



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: 13310-0-00189
Date Received: 3/21/13
Commission/Civic: Near East
Existing Zoning: R-2F Application Accepted by: A. Reiss Fee: \$315.00
Comments: 5/28/13 or 6/25/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Rehabilitation of the property with the addition of a garage requires a variance for total lot coverage, as the buildings will cover greater than 50% of total lot area (code section 3332.18D). (53.8% coverage)

LOCATION

1. Certified Address Number and Street Name 231 N 21st Street
City Columbus State Ohio Zip 43203
Parcel Number (only one required) 010-049845

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Columbus Housing Partnership, Inc.
Address 562 E Main Street City/State Columbus, Ohio Zip 43215
Phone # 614.545.4828 Fax # Email emily.moser@homeportohio.org

PROPERTY OWNER(S):

Name Columbus Housing Partnership, Inc.
Address 562 E Main Street City/State Columbus, OH Zip 43215
Phone # 614.545.4828 Fax # Email emily.moser@homeportohio.org
☐ 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 Amy Klaben
PROPERTY OWNER SIGNATURE Amy Klaben
ATTORNEY / AGENT SIGNATURE
Amy Klaben, President/CEO for Columbus Housing Partnership, Inc.

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



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

13310-00189

231 N. 21st St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Columbus Housing Partnership, Inc.
of (1) MAILING ADDRESS 562 E Main St., Columbus, Ohio 43215
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) Columbus Housing Partnership, Inc.

AND MAILING ADDRESS

562 E Main St.

Columbus, OH 43215

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

Columbus Housing Partnership, Inc.

614-221-8889

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

(5) Near East Area Commission

Kathleen Bailey

489 Linwood Ave. Columbus, OH 43205

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 attachment following application.

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

SIGNATURE OF AFFIANT

Amy Klaben, President (8) Amy Klaben
Subscribed to me in my presence and before me this 10th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Emily R Moser (8) Emily R Moser

Notary Public, State of Ohio

My Commission Expires 10-30-16



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

Elizabeth E and Paul Spinner
235-237 N 21st St
Columbus, OH 43203

Karen Demingo
232 N 21st St.
Columbus, OH 43203

William and Mary Miner
227 N 21st St.
Columbus, OH 43203

Gwendolyn and Robert Travis
240 N 21st St.
Columbus OH 43203

Sherome K Hathaway
228 N 21st St.
Columbus OH 43203

NDIAYE Real Estate LLC
2898 Alderwood Dr
Columbus, OH 43219

Columbus Housing Partnership, Inc.
562 E Main St.
Columbus, OH 43215

River of Life Christian Center
258 N 20th St
Columbus, OH 43203

City of Columbus
109 N Front St.
Columbus, OH 43215

Faith Mission United Holy Church
246 N 20th St.
Columbus, OH 43203

Andrew Carl Michel
239 N 21st St.
Columbus, OH 43203

Rufus and Wanda Gripper
215 N 21st St.
Columbus, OH 43203

Christopher Powell
222 N 21st St.
Columbus, OH 43203

Dedra Brown
249 N 21st St.
Columbus, OH 43203

Kristian Rose-Anderson
218 N 21st St
Columbus, OH 43203

George D Carter
226 1/2 N 21st St.
Columbus, OH 43203

Michael L Hill
245 N 21st St.
Columbus, OH 43203

Gloria Tucker
5524 York Ln N
Columbus, OH 43232

Jeffrey D Lance
250 N 24th St
Columbus, OH 43203

Near East Area Commission
Kathleen Bailey, Chair
489 Linwood Ave
Columbus, OH 43205

13310-00189
231 N. 21st St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00189

231 N. 21st St.

One Stop Shop Zoning Report Date: Thu Mar 21 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 231 N 21ST ST COLUMBUS, OH

Mailing Address: 562 E MAIN ST

COLUMBUS, OH 43215

Owner: COLUMBUS HOUSING PARTNERSHIP I

Parcel Number: 010049845

ZONING INFORMATION

Zoning: Z73-197, Residential, R2F
effective 4/11/1974, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Near East 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

13310-00189

231 N. 21st St.

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:

1) The size of the lot as platted is (34'X100'), which is typical of the neighborhood, but much smaller than today's minimum R2 lot size (50'X100') that would easily accommodate the existing dwelling, a 1339 sq ft structure, in a addition to a standard sized 2 car garage. 2) These circumstances are not the result of actions taken by the owner or applicant. 3) It is the property right of the applicant to provide a standard size 2-car garage on the property in order to increase the saleability of the home, provide for the convenience and enjoyment of the future resident, and improve the value of the property. 4) The grant of this variance will not be injurious to neighboring properties and will not be contrary to public interest, nor is it contrary to the intent of the Zoning Code; the yard's use and compatibility with neighboring properties will be preserved. The total lot coverage, at 53.8%, is only slightly greater than the maximum lot coverage allowed by code, which is 50%.

