



# 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: #12310-00000-00721

Date Received: \_\_\_\_\_

Commission/Group: Clintonville Area Commission

Existing Zoning: R-3 Application Accepted by: \_\_\_\_\_

Fee: \_\_\_\_\_

Comments: \_\_\_\_\_

**PAID**  
NOV 30 2012  
BUILDING & ZONING SERVICES

## 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.

Reduce garage side lot line setback from 3 ft to 0.9 ft.  
(existing footprint of detached garage built 1925)  
3332.26 (E)

## LOCATION

1. Certified Address Number and Street Name 114 Kelso Rd

City Columbus State OH Zip 43202

Parcel Number (only one required) 010-003245-00

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name William P. Reinhart

Address 183 Canyon Drive City/State Columbus, OH Zip 43214

Phone # 614-404-0716 Fax # N/A Email w.reinhart@yahoo.com

## PROPERTY OWNER(S):

Name William P. Reinhart

Address 183 Canyon Drive City/State Columbus, OH Zip 43214

Phone # 614-404-0716 Fax # N/A Email w.reinhart@yahoo.com

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

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name SAME as above

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

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

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

APPLICANT SIGNATURE William P. Reinhart

PROPERTY OWNER SIGNATURE William P. Reinhart

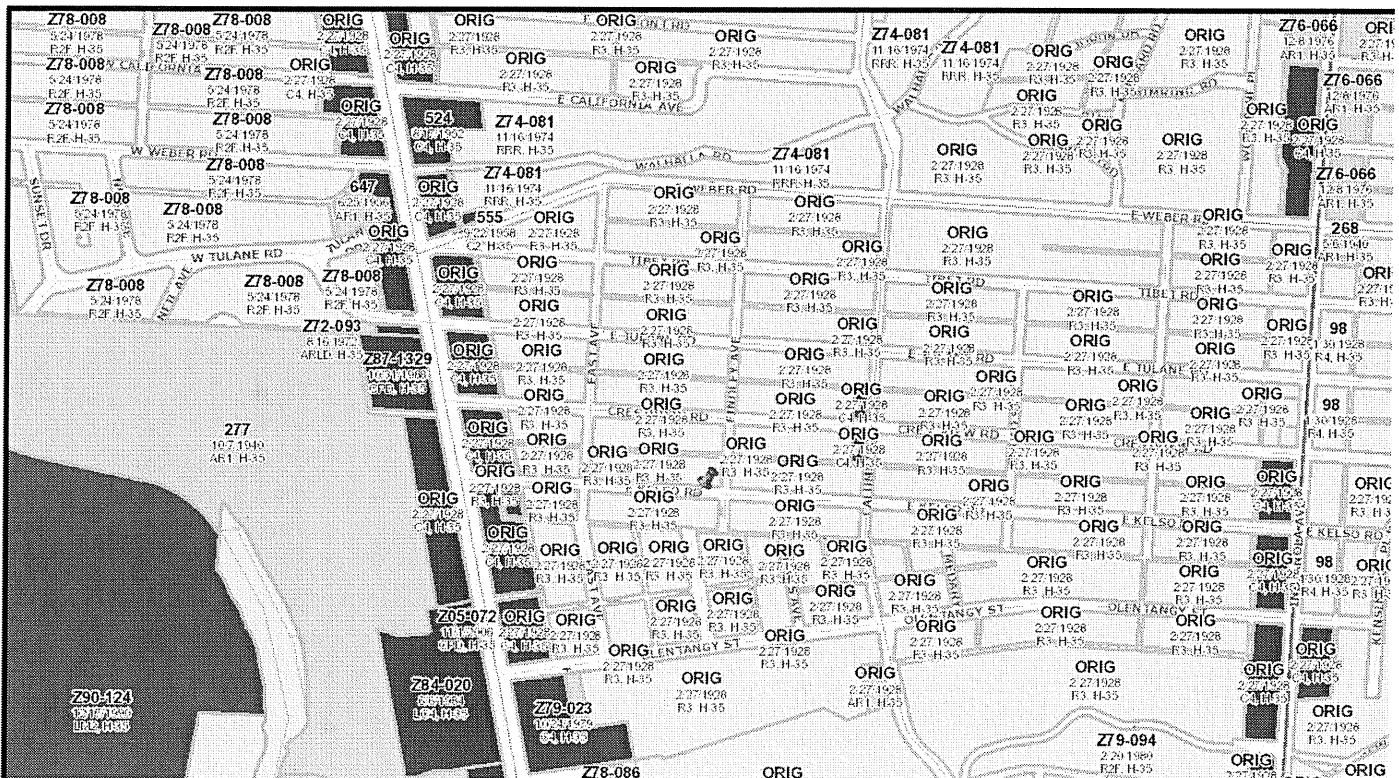
ATTORNEY / AGENT SIGNATURE William P. Reinhart

11/13/12  
↓

**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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12310-00000-00721

114 KELSO ROAD

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME William P. Reinhart  
of (1) MAILING ADDRESS 183 Canyon Drive, Columbus, Ohio 43214  
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 114 E. Kelso, Columbus, Ohio 43202  
for which the application for a rezoning, variance, special permit or graphic's 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) William P. Reinhart  
183 Canyon Drive  
Columbus, Ohio 43214

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

William P. Reinhart  
614-404-0716

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

(5) Clintonville Area Commission  
c/o DANA BAGWELL - Zoning chair  
3982 N. High St. Cols, OH 43214  
phone: 614-268-2332

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 attached mailing list

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

SIGNATURE OF AFFIANT

(8)

William P. Reinhart

Subscribed to me in my presence and before me this 16 day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

[Signature]  
12/24/2012

My Commission Expires:

Notary Seal Here

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### STATEMENT OF HARDSHIP

12310-00000-00721

114 KELSO ROAD

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:

Rebuilding garage due to storm damage  
on original foot print. This original  
footprint and wood frame garage will  
preserve the historical significance of  
Clintonville. By staying within the original  
footprint there will be no negative  
impact to neighbors.

