



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: 12310-0-00549
Date Received: 9/17/12
Commission/Group: Clintonville
Existing Zoning: R-3 Application Accepted by: D. Rein Fee: \$ 315.00
Comments: 11/27/12

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.

3332.38 To increase an existing private residential garage from 720 sq.ft. to 900 sq.ft.

LOCATION

1. Certified Address Number and Street Name 63 Brevoort Rd.

City Columbus State Ohio Zip 43214

Parcel Number (only one required) 010-064759

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Christopher Duckworth
Address 469 Clinton heights City/State Columbus Oh. Zip 43202
Phone # 614-325-4678 Fax # _____ Email cduckwor@columbus.rr.com
☐ 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)

X APPLICANT SIGNATURE X Christopher Duckworth
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

12310-00549
63 Breevoort Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Christopher S. Duckworth

of (1) MAILING ADDRESS 469 Clinton Heights, Columbus Oh. 43202

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

(4) Christopher S. Duckworth

AND MAILING ADDRESS

469 Clinton Heights

Columbus, Oh. 43202

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

Christopher S. Duckworth

614- 325-4678

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

(5) Clintonville Area Commission

3982-9900 N. High St. Columbus Oh. 43214

Dana Bagwell 937-7268 - 268 2332

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 attachment

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

SIGNATURE OF AFFIANT

(8) Christopher Duckworth

Subscribed to me in my presence and before me this

13

day of SEPT

, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) William H. McNally

My Commission Expires:

WILLIAM H. McNALLY

NOTARY PUBLIC • STATE OF OHIO

Notary Seal Here

Recorded in Delaware County

My commission expires Sept. 16, 2015

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Revised 05/9/12

Christopher Duckworth
469 Clinton Heights Ave
Columbus, Oh. 43202

Christopher Duckworth
469 Clinton Heights Ave.
Columbus, Oh. 43202

Clintonville Commission
C/O Dana Bagwell
3982 N. High St.
Columbus, Oh. 43214

Sheldon G Shore
81 Brevoort Rd.
Columbus, Oh. 43214

Virginia L Szabo
44 Torrence Rd.
Columbus Oh. 43214

Daniel & Gail Hogan
75 Brevoort Rd.
Columbus, Oh. 43214

Thomas Garish
74 Torrence Rd.
Columbus, Oh. 43214

Patricia F. Rugola
30 Torrence Rd.
Columbus, Oh. 43214

Emily Gerhardstein
54 Torrence Rd.
Columbus, Oh. 43214

Dorman Greenwood
52 Brevoort Rd.
Columbus, Oh. 43214

Michael E. Shifrin
72 Brevoort Rd.
Columbus, Oh. 42314

John Echenrode
84 Brevoort Rd.
Columbus, Oh. 43214

Matthew R. Tonti
60 Brevoort Rd.
Columbus, Oh. 43214

Rebecca & Richard Hines
46 Brevoort Rd.
Columbus, Oh. 43214

Joan M. Matyskella
78 Brevoort Rd.
Columbus, Oh. 43214

Eric & Kelly Smith
69 Brevoort Rd.
Columbus, Oh. 43214

Cheryl A. Rudlin
62 E. Torrence Rd.
Columbus, Oh. 43214

James E. Hoburg
43 Brevoort Rd.
Columbus, Oh. 43214

Timothy W. Monaghan
49 Brevoort Rd.
Columbus, Oh. 43214

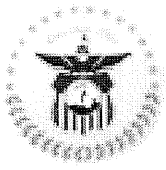
Tonda S. Busch
55 Brevoort Rd.
Columbus, Oh. 43214

Donald & Cheryl Tumblin
66 Brevoort Rd.
Columbus, Oh. 43214

Patricia F. Rugola
30 Torrence Rd.
Columbus, Oh. 43214

Daniel & Jennifer Mertz
68 Torrence Rd.
Columbus, Oh. 43214

12310-00549
63 Brevoort Rd.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00549
63 Breevoort Rd.

