



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: 12310-0-00612
Date Received: 10/9/12
Commission/Group: North Linden
Existing Zoning: R-3 Application Accepted by: D. Reiss Fee: \$315.00
Comments: 12/18/12

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.

Request to have usable access to driveway turnaround due to
increased traffic and difficulty / safety issue when backing
out of driveway onto Maize Rd. - Code possibilities 3307.07 or 3307.11

LOCATION

1. Certified Address Number and Street Name 3514 Maize Rd
City Columbus State OH Zip 43224
Parcel Number (only one required) 010-087128

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name Kenya S. + Herbert M.E. Hood
Address 3514 Maize Rd City/State Columbus OH Zip 43224
Phone # 614-425-2994 Fax # N/A Email k-hood@1@yahoo.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)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____



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

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Herbert ME Hood
of (1) MAILING ADDRESS 3514 Maize Rd Columbus OH 43224
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) Kenyas Hood ; Herbert ME Hood
3514 Maize Rd
Columbus Oh 43224

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

Herbert ME Hood
614-425-2994

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

(5) North Linden Commission
Jennifer Adair
1385 Norris Dr. Columbus OH 43224

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>Joseph & Ann Pastore</u>	<u>3511 Maize Rd. Columbus OH</u>	<u>4051 Creekwood Dr. Lewis Center OH 43035</u>
<u>Raymond Frabott</u>	<u>3517 Maize Rd Columbus OH</u>	<u>3517 Maize Rd Columbus OH 43224</u>
<u>Cheryll Williams</u>	<u>3535 Maize Rd Columbus OH</u>	<u>3535 Maize Rd Columbus OH 43224</u>
<u>Oakland Park Community Council Inc.</u>	<u>980 Lenore Ave. c/o Florence Beathard</u>	<u>3230 Eisenhower Rd Columbus OH 43224</u>
<u>Ronald & Diane Blankenship</u>	<u>3505 Maize Rd</u>	<u>3505 Maize Rd Columbus OH 43224</u>

☒ (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 20th day of September, in the year 2012.

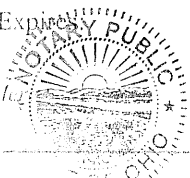
SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires

09/06/2016

Notary Seal Here



TIM ALFORD
Notary Public, State of Ohio
My Comm. Expires 09-06-2016

PLEASE NOTE: incomplete information will result in the rejection of this adjustment.
Applications must be submitted by appointment. Call 614-645-4512 to schedule.
Please make all checks payable to the Columbus City Treasurer.

MR. MRS. JOSEPH PASTORE
4051 CREEKWOOD DR.
LEWIS CENTER, OHIO
43035

MR. RAMOND FRABOTT
3517 MAIZE RD.
COLUMBUS, OH
43224

MR. ERICS HARTZLER
3534 MAIZE RD.
COLUMBUS, OH
43224

MRS. CHERYL WILLIAMS
3535 MAIZE RD.
COLUMBUS, OHIO
43224

OAKLAND PARK COMMUNITY
COUNCIL
FLORENCE BEATHARD
3230 EISENHOWER RD.
COLUMBUS, OHIO
43224
MR & MRS. MARK MILOSEVICH
3494 MAIZE RD.
COLUMBUS, OHIO
43224

MR. MRS. RONALD BLANKENSHIP
3505 MAIZE RD.
COLUMBUS. OHIO
43224

MR. & MRS. JOSEPH ORR
3520 MAIZE RD.
COLUMBUS, OHIO
43224

MRS. ELEANOR CANTER
3500 MAIZE RD.
COLUMBUS, OHIO
43224

MRS. MARGARET BUSH
3528 MAIZE RD.
COLUMBUS, OHIO
43224

MR. & MRS. JACK STOCKLEY
3508 MAIZE RD.
COLUMBUS, OHIO
43224

MS. HEATHER DEAN
3523 MAIZE RD.
COLUMBUS, OHIO

MR. ROBERT CORNWELL
998 LENORE AVE.
COLUMBUS, OHIO
43224

MS. SUSAN McGEEAN
990 LENORE AVE.
COLUMBUS, OHIO
43224

MR. ADAM HUGHES
3497 MAIZE RD.
COLUMBUS, OHIO
43224

MR. & MRS. Herbert HOOD
3514 MAIZE RD.
COLUMBUS, OHIO
43224

NORTH LINDEN COMMISSION
JENNIFER ADAIR
1385 NORRIS DR.
COLUMBUS, OHIO
43224

12310-00612
3514 Morse Rd.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00612

