



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: 12310-00757
Date Received: 12/17/12
Commission/Group: Northeast
Existing Zoning: SR Application Accepted by: (PR) Fee: \$315⁰⁰
Comments: 2/26/13

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.

REBUILD EXISTING FIRE DAMAGED GARAGE ON EXISTING FOUNDATION.
VARIANCE FOR SECTION 33372.21 BUILDING LINES.

LOCATION

1. Certified Address Number and Street Name 1910 Holly Ridge Road
City Columbus State OH Zip 43219
Parcel Number (only one required) 010-156749

APPLICANT: (IF DIFFERENT FROM OWNER)

Name SBA Studios, LLC
Address 8384 Lucerne Dr. City/State Reynoldsburg, OH Zip 43068
Phone # 614-562-7827 Fax # - Email sbaker@sba-studios.com

PROPERTY OWNER(S):

Name Alana Barnett
Address 1910 Holly Ridge Road City/State Columbus OH Zip 43219
Phone # _____ Fax # _____ Email _____

☐ 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 _____

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



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SCOTT BAKER
of (1) MAILING ADDRESS 8384 LUCERNE DR. REYNOLDSBURG, OH 43085
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) ALOND BARNETT

AND MAILING ADDRESS

1910 HOLLY RIDGE ROAD
COLUMBUS, OH 43219

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

SCOTT BAKER
614-562-7761

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

(5) NORTHEAST AREA COMMISSION
ALICE PORTER
3130 McCutcheon Place, Columbus, OH 43219

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

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

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 14 day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires

AARON W. FRICK
Notary Public, State of Ohio
My Commission Expires
July 27, 2015

7/27/2015

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Norma J Sawyer
1928 N Holly Ridge Road
Columbus, Ohio 43219

Joseph Lindsey
1920 N Holly Ridge Road
Columbus, Ohio 43219

William & Frances Smith
1929 N Holly Ridge Road
Columbus, Ohio 43219

Paul & Edmonia Brown
1921 N Holly Ridge Road
Columbus, Ohio 43219

Laura Peoples
1911 N Holly Ridge Road
Columbus, Ohio 43219

Willie & Hattie McKinney
3379 Hudson Street
Columbus, Ohio 43219

Glenn & Nina Rollins
3355 E Hudson Street
Columbus, Ohio 43219

Midwest Investment Group LLC
135 Spruce Street
Columbus, Ohio 43215

Property Owner
Alana Barnett
1910 Holly Ridge Road
Columbus, Ohio 43219

Area Commission Zoning Chair
Northeast Area Commission
c/o Alice Porter
3130 McCutcheon Place
Columbus, Ohio 43219

Applicant
SBA Studios, LLC
Scott Baker
8384 Lucerne Drive
Reynoldsburg, Ohio 43068

12310-00757
1910 Holly Ridge Rd.

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00757
1910 Holly Ridge Rd.

One Stop Shop Zoning Report Date: Wed Dec 19 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1910 HOLLY RIDGE RD COLUMBUS, OH

Mailing Address: 1001 SEMMES AVE RVW3166
RICHMOND,VA 23224

Owner: BARNETT ALANA

Parcel Number: 010156749

ZONING INFORMATION

Zoning: Z67-127, Residential, SR

effective 2/28/1968, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Northeast Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: 60

