

Date \_\_\_\_\_

Application # \_\_\_\_\_

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave, Columbus, Ohio 43224



Comments: \_\_\_\_\_ Application Number: 12310-00000-00406 Commission/Group: Gov Northwest Coal  
Date Received: 7/18/12 Planning Area: \_\_\_\_\_  
Date of Hearing: 9/25/12 Acreage: \_\_\_\_\_  
Zoning Fee: \$ 315.00 Address Fee: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Accepted by: D. Reiss

## BOARD OF ZONING ADJUSTMENT APPLICATION

### 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.

**Describe:** This is a variance for Zoning Code 3312.35 (A) Prohibited parking and Code 3312.27 Parking setback.

I am requesting the reduction of the Parking set back from 25' to 17' to allow for an additional parking space on the north side of my house by the garage to allow a spot to park my boat on an improved concrete pad. A variance for Code 3312.29 will also be needed to reduce the required min. 9' x 18' parking space to 8' x 18' to accommodate the 7' wide boat trailer.

### LOCATION

1. Certified Address Number and Street Name 6790 Maybrook St.  
City Columbus State Ohio Zip 43235

Parcel Number (only one required.)

5	9	0	-	1	8	0	9	0	9
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### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Same as below  
3. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
4. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
5. Email Address \_\_\_\_\_

### PROPERTY OWNER(S)

6. Name Thomas A Blackburn  
7. Address 6790 Maybrook St City Columbus Zip 43235  
8. Phone# (937) 470-8302 Fax # \_\_\_\_\_  
9. Email Address THOMAS.BLACKBURN@AM.JLL.COM  
(W) 757-3351

☐ Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CIRCLE ONE)

10. Name \_\_\_\_\_  
11. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
12. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
13. Email Address \_\_\_\_\_

### SIGNATURES

14. Applicant Signature Thomas A Blackburn  
15. Property Owner Signature Thomas A Blackburn  
16. Attorney/Agent Signature N/A

Date \_\_\_\_\_

Application # \_\_\_\_\_

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave , Columbus, Ohio 43224



## AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Thomas A Blackburn of  
(1) MAILING ADDRESS 6790 Maybrook St., Columbus, Ohio, 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) ADDRESS OF PROPERTY 6790 Maybrook St., Columbus, Ohio, 43235  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the  
Department of Development, Building Services Division on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

(4) Thomas A Blackburn  
6790 Maybrook St,  
Columbus, Ohio, 43235

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

Thomas A Blackburn  
937-470-8302

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

(5) Far North West Coalition  
President John Murley  
3607 Waterbury Lane, Powell, Ohio 43065

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:

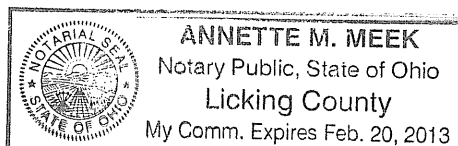
(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
<u>See attached owners approval</u>	<u>included in attachment</u>	<u>included in attachment</u>
_____	_____	_____
_____	_____	_____

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

SIGNATURE OF AFFIANT(8) Thomas A Blackburn  
Subscribed to me in my presence and before me this 16 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC(8) Annette M Meek  
My Commission Expires: Feb 20, 2013

Notary Seal Here





MR. AND MRS. RALPH MARANGIO  
6807 MMAYBROOK ST  
COLUMBUS, OHIO, 43235

MR. AND MRS. RALPH MARANGIO  
6807 MMAYBROOK ST  
COLUMBUS, OHIO, 43235

MR. BRIAN ROLSTON  
6810 MAYBROOK ST  
COLUMBUS, OHIO, 43235

MR. BRIAN ROLSTON  
6810 MAYBROOK ST  
COLUMBUS, OHIO, 43235

MR. AND MRS. PATRICK HAMMAN  
2070 DECKER CT.  
COLUMBUS, OHIO, 43235

MR. AND MRS. PATRICK HAMMAN  
2070 DECKER CT.  
COLUMBUS, OHIO, 43235

MR. JOHN J. MARTIN, JR.  
2065 DECKER CT.  
COLUMBUS, OHIO, 43235

MR. JOHN J. MARTIN, JR.  
2065 DECKER CT.  
COLUMBUS, OHIO, 43235

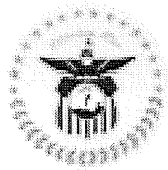
MR. JOHN MURLEY  
3607 WATERBURY LANE  
POWELL, OHIO, 43065

MR. JOHN MURLEY  
3607 WATERBURY LANE  
POWELL, OHIO, 43065

MR. THOMAS A BLACKBURN  
6790 MAYBROOK ST  
COLUMBUS, OHIO, 43235

MR. THOMAS A BLACKBURN  
6790 MAYBROOK ST  
COLUMBUS, OHIO, 43235





# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00406  
6790 Maybrook St.

