



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](http://www.columbus.gov)

**OFFICE USE ONLY**

Application Number: #12310-00000-00705  
Date Received: 15 Nov. 2012  
Commission/Group: NORTHEAST  
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.

3332.38 F1 - to allow a combined 998 sq ft of accessory  
private garage + carport.

### LOCATION

1. Certified Address Number and Street Name 1815 Stelzer Rd  
City Columbus State OH Zip 43219  
Parcel Number (only one required) 010215160

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name James E. Holland Sr and Sandra B. Holland  
Address 1815 Stelzer Rd City/State Columbus, OH Zip 43219  
Phone # 614 475 5089 Fax # \_\_\_\_\_ Email hollanj1@ameritech.net  
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

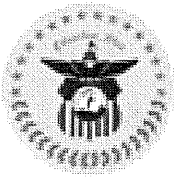
☐ Attorney ☐ Agent

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE James E. Holland Sr. Sandra B. Holland  
PROPERTY OWNER SIGNATURE James E. Holland Sr. Sandra B. Holland  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**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



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00000-007054

1815 STELZER ROAD

## One Stop Shop Zoning Report Date: Fri Nov 30 2012

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 1815 STELZER RD COLUMBUS, OH

**Mailing Address:** 1815 STELZER RD  
COLUMBUS OH 43219

**Owner:** HOLLAND JAMES E SR & SA

**Parcel Number:** 010215160

### ZONING INFORMATION

**Zoning:** ANNEX3105, Residential, R  
effective 7/31/1989, 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:** I-670 Graphics Control

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** 60

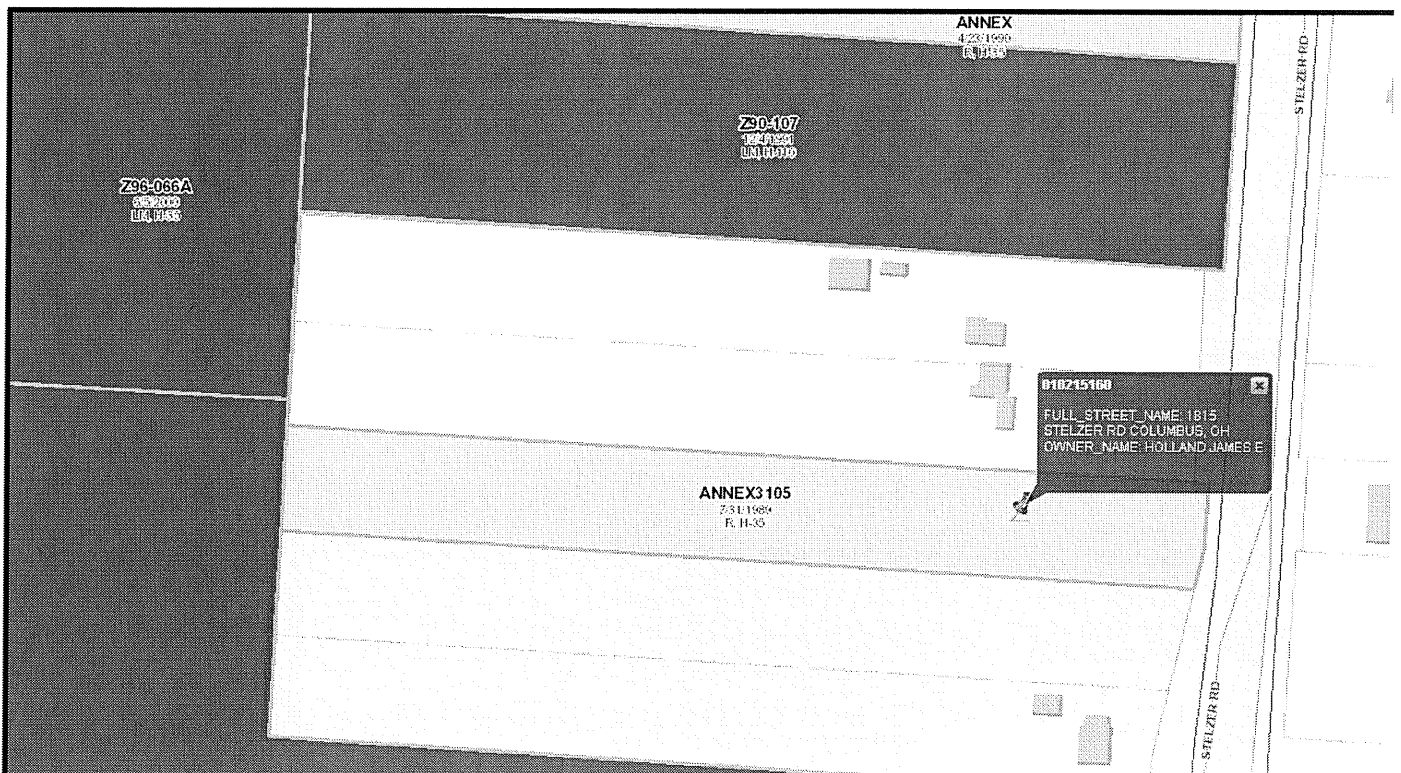
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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## AFFIDAVIT

