

Date: 5-22-12

Application # 12

**12310-00000-00349**  
**3850 TRESTLE COURT**

City of Columbus ■ Department of Building and Zoning Services ■ 757 Carolyn

If you have questions about this form call 645-4522



Comments: \_\_\_\_\_ Commission/Group: \_\_\_\_\_  
Date Received: 21 June 2012 Planning Area: \_\_\_\_\_  
Date of Hearing: AUG-2012 Acreage: \_\_\_\_\_  
Zoning Fee: \$315 Address Fee: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Accepted by: JF

## BOARD OF ZONING ADJUSTMENT APPLICATION

JAMIE FREKE

### 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 Permit for expansion front side driveway completed in 2009 D/T  
Health & Safety issue. Request Permit for expansion side yard driveway  
completed 5-1-12 D/T children safety in the neighborhood

### LOCATION

1. Certified Address Number and Street Name 3850 TRESTLE CT  
City Columbus State OH Zip 43204

Parcel Number (only one required.) 560-218597

### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name \_\_\_\_\_  
3. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
4. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
5. Email Address \_\_\_\_\_

**PAID**  
JUN 21 2012

### PROPERTY OWNER(S)

6. Name CHEUNG, MEE SIM, LOUISE  
7. Address 3850 TRESTLE CT City COLUMBUS Zip 43204  
8. Phone# 614-279-6325 Fax # \_\_\_\_\_  
9. Email Address Cheung.19@osu.edu

**BUILDING & ZONING SERVICES**

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

### ATTORNEY / AGENT (CIRCLE ONE)

10. Name \_\_\_\_\_  
11. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
12. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
13. Email Address \_\_\_\_\_

### SIGNATURES

14. Applicant Signature M S. Smuckney  
15. Property Owner Signature M S. Smuckney  
16. Attorney/Agent Signature \_\_\_\_\_

# CITY OF COLUMBUS

**DEPARTMENT OF BUILDING AND ZONING SERVICES**

**12310-00000-00349**

**3850 TRESTLE COURT**

# One Stop Shop Zoning Report Date: Fri Jul 6 2012

**General Zoning Inquiries: 614-645-8637**

## SITE INFORMATION

**Address:** 3850 TRESTLE CT COLUMBUS OH 43204

**Mailing Address:** 3850 TRESTLE CT

COLUMBUS OH 43204

**Owner:** CHEUNG MEE SIM LOUISE

**Parcel Number:** 560218597

## ZONING INFORMATION

**Zoning:** Z89-146, Residential, SR

effective 12/18/1989, 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**

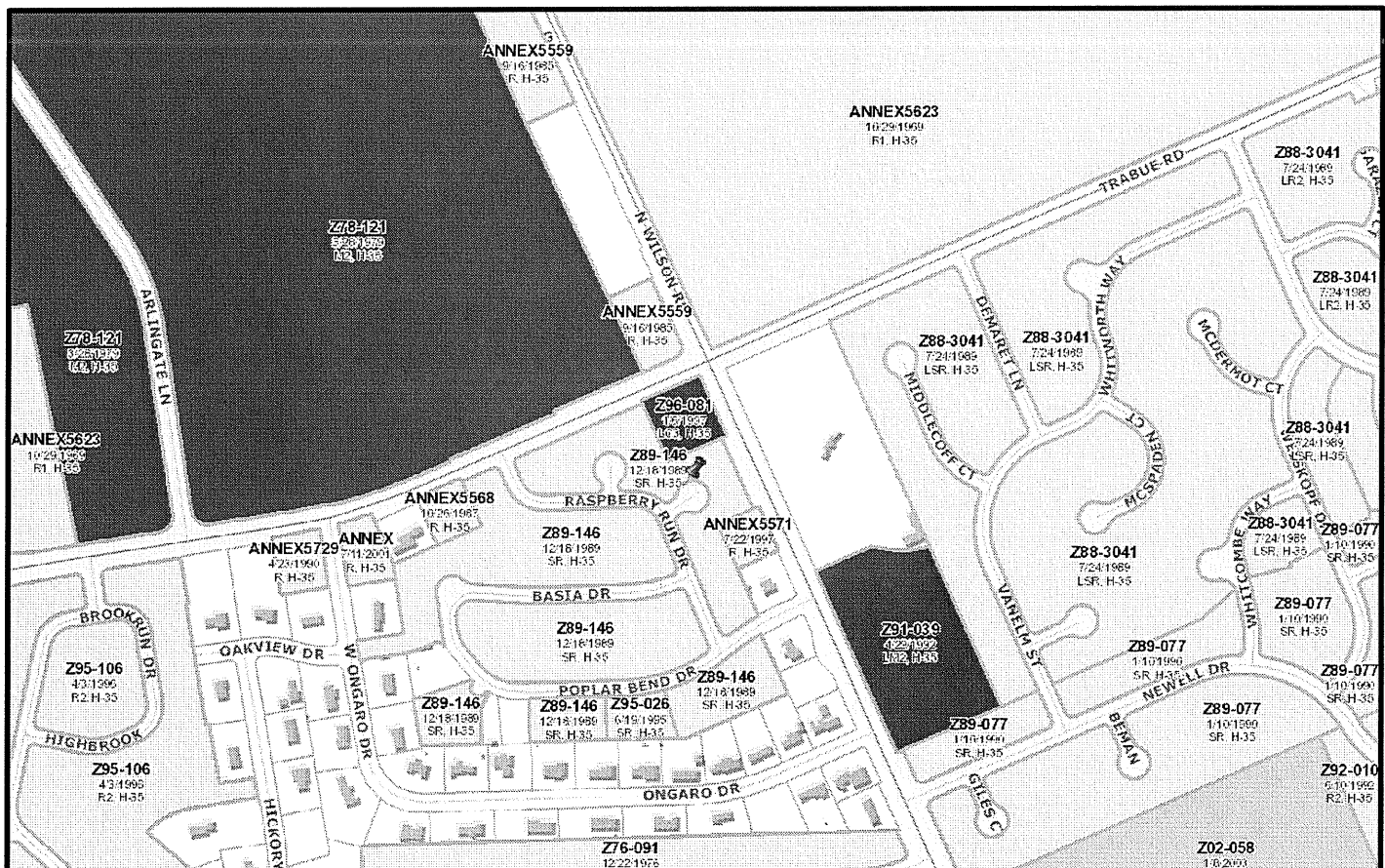
## PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





