



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: # 12310-00000-00259

Date Received: 14 MAY 2012

Commission/Group: _____

Existing Zoning: _____ 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.

1. MINIMUM SIDE YARD PERMITTED TO DECREASE SIDE YARD FROM 3 FT. TO 2 FT 2 INCHES 3332.26
2. LOT SIZE REDUCTION - R2-F 3332.14 TO CREATE A LOT LESS THAN 6,000 SQUARE FEET TO 4,100 SQ FT

LOCATION

1. Certified Address Number and Street Name 858 CARPENTER ST

City COLUMBUS

State OH

Zip 43206

Parcel Number (only one required) 010-047860 00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____

Address _____

City/State _____

Zip _____

Phone # _____

Fax # _____

Email _____

PAID

MAY 15 2012

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 # 614-441-7970

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 _____

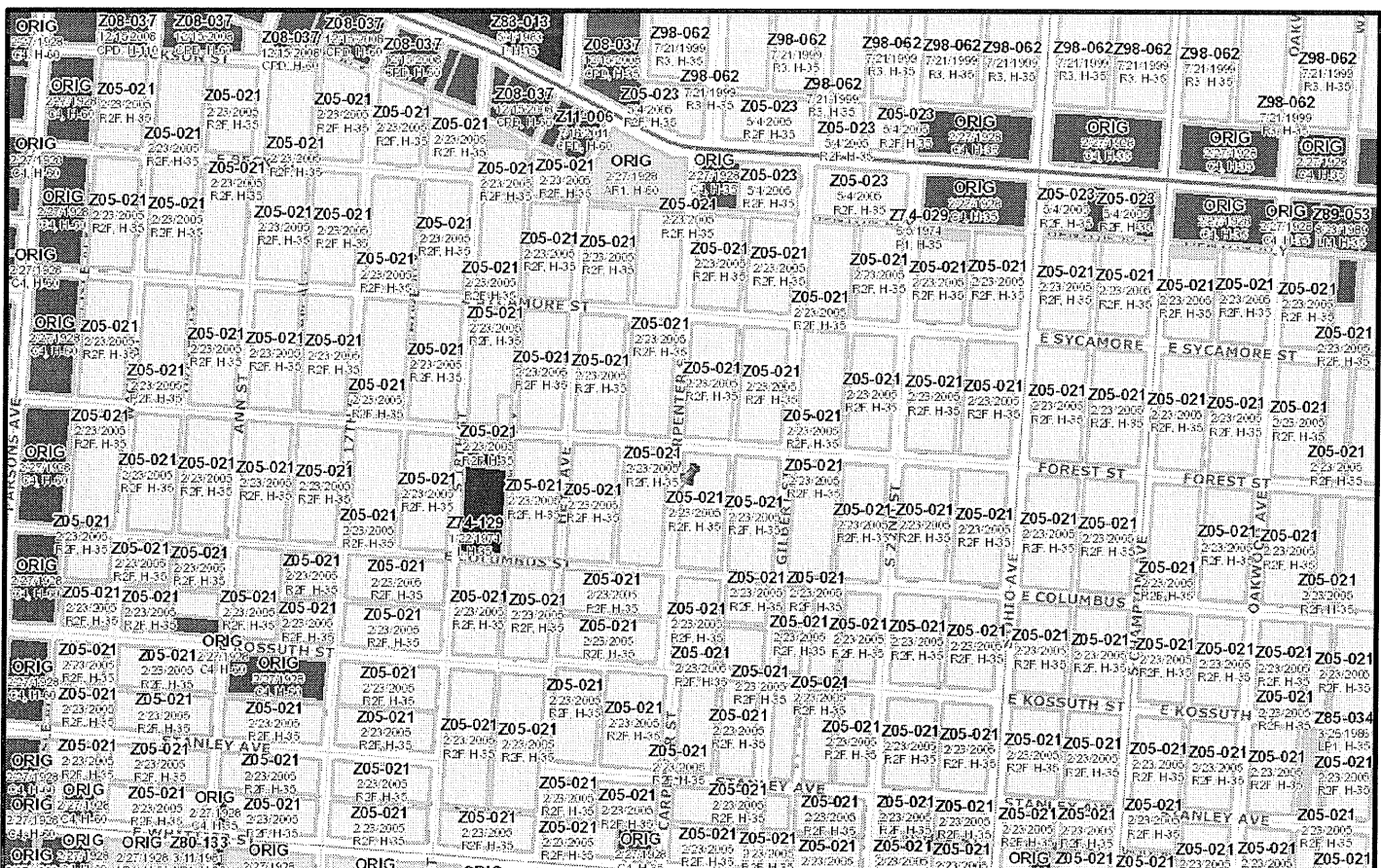
PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE [Signature]