3514 Maize Rd.

One Stop Shop Zoning Report Date: Tue Oct 9 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3514 MAIZE RD COLUMBUS, OH

Mailing Address: 3514 MAIZE RD

COLUMBUS OH 43224

Owner: HOOD KENYA S HOOD HERBERT M

Parcel Number: 010087128

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: North Linden 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

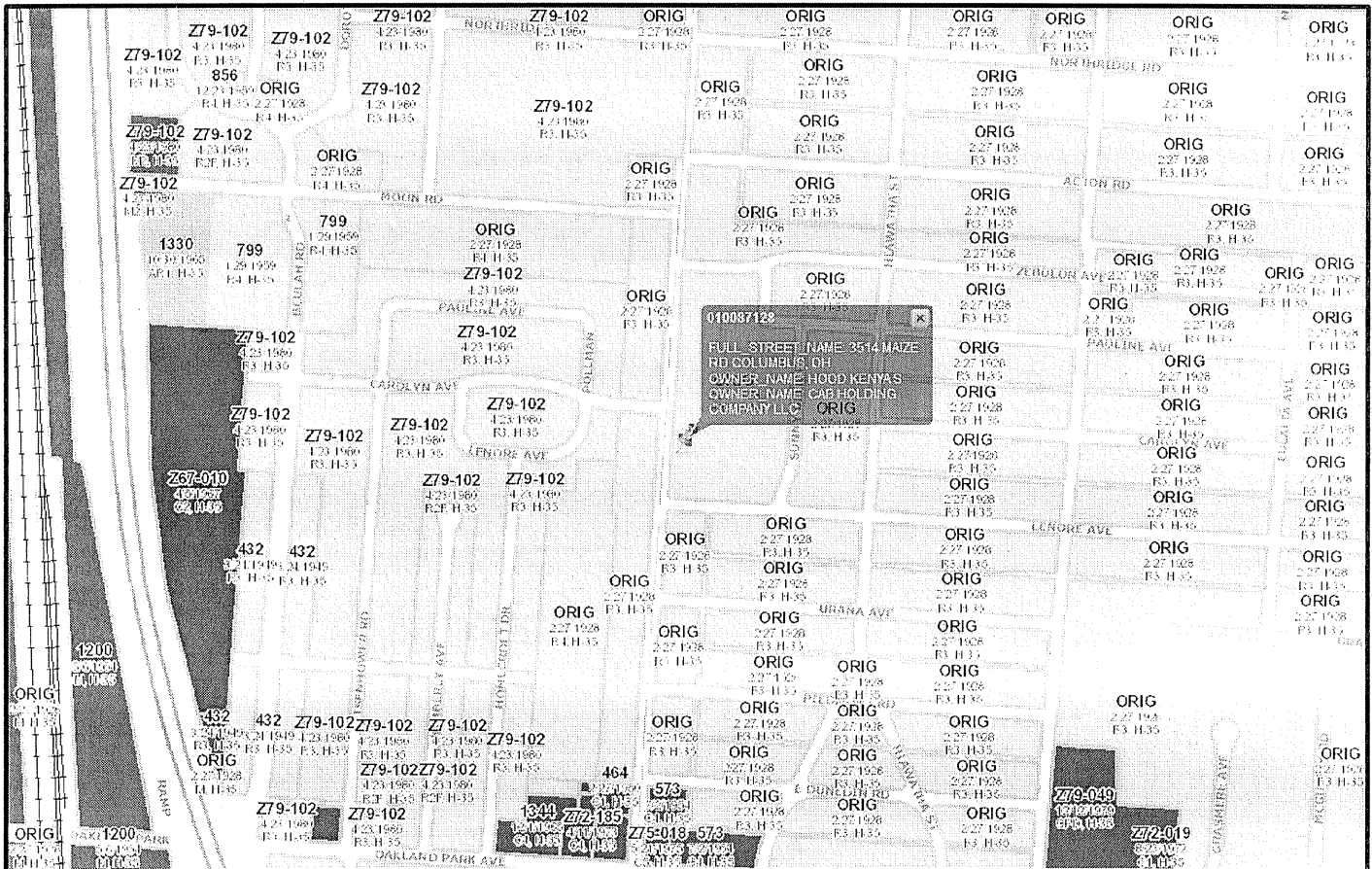
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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

12310-00612

3514 Maize 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:

Request to have full access to turnaround in driveway. Maize Rd has received increased traffic flow especially when exit ramps North Broadway or Cooke Rd are backed up. Historically it was difficult backing out our drive onto Maize Rd going South bound due to traffic flow. We have witnessed multiple close call accidents or even accidents prior to adding the turn around after the purchase of the property at 3514 Maize Rd. Having minor children along with working & therefore leaving our property during peak traffic hours became stressful and risky. Furthermore we are formally requesting full access to our turnaround. If in reviewing this request we are also able to use to turnaround for additional parking as we are on a busy street with no street parking we own multiple cars and when we have visitors they would have a safe place to park their vehicles while at our premises.

