



# 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 - CD448

Date Received: 1 Aug. 2012

Commission/Group: UNIVERSITY AC

Existing Zoning: \_\_\_\_\_ Application Accepted by: [Signature] 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.

Construct a 4 car garage with deck and board walk to patio over garage. The area between the new garage and the house will rebuild the existing fence out of concrete masonry units, maximum 6 foot high.

## LOCATION

1. Certified Address Number and Street Name 375 East Fourteenth Avenue

City Columbus State Ohio Zip 43201

Parcel Number (only one required) 010-021371

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name SAME AS OWNER

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name Nathan Brown

Address 375 East Fourteenth Avenue City/State Columbus, Ohio Zip 43201

Phone # (888) 777-1916 Fax # (614) 876-5704 Email nate@dyemite.com

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

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name George Fred Schwab AIA, Architect

Address 1339 Noe Bixby Road City/State Columbus, OH Zip 43232

Phone # (614) 864-4547 Fax # (614) 864-7256 Email: gfred@schwabcompanies.com

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

PAID

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

AUG 1 - 2012  
315

Revised 05/9/12

BUILDING & ZONING SERVICES

[Signature]



12310-00000-00448  
375 EAST 14th STREET

# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Thu Aug 16 2012

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 375 14TH AVE COLUMBUS OH 43201

Mailing Address: 1 FIRST AMERICAN WAY  
WESTLAKE, TX 76262

Owner: BROWN NATHAN

Parcel Number: 010021371

#### ZONING INFORMATION

Zoning: Z80-001, Residential, R4  
effective 5/7/1980, 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: University Area Commission

Airport Overlay Environs: N/A

Planning Overlay: University

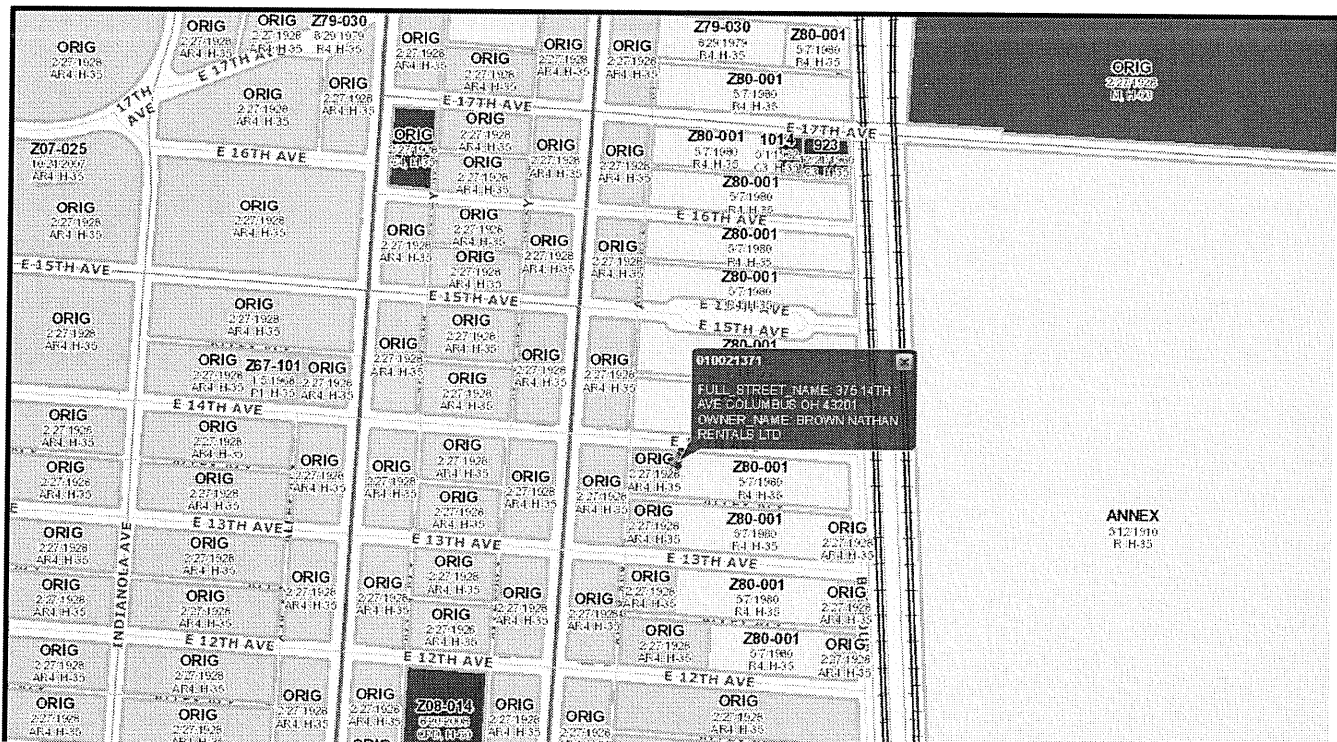
#### PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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**12310-00000-00448**