**12310-00000-007054**  
**1815 STELZER ROAD**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James Holland Sr  
of (1) MAILING ADDRESS 1815 Stelzer Rd  
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) James E. Holland Sr  
Sandra B. Holland  
1815 Stelzer Rd, Columbus, OH 43219

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

James E. Holland Sr  
614 475-5089

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

(5) Northeast Area Commission  
Alice Porter  
313 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
<u>David White</u>	<u>1793 Stelzer Rd</u>	<u>844 Birdie Way, Apollo Beach, FL 33572</u>
<u>Mamay Gebeyehu</u>	<u>1822 Stelzer Rd</u>	<u>6767 Cowan St, Dublin, OH 43017</u>
<u>Edward &amp; Paula Lehman</u>	<u>1835 Stelzer Rd</u>	<u>5405 Ebright Rd, Canal Winchester, OH 43110</u>
<u>Barbara J. Six</u>	<u>1836 Stelzer Rd</u>	<u>1836 Stelzer Rd, Columbus, OH 43219</u>
<u>Rimrock Corp</u>	<u>1700-800 Jetway Bl</u>	<u>1700 Jetway Blvd, Columbus, OH 43219</u>
<u>Dig 2 Limited</u>	<u>1900 Jetway</u>	<u>1900 Jetway Blvd, Columbus, OH 43219</u>

☐ (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 16<sup>th</sup> day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Pamela J. Dawley  
4-25-11

Notary Seal Here

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### STATEMENT OF HARDSHIP

**12310-00000-007054**

**1815 STELZER 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 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:

Adding the carport and storage building will allow us to secure our riding lawn mower and additional vehicles. It will also give us additional storage space and allow us to regain the utilization of our garage to protect our vehicles from the environment. We have almost 2 acres of grass to maintain so the mower requires space comparable to the size of a car. This carport and storage building will be in the rear of our residence and will not result in any injury to neighboring properties nor is it contrary to the public interest.