Signature of Applicant

Date

9/19/12

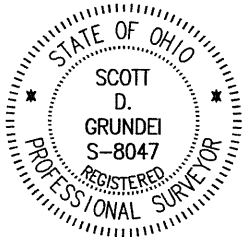
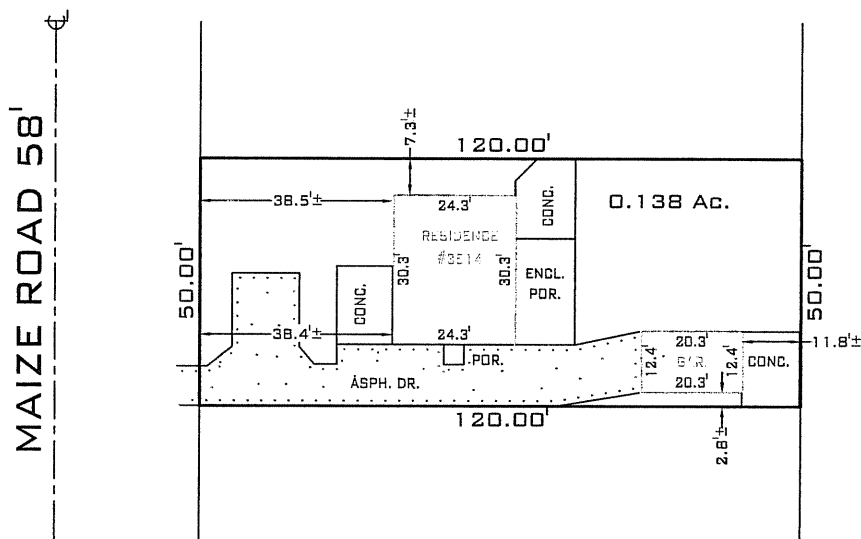
LANDMARK
Survey Group

POWERED BY
STARS
SURVEY TRACKING
AND
RETRIEVAL SYSTEM
www.surveystars.com



PROPERTY ADDRESS: 3514 MAIZE ROAD COLUMBUS, Ohio 43224

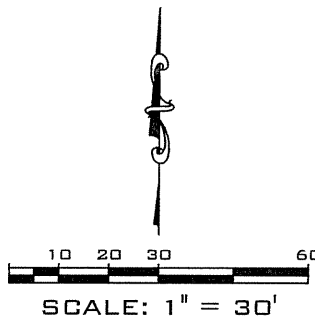
SURVEY NUMBER: 141031



Scott D. Grundeir

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

LSGI#: 141031



12310-00612
3514 Maize Rd.

POINTS OF INTEREST: None Visible.

CLIENT NUMBER:

DATE: 9/6/2012

BUYER: KENYA HOOD

SELLER:

SUBLOT / ORIGINAL LOT: 0.138 acres

SUBDIVISION: METES AND BOUNDS

PLAT:

PG:

COUNTY: FRANKLIN

CERTIFIED TO: +

This mortgage loan identification survey is not to be used for the installation or building of fences, sheds, garages, additions or any other structure. To determine exact boundary lines, a boundary survey is required.

Landmark Survey
is proud to support:

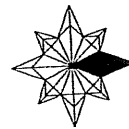
susan g.
komen
FOR THE
cure.

