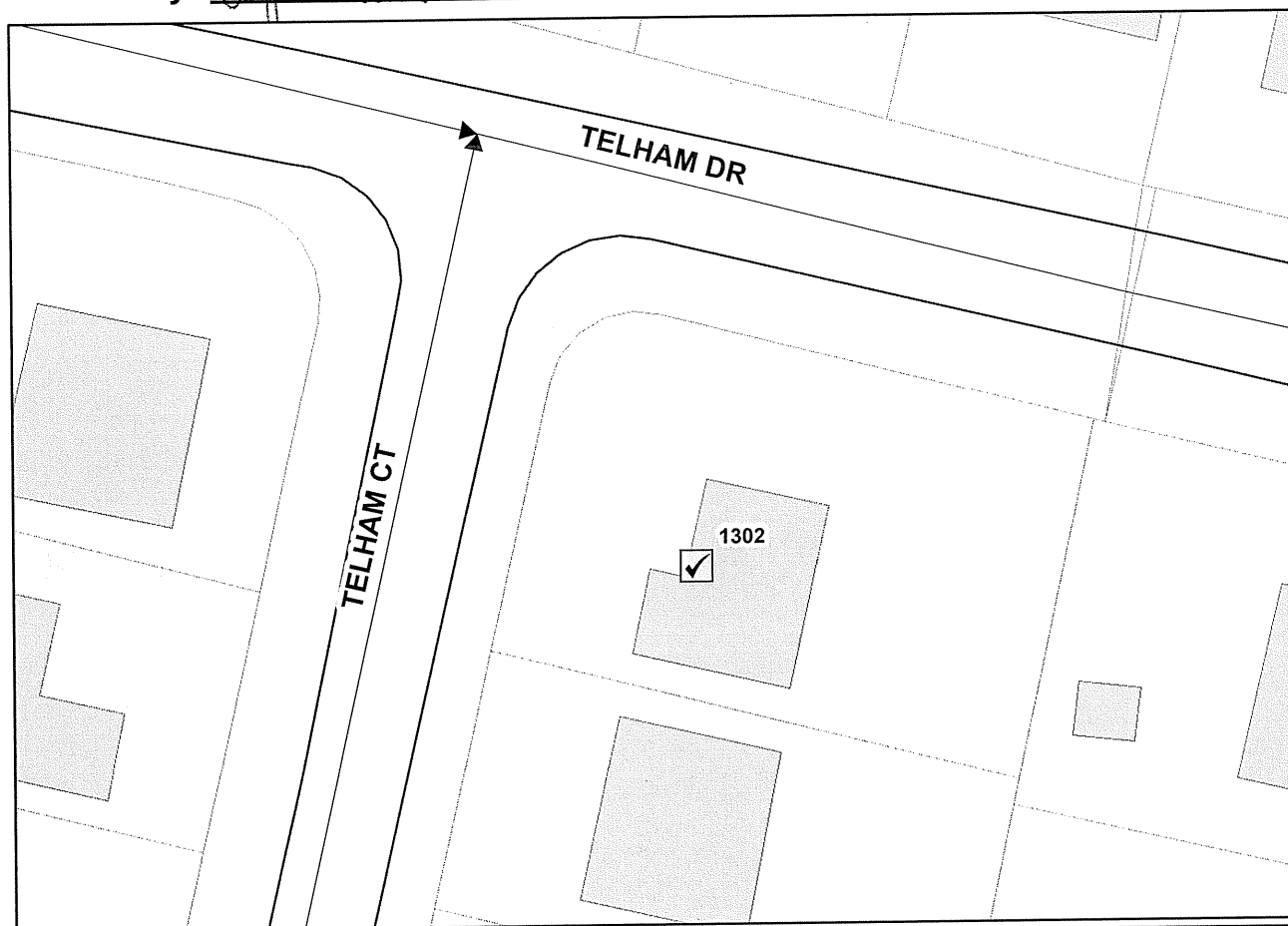
Complex: CLEARVIEW MEADOWS

Owner: NATIVIDAD OLIVERIO S NATIVIDAD MARTHA

Requested By: EMHT INC

Printed By: *Alfred Carrasco*

Date: 4/20/2012



SCALE: 1 inch = 40 feet



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

GIS FILE NUMBER: 1174759

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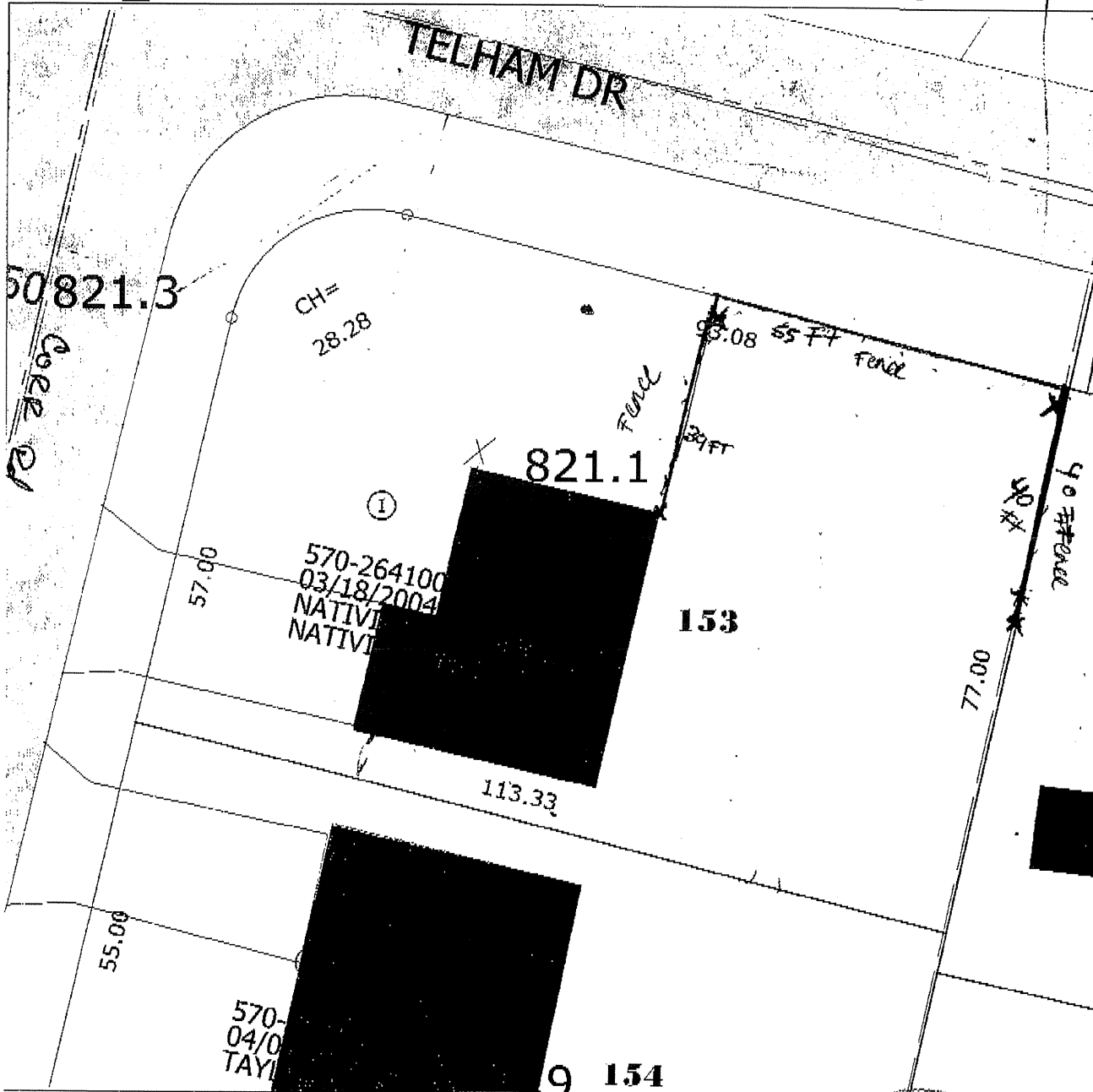
OLI



JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/16/08



Disclaimer

Scale = 20



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.

Real Estate / GIS Department



BOARD OF ZONING ADJUSTMENT APPLICATION

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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 provided.

12310-00000-00211
1302 TELHAM CT.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Oliverio Natividad
of (COMPLETE ADDRESS) 1302 Telham Ct Columbus OH 43204
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

Oliverio Natividad
1302 Telham Ct
Columbus OH 43204

SIGNATURE OF AFFIANT

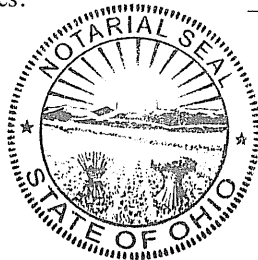
Subscribed to me in my presence and before me this 16 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Feb 23 2017

Notary Seal Here



Tammie K. Alkire
Notary Public, State of Ohio
My Commission Expires 02-23-17

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