### One Stop Shop Zoning Report Date: Wed Jul 18 2012

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 6790 MAYBROOK ST COLUMBUS OH 43235

**Mailing Address:** 8534 E KEMPER RD FL 2  
CINCINNATI, OH 45249

**Owner:** BLACKBURN THOMAS A

**Parcel Number:** 590180909

#### ZONING INFORMATION

**Zoning:** Z78-062, Residential, SR  
effective 11/1/1978, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

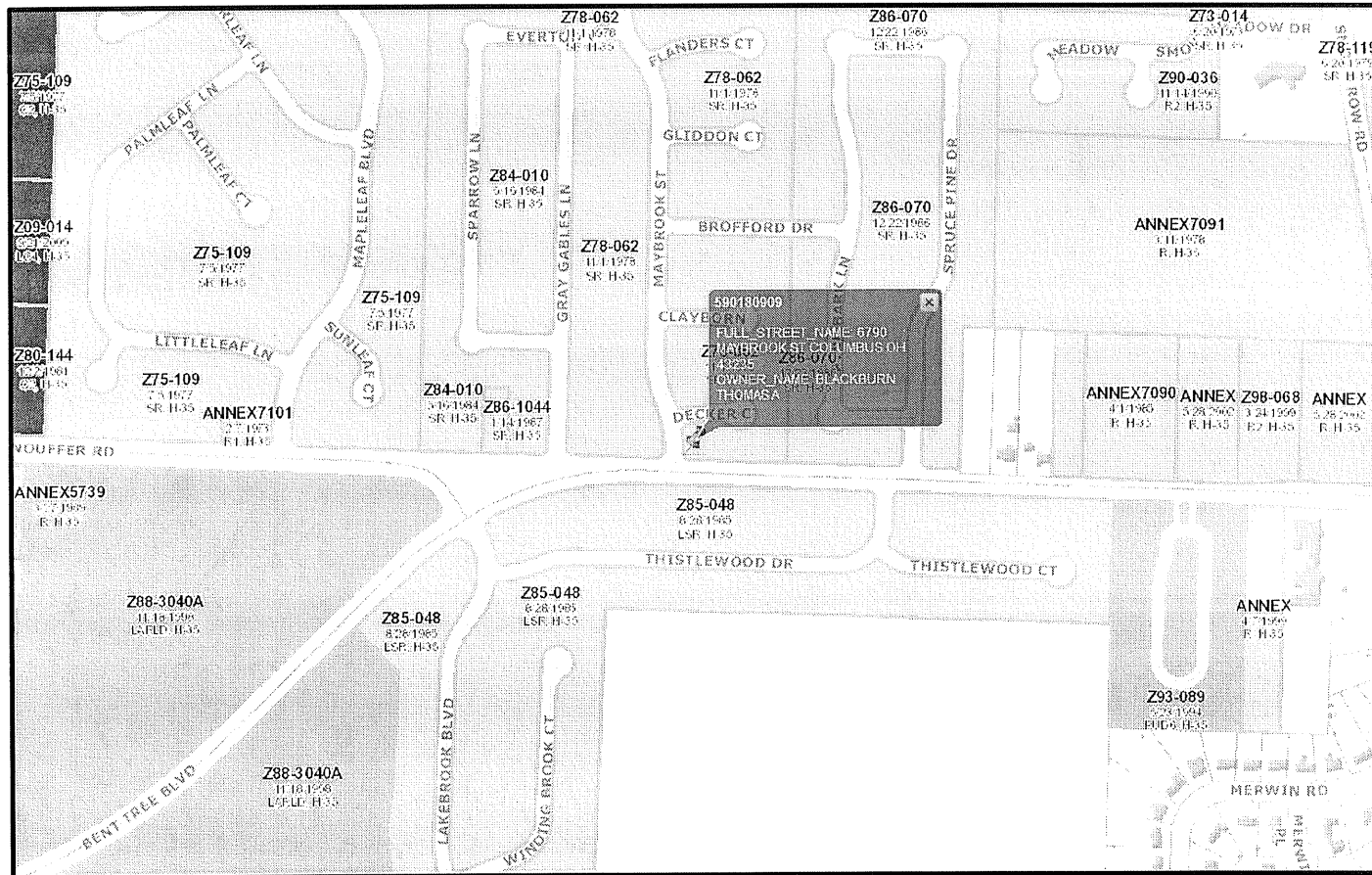
#### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A







## STATEMENT OF HARDSHIP

**12310-00406**  
**6790 Maybrook 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 do 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.

