



# 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: 13310-0-00284  
Date Received: 4/26/13  
Commission/Civic: University  
Existing Zoning: R-4 Application Accepted by: W. Reiss Fee: \$315.00  
Comments: 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.

3332.28 Section F + G To increase area from 720 to 728  
To increase height from 15 to 22  
3332.26 C To reduce minimum side yard from 3' to 6"

## LOCATION

1. Certified Address Number and Street Name 120 King Ave  
City Columbus State OH Zip 43201  
Parcel Number (only one required) 010030253

## APPLICANT: (IF DIFFERENT FROM OWNER)

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

## PROPERTY OWNER(S):

Name Chris and Candace Pflum  
Address 120 King Ave City/State Columbus Zip OH  
Phone # 614-206-4954 Fax # \_\_\_\_\_ Email cpflum2@gmail.com  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name None  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE CPflum  
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



Mayor Michael B. Coleman

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### AFFIDAVIT

13310-00284

120 King Ave.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chris Pflum  
of (1) MAILING ADDRESS 120 King Ave. Columbus, OH 43201  
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) Pflum, Christopher and Candace  
120 King Ave.  
Columbus, OH 43201

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

Chris Pflum  
614-206-4954

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

(5) University Area Commission  
Susan Keeney  
358 King Ave. Columbus, OH 43201

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 exhibit A

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 26 day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires

OCT 30, 2016

Notary Seal Here



NANA K TWUMASI  
Notary Public, State of Ohio  
My Commission Expires

October 30, 2016

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**APPLICANT**

Chris Pflum  
120 King Ave.  
Columbus, OH 43201

WENDY FROEBE  
ROBERT VINCENT  
1406 HUNTER AVE.  
COLUMBUS, OH 43201

SOUTH CENTRAL OHIO DISTRICT  
CHURCH  
5004 HOOVER RD.  
GROVE CITY, OH 43123

**PROPERTY OWNER**

Candace Pflum  
Chris Pflum  
120 King Ave.  
Columbus, OH 43201

MARTHA MCGREEVY  
CAROLYN PHILLIPS  
1276 HUNTER AVE.  
COLUMBUS, OH 43201

JASON BOWERS  
JULIE BOWERS  
4211 WOODBRIDGE RD.  
COLUMBUS, OH 43201

**SURROUNDING PROPERTY OWNERS**

HAKEEM