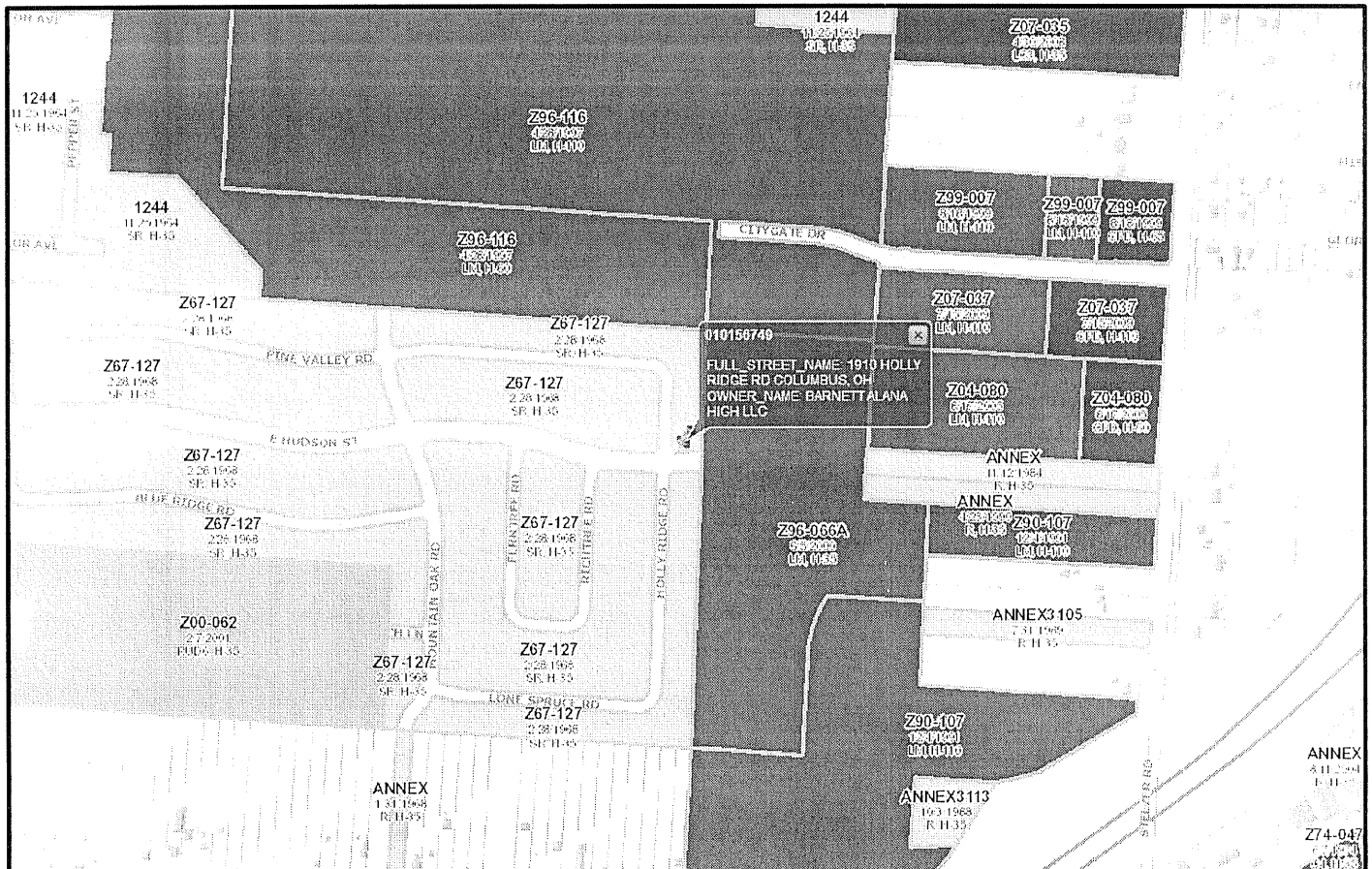
PENDING ZONING ACTION

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

12310-00757

1910 Holly Ridge 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.

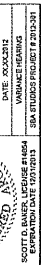
I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

EXISTING 2-CAR GARAGE FIRE REQUESTING VARIANCE FROM
SECTION 3302.21 "BUILDING LINES" AS EXISTING GARAGE
IS TOO CLOSE TO STREET/PROPERTY LINE. REQUESTING
TO CONSTRUCT GARAGE ON EXISTING FOUNDATION/REQUIRED SET
BACK IS 25'-0". GARAGE IS CURRENTLY 15'-10" FROM PROPERTY
LINE.

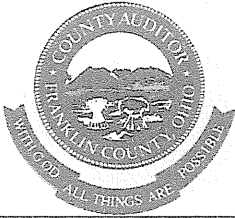
REQUESTING A VARIANCE FROM 3302.05 VISION CLEARANCE DUE TO
EXG FENCE IN NON COMPLIANCE. EXG FENCE CONSTRUCTED 8 YEARS
AGO FOR PRIVACY REASONS. DRIVEWAY IS ON A ROAD THAT
IS A DEAD END ROAD WHICH DEAD END APPROX 8' POST DRIVEWAY.

Signature of Applicant

Date 12.13.2012



12310-00757
1910 Holly Ridge Rd.



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: MB **DATE: 12/14/12**



Disclaimer

Scale = 71'



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for the map. 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 #

12310-00757

STATE OF OHIO
COUNTY OF FRANKLIN

1910 Holly Ridge Rd.

Being first duly cautioned and sworn (NAME) SCOTT BAKER
of (COMPLETE ADDRESS) 8384 LUCERNE DR, 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

ALAN BARNETT

1910 HOLLY RIDGE ROAD
COLUMBUS, OH 43219

SIGNATURE OF AFFIANT

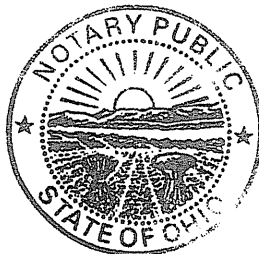
Subscribed to me in my presence and before me this 14 day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

7/27/2015

Notary Seal Here



AARON W. FRICK
Notary Public, State of Ohio
My Commission Expires
July 27, 2015

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