One Stop Shop Zoning Report Date: Fri Sep 21 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 63 BREEVOORT RD COLUMBUS, OH
Mailing Address: 469 CLINTON HEIGHTS AVE
COLUMBUS OH 43202

Owner: DUCKWORTH CHRISTOPHER S A ET
Parcel Number: 010064759

ZONING INFORMATION

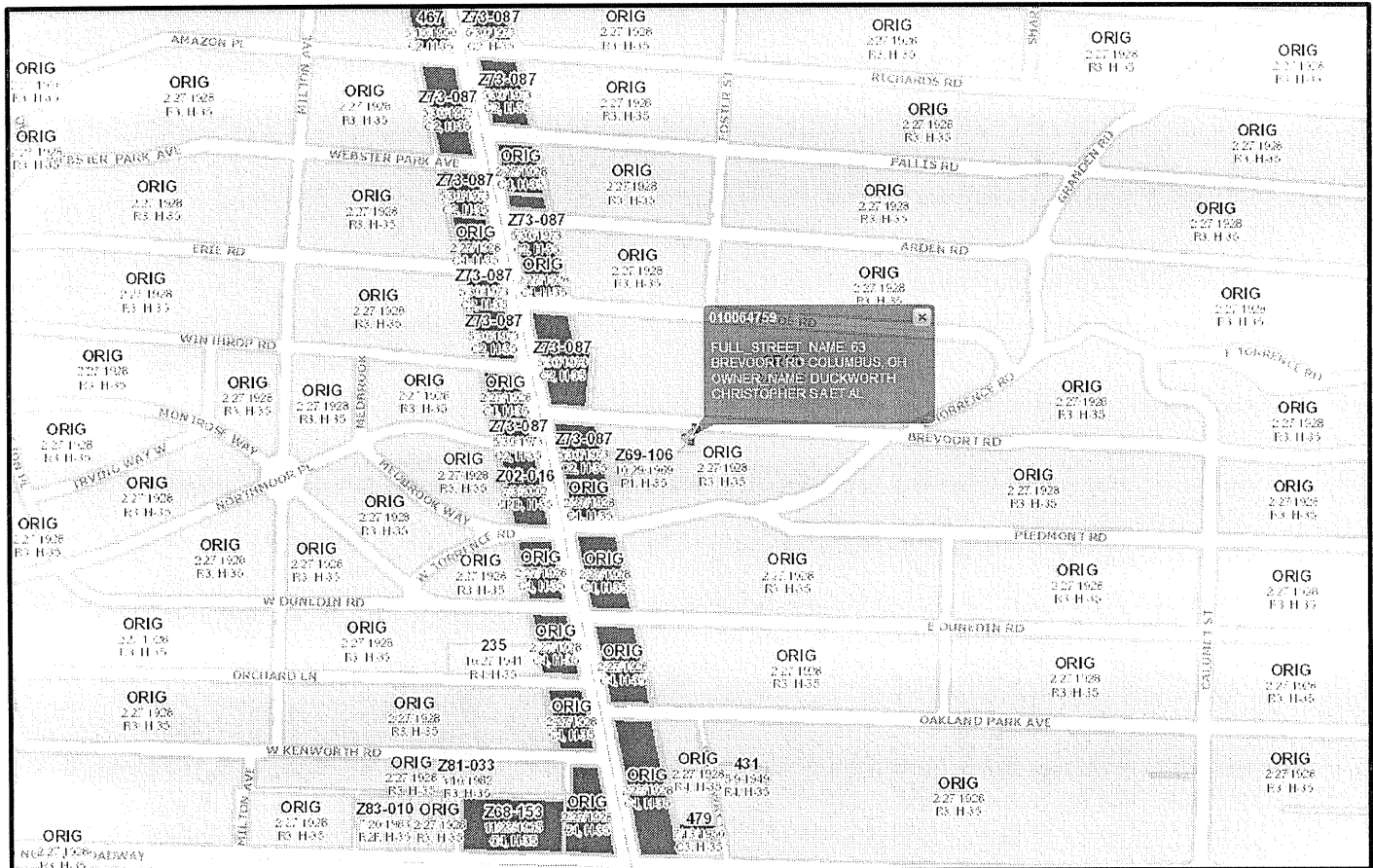
Zoning: ORIG, Residential, R3
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Clintonville Area Commission
Planning Overlay: N/A

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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STATEMENT OF HARDSHIP

12310-00549

63 Breevoort Rd.

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:

The applicant has a need to add additional space to the existing garage in order to house an Ohio certified historic automobile that he owns.

Moreover applicant works on his automobiles as a hobby and requires additional room to house tools and equipment to work on said automobiles.

