



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: # 13310-00000-00193
Date Received: 28 MAR 2013
Commission/Civic: CLINTONVILLE
Existing Zoning: _____ Application Accepted by: AF 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.

VARIANCE REQUEST FOR ZERO SETBACK
FOR GARAGE

LOCATION

1. Certified Address Number and Street Name 45 OAKLAND PARK AVENUE
City COLUMBUS State OH Zip 43214
Parcel Number (only one required) _____

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name ANDREW OSWALT
Address 45 OAKLAND PARK AVENUE City/State COLUMBUS, OH Zip 43214
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 _____
PROPERTY OWNER 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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Mar 28 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 45 OAKLAND PARK AVE COLUMBUS, OH

Mailing Address: 1 FIRST AMERICAN WAY
WESTLAKE, TX 76262

Owner: OSWALT ANDREW C OSWALT V

Parcel Number: 010031322

ZONING INFORMATION

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Clintonville 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

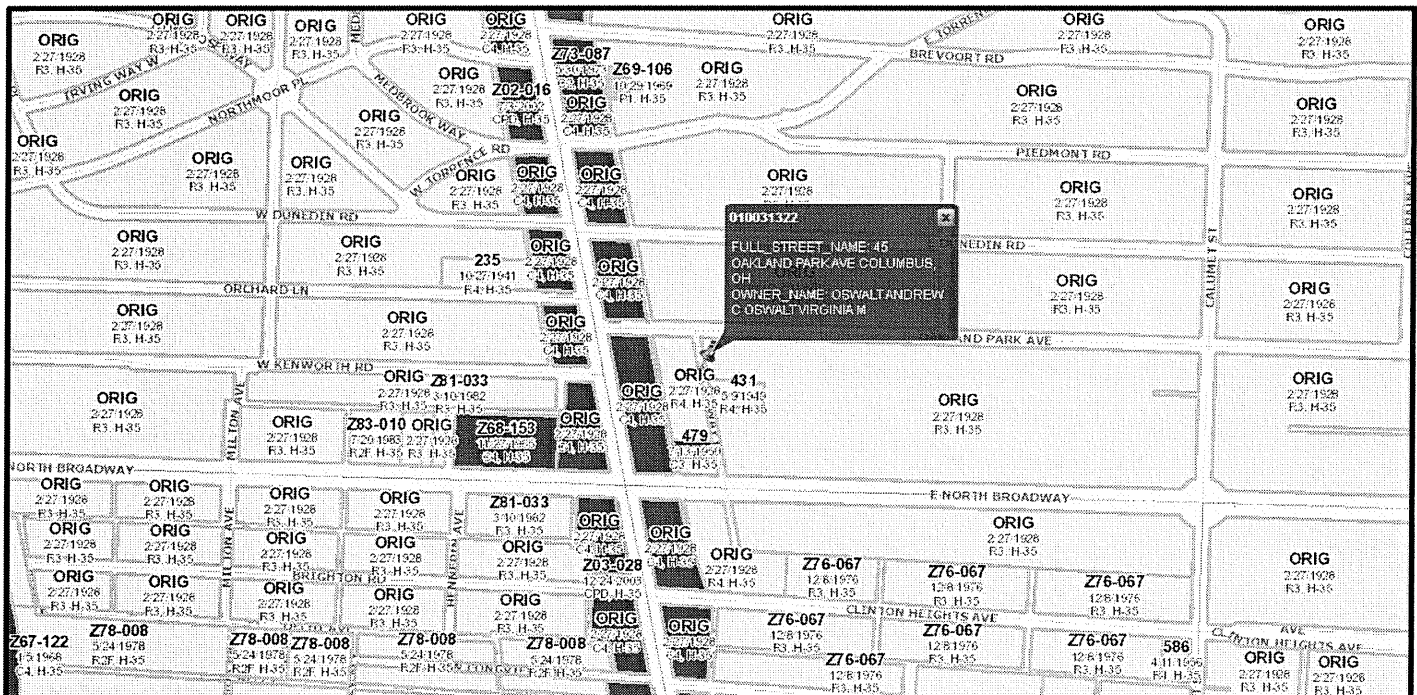
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ANDREW COWART
of (1) MAILING ADDRESS 45 OAKLAND PARK AVENUE
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) ANDREW COWART
45 OAKLAND PARK
AVENUE