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

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

AFFIDAVIT

12310-00259
858 CARPENTER ST

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ROBERT A. WILLIAMS JR, HNHF REALTY COLLABORATIVE
of (1) MAILING ADDRESS 946 PASCAGO AVE PO 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
PO BOX 6063 COLUMBUS, OH 43206

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

ROBERT WILLIAMS
614-365-0673

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

(5) CIVIC ASSOC: SOUTHERN OAKHARDS
POB ERROS CSSAC PENNA PLUG@91111.COM 745-8319

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) [Signature]

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

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

HAMILTON J. TEAFORD
NOTARY PUBLIC STATE OF OHIO
LIFE TERM
MY COMMISSION HAS NO EXPIRATION DATE

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

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

12310-00259

858 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:

We are requesting a side yard variance in order to build 2 new 2-car garages. One garage will be to replace one that at some point in time was at 858 Carpenter. The other will be for 852 Carpenter. In our neighborhood revitalization, we have found that most buyers desire garages. Of 15 HNHF properties sold, only 2 did not have garages. Of 10 properties currently listed, only 2 have garages. The reduction in lot size is to provide the property adjacent to 858 Carpenter (852) with a back yard and an area for a garage, as this property currently has neither. By adding a yard to 852 Carpenter it would return a property right that was lost at some point in time, while still allowing 858 Carpenter to have adequate side & rear yard.