The addition to the back of the garage will not be injurious to the neighboring property owners and not visible from the street. The addition will be constructed with same materials, roof lines, and paint finishes. New roof shingles will be an improvement the appearance of the existing garage.

Signature of Applicant

Christopher J. Ruland

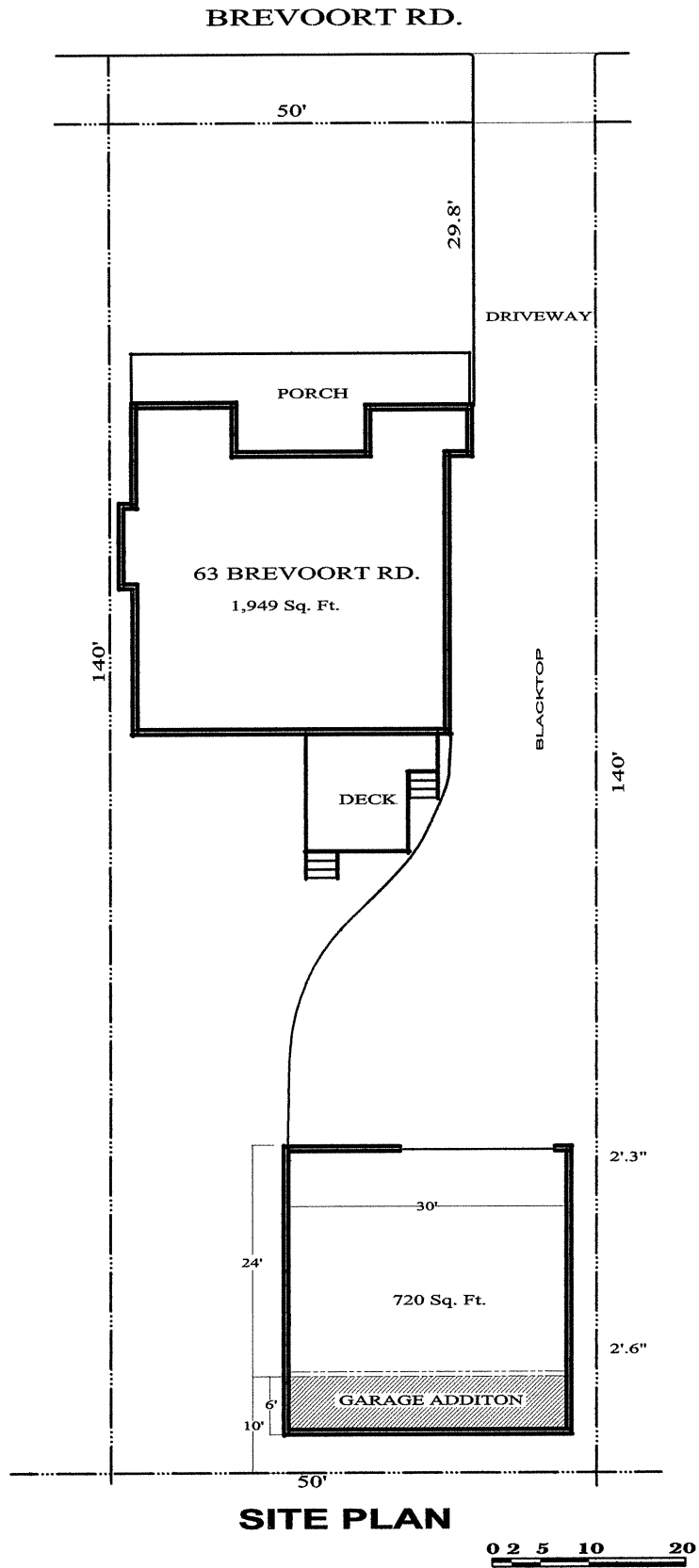
