645-8511

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: #12310-00000-401
Date Received: 16 JULY 2012
Commission/Group: MERION VIL.
Existing Zoning: _____ Application Accepted by: _____ 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.
3332.21 Building setback - to allow a generator forward of the building setback

LOCATION

1. Certified Address Number and Street Name 1241 BRUCK ST
City COLUMBUS State OH Zip 43206
Parcel Number (only one required) 010-027429 00

APPLICANT: (IF DIFFERENT FROM OWNER)
Name JOHN T BOGART COLUMBUS / WORTHINGTON AIR
Address 6363 FIESTA DRIVE City/State COLUMBUS / OHIO Zip 43235
Phone # 614-402-5401 Fax # 614-771-7088 Email jbogart@cwzohio.com

PROPERTY OWNER(S):
Name JAMES KNEISLEY
Address 1241 BRUCK ST City/State COLUMBUS / OH Zip 43206
Phone # 614 443-6838 Fax # _____ Email _____
☐ *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 John T Bogart
PROPERTY OWNER SIGNATURE James T. Kneisley
ATTORNEY / AGENT SIGNATURE _____

PAID
JUL 16 2012
$315.00
BUILDING & ZONING SERVICES

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

12310-00000-00401
1241 BRUCK STREET

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Aug 1 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1239 BRUCK ST COLUMBUS OH 43206
Mailing Address: 1241 BRUCK ST
COLUMBUS OH 43206

Owner: KNEISLEY JAMES T
Parcel Number: 010027429

ZONING INFORMATION

Zoning: Z05-022, Residential, R2F
effective 2/9/2005, Height District H-35

Historic District: N/A

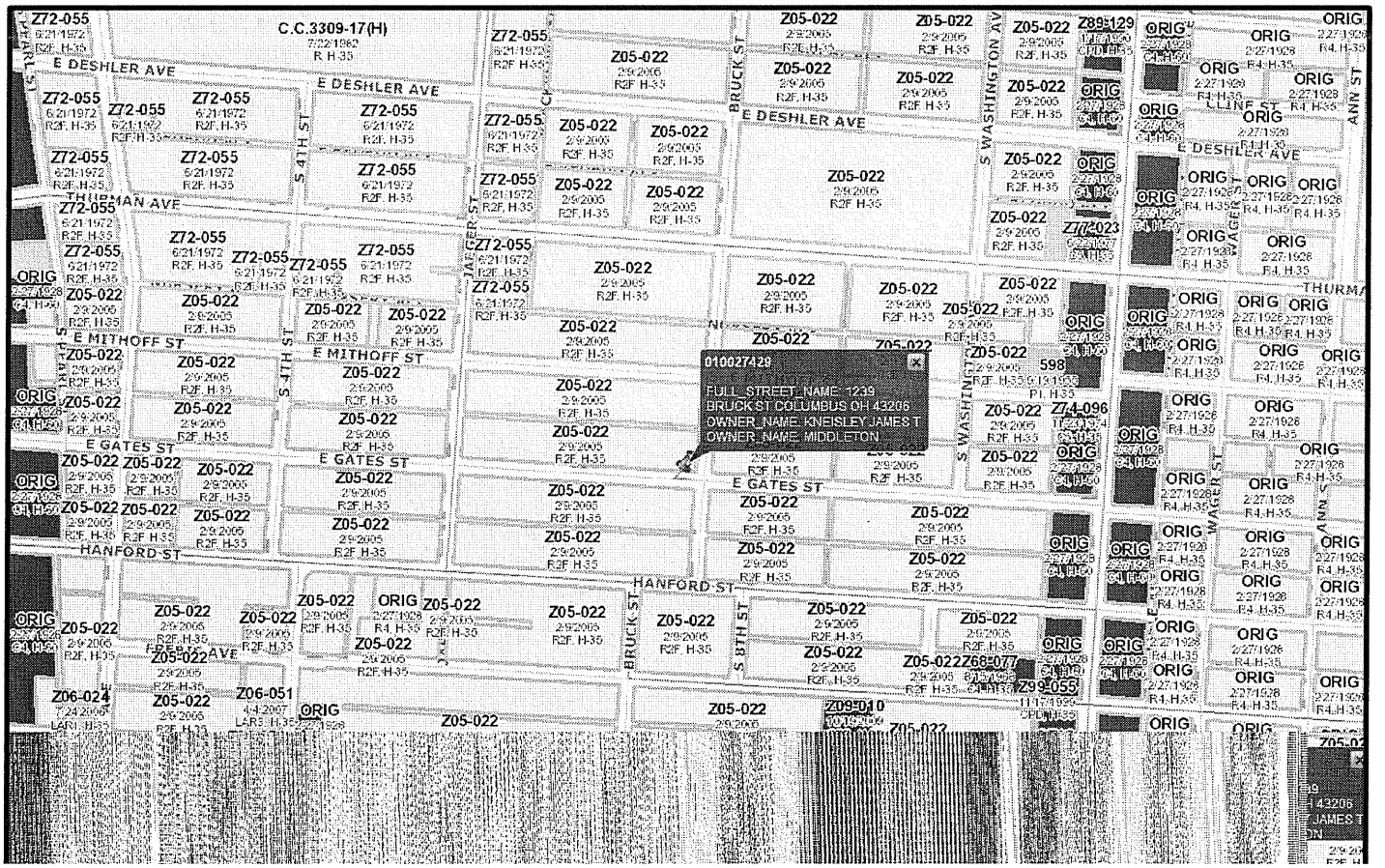
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Columbus Southside Area Commission
Planning Overlay: N/A

Historic 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

12310-00000-00401
1241 BRUCK STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOHN BOGART
of (1) MAILING ADDRESS 6363 FIESTA DRIVE COLUMBUS, OH 43235
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) JAMES T KNEISLEY
1241 BRUCK ST
COLUMBUS, OH 43206