LANDMARK
Survey Group

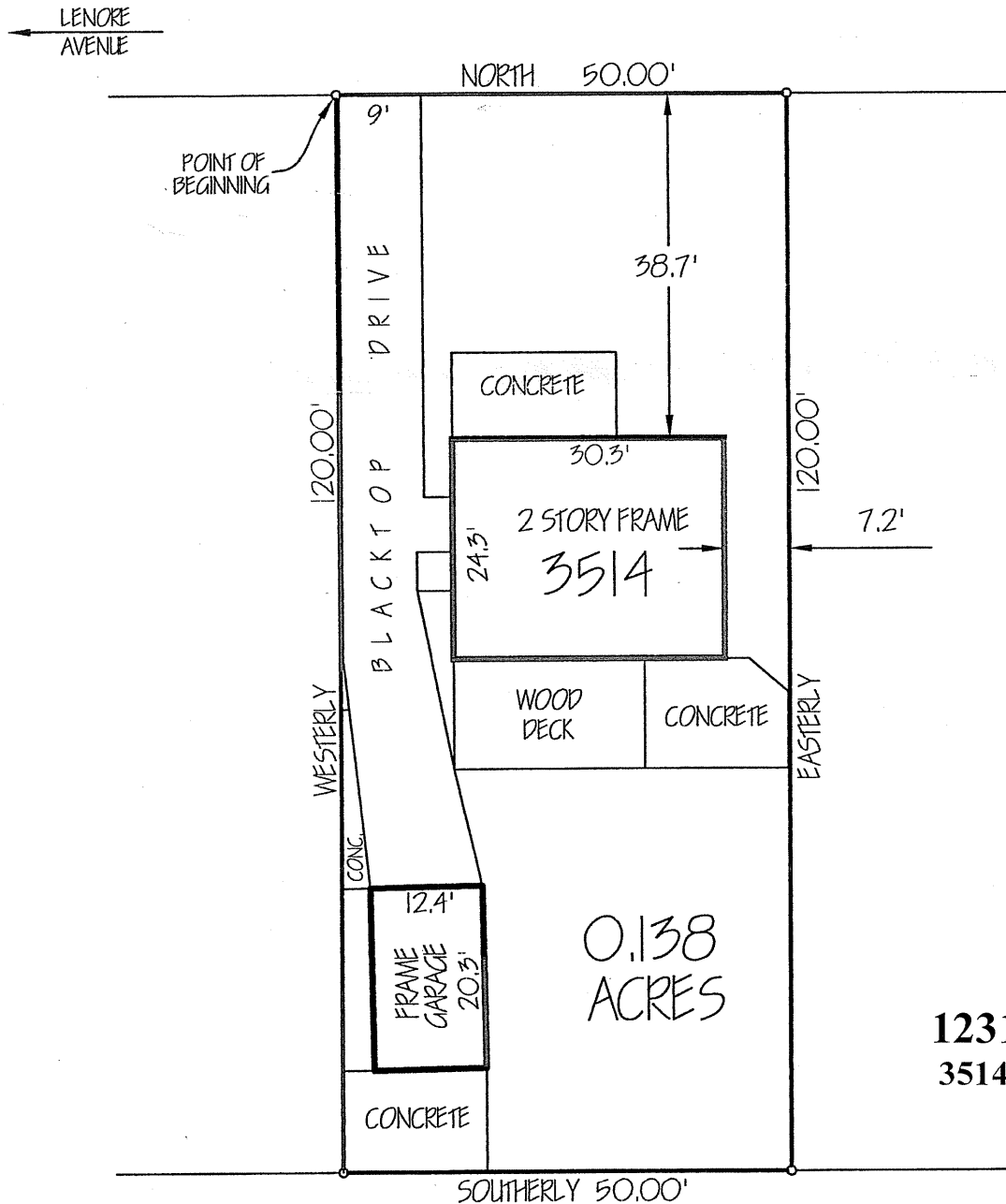
Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485-9003

This plat depicts the subject property in accordance with the Ohio Administrative Code, Chapter 4733-38, Minimum Standards for Mortgage Surveys in the State of Ohio, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

BEING 0.138 ACRES
3514 MAIZE ROAD
COLUMBUS, OHIO



MAIZE ROAD 58'



12310-00612
3514 Maize Rd.

We hereby certify that the foregoing **MORTGAGE LOCATION SURVEY** was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

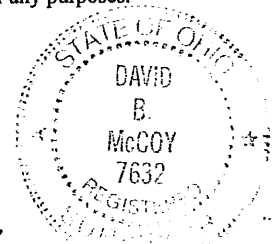
THIS PROPERTY IS LOCATED IN

FLOOD ZONE X

COMMUNITY PANEL 39049C

PAGE 0165-G DATE 8-2-95

By David B. McCoy





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 8/13/12



Disclaimer

Scale = 69'

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 information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

12310-00612
3514 Maize Rd.