Date

Sept. 16, 2012

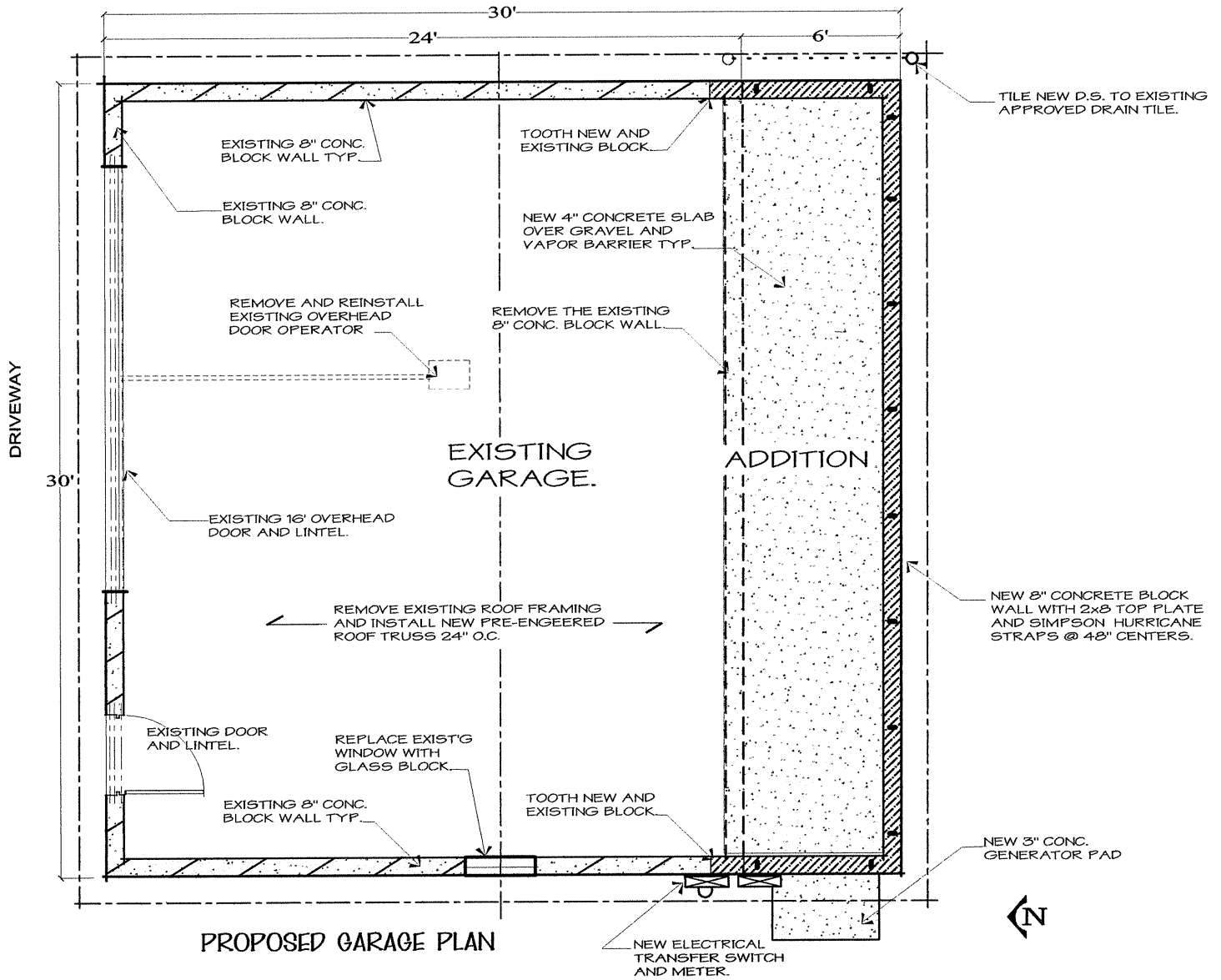
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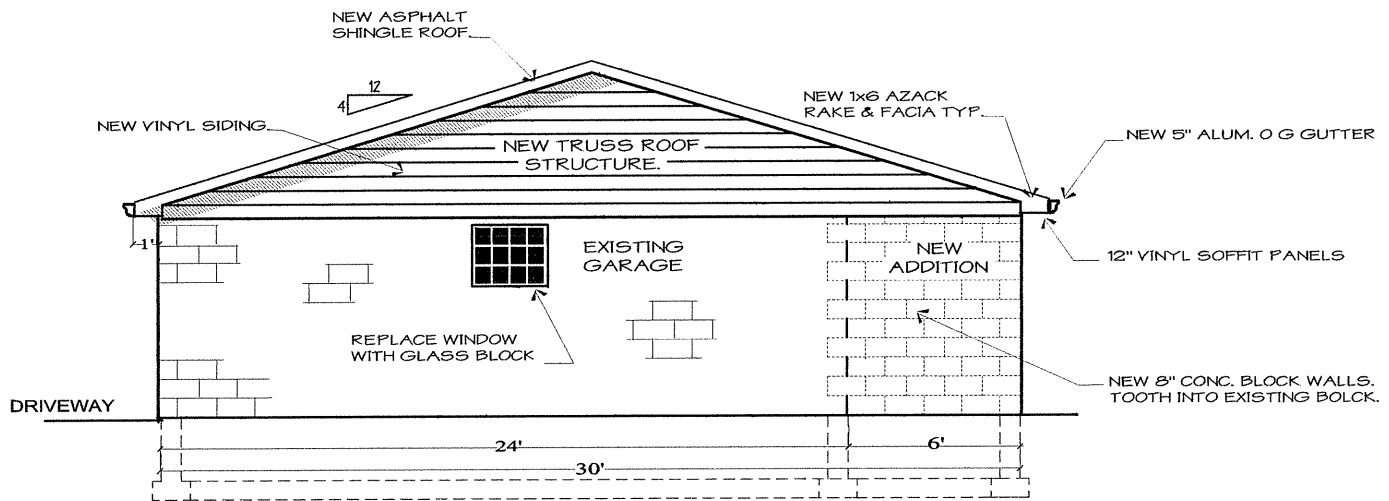