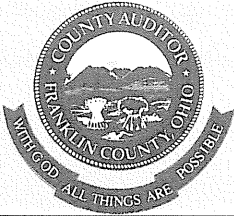
Signature of Applicant

William J. Rhoads

Date

11/13/12

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: mb

DATE: 11/29/12



Disclaimer

Scale = 60



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

**12310-00000-00721**  
**114 KELSO ROAD**

nap.

Real Estate / GIS Department

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

**Chicago Title Insurance Company and/or Norwest Mortgages, Inc.**

**Legal Description:** Lot 883 and west 1/2 Lot 882 Crestview Addition Plat Book 8, Page 11A-B Franklin County Recorder's Office

**Applicant:** Reinhard

**Posted Address:** 114 East Kelso Road, Columbus, Ohio

**F.E.M.A. Flood Zone Designation:** Flood Zone "C" as per F.I.R.M. 390170 0040B

**Apparent Encroachments:** 1) None

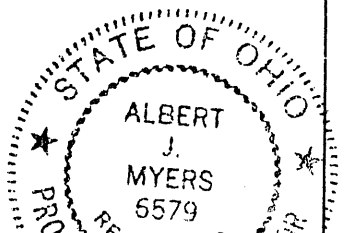
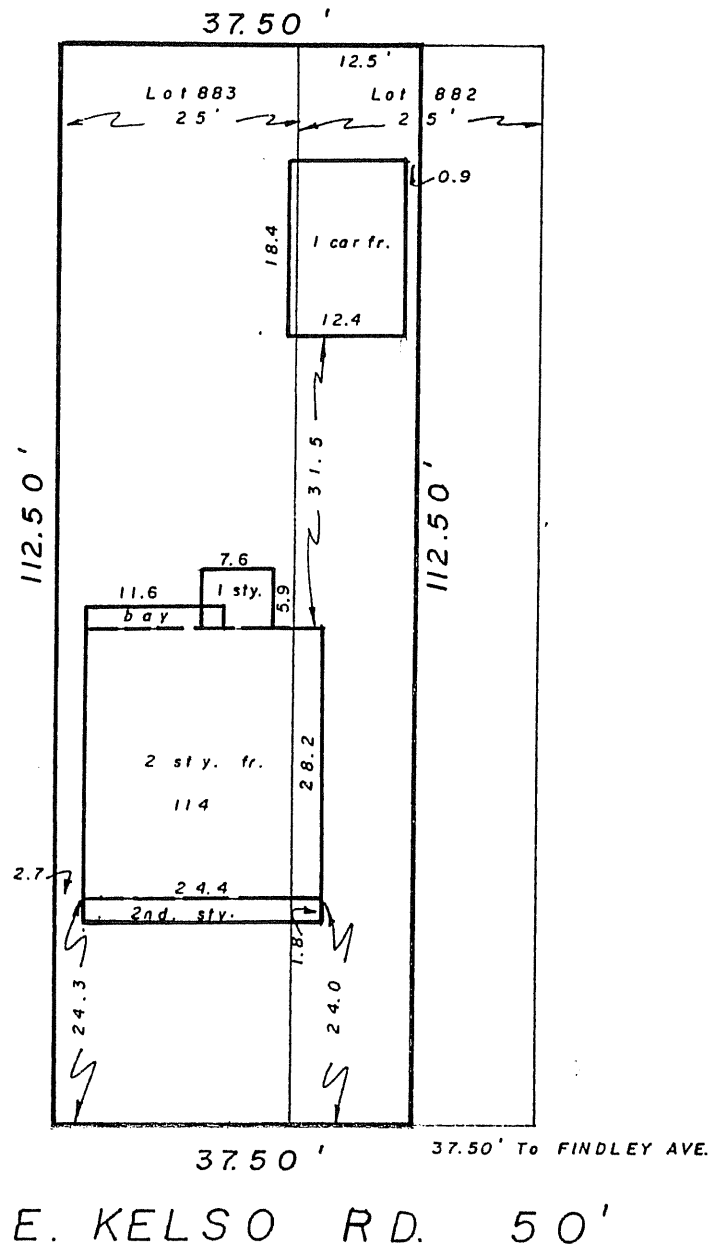
20' 10' 0' 20'



Scale: 1" = 20'

Date: 6 - 14 - '91

15' ALLEY





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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

**12310-00000-00721**  
**114 KELSO ROAD**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) William P. Reinhart  
of (COMPLETE ADDRESS) 183 Canyon Dr. Columbus OH 43214  
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

NONE

SIGNATURE OF AFFIANT

William P. Reinhart

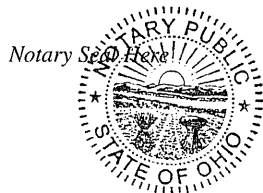
Subscribed to me in my presence and before me this 16 day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

28 Feb 2017



RONALD DEAN  
Notary Public, State of Ohio  
My Comm. Expires Feb. 28, 2017

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