BOARD OF ZONING ADJUSTMENT APPLICATION

Mayor Michael B. Coleman

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

PAID
MAY 14 2012
BUILDING & ZONING SERVICES

OFFICE USE ONLY

Application Number: 12336-00000-00256
Date Received: 14 MAY 2012
Commission/Group:
Existing Zoning: R-1 Application Accepted by: HF Fee: $315-
Comments:

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.
To permit a 30' x 50' detached garage in addition to a 528 sq. ft. attached garage

LOCATION

1. Certified Address Number and Street Name 2525 Watkins rd
City Columbus State OHIO Zip 43207
Parcel Number (only one required) 530-254102

APPLICANT: (IF DIFFERENT FROM OWNER)
Name Scott M. Christman
Address 2525 Watkins rd. City/State Columbus, OHIO Zip 43207
Phone #614-419-5172 Fax # — Email S7chr.Towers@Sutphen.com

PROPERTY OWNER(S):
Name Scott M. Christman
Address 2525 Watkins rd Columbus City/State OHIO Zip 43207
Phone #614-419-5172 Fax # — Email S7chr.Towers@Sutphen.com
☐ *Check here if listing additional property owners on a separate page.*

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☐ Attorney ☒ Agent
Name Scott M. Christman
Address 2525 Watkins rd. City/State Columbus OHIO Zip 43207
Phone #614-419-5172 Fax # Email: S7chr.Towers@Sutphen.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE Scott M Chr
PROPERTY OWNER SIGNATURE Scott M Chr
ATTORNEY / AGENT SIGNATURE Scott M. Chr

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

Revised 02/01/11

12310-00256
2525 WATKINS ROAD

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu May 24 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2525 WATKINS RD COLUMBUS OH 43207
Mailing Address: 2525 WATKINS RD
COLUMBUS OH 43207

Owner: CHRISTMAN SCOTT M CHRISTMAN MI
Parcel Number: 530254102

ZONING INFORMATION

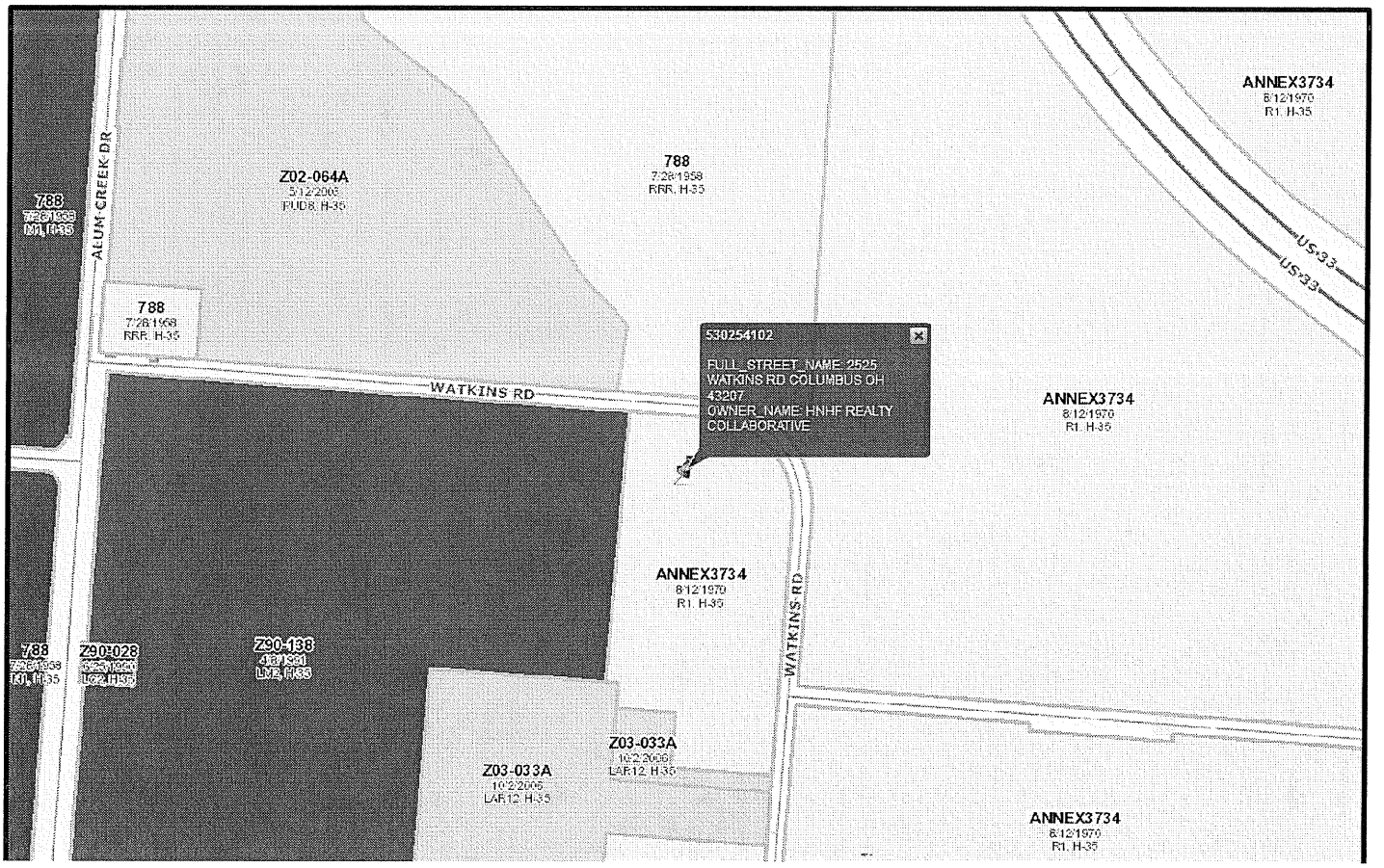
Zoning: ANNEX3734, Residential, R1
effective 8/12/1970, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Far South Columbus Area Commission
Planning Overlay: N/A