COLUMBUS, OH 43214

ANDREW COWART

614 660 2332

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

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

(5) CLINTONVILLE AREA
COMMISSION

DANA BROWELL ZONING CHAIR
3982 H. HIGHT ST
COLUMBUS, OH 43214

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

Jim & Duce Conner 3140 Broadway Plaza, Columbus, OH 43214

DICK DREE 45 OAKLAND PARK AVE. COLUMBUS, OH 43214

QUINN & JESSIE FAULSTICH 61 OAKLAND PARK AVE COLUMBUS, OH 43214

RICK P. AIT 49 OAKLAND PARK AVE. COLUMBUS, OH 43214

MIKE RYAN 50 OAKLAND PARK AVE. COLUMBUS, OH 43214

☐ (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 18TH day of MARCH, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires: 02-04-2014



Rohinton Pesika
Notary Public, State of Ohio

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STATEMENT OF HARDSHIP

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:

OUR LOT IS UNIQUELY SHAPED
DUE TO THE ANGLE OF
BROADWAY PLACE. AS SUCH, EVEN
THOUGH THE FRONT OF THE
LOT IS A STANDARD WIDTH,
THE BACK IS EXTREMELY
NARROW AND CREATES
SIGNIFICANT CHALLENGES
FOR REPLACING THE
CURRENT DILAPIDATED
GARAGE WITH A MORE
FUNCTIONAL, TWO-CAR GARAGE.

Signature of Applicant _____

Date _____

3/18/13

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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:

The Talon Group and/or Priority Mortgage Corporation

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Part of Lot 7 Loren & Dennison's Subdivision Known as North Broadway Plat Book 4, Page 370 and Part of Vacated Alley

Applicant: Oswalt 71333-q

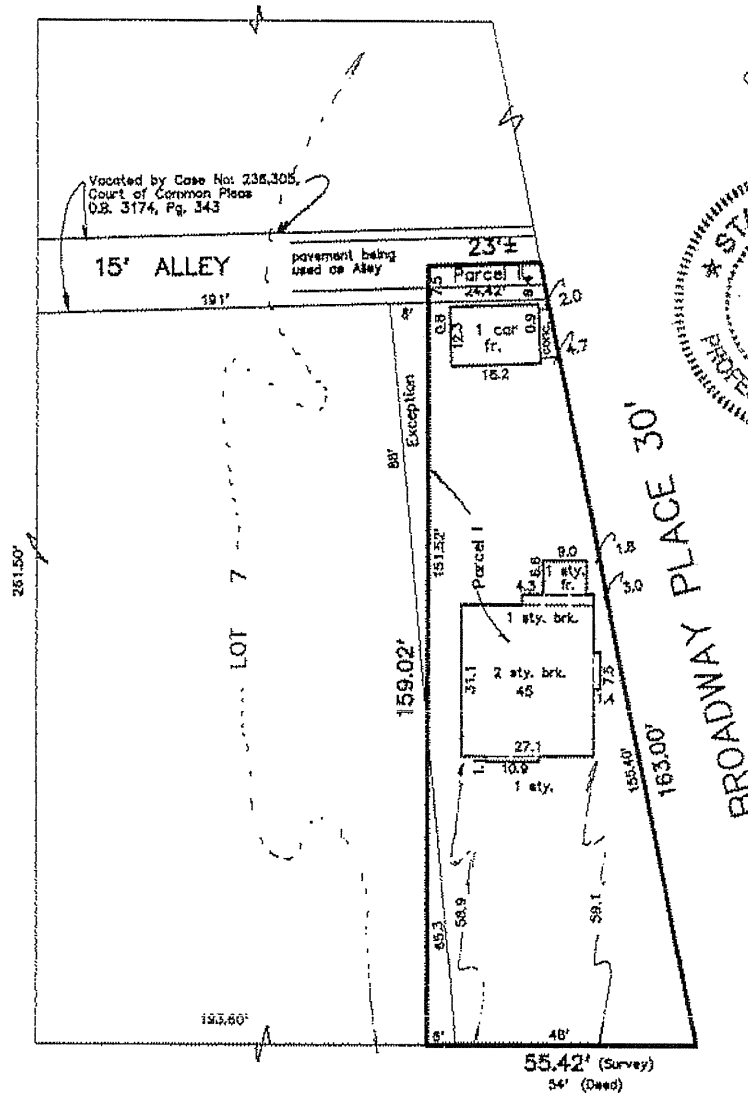
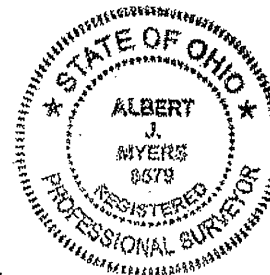
Posted Address: 45 Oakland Park Ave., Columbus, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0144G