**375 EAST 14th STREET**

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS George Fred Schump Architect  
1329 Noc Bixby Rd Columbus OH 43232  
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) \_\_\_\_\_

Nathan Brown

375 East Fourteenth Avenue

Columbus, OH 43201

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

Nathan Brown

(888) 777-1916

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

(5) University Area Commission

c/o Susan Keeny, Zoning Chair Person

2231 N. High St., Columbus, OH 43201

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
Diana L. Cunningham	394 E. 14th Ave	394 E. 14th Ave Columbus, OH 43201
Richard & Janet Mendola	386-388 E. 14th Ave	386-388 E. 14th Ave Columbus, OH 43201
Charles Kubat	380-384 E. 14th Ave	3334 Cemetery Rd Hilliard, OH 43026
Jeffrey C. Alexander	376 E. 14th Ave	1136 Saint Agnes Ave Columbus, OH 43204
Michael Stickney P TR	372- 374 E. 14th Ave.	c/o Northsteppe Realty 10 E. 17th Ave Columbus, OH 43201

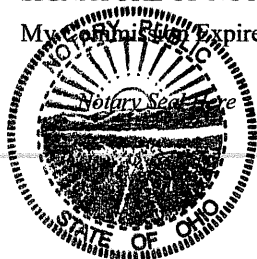
☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31<sup>st</sup> day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



**SARAH L. HARRIS**  
Notary Public, State of Ohio  
My Commission Expires  
December 19, 2015

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## STATEMENT OF HARDSHIP

**12310-00000-00448**

**375 EAST 14th STREET**

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.

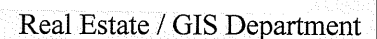
**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

The reason for the need to secure property is that on July 31, 2011 my residence and two vehicles were purposely set on fire and severely damaged. This event has displaced me from my home for almost a year at this point. I am currently in the process of rebuilding my home and due to undergoing this hardship; I would like to take the additional precaution of adding a garage to secure the rear of my property which is where the fire was set.