City of Columbus  
Mayor Michael B. Coleman

## Department of Development

Boyce Safford III, Director

757 Carolyn Avenue, Columbus, OH 43224

Date of Service/Posting

5/2/12

Order Number: 12470-01928

Parcel Number:

MEE CHEUNG & LOUISE SIM CHEUNG  
3850 TRESTLE CT  
COLUMBUS OH 43204

**12310-00000-00349**  
**3850 TRESTLE COURT**

### ZONING CODE VIOLATION ORDER

An inspection has been made at 3850 TRESTLE on May 7, 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

Mike O'Keefe

Code Enforcement Officer

(614) 645-0329

ZC-7  
REV 09/09  
05072012

ITEM#	CODE SECTION	COMMENTS
-------	--------------	----------

Zoning Violations

1	3305.01	Certificate of zoning clearance This property requires a certificate of Zoning Clearance due to the following change: EXPANSION OF THE DRIVEWAY IN FRONT AND SIDE YARD AREA
---	---------	--

**12310-00000-00349**  
**3850 TRESTLE COURT**

**AFFIDAVIT**

**12310-00000-00349**  
**3850 TRESTLE COURT**



(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Cheung, Mee Sim, Louise of  
(1) MAILING ADDRESS 3850 TRESTLE 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 OWNER'S NAME

(4) CHEUNG, MEE SIM, LOUISE

AND MAILING ADDRESS

3850 TRESTLE CT

Columbus, OH 43204

APPLICANT'S NAME AND PHONE #

(same as listed on front of application)

CHEUNG, MEE SIM, LOUISE

614 - 279 - 6325

AREA COMMISSION OR CIVIC GROUP

(5) \_\_\_\_\_

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

None

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

(1) MANOCHA SACHIDA 3850 TRESTLE CT, Columbus, OH 43204  
(2) LYBBERT ELIZABETH 3847 TRESTLE CT, Columbus, OH 43204  
LYBBERT ROBERT

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

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 21<sup>st</sup> day of May, in the year 2012

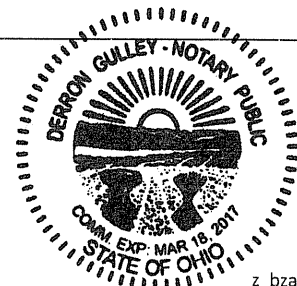
SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

3/18/2017

Notary Seal Here





## STATEMENT OF HARDSHIP

APPLICATION #

**12310-00000-00349**  
**3850 TRESTLE COURT**

**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:

- ① Replacement of new side walk in front of house due to broken / cracking and uneven level by expanding the side driveway for safety purpose.
- ② Family members health issue for safety & easy accessibility with crutch / walker in front of the house main entrance.
- ③ Side yard expansion due to very uneven floor in & out of wood fence door for safety reasons to prevent falling when get in & out to the yard, make it look neat & nice in the neighborhood too.
- ④ Replace <sup>new</sup> basketball Hoop at side yard O/T uneven floor & insecure Hoop foundation to prevent falling out of Basketball hoop while all neighbor's children always play ball here for safety purpose for everyone in the neighborhood.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/29/12



Disclaimer

Scale = 100



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

**12310-00000-00349**  
**3850 TRESTLE COURT**

Map.

