



# 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 - 00609

Date Received: 9 Oct. 2012

Commission/Group: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Application Accepted by: HF

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.

Variances Requested: 3332.18D, Proposed total lot coverage to be more than 50% of total lot area  
3332.27, Proposed rear yard area to be less than 25% of total lot area  
3332.25, Proposed total side yard to be less than 20% of the total lot width

## LOCATION

1. Certified Address Number and Street Name 655 City Park Ave.

City Columbus

State OH

Zip 43206

Parcel Number (only one required) 010-052974

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Matt Mutchler, Nicholson Builders

Address 768 Busch Ct.

City/State Columbus, OH

Zip 43229

Phone # 614-846-7388

Fax # 614-846-7390

Email matt@nicholsonbuilders.com

## PROPERTY OWNER(S):

Name Ric & Marina Dillon

Address 655 City Park Ave.

City/State Columbus, OH

Zip 43206

Phone # 614.224.2822

Fax # \_\_\_\_\_

Email \_\_\_\_\_

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

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name Matt Mutchler, Nicholson Builders

Address 768 Busch Ct.

City/State Columbus, OH

Zip 43229

Phone # 614-846-7388

Fax # 614-846-7390

Email: matt@nicholsonbuilders.com

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

APPLICANT SIGNATURE Matt Mutchler

PROPERTY OWNER SIGNATURE M. R. Dillon

ATTORNEY / AGENT SIGNATURE Matt Mutchler

**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



## DEPARTMENT OF BUILDING AND ZONING SERVICES

**General Zoning Inquiries: 614-645-8637**

**Owner:** DILLON RODERICK H JR  
**Parcel Number:** 010052974

**Airport Overlay Environs:** N/A

**Graphic Commission:** N/A





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## AFFIDAVIT

**12310-00609**  
**655 CITY PARK AVENUE**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matt Mutchler

of (1) MAILING ADDRESS 768 Busch Court Columbus, OH 43229

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) Ric & Marina Dillon

AND MAILING ADDRESS

655 City Park Ave.

Columbus, OH 43206

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

Matt Mutchler, Nicholson Builders

614-846-7388

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

(5) German Village Commission

Historic Preservation Office, City of Columbus

109 N. Front St. Columbus, OH 43215

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

Subscribed to me in my presence and before me this 6<sup>th</sup> day of October, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



William W. Johnston, Attorney  
Lifetime Commission

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### STATEMENT OF HARDSHIP

12310-00609

655 CITY PARK AVENUE

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 proposed project is an addition to an existing home in German Village. A one story addition is proposed and will include enclosing an existing screen porch as well as adding an 8' X 18' addition on. The addition will use similar materials and colors that are used on the existing screen porch. The addition will required zoning variances from total lot coverage (3332.18 D), total rear yard (3332.27), and total combined side yard (3332.25). The project requires relief because the existing home is on a corner lot and has an existing 0' setback along both roads (Sycamore and City Park); this causes the home to cover more of the lot, side yard area, and rear yard than a home with more traditional front yard setbacks would. The small lot sizes and tightly woven urban fabric of this historic community also provide precedent for using more of the lot area than other neighborhoods. The proposed addition is modest in size and maintains more than 5' of distance from any neighboring properties while allowing the homeowners to use their property as many other homes in German Village already do.