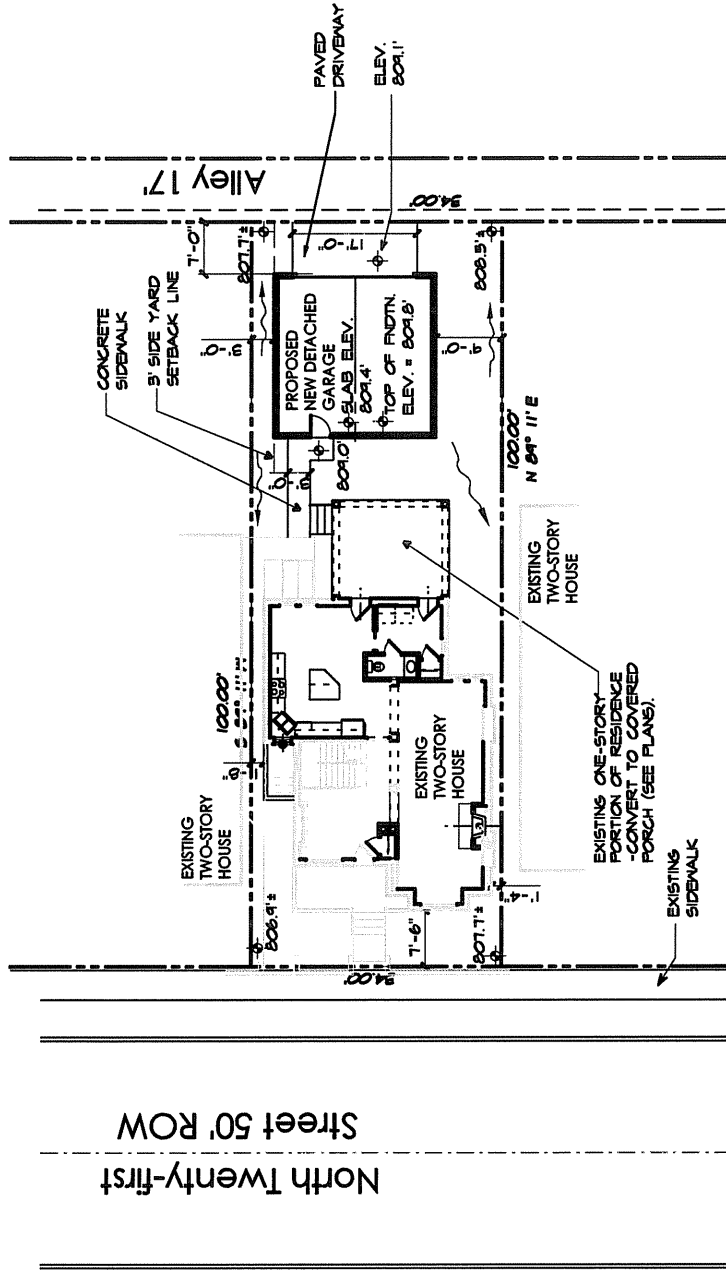
Signature of Applicant

Date

3-19-13

Amy Klaben, President/CEO for Columbus Housing Partnership, Inc.

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



Site Plan Notes:

LOT SQUARE FOOTAGE: 3,400 S.F.
 BUILDING COVERAGE AS SHOWN:
 PRINCIPLE STRUCTURE: 1334 S.F.
 DETACHED GARAGE: 484 S.F.
 TOTAL: 1823 S.F.