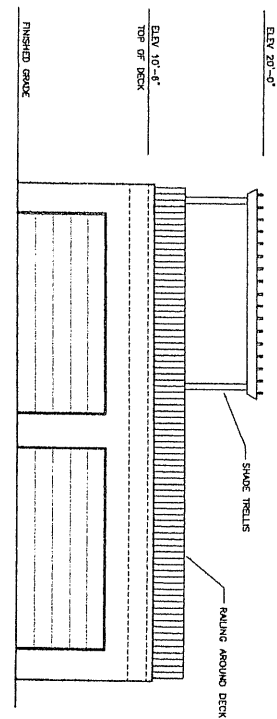
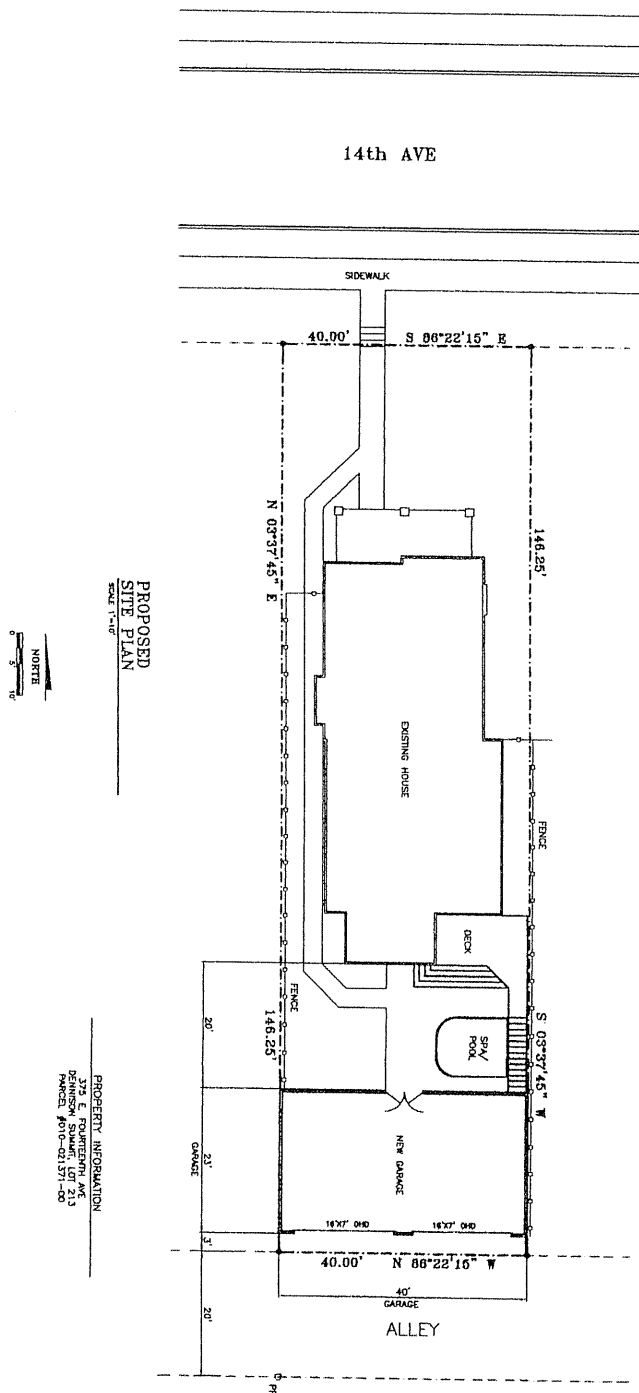
The addition of the proposed garage would not a detriment to the neighborhood and should add an additional level of security to my immediate neighbors as well.

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

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**375 EAST 14th STREET**



**GARAGE  
ALLEY ELEVATION**

**PROPOSED  
SITE PLAN**  
SCALE 1"=10'

PROPERTY INFORMATION  
375 E. FOURTEENTH AVE  
DENNISON SUMMIT, LOT 213  
PARCEL #010-021371-00

A north arrow pointing upwards and a scale bar marked from 0 to 10 miles.