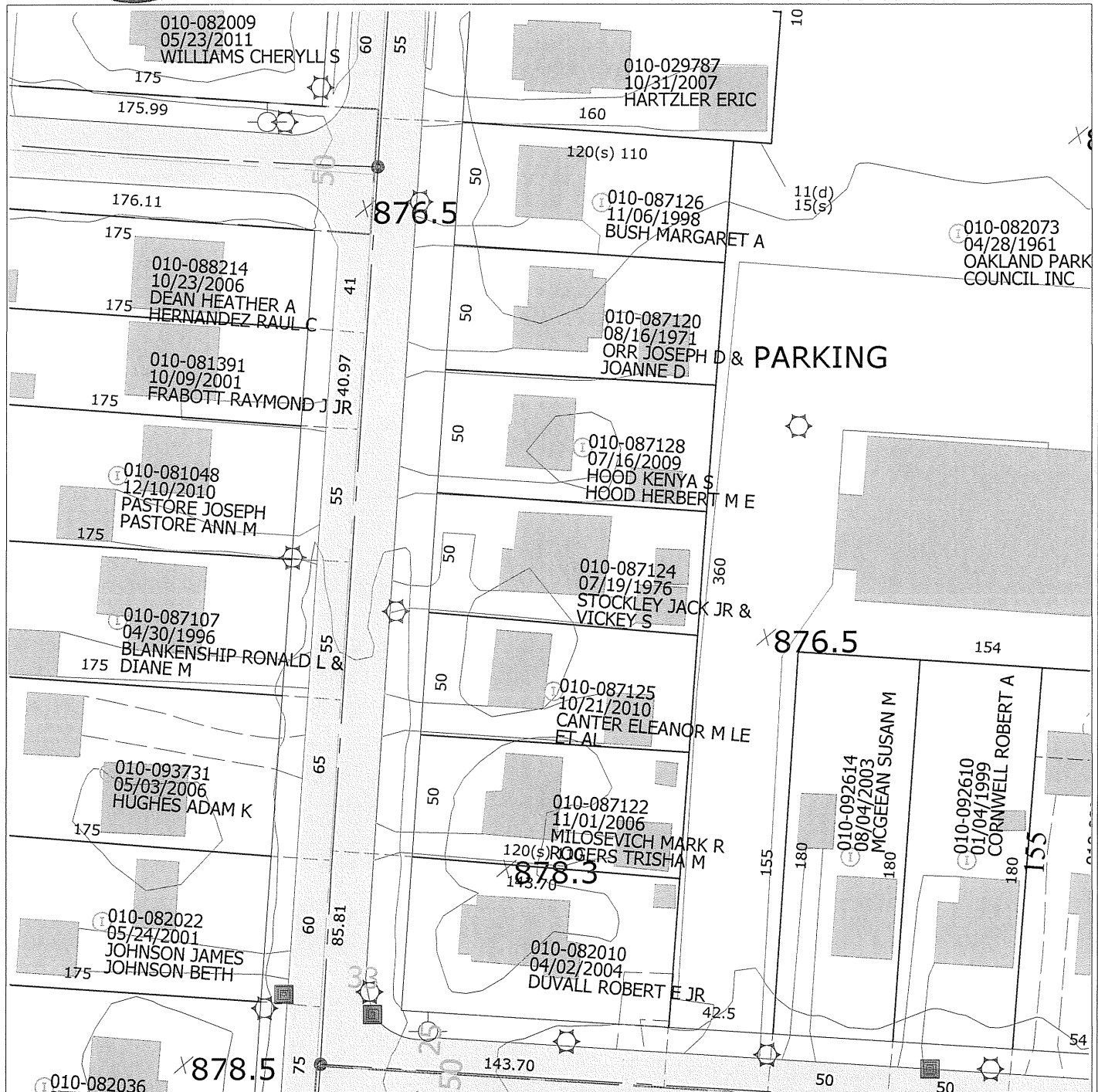
nt



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 8/13/12



Disclaimer

Scale = 60

Grid
rth

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 information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for. Please notify the Franklin County GIS Division of any discrepancies.

12310-00612

3514 **Maize Rd.**

Real Estate / GIS Department



City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

757 Carolyn Avenue, Columbus, OH 43224

Date of Service/Posting 7.18.12

Order Number: 12470-02625

Parcel Number:

010087128

KENYA S. HOOD & HERBERT M E HOOD
3514 MAIZE RD.
COLUMBUS OH 43224

ZONING CODE VIOLATION ORDER

An inspection has been made at 3514 MAIZE RD on July 17, 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 Todd D. Dillard
Todd D. Dillard
Code Enforcement Officer
(614) 645-5650

ZC-7
REV 09/09
07182012

12310-00612
3514 **MAIZE RD.**



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 #

12310-00612

STATE OF OHIO

COUNTY OF FRANKLIN

3514 Maize Rd.

Being first duly cautioned and sworn (NAME) Herbert M.E. Hood

of (COMPLETE ADDRESS) 3514 Maize Rd. Columbus OH 43224

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

Kenya Hood

3514 Maize Rd Columbus OH 43224

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of September, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

09/06/2016

Notary Seal Here



TIM ALFORD
Notary Public, State of Ohio
My Comm. Expires 09-06-2016