Apparent Encroachments: 1) Pavement Crossing Property and being used as an Alley.



Scale 1" = 30'
Date: 02/21/2007



OAKLAND PARK AVENUE 60'

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By Albert J. Myers
Professional Surveyor

Myers Order No. - 19-02/20/2007

2007022019

Rec.

Field

DWG

Ltr.

Ch.

Ran

qh

DO

GENERAL INFORMATION

Address: 45 Oakland Park
Columbus, Ohio 43214

Scope of Project: Demolition of existing one-car garage
and construction of new two-car garage.

Variance Request: Reduction of Side Yard requirement
Reduction of Rear Yard requirement

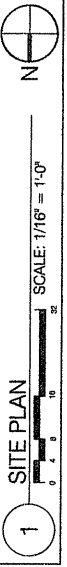
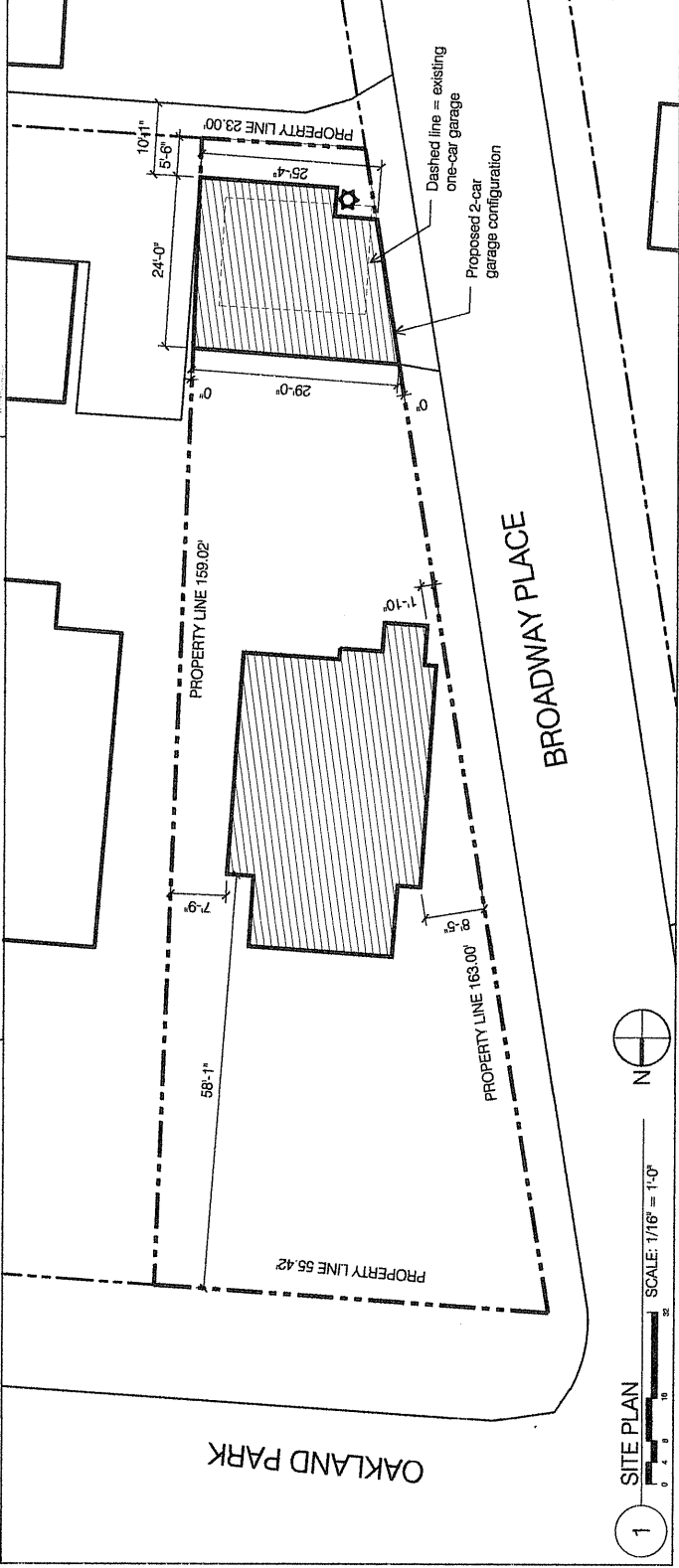
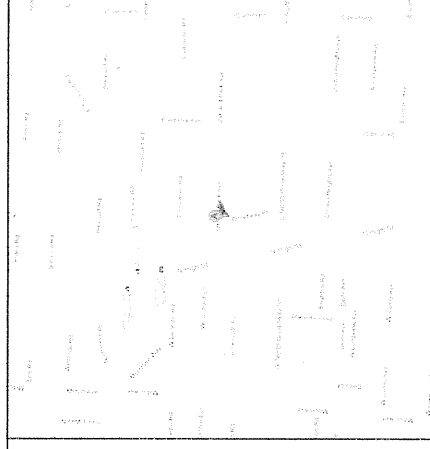
Footprint House Existing: 1,090 sf
Footprint Garage Existing: 313 sf