50

PROJECT: 12-1054  
DATE: 6/27/12  
REVISION: -

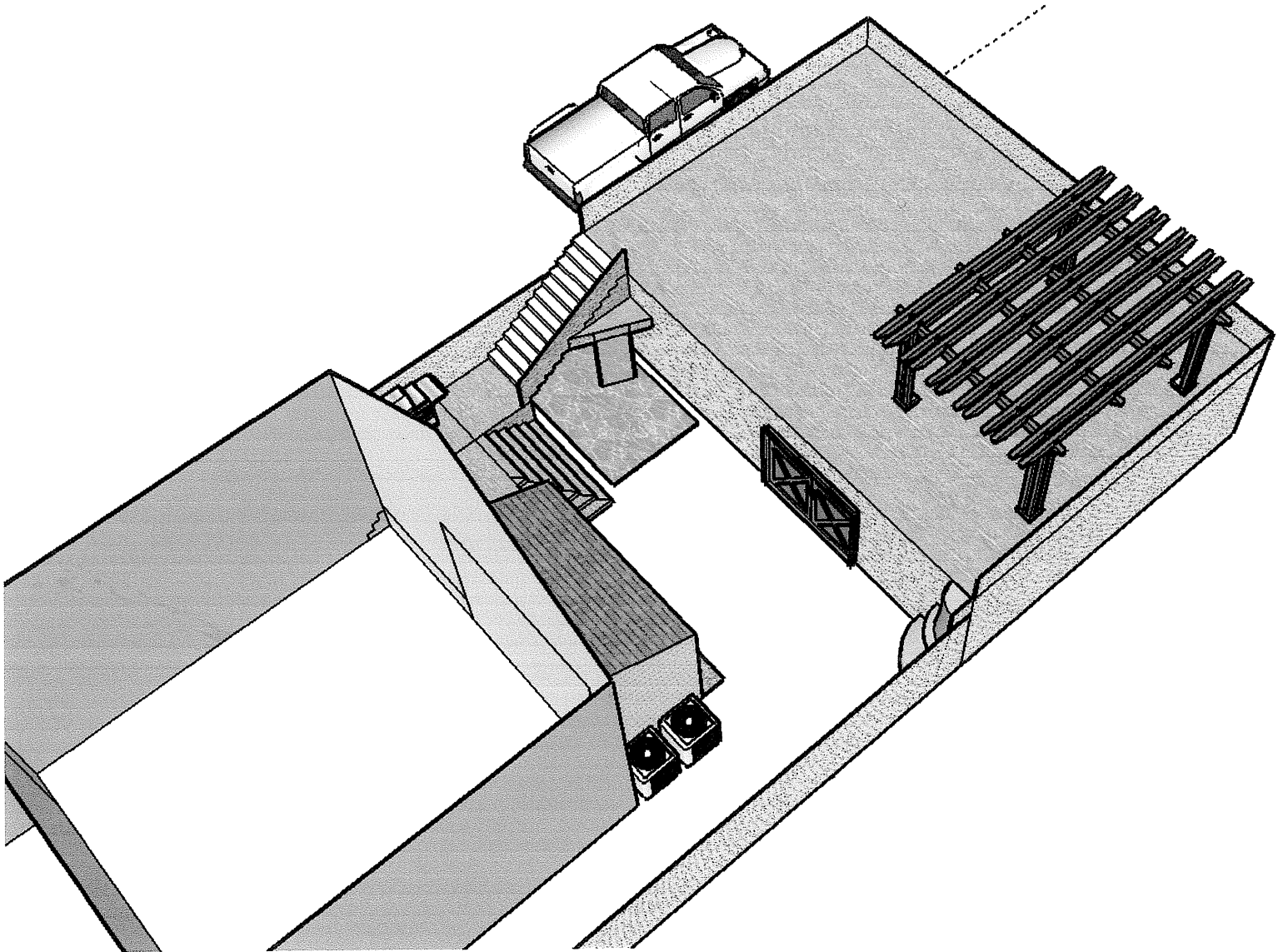


SCHWAB ARCHITECTS

1339 NOE BIXBY RD, COLUMBUS, OH 43232  
OFFICE: (614) 864-4547

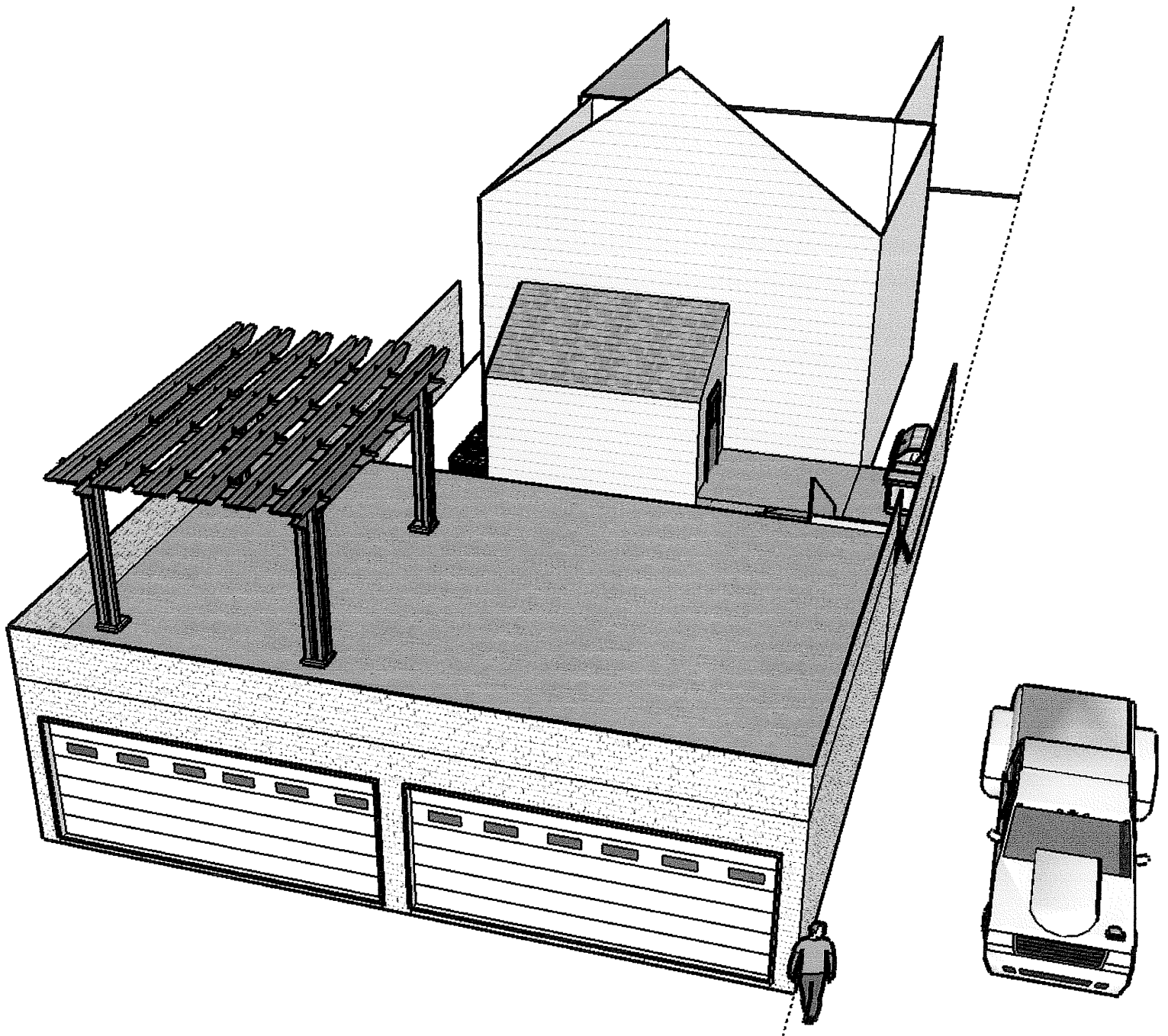
BROWN RESIDENCE - NEW GARAGE  
375 E. 14TH AVE  
COLUMBUS, OH 43201

**12310-00000-00448**  
**375 EAST 14th STREET**





12310-00000-00448  
375 EAST 14th STREET







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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 # **12310-00000-00448**  
**375 EAST 14th STREET**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) George Fred Schwab AIA, Agent  
of (COMPLETE ADDRESS) Schwab Architects, 1339 Noe Bixby Road, Columbus OH 43232

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
Nathan Brown	375 E. 14th Ave Columbus, OH 43201

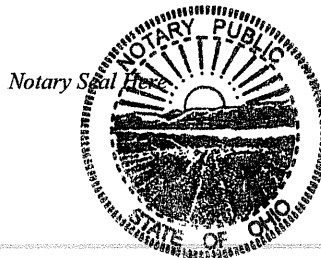
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31<sup>st</sup> day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

12/19/2015



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