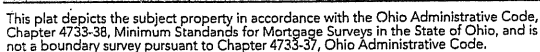
C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

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:

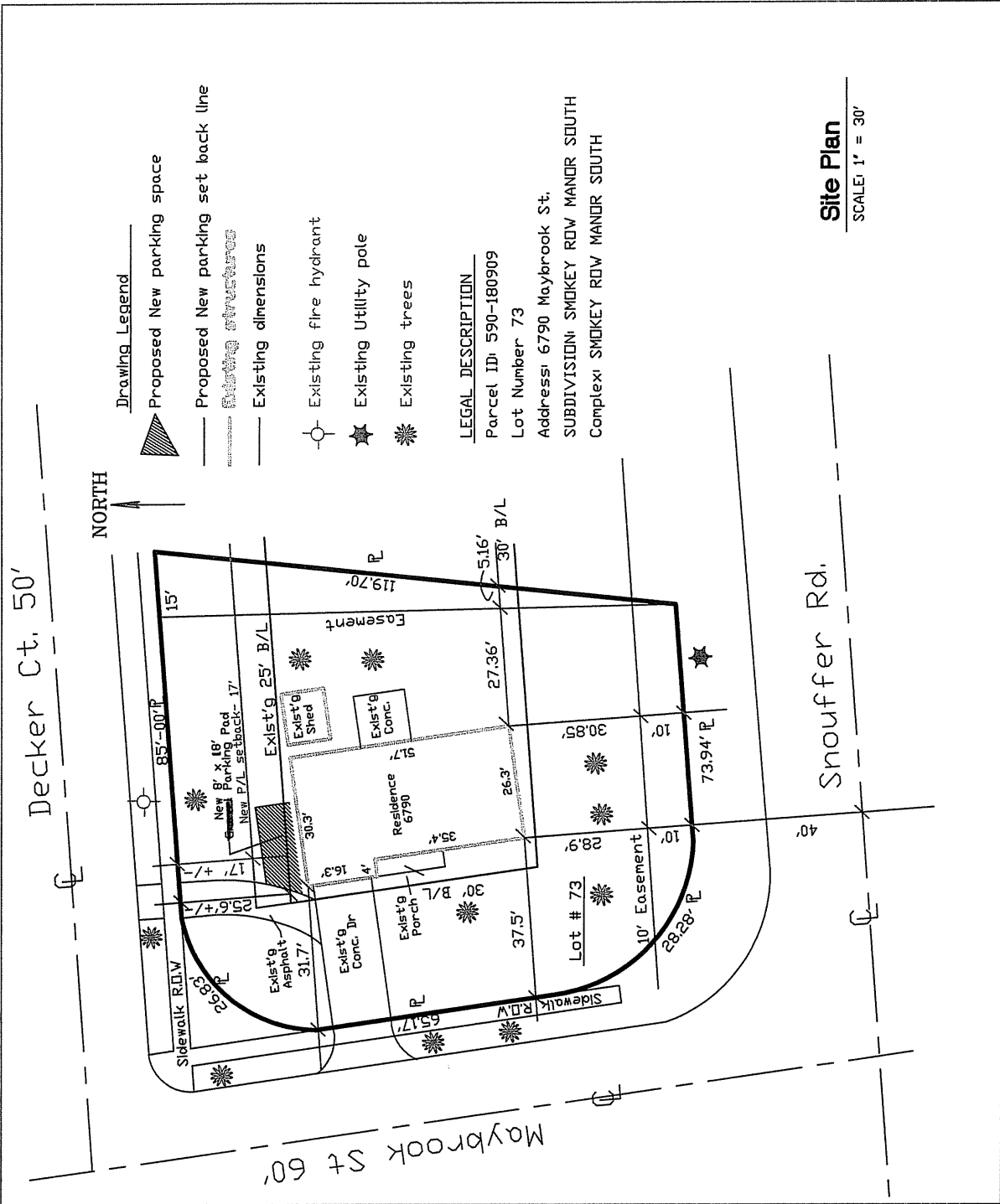
The goal of the property owner at 6790 Maybrook St is to provide a parking space for his boat. Because of the site limitations there is a hardship need to create a parking space which requires the parking setback line to be reduced from 25' to 17'.

The hardship is there is no access to the back of the house because of existing trees and existing shed. Since the 1 1/2 car garage is not big enough to house a vehicle and a boat this variance would allow for a parking space. The area neighbors have been contacted and do not have any objections to this boat being parked by my home. Granting this variance will not create an injurious condition and will not be contrary to public interest or intent or purpose of the Zoning Code.

SURVEY NUMBER: 133110



SHEET 29		DRAWING NO. 12310-00406		DATE: 07/20/2010		FILE NAME: 6790 Maybrook St		LOCATION: 6790 Maybrook St		TITLE: New Parking Space	
DRAWN BY: [Blank]		CHECKED BY: [Blank]		DATE: [Blank]		DATE: [Blank]		DATE: [Blank]		DATE: [Blank]	

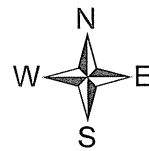


12310-00406  
6790 Maybrook St.



