



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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 12310 - 00000 - 00340

Date Received: 18 June 2012

Commission/Group: FNCCC

Existing Zoning: \_\_\_\_\_ Application Accepted by: JE Fee: \$345-

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.

THE INSTALLATION OF A 16'x12' SCREEN PORCH TOTAL 192 sq. ft.  
REQUEST APPROVAL OF AN ADDITIONAL 92 sq. ft. FOR PORCH ADDITION. ALSO  
THE INSTALLATION OF A 352 sq. ft. DECK (TOTAL INCREASE 444 sq. ft.)

## LOCATION

1. Certified Address Number and Street Name 2278 WORTHING WOODS BLVD.

City COLUMBUS/POWELL State OH Zip 43065

Parcel Number (only one required) 610-180511-00

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name DARL R. ALLEN OBA DECK BUILDERS UNLIMITED

Address 2160 LEAH LN City/State REYNOLDSBURG OH Zip 43068

Phone (614) 238-9019 Fax # \_\_\_\_\_ Email DECKBUILDERSUNLIMITED@YAHOO.COM

## PROPERTY OWNER(S):

Name FENE BASSIN

Address 2278 WORTHING WOODS BLVD. City/State COB/POWELL OH Zip 43065

Phone (614) 571-8472 Fax # \_\_\_\_\_ Email BASSIN.1@OSU.EDU

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

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name DARL R. ALLEN

Address 2160 LEAH LN City/State REYNOLDSBURG OH Zip 43068

Phone (614) 238-9019 Fax # \_\_\_\_\_ Email DECKBUILDERSUNLIMITED@YAHOO.COM

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE \_\_\_\_\_

ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

**12310-00000-00340**  
**2278 WORTHY WOODS**  
**BLVD.**

### One Stop Shop Zoning Report Date: Wed Jun 13 2012

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 2298 WORTHINGWOODS BLVD COLUMBUS OH 43065

**Owner:** BASSIN HAROLD E JR

**Mailing Address:** 95 METHODIST HILL DR  
ROCHESTER, NY 14623

**Parcel Number:** 610180511

#### ZONING INFORMATION

**Zoning:** Z78-025, Residential, SR  
effective 8/11/1982, Height District H-35

**Historic District:** N/A

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

**Historic Site:** No

**Commercial Overlay:** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A

**Flood Zone:** OUT

**Area Commission:** N/A

**Airport Overlay Environs:** N/A

**Planning Overlay:** N/A

#### PENDING ZONING ACTION

**Zoning:** N/A

**Council Variance:** N/A

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

**Graphic Commission:** N/A





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## AFFIDAVIT

**12310-00000-00340**  
**2278 WORTHY WOODS**  
**BLVD.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DARYL ALLEN  
of (1) MAILING ADDRESS 2160 LEAH LIX REYNOLDSWAY OH 43068  
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) HAROLD E BASSIN JR.  
2278 WORTHY WOODS BLVD  
POWELL OH 43065

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

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

(5) FNUCC  
JOHN BEST  
2626 MEADWELL CT Cols. OH 43272

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 SHEETS

☐ (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 18 day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Rachel L Bean  
3-4-2017

Notary Seal Here

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### STATEMENT OF HARDSHIP

**12310-00000-00340**  
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**BLVD.**

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:

I would like to remove an existing outside deck that was improperly installed by previous owner which does not enhance the property value of the ~~home~~ existing structure or surrounding homes. I would also like to remove a hot tub that is part of the existing deck, this could be a safety hazard with children in the neighborhood. I would like to replace the deck and hot tub with a screened porch and surrounding deck that would be built on the existing footprint of the current deck and hot tub. The hot tub will not be replaced. The new structure will be built to the standards of the surrounding homes and neighborhood which should enhance property values.

Signature of Applicant

*Harold E. Bassing*

Date

*6/15/2012*



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- 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:

HOME OWNER REQUEST REQ. VARIANCE TO SECTION 3332.07  
TO REDUCE 25% REAR YARD REQUIREMENT TO 19.2'. ADDITLY  
POLE TO EXISTING DECK ADJACENT REAR YARD AT 1698 S.F./FT  
INSTEAD OF 2204 S.F./FT REQUIRED

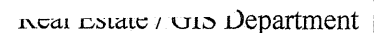
2242.86 REAR YARD, TOTAL AREA 8818.19, 2204.55 IS  
25% OF TOT. AREA. ALREADY DECK 352 S.F./FT SURROUND 192 S.F./FT '1.  
 $\times 8818.19 = 1698$