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



Mayor Michael B. Coleman

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

12310-00256
2525 WATKINS ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Scott M. Christman
of **(1)** MAILING ADDRESS 2525 Watkins rd. Columbus, OHIO 43207
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)** Scott M. Christman
2525 Watkins rd.
Columbus, OHIO 43207

APPLICANT'S NAME AND PHONE # (same as listed on front of application)
Scott M. Christman
614-419-5172

AREA COMMISSION OR CIVIC GROUP **(5)** Far Southside Area Commission
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
Robert Patterson
Robert Patterson

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
Mary L Leonard	2801 Watkins rd Col, OHio 43207	2801 Watkins rd Col. OH 43207

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

SIGNATURE OF AFFIANT **(8)** Scott M Christman

Subscribed to me in my presence and before me this 14TH day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC **(8)** Pamela J Dawley

My Commission Expires: 4-25-14

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

Revised 02/01/11

Mayor Michael B. Coleman

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

STATEMENT OF HARDSHIP

APPLICATION # _____

12310-00256
2525 WATKINS ROAD

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:

I'am Building this garage for the purpose of a problem w/ theift. We we been stolen from 4-5 Times since October 2011 & Also IN the past. I just want to be able to put things away & locked. One thing is An RV, That is way we picked the size.

Signature of Applicant Scott McClure Date 5-11-2012

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

Revised 02/01/11

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: MB **DATE: 5/11/12**

Scale = 20

Grid North

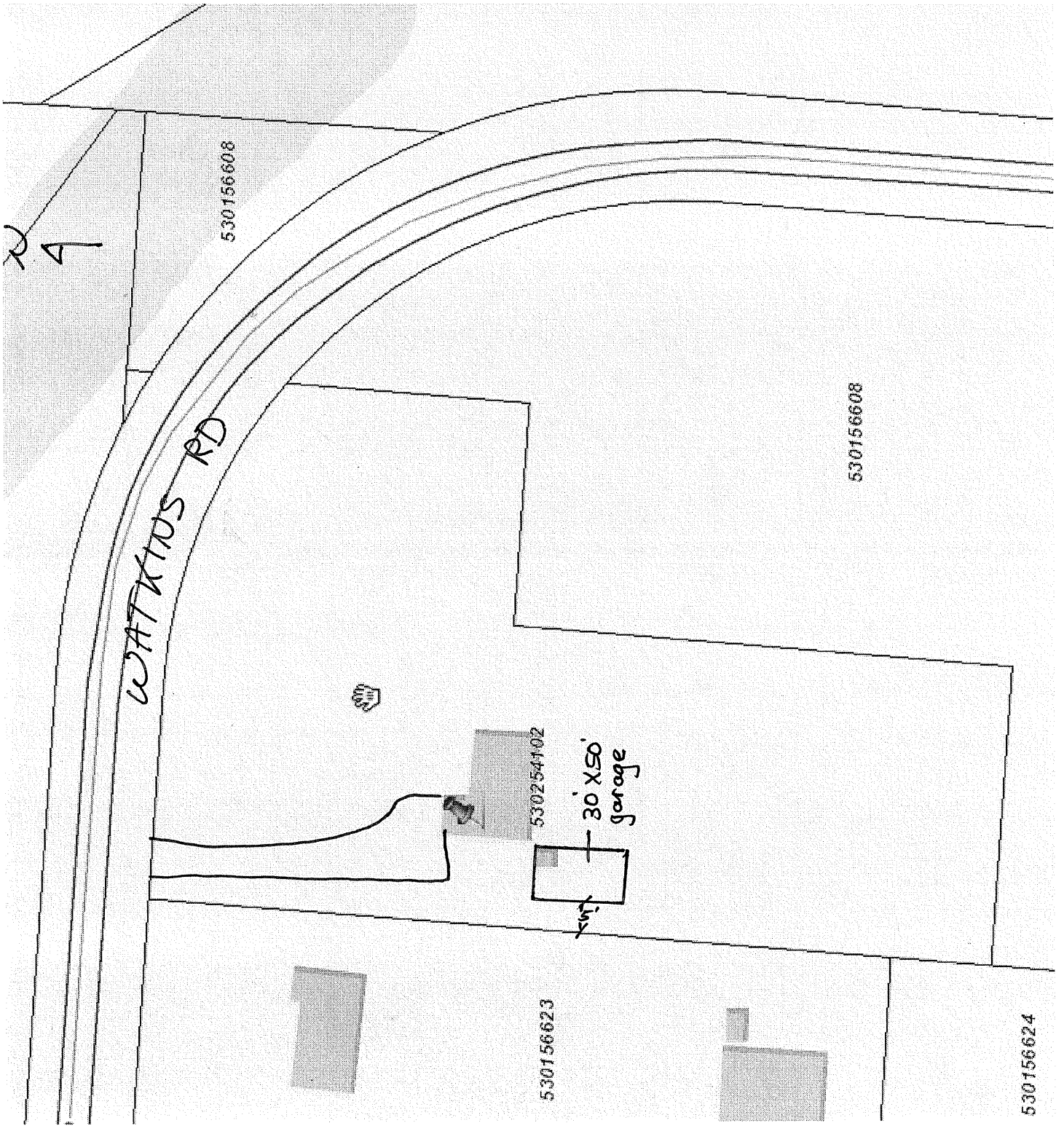
Disclaimer

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

12310-00256
2525 WATKINS ROAD

Real Estate / GIS Department

12310-00256
2525 WATKINS ROAD



Mayor Michael B. Coleman

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

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 # **12310-00256**
2525 WATKINS ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Scott M. Christman
of (COMPLETE ADDRESS) 2525 Watkins rd Columbus. OHIO 43207
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
Michelle R. Christman	2525 Watkins rd. Columbus, OHIO 43207
Scott M. Christman	2525 Watkins rd. Columbus, OHIO 43207

SIGNATURE OF AFFIANT Scott M. Ch

Subscribed to me in my presence and before me this 14th day of May in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 2/1/2014

Notary Seal Here

Jered McCloud
Notary Public, State of Ohio
My Commission Expires 02/01/2014

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