Signature of Applicant

*James E. Holland Sr.*  
*Doreen D. Holland*

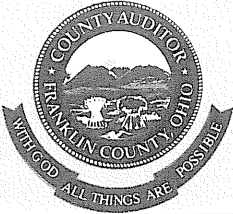
Date

*11-13-2012*

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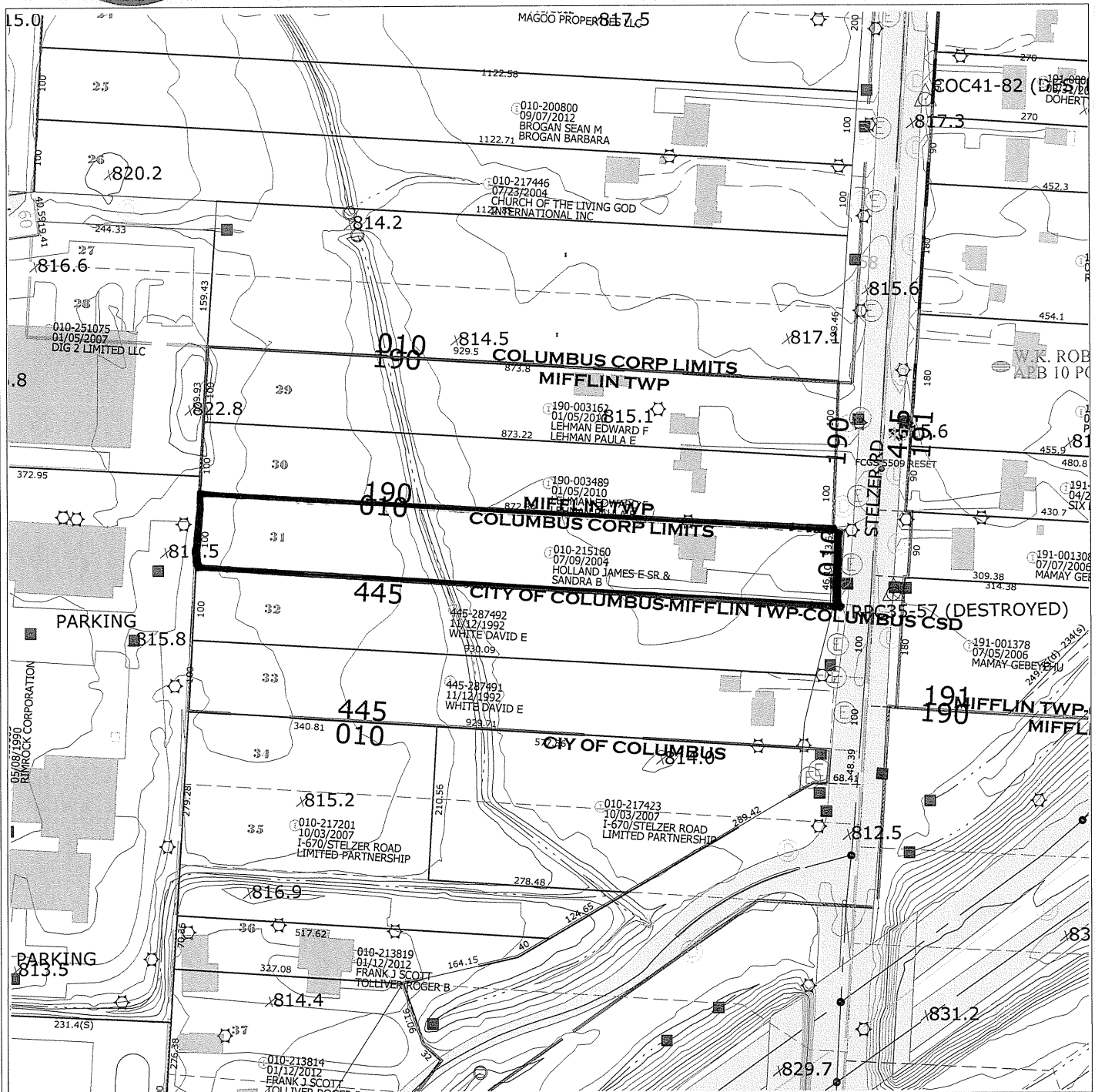
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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 11/13/12