Signature of Applicant

Date

05-04-12

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

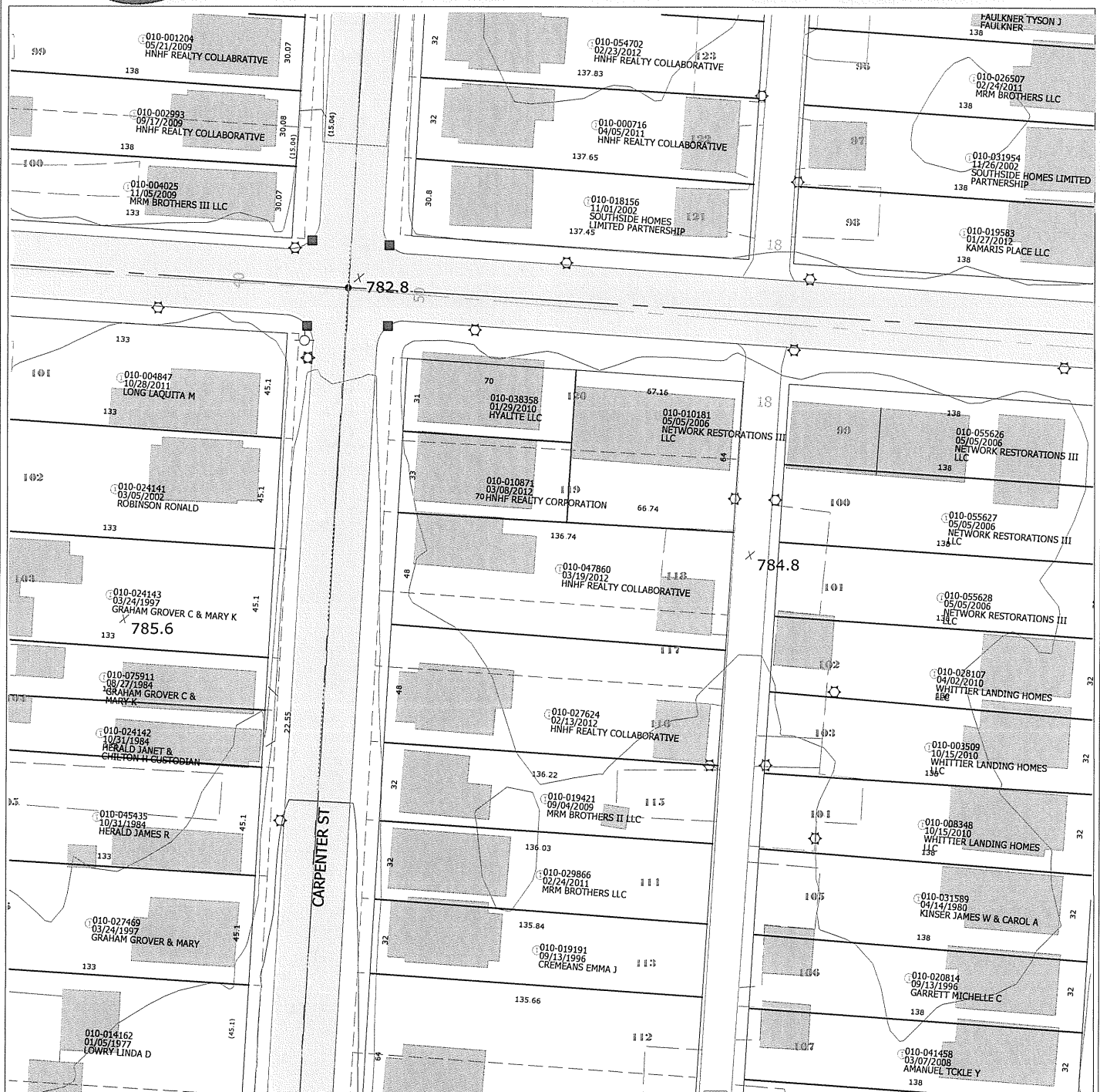
Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 4/5/12