REAR YARD = 1,277 S.F. > 25% OF LOT AREA
 GARAGE COVERS 38% OF REAR YARD AREA



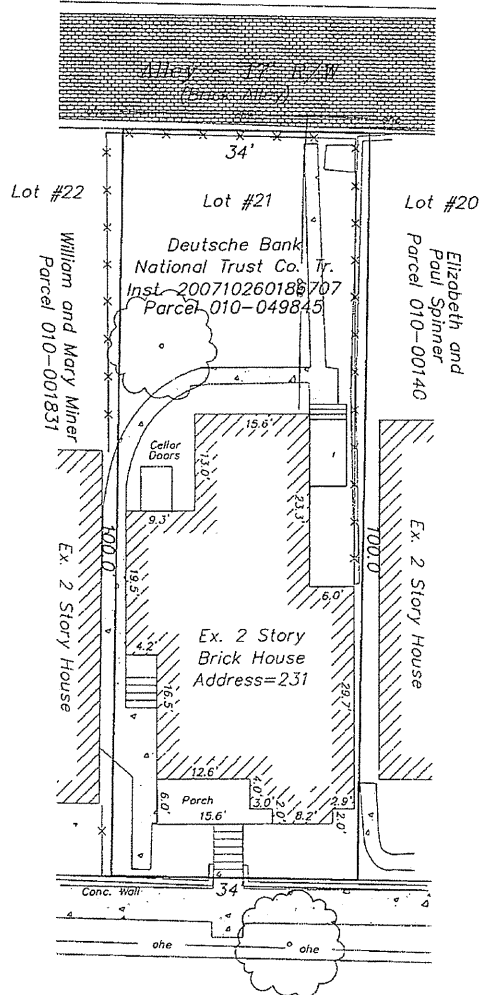
13310-00189
 231 N. 21st St.

A7 Site Plan

1/16" = 1'-0"

1 2 3 4 5 6

MORTGAGE LOCATION SURVEY FOR
COLUMBUS HOUSING PARTNERSHIP
Lot 21 of English and Moneypenny's Subdivision of Five Acres
Plot Book 3, Page 17
City of Columbus, Franklin County, Ohio



N. 21st Street ~ 50' R/W

13310-00189
231 N. 21st St.

NOTES:

- All linear dimensions shown are in feet or decimal parts thereof.
- F.E.M.A. Flood Zone Designation:
- Zone X (areas determined to be outside the 0.2% annual chance floodplain).
- Franklin County, Ohio and Incorporated Areas
- Map No.: 39049C0255 H, Effective Date: March 16, 2004
- Bearings are based on an assumed meridian, and are used only to denote angles.

LEGEND

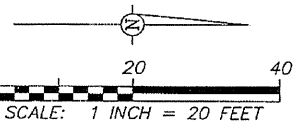
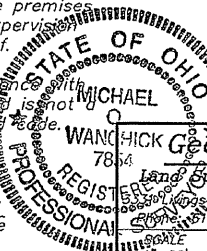
- ● 3/4" Iron Pipe (Found/Set)
- ⊕ ⊖ Light or Utility Pole
- x--- Fence Line

I hereby certify that the foregoing Mortgage Location Survey represents the results of an actual field survey of the premises performed in December 2007 under my responsible supervision and is correct to the best of my knowledge and belief.

This Mortgage Location Survey was prepared in accordance with Chapter 4733-38 of the Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said Code.

Michael O. Wanchick
Michael O. Wanchick
Ohio Professional Surveyor No. 7854

12/14/07
Date



Geo-Graphics Inc.

Land Surveying & Civil Engineering
5500 Kingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

DATE 12-14-07	DRAWN MOW	CHECKED KB	SHEET 1 OF 1
------------------	--------------	---------------	-----------------

[[mwanckick]] N:\2007\07003\MORT-213.DWG -- XREFS: -- DEC 14, 2007 -- 10:34:40 -- SCALE = 20.00



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/15/13



Disclaimer

Scale = 67'



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 informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

13310-00189
231 N. 21st St.



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 # _____

13310-00189

231 N. 21st St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Columbus Housing Partnership, Inc.
of (COMPLETE ADDRESS) 562 E Main St., Columbus, Ohio 43215
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

Columbus Housing Partnership, Inc. 562 E Main St., Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Amy Klaben
Amy Klaben, President/CEO for Columbus Housing Partnership, Inc.

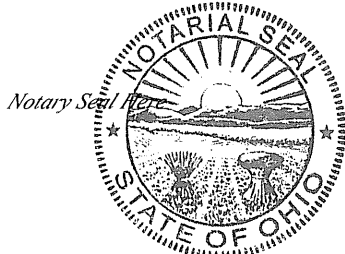
Subscribed to me in my presence and before me this 19th day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Emily R Moser

My Commission Expires:

10.30.16



Emily R Moser
Notary Public, State of Ohio
My Commission Expires 10-30-16

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