# 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: 590180909

Project Name:

House Number: 6790

Street Name: MAYBROOK ST

Lot Number: 73

Subdivision: SMOKY ROW MANOR SOUTH

Work Done: NONE

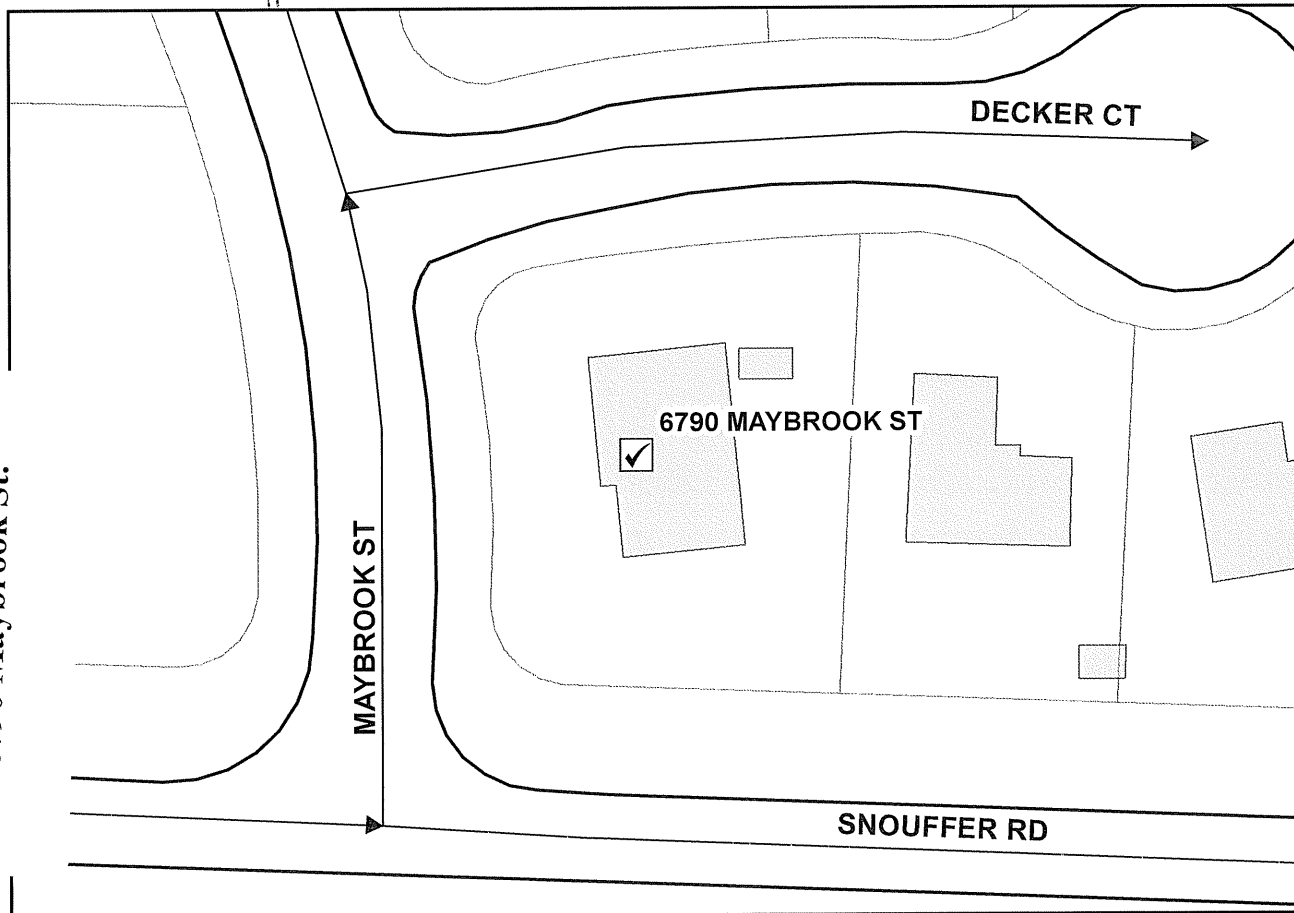
Complex: SMOKY ROW MANOR SOUTH

Owner: BLACKBURN THOMAS A

Requested By: E M H & T INC

Printed By: Alfred Cannon

Date: 5/9/2012



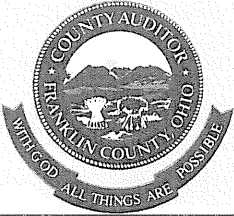
12310-00406  
6790 Maybrook St.