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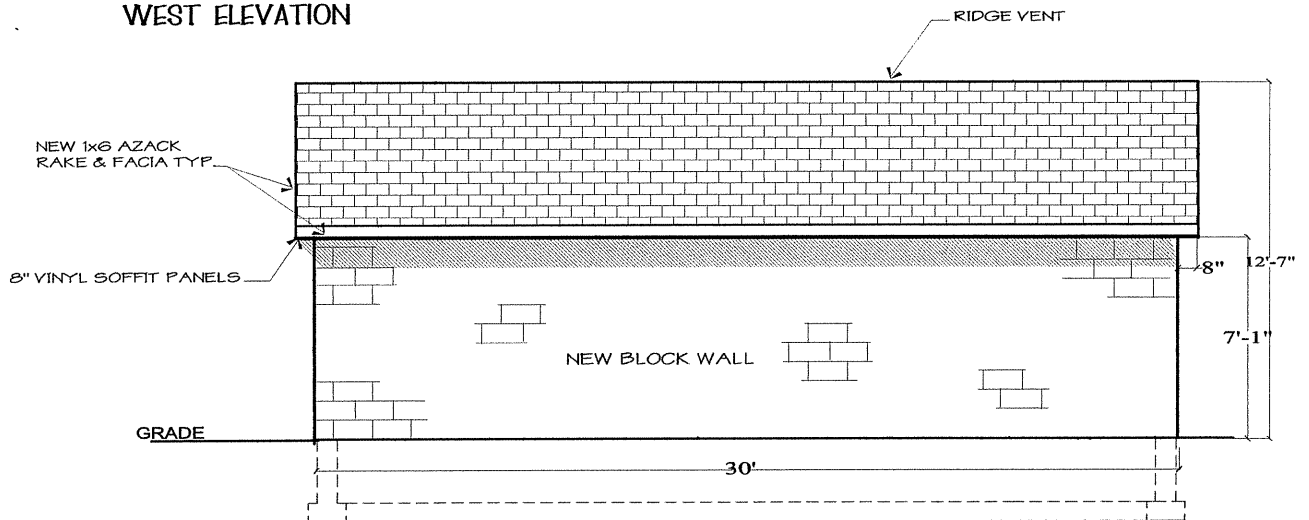
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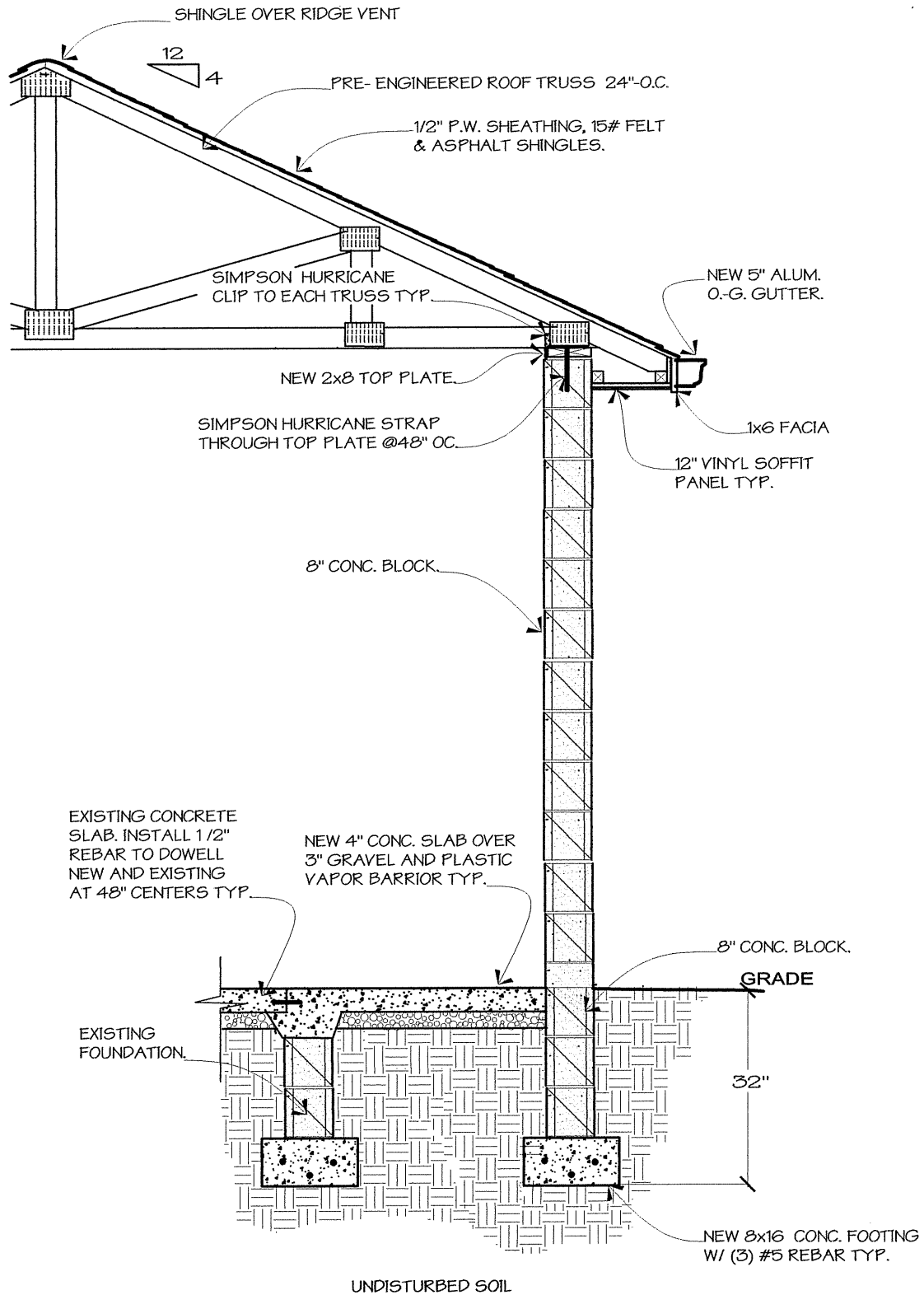
WEST ELEVATION



