

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: # 12310-00000-00260
Date Received: 14 MAY 2012
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: FF 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.

MINIMUM SIDE YARD Permitted TO DECREASE SIDE YARD FROM 3FT. TO 2 FT 2 INCHES 3332.26

LOCATION

1. Certified Address Number and Street Name 852-854 CARPENTER ST.
City Columbus State Ohio Zip 43206
Parcel Number (only one required) 010-010871-00

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, Ohio Zip 43206
Phone # 614-365-0693 Fax # 614-449-7970 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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00260
852-854 CARPENTER ST

One Stop Shop Zoning Report Date: Wed May 23 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 852 CARPENTER ST COLUMBUS OH 43206

Mailing Address: 41 MADISON AVE FL 29
NEW YORK, NY 10010

Owner: KINGDOM TWICE LLC

Parcel Number: 010010871

ZONING INFORMATION

Zoning: Z05-021, Residential, R2F

effective 2/23/2005, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside 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

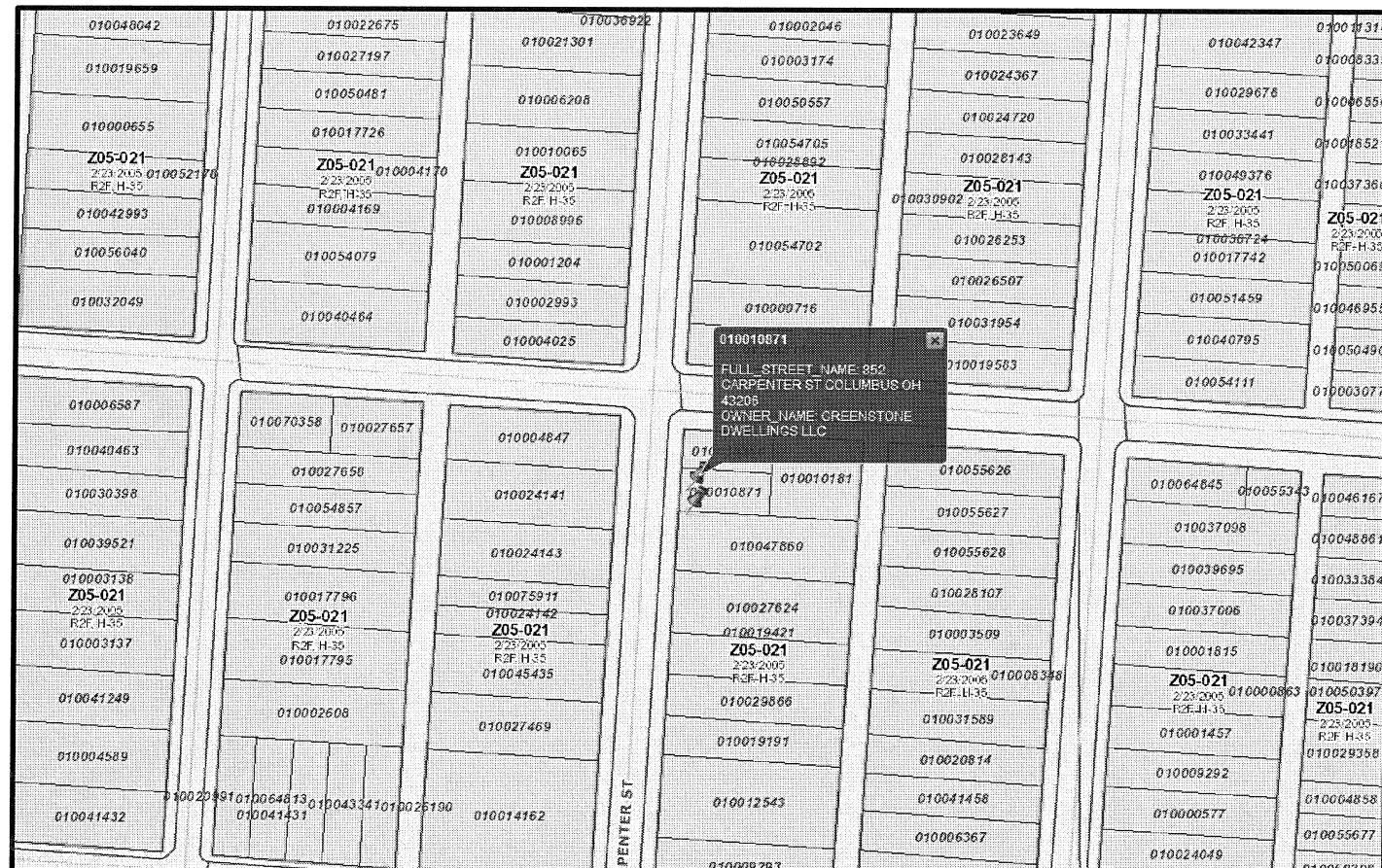
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

12310-00260
852-854 CARPENTER ST

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME HNHF REALTY COLLABORATIVE
of (1) MAILING ADDRESS 946 PARSONS AVE / P.O. Box 1003 Co. 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
Co. OH 43206

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

HNHF Realty Collaborative Robert Williams
614-365-0693

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

(5) SOUTHERN ORCHARDS - CIVIC
PO BOX 1003 P.O. Box 1003
43206

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

My Commission Expires:

(8) [Signature]

HAMILTON J. TEAFORD
NOTARY PUBLIC - STATE OF OHIO

Notary Seal Here

NOTARY PUBLIC - STATE OF OHIO
COMMISSION EXPIRATION DATE

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STATEMENT OF HARDSHIP

APPLICATION # _____

12310-00260
852-854 CARPENTER ST

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 this variance in order to provide future homeowners with a two car garage. Garages are features that are generally found in the neighborhood. To provide this property with a standard 2 car garage the side yard lot would be less than the required 3 feet. In our revitalization efforts we have discovered that most buyers desire garages. In order to continue to stabilize this area, we believe that adding a garage will give us the best opportunity to continue attracting new homeowners to the area.

Signature of Applicant _____

Date _____

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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

Parcel ID: 010010871

Project Name: TWO FAMILY HOME

House Number: 854

Street Name: CARPENTER ST

Lot Number: 119-120

Subdivision: CLAIRN

Work Done: REMODEL

Complex: N/A

12310-00260
852-854 CARPENTER ST

Owner: HNHF REALTY COLLABORATIVE

Requested By: HNHF REALTY COLLABORATIVE

Issued By: *Louis D. McEann*

Date: 4/5/2012



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 21798



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: MB **DATE: 4/5/12**



Disclaimer

Scale = 60

Grid
North

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

12310-00260
852-854 CARPENTER ST s,
nap.

Real Estate / GIS Department

858 CARPENTER ST EXHIBIT



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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 # **12310-00260**
852-854 CARPENTER ST


STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) HMHF REALTY COLLABORATIVE
of (COMPLETE ADDRESS) 946 PARKWAY AVE, PO BOX 8665
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
<u>HMHF REALTY COLLABORATIVE</u>	<u>P.O. BOX 8665 COLUMBUS, OH 43260</u>

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 I. TEAFORD
NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRATION DATE

Notary Seal Here

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