Disclaimer

Scale = 200

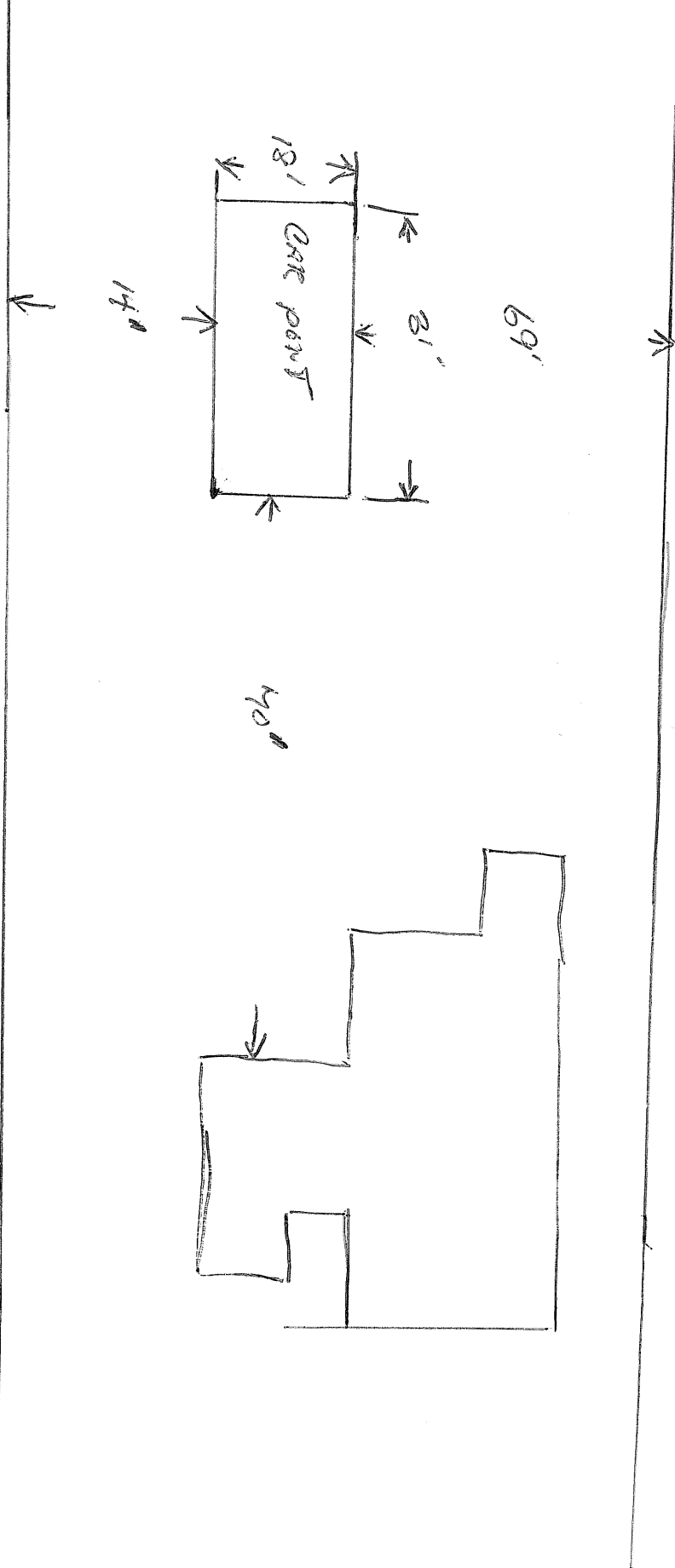


This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibility. Please notify the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

**12310-00000-007054**  
**1815 STELZER ROAD**

Real Estate / GIS Department

12310-00000-007054  
1815 STELZER ROAD





# ALL STEEL CARPORTS

Local Dealer  
Phone Number \_\_\_\_\_

Any Size Carport,  
Garage, Storage Building  
& Motor Home Cover!  
CUSTOM SIZES AVAILABLE!

Optional Anchors  
Available at \$25 each.  
Highly recommended for  
sand & clay!  
Temporary anchors  
included at no cost.

Engineered  
Certified Carports  
& Buildings.

Before You Buy Anywhere Else,  
Compare Our Installation  
Schedules and Value-Added  
Standard Features!