Total SF Site Existing: 6,304 sf

ZONING: R-3 Residential

Maximum Lot Coverage	Actual	Zoning Req'd
Lot Coverage Existing:	1,403 sf total	3,482 (50%) allowable
Lot Coverage Proposed:	1,707 sf total	
Minimum Lot Size	Actual	Zoning Req'd
Lot Size Width:	55.42' front 23.00' rear 39.21' avg	50'-0" min.
Side Yard	Actual	Zoning Req'd
Side Existing West:	1'-10"	3' or align w/ existing
Side Proposed West:	0'-0"	Request Variance
Side Existing East:	7'-9"	3' or align w/ existing
Side Proposed East:	0'-0"	Request Variance
Rear Yard	Actual	Zoning Req'd
Rear Yard Existing:	1,755 sf	25% of lot (1,576 sf)
Rear Yard Proposed:	1,497 sf	Request Variance
Garage	Actual	Zoning Req'd
SF Proposed	617 sf	45% R.Y. (713 sf) or 750sf
Height Proposed:	14'	15'

VICINITY MAP



THE OSWALT RESIDENCE
45 OAKLAND PARK
COLUMBUS, OH 43214

ZONING

SCALE: 1/16" = 1'-0"
PROJECT NO.:

PROPERTY SITE PLAN
DATE: MAR 6, 2013
SHEET NO.:

L1.0



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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ANDREW OSWALT
of (COMPLETE ADDRESS) 45 OAKLAND PARK AVENUE, 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

ANDREW OSWALT 45 OAKLAND PARK AVE.
COLUMBUS, OH 43214

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18TH day of MARCH, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Rohinton Pesika

My Commission Expires: 0

02-04-2014



Rohinton Pesika
Notary Public, State of Ohio
My Commission Exp.
Feb 4, 2014

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