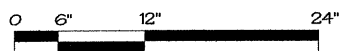
SOUTH ELEVATION

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63 Breevoort Rd.



GARAGE SECTION





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: 010064759

Project Name: SINGLE FAMILY HOME

House Number: 63

Street Name: BREVOORT RD

Lot Number: 10

Subdivision: BREVOORT PLACE

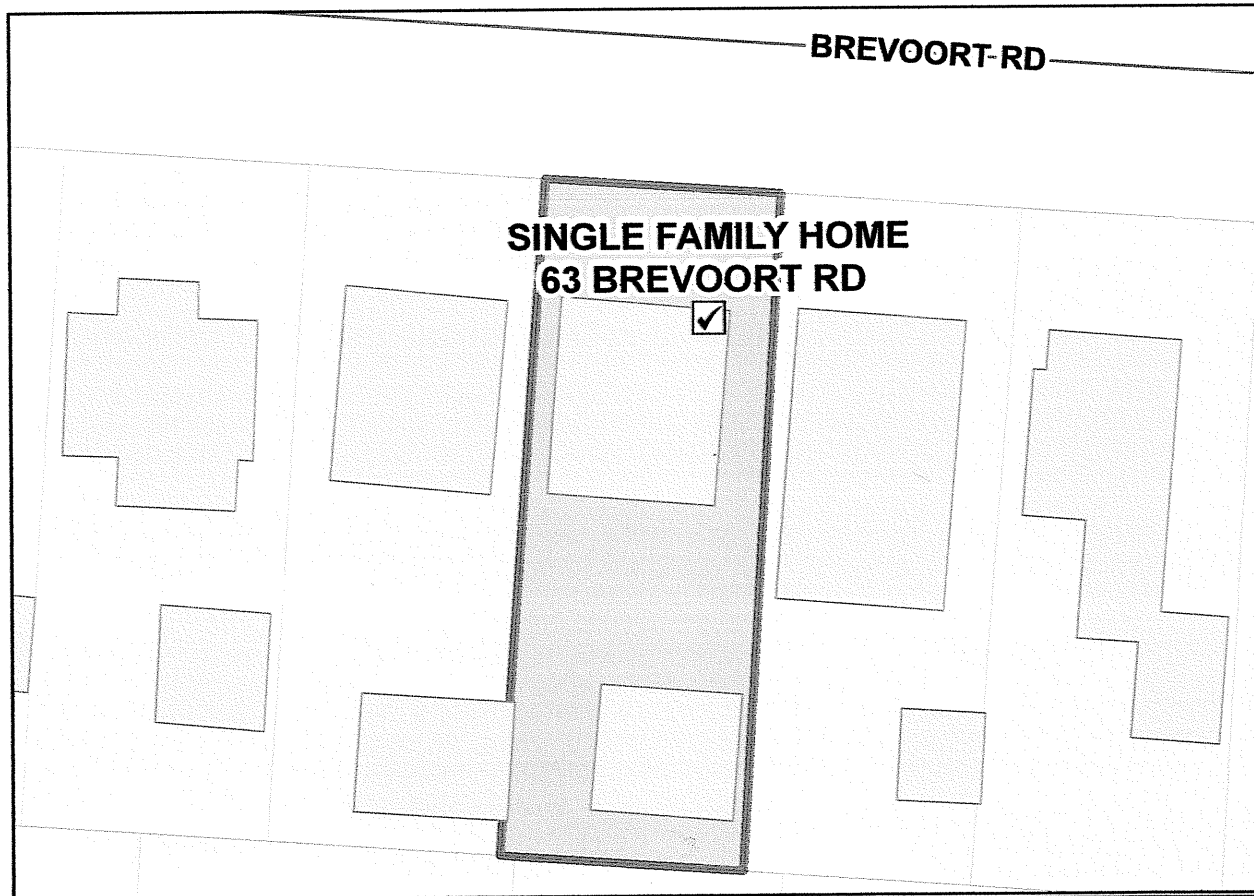
Work Done: REMODEL

Complex: N/A

Owner: CHRISTOPHER S A DUCKWORTH

Requested By: CHARLES BROWNE, REPRESENTATIVE FOR OWNER

Printed By: James P Reagan Date: 9/12/2012

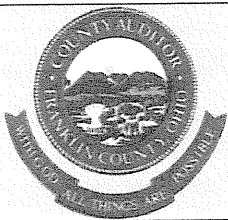


SCALE: 1 inch = 40 feet



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

12310-00549
63 Breevoort Rd.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: 6

DATE: 9/10/12



Disclaimer

Scale = 75'

Grid

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

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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 #

12310-00549

63 Breevoort Rd.

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher S. Duckworth
of (COMPLETE ADDRESS) 469 Clinton Heights Ave. Columbus, Oh. 43202

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

Christopher S. Duckworth

469 Clinton Heights Ave. Columbus, Oh. 43202

SIGNATURE OF AFFIANT

Christopher S. Duckworth

Subscribed to me in my presence and before me this 13 day of SEPT., in the year 2012

SIGNATURE OF NOTARY PUBLIC

William H. McNally

My Commission Expires:

Notary Seal Here

WILLIAM H. McNALLY
NOTARY PUBLIC • STATE OF OHIO
Recorded in Delaware County
My commission expires Sept. 16, 2015

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