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

SCALE: 1 inch = 50 feet

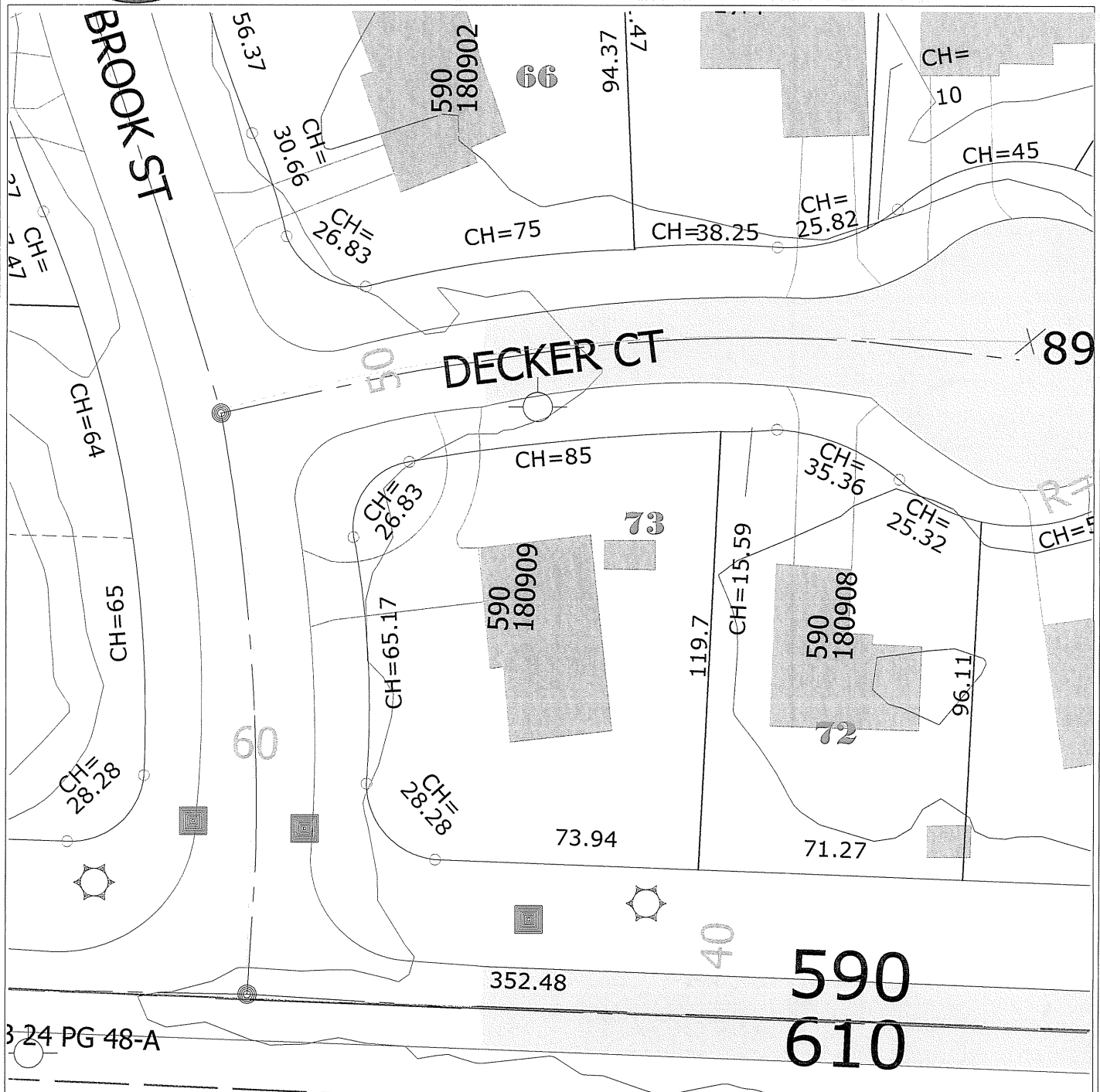
GIS FILE NUMBER: 46369



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 5/25/12



Disclaimer

Scale = 40

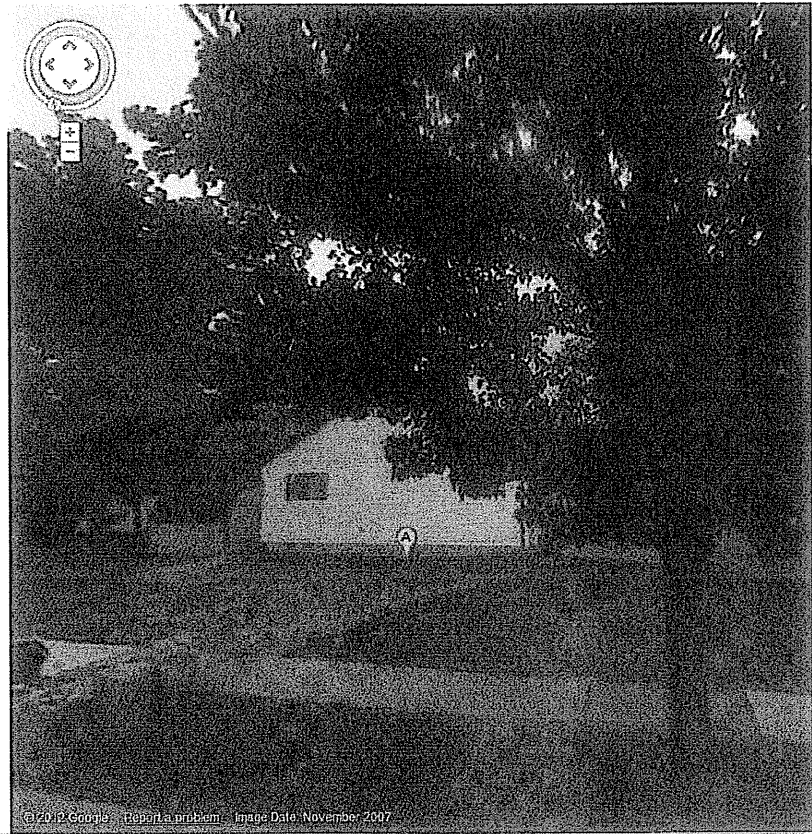


This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are notified that the mapping companies assume no legal responsibilities for the information