18' X 26' X 7'  
14 gauge, 7' legs

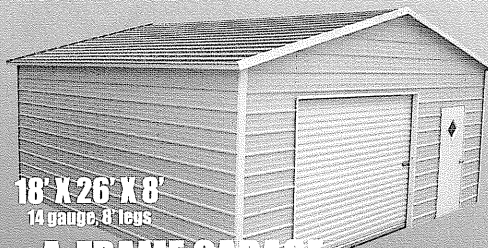
**REGULAR GARAGE**

**AVAILABLE IN 12 COLORS!**



18' X 21' X 5'  
2 1/4" 14 gauge, 5' legs standard

**REGULAR CARPORT**  
**\$795.00**



18' X 26' X 8'  
14 gauge, 8' legs

**A-FRAME GARAGE**

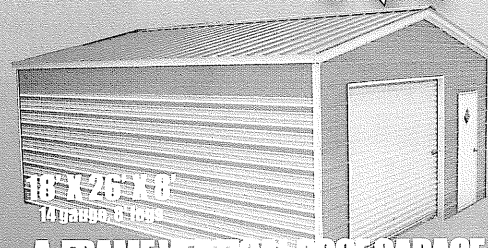
**FREE INSTALLATION!**

*A-Frame*



18' X 21' X 6'  
2 1/4" 14 gauge, 6' legs standard

**A-FRAME CARPORT**  
**\$895.00**



18' X 26' X 8'  
14 gauge, 8' legs

**A-FRAME VERTICAL ROOF GARAGE**

**BRACES ON EVERY LEG & CENTER!**



18' X 21' X 6'  
2 1/4" 14 gauge, 6' legs standard

**A-FRAME VERTICAL ROOF CARPORT**  
**\$1,295.00**

Prices for regular style, open carport with 5 ft. legs

We Recommend Adding extra in Height For Future Garage

## STANDARD 14 GAUGE 2 1/2" STEEL

12 X 21	\$695.00
18 X 21	\$795.00
20 X 21	\$1,045.00
22 X 21	\$1,295.00
24 X 21	\$1,495.00
26 X 21	\$1,795.00
28 X 21	\$2,095.00
30 X 21	\$2,295.00

12 X 26	\$945.00
18 X 26	\$1,195.00
20 X 26	\$1,395.00
22 X 26	\$1,695.00
24 X 26	\$1,845.00
26 X 26	\$2,295.00
28 X 26	\$2,595.00
30 X 26	\$2,895.00

12 X 31	\$1,145.00
18 X 31	\$1,395.00
20 X 31	\$1,595.00
22 X 31	\$1,995.00
24 X 31	\$2,245.00
26 X 31	\$2,695.00
28 X 31	\$3,095.00
30 X 31	\$3,495.00

12 X 36	\$1,395.00
18 X 36	\$1,595.00
20 X 36	\$1,895.00
22 X 36	\$2,295.00
24 X 36	\$2,595.00
26 X 36	\$3,195.00
28 X 36	\$3,595.00
30 X 36	\$4,095.00

12 X 41	\$1,590.00
18 X 41	\$1,790.00
20 X 41	\$2,190.00
22 X 41	\$2,590.00
24 X 41	\$2,990.00
26 X 41	\$3,590.00
28 X 41	\$4,190.00
30 X 41	\$4,690.00

NOTE: Frames are 1 foot shorter than roof length-wise

## PREMIUM 12 GAUGE 2 1/4" STEEL

12 X 21	\$895.00
18 X 21	\$995.00
20 X 21	\$1,245.00
22 X 21	\$1,445.00
24 X 21	\$1,745.00
26 X 21	\$2,095.00
28 X 21	\$2,295.00
30 X 21	\$2,595.00

12 X 26	\$1,140.00
18 X 26	\$1,295.00
20 X 26	\$1,565.00
22 X 26	\$1,795.00
24 X 26	\$2,195.00
26 X 26	\$2,695.00
28 X 26	\$2,895.00
30 X 26	\$3,295.00

12 X 31	\$1,340.00
18 X 31	\$1,495.00
20 X 31	\$1,895.00
22 X 31	\$2,145.00
24 X 31	\$2,595.00
26 X 31	\$3,195.00
28 X 31	\$3,495.00
30 X 31	\$3,895.00

12 X 36	\$1,540.00
18 X 36	\$1,845.00
20 X 36	\$2,195.00
22 X 36	\$2,545.00
24 X 36	\$2,995.00
26 X 36	\$3,795.00
28 X 36	\$4,095.00
30 X 36	\$4,695.00

12 X 41	\$1,840.00
18 X 41	\$2,140.00
20 X 41	\$2,490.00
22 X 41	\$2,990.00
24 X 41	\$3,490.00
26 X 41	\$4,190.00
28 X 41	\$4,690.00
30 X 41	\$5,190.00

NOTE: Colors may vary slightly

Forest Green

Hawaiian Blue

Zinc Grey

Black

Bright White

Barn Red

Light Stone

Pebble Beige

Pewter Grey

Brown

Mocha Tan

Taupe

12 Gauge - 20 year limited warranty on rust through of the framing assuming normal care and maintenance on the 12 gauge only.

22 feet wide and up, recommend using 12 gauge material.

See Reverse Side For Useful Options





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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

**12310-00000-007054**

**1815 STELZER ROAD**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 1815 Stelzer Rd Columbus OH 43219

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

James E Holland Sr

1815 Stelzer Rd Columbus OH 43219

Sandra B Holland

1815 Stelzer Rd Columbus OH 43219

SIGNATURE OF AFFIANT

James Holland

Subscribed to me in my presence and before me this

16<sup>th</sup>

day of

November

, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Pamela J. Dawley

My Commission Expires:

4-25-14

Notary Seal Here

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