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
JOHN T BOGART
614-402-5401

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
(5) MERION VILLAGE ASSOCIATION
BOB LEIGHTY
1330 SOUTH FOURTH ST COLS OH 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
		(SEE ATTACHED)

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

SIGNATURE OF AFFIANT (8) James T. Kneisley

Subscribed to me in my presence and before me this 16 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC (8) [signature]

My Commission Expires: 2/16/15

Notary Seal Here

India Payten
Notary Public, State of Ohio
My Commission Expires Feb. 16, 2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and/or its completion, 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 # _____

12310-00000-00401
1241 BRUCK STREET

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:

THIS IS THE ONLY FEASIBLE LOCATION TO SET THE GENERATOR. IT WOULD BE TOO CLOSE TO THE STREET IN THE FRONT, AND WOULD BE TOO CLOSE TO ADJOINING PROPERTY IN THE BACK. THE BEST LOCATION IS THE SAME SIDE AS THE CONDENSING UNIT.

Signature of Applicant James T. Kruesley Date 7-16-2012

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: S **DATE: 6/11/12**

Scale = 60

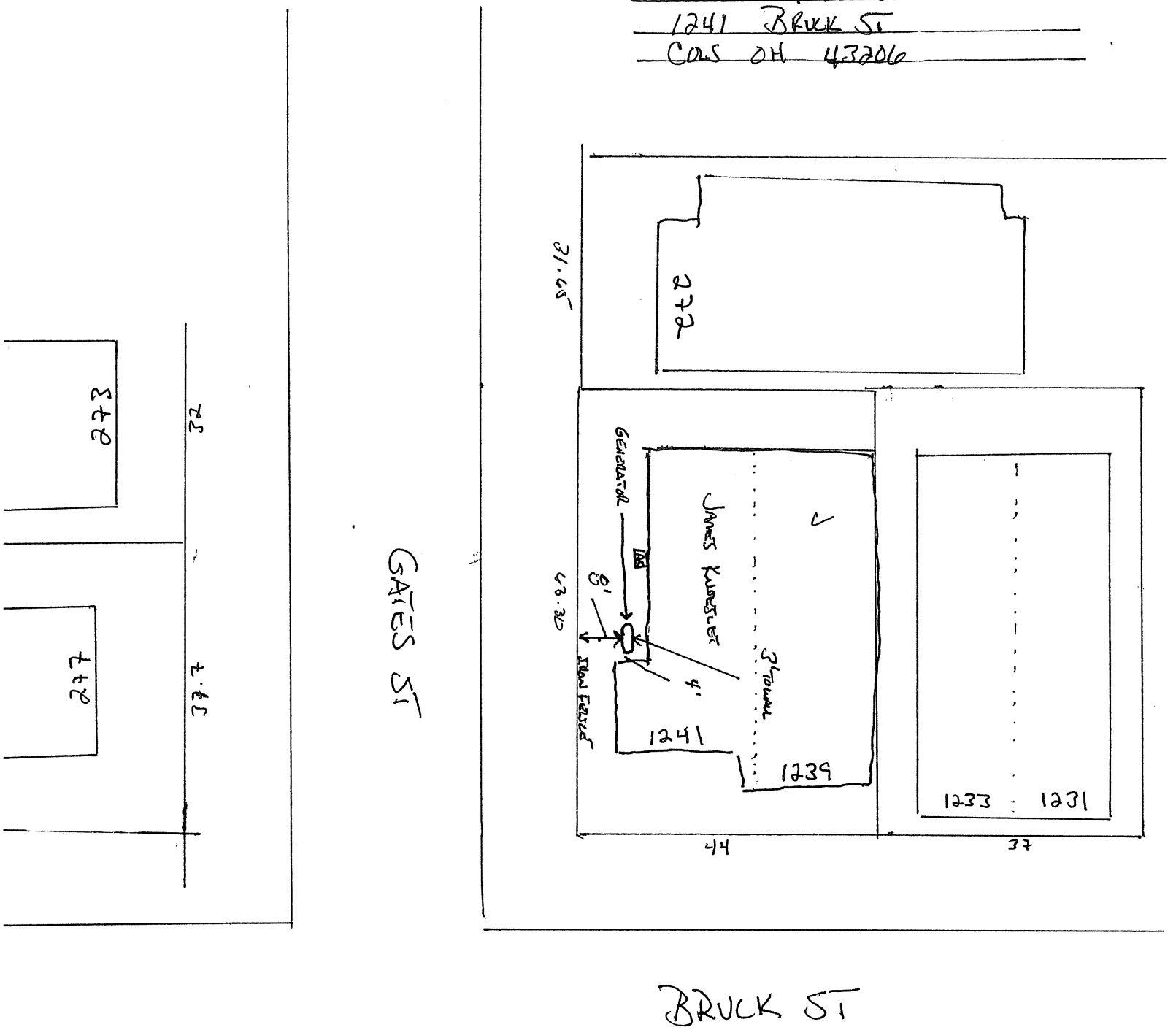
Grid North

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

JAMES KNEESLEY
1241 BRUCK ST
COLS OH 43206



12310-00000-00401
1241 BRUCK STREET

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 # **12310-00000-00401**
1241 BRUCK STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JAMES T KNEISLEY
of (COMPLETE ADDRESS) 1241 BRUCK ST 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
JAMES T. KNEISLEY	1241 BRUCK ST. COLUMBUS, OH 43206

SIGNATURE OF AFFIANT James T. Kneisley

Subscribed to me in my presence and before me this 16 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 2/16/15

Notary Seal Here

India Payten
Notary Public, State of Ohio
My Commission Expires Feb. 16, 2015

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