county and the mapping companies assume no legal responsibilities for the information. Please notify the Franklin County GIS Division of any discrepancies.

12310-00406  
6790 Maybrook St.

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Red arrow indicates new parking location.

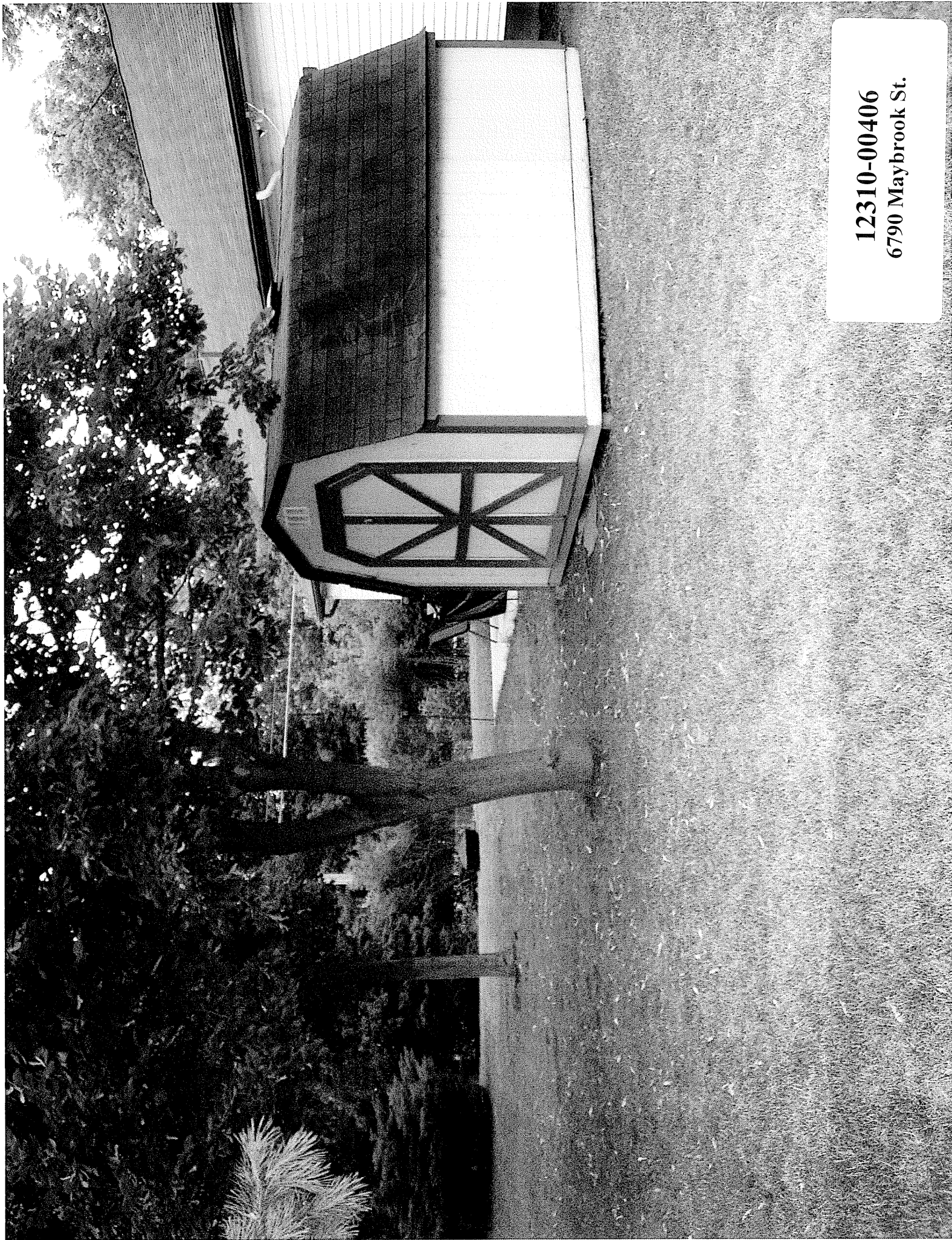
*Thomas A Blackburn*

**12310-00406**  
**6790 Maybrook St.**



12310-00406  
6790 Maybrook St.