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

Date \_\_\_\_\_

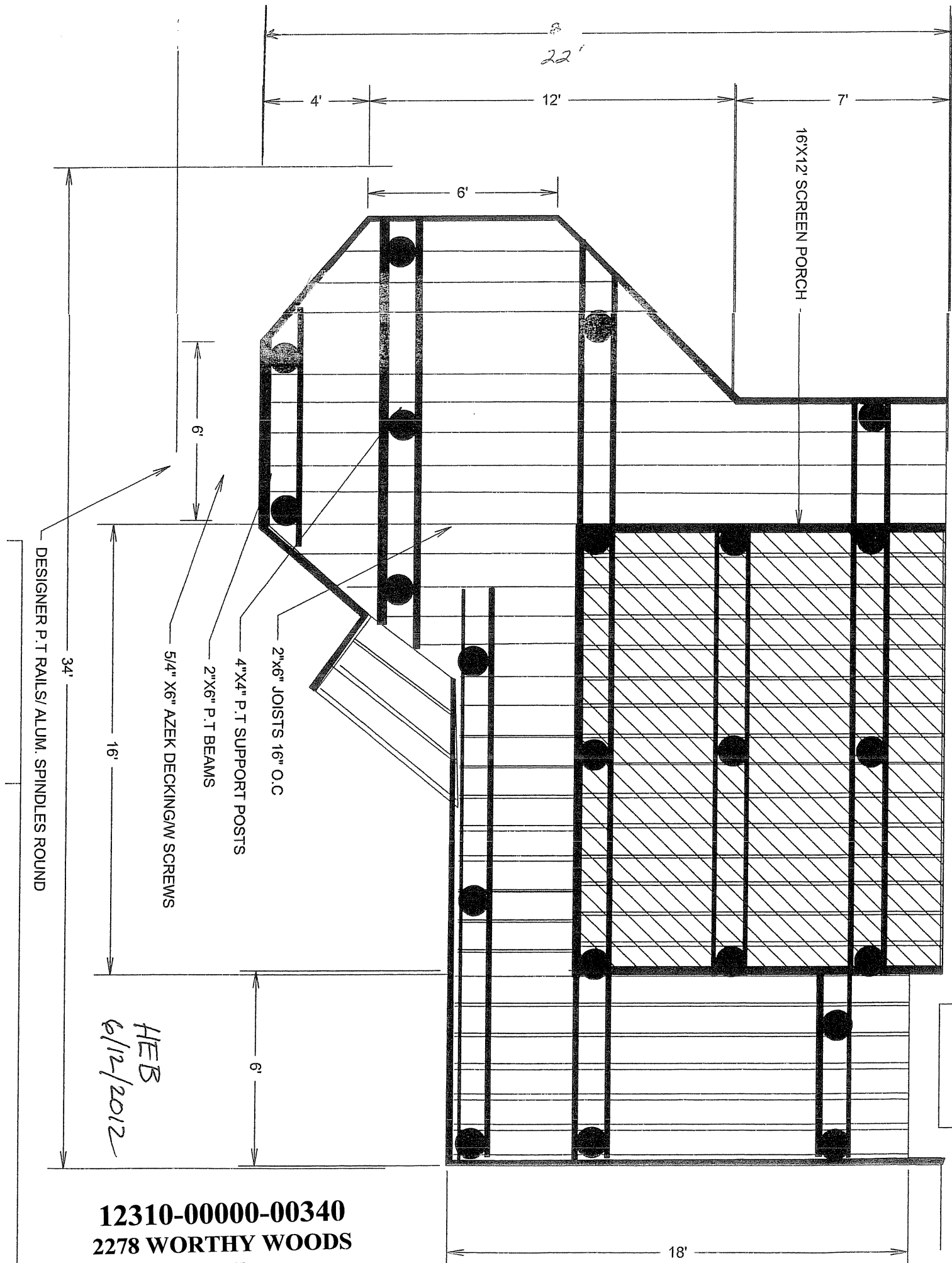
6/16/12

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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.

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**2278 WORTHY WOODS**  
**BLVD.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DARYL R. ALLEN  
of (COMPLETE ADDRESS) 2160 LEAH LN Reynoldsburg OH 43068  
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

HAROLD BASSIN JR 2298 WORTHY WOODS BLVD POWELL OH 43065

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18 day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Rachel L Bean

My Commission Expires:

3-4-2017

Notary Seal Here

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