3850 TRESTLE COURT COLUMBUS OH 43204

06-20-2012

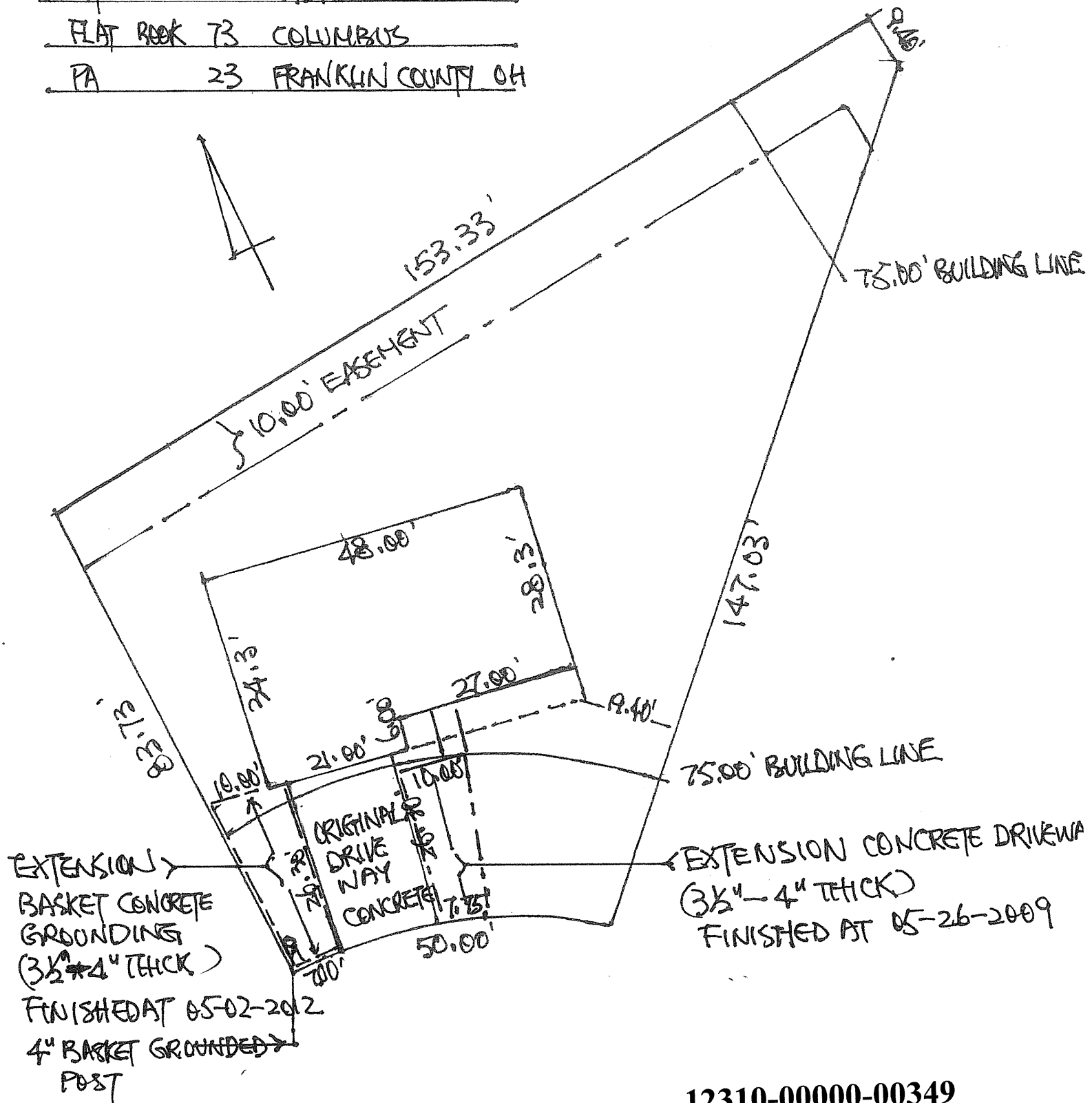
PA # 560-218597

SCALE 1" = 20.00'

LOT NO 9 RASPBERRY RUN SEC 1

FLAT BOOK 73 COLUMBUS

PA 23 FRANKLIN COUNTY OH



12310-00000-00349  
3850 TRESTLE COURT





Signature of Applicant MS [Signature] Date 5-22-12

## 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION #

**12310-00000-00349**  
**3850 TRESTLE COURT**

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS)

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

CHEUNG MEE SIM LOUISE

3850 TRESTLE CT

Columbus, OH 43204

SIGNATURE OF AFFIANT

MS [Signature]

Subscribed to me in my presence and before me this 21<sup>st</sup> day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]  
3/18/2017

My Commission Expires:

Notary Seal Here

