



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

OFFICE USE ONLY

Application Number: #12310-00000-00257

Date Received: 14 MAY 2012

Commission/Group: _____

Existing Zoning: _____ Application Accepted by: [Signature] 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.

SIDE YARD VARIANCE 3332.26 TO PLACE NEW GARAGE ON LOT LINE

LOCATION

I. Certified Address Number and Street Name 923 CARPENTER ST.

City COLUMBUS State OH Zip 43206

Parcel Number (only one required) C10-005931-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name HNHF REALTY COLLABORATIVE

Address 946 PARSONS AVE P.O. Box 6063 City/State Columbus OH Zip 43206

Phone # 614-365-0693 Fax # 614-459-7970 Email robert.williams@nationwidechildrens.org

☐ 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 [Signature]

BUILDING & ZONING SERVICES

\$315

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



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AFFIDAVIT

12310-00257
923 CARPENTER ST

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME HNHF Realty Collaborative Robert Williams
of (1) MAILING ADDRESS 946 PARSONS AVE P.O. Box 6063 Columbus OH 43206
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) HNHF REALTY COLLABORATIVE
946 PARSONS AVE P.O. Box 6063 43206

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

Robert Williams
614-465-6693

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

(5) Southern Orchards - CIVIC
ROBERTOS - CSSAC Penny.RKD@gmail.com
445-8319

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 9th day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

HAMILTON J. TEAFORD
NOTARY PUBLIC - STATE OF OHIO

LIFETIME COMMISSION
MY COMMISSION HAS NO EXPIRATION DATE

Notary Seal Here

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STATEMENT OF HARDSHIP

12310-00257

923 CARPENTER ST

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:

Currently on this property sight, there is an existing foundation for a 1 car garage that remains in order to rebuild a 1 car garage, the garage would have a side yard of less than 3 feet in order for it to fit. We would like the variance to restore the property to its pre-existing condition of having a garage. We have also found in our revitalization efforts that most potential buyers desire a garage. We know that if we have a garage would like the right to have a garage.

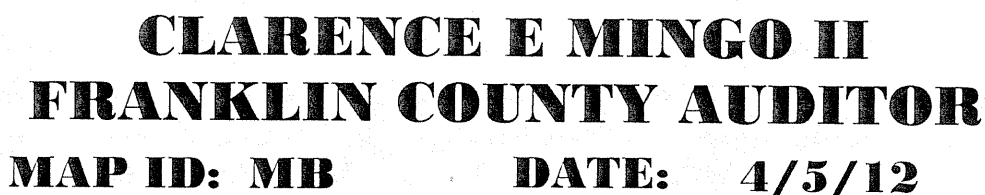
Signature of Applicant _____

Date 04/11/12

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12310-00257
923 CARPENTER ST