Signature of Applicant

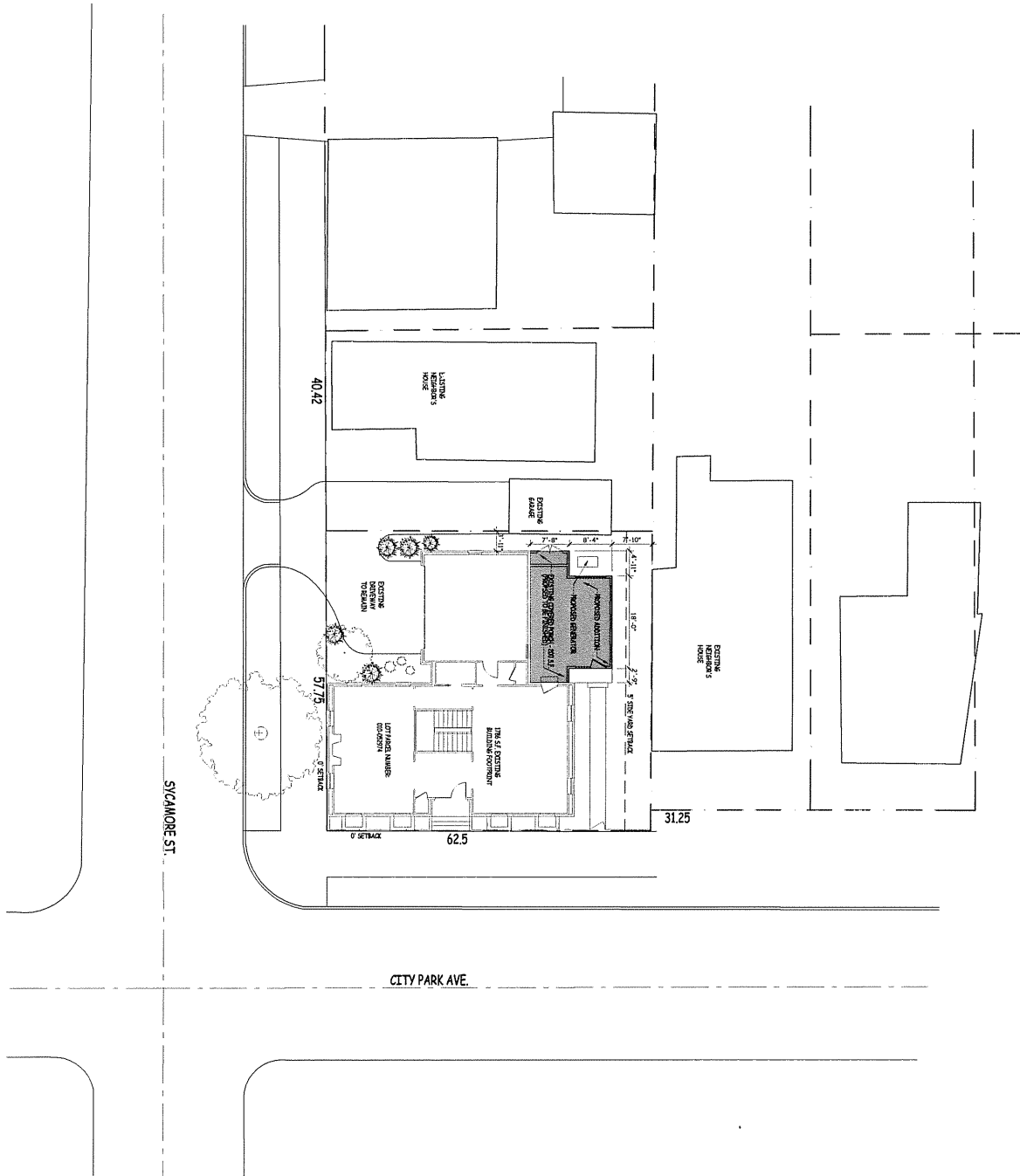
Date

10/8/2012

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12310-00609  
CITY PARK AVENUE



PROPOSED IS A ONE-STORY ADDITION TO A HOME WHERE AN EXISTING 200 SF COVERED PORCH WILL BE CONVERTED TO LIVING SPACE AND A 8' x 18' ADDITION WILL ALSO BE ADDED

SQUARE FOOTAGE	
LOT AREA	3,609.5
ALLOWABLE LOT COVERAGE (90%)	1,804.75
REQUIRED LOT COVERAGE (90%)	2,118
REQUIRED REAR YARD (25%)	903.93
REQUIRED REAR YARD (25%)	800
REQUIRED TOTAL SITE YARD (70%)	12,777
PROPOSED TOTAL SITE YARD (70%)	3,455
EXISTING FIRST FLOOR FINISHED	1,450
EXISTING PORCHES	150
NEW FIRST FLOOR TOTAL FINISHED	1,675

## VARIANCE INFORMATION

1) ZONING CODE 3132.10 - PROPOSED LOT COVERAGE TO BE MORE THAN 50% OF TOTAL LOT AREA

2) ZONING CODE 3132.27 - PROPOSED REAR YARD TO BE LESS THAN 25% OF TOTAL LOT AREA

3) ZONING CODE 3132.25 - PROPOSED TOTAL SIDE YARD TO BE LESS THAN 20% OF THE TOTAL LOT WIDTH

**NICHOLSON**  
BUILDERS  
DESIGN • BUILD • REMODEL

A(N)  
REMODEL / ADDITION  
TO THE  
DILLON RESIDENCE

655 CITY PARK AVE.

COLUMBUS, OHIO 43206

**PROGRESS DRAWINGS**  
NOT TO BE USED FOR CONSTRUCTION

DESIGNED BY A.S. / M.M.	DRAWN BY M.M.	CHECKED BY B.N.	SHEET NO. <b>C100</b> SITE PLAN
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10-08-2012





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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.**  
provided.

APPLICATION # **12310-00609**  
**655 CITY PARK AVENUE**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matt Mutchler, Nicholson Builders

of (COMPLETE ADDRESS) 768 Busch Court Columbus, OH 43229

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
Ric & Marina Dillon of 655 City Park Ave.	Columbus, OH 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 6<sup>th</sup> day of October, in the year 201<sup>2</sup>

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



William W. Johnston, Attorney  
Lifetime Commission

Notary Seal Here

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