Disclaimer

Scale = 60



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

12310-00259
858 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: 010047860

Project Name: SINGLE FAMILY HOME

House Number: 858

Street Name: CARPENTER ST

Lot Number: 117, 118

Subdivision: CLAIRMONT

Work Done: REMODEL

Complex: N/A

Owner: HNHF REALTY COLLABORATIVE

12310-00259

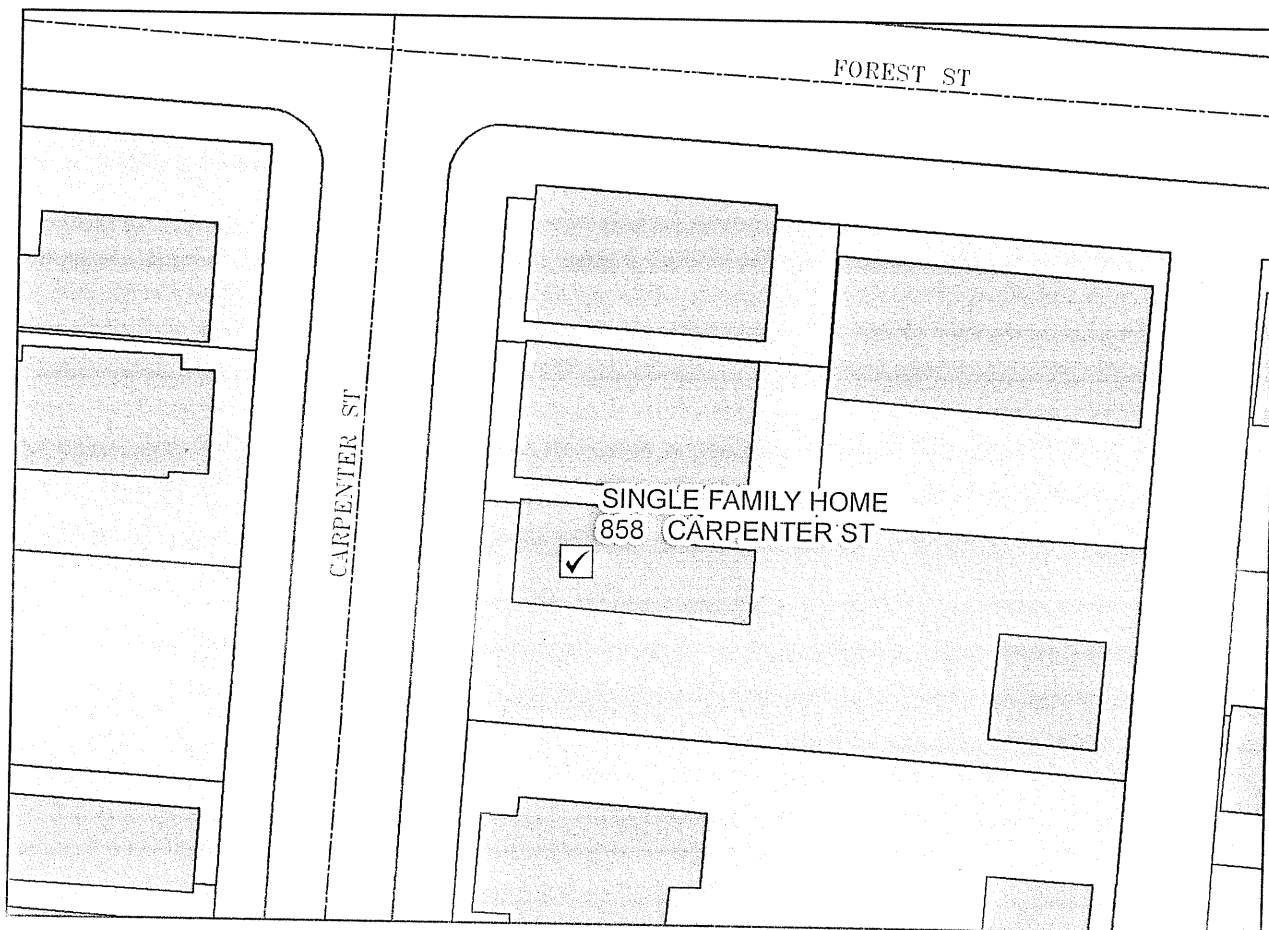
858 CARPENTER ST

Requested By: HNHF REALTY COLLABORATIVE

Issued By: _____

Lois D. McLean

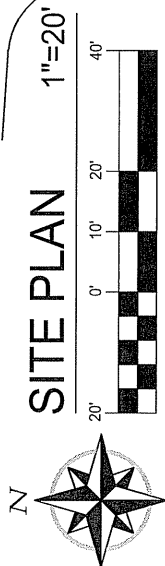
Date: 4/5/2012



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 463353



SITE PLAN

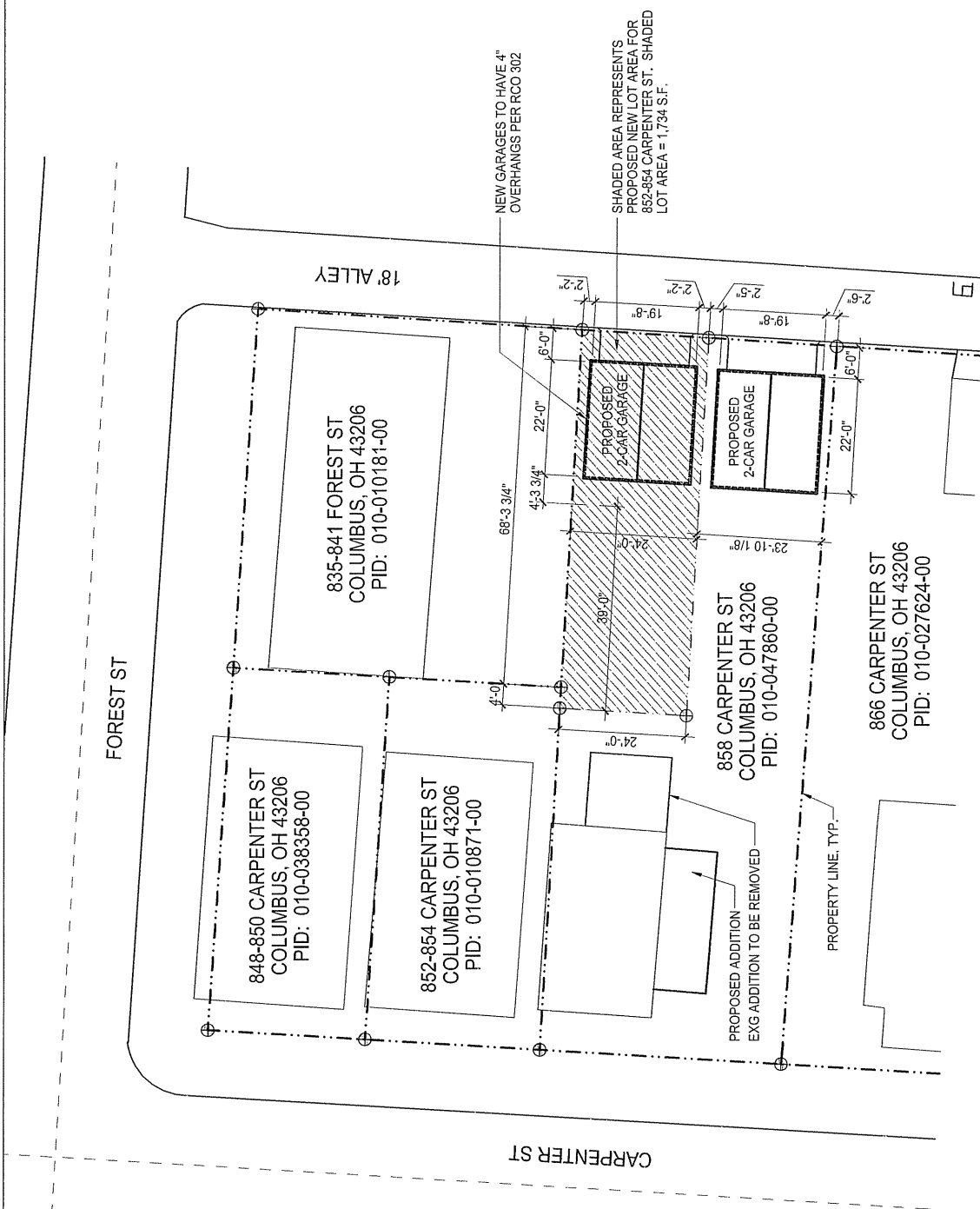
12310-00259
858 CARPENTER ST

Healthy Neighborhoods, Healthy Families



Healthy Homes

SCOTT BAKER & ASSOCIATES, LLC
ARCHITECTURE • DESIGN • PLANNING
sb@ScottBaker-Associates.com
614.562.7761



858 CARPENTER ST EXHIBIT



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. If provided.

APPLICATION #

12310-00259
858 CARPENTER ST

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) HMHF REALTY COOPERATIVE, ROBERT A. WILLIAMS JR
of (COMPLETE ADDRESS) PO 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

COMPLETE MAILING ADDRESS

HMHF REALTY COOPERATIVE PO Box 6063 Columbus, OH 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15 day of May, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

HAMILTON J. TEASORO
NOTARY PUBLIC STATE OF OHIO
EXPIRES 1/01
MY COMMISSION HAS THE EXPIRATION DATE

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