City of Columbus

Address Plat

CERTIFIED HOUSE NUMBERS

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

Parcel ID: 010005931

Project Name: SINGLE FAMILY HOME

House Number: 923

Street Name: CARPENTER ST

Lot Number: 18

Subdivision: MCCLEI

Work Done: NEW GARAGE

Complex: N/A

12310-00257

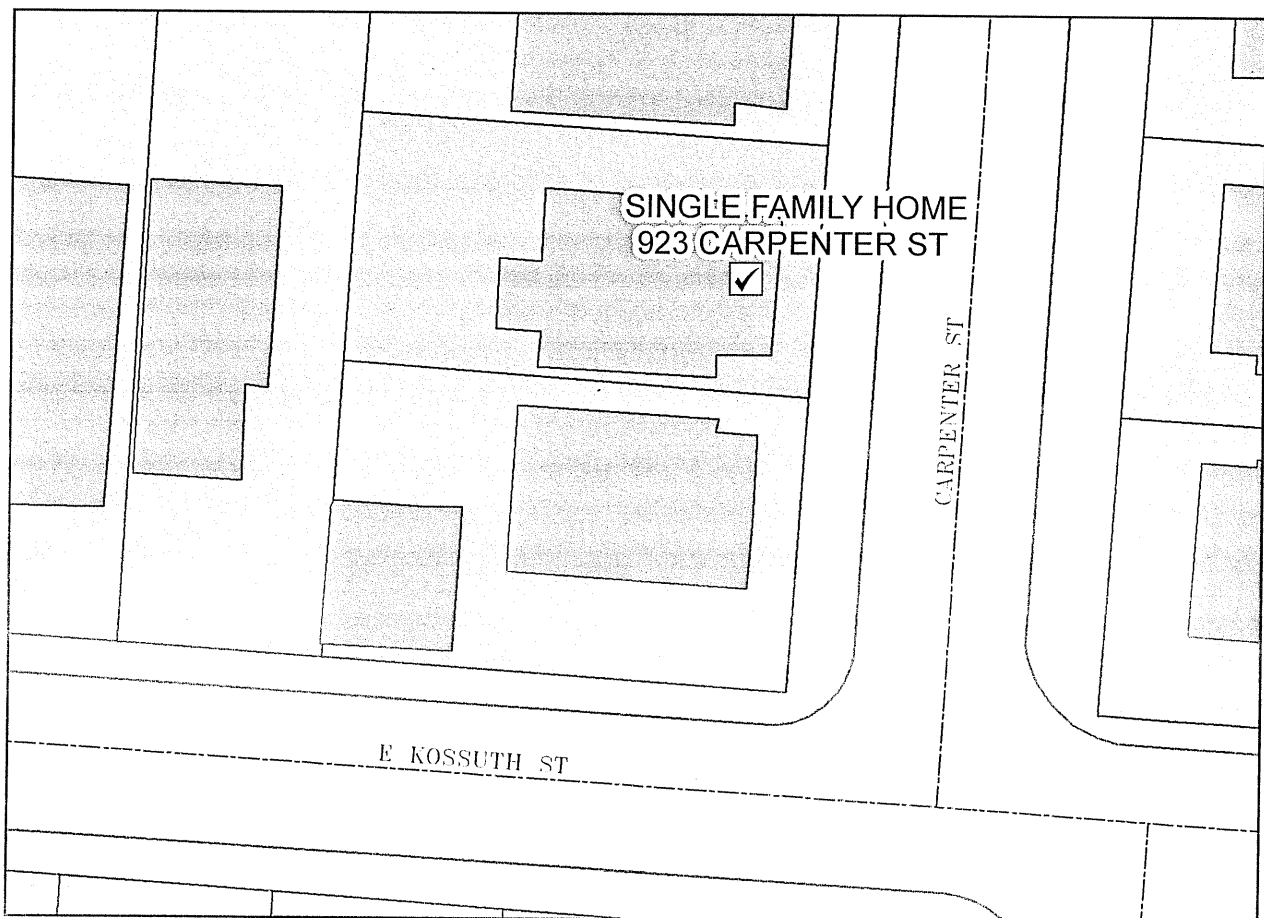
923 CARPENTER ST

Owner: HNHF REALTY COLLABORATIVE

Requested By: HNHF REALTY COLLABORATIVE

Issued By: *Louie D. McLean*

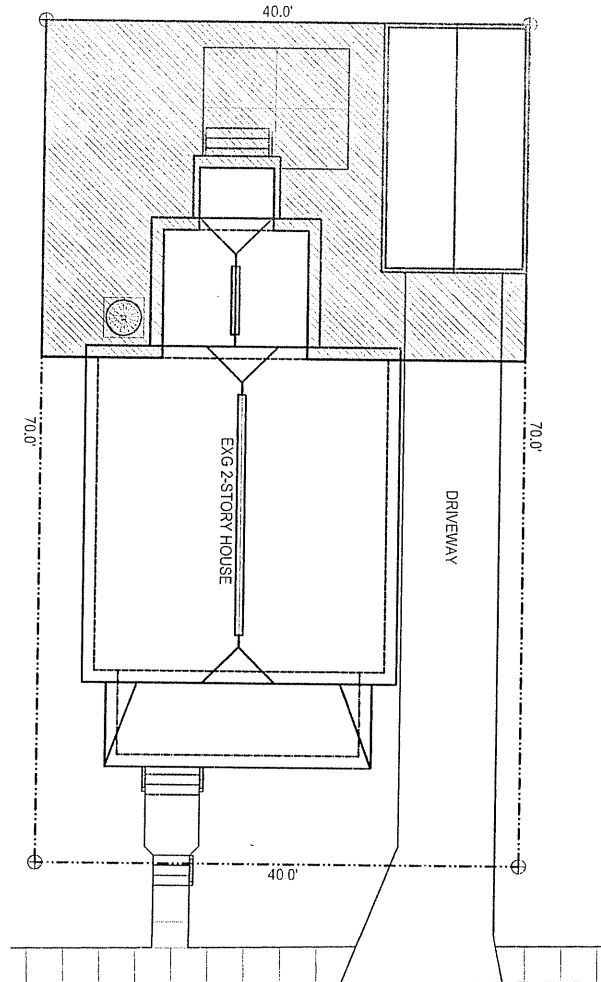
Date: 5/11/2012



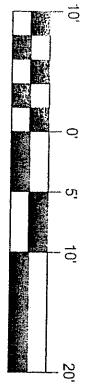
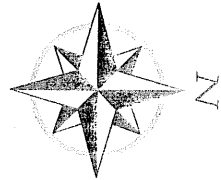
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 584236



CARPENTER ST



SITE PLAN

1"=10'

REAR YARD CALCULATIONS:
 TOTAL LOT SQUARE FOOTAGE = 2,800.00 S.F.
 TOTAL REAR YARD SQUARE FOOTAGE AFTER ADDING
 ADDITION AND/OR GARAGE = 733.4 S.F.
 $733.4 \text{ S.F.} / 2,800.00 \text{ S.F.} = 0.262$ OR 26.2%
 REAR YARD > 25.0% REAR YARD REQUIREMENT = COMPLIES

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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 #

12310-00257

923 CARPENTER ST

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) HMHF Realty Collaborative
of (COMPLETE ADDRESS) 996 Pickens Ave. P.O. Box 6063 Columbus, OH 43206

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

P.O. Box

COMPLETE MAILING ADDRESS

HMHF REALTY COLLABORATIVE 6063 CO, OH 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

HAMILTON J. TEAFORD
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