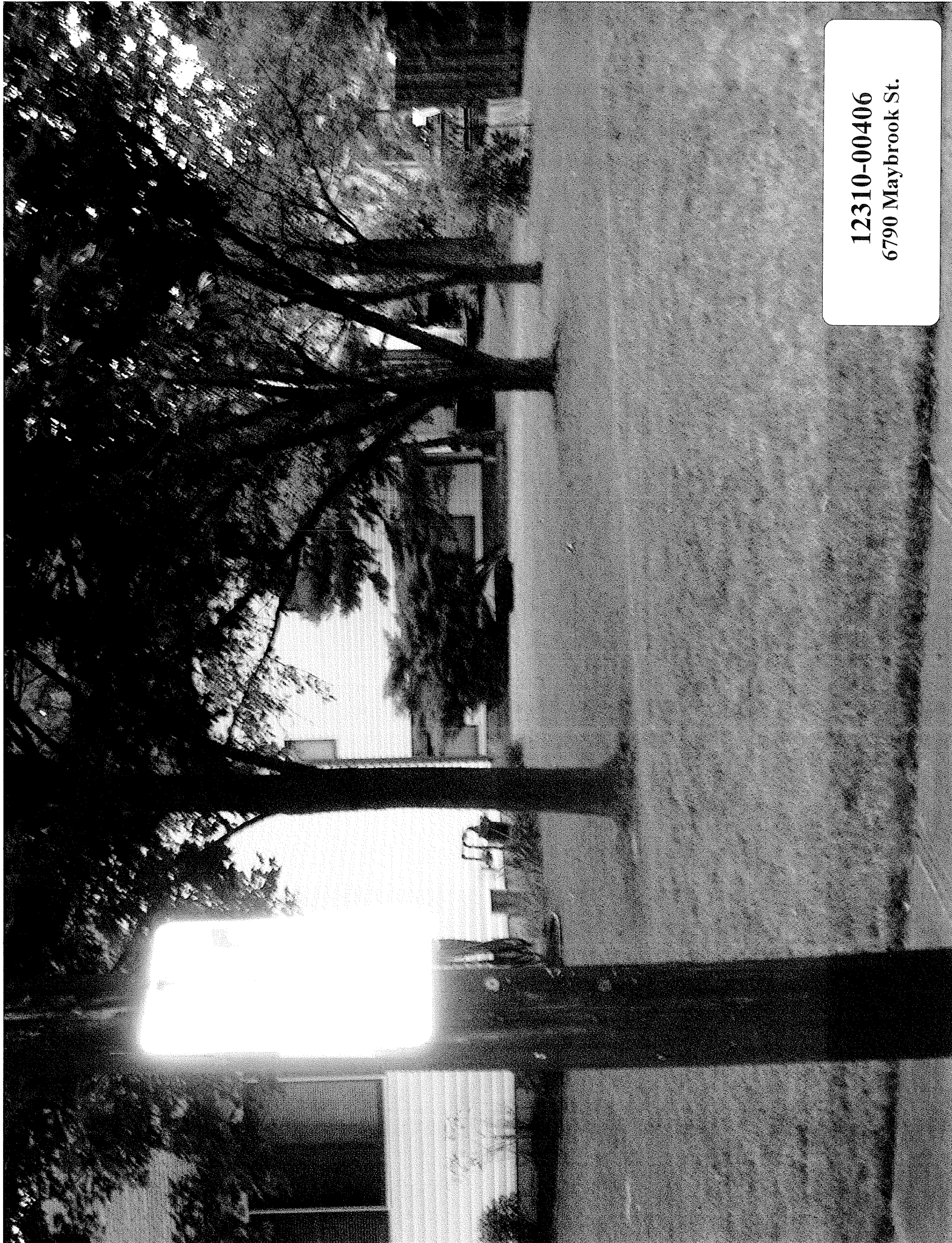
BACK VIEW





12310-00406  
6790 Maybrook St.

SOUTH VIEW







12310-00406  
6790 Maybrook St.



City of Columbus  
Mayor Michael B. Coleman

## Department of Development

Boyce Safford III, Director

757 Carolyn Avenue, Columbus, OH 43221

Date of Service/Posting

4/25/12

Order Number: 12470-01429

Parcel Number:

590180909

THOMAS A BLACKBURN  
6790 MAYBROOK ST  
COLUMBUS OH 43235

### ZONING CODE VIOLATION ORDER

An inspection has been made at 6790 MAYBROOK ST on April 24, 2012.

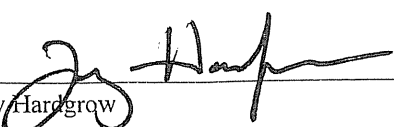
As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within 20 calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

**Note: Failure to comply with this notice is a Misdemeanor of the Third Degree and may be punishable by a \$500 fine and sixty (60) days imprisonment.**

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

For further information on this notice contact the undersigned Code Enforcement Officer.

**SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)**

by   
Troy Hardgrow  
Code Enforcement Officer

(614) 645-4572

tdhardgrow@columbus.gov

ZC-7

REV 09/09

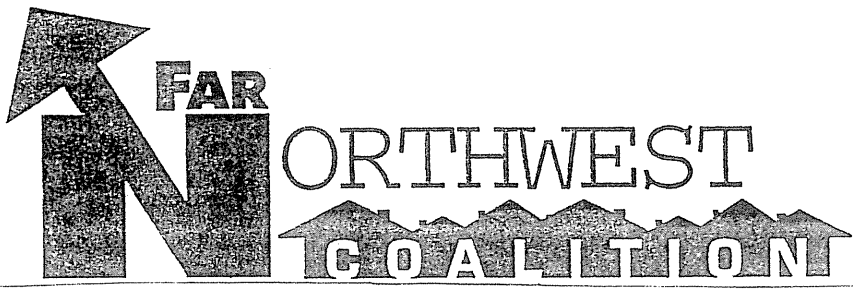
04252012

**12310-00406**  
**6790 Maybrook St.**

ITEM#	CODE SECTION	COMMENTS
<u>Zoning Violations</u>		
1	3312.43 Required surface for parking	Parking on grass, dirt, gravel, or otherwise unimproved surfaces is prohibited on residentially zoned property; Remove all vehicles from unimproved surfaces and cease prohibited parking.
2	3312.35 Prohibited parking	In residential districts, no required off-street parking space (driveway area), no parking space in front of the setback line, and no required front, side or rear yard area or other unimproved surface shall be used for the parking or storage of a boat, trailer, camping trailer or other recreational vehicle. Remove all and cease prohibited parking.

3287.89

**12310-00406**  
**6790 Maybrook St.**



July 12, 2012

Mr. Thomas Blackburn  
6790 Maybrook Street  
Columbus, Ohio 43235

Mr. Blackburn,

We were pleased to meet with you at our June 27 meeting to discuss your application concerning construction of a concrete pad partly within the setback at your residence at 6790 Maybrook Street. After discussion, we voted unanimously to approve the application as stated. You had support of the surrounding neighbors and we see no issues with this application.






Respectfully,

John Murley, President FNWC

**12310-00406**  
**6790 Maybrook St.**

Hello, I am your neighbor at 6790 Maybrook St. My name is Tom Blackburn and I am investigating the possibility of installing a concrete parking space on the side of my home on the North side of my garage toward Decker Ct.

The purpose of this letter is to inform you of this Zoning issue and obtain your approval prior to any Zoning Board review. If you have no objections please sign this letter under the approval signature area. Thanks you.

Property Owners Name	Address of Property	Mailing address	Approval signature
<b>Cynthia and Ralph Marangio</b>	6807 Maybrook St	Columbus, Ohio 43235	
<b>Brian Rolston</b>	6810 Maybrook St	Columbus, Ohio 43235	
<b>Patrick and Carol Hamman</b>	2070 Decker Ct	Columbus, Ohio 43235	
<b>John J Martin, Jr</b>	2065 Decker Ct.	Columbus, Ohio 43235	
<b>Undeveloped</b>	Parcel 590-180837	Columbus, Ohio 43235	

Forward to:

City of Columbus-Far Northwest Coalition

President John Best	2626 Meadwell Ct	Columbus, Ohio 43235
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**12310-00406**  
**6790 Maybrook St.**



Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

## 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 indir

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # \_

**12310-00406**  
**6790 Maybrook St.**

Being first duly cautioned and sworn (NAME) Thomas A Blackburn  
of (COMPLETE ADDRESS) 6790 Maybrook St, Columbus, Ohio, 43235  
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

~~NONE~~  
THOMAS A BLACKBURN 6790 MAYBROOK ST. COLUMBUS  
OHIO 43235

SIGNATURE OF AFFIANT

Thomas A Blackburn

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

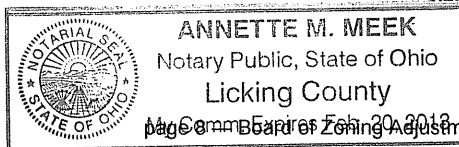
SIGNATURE OF NOTARY PUBLIC

Annette M. Meek

My Commission Expires:

Feb 20, 2013

Notary Seal Here



Page 6 of 6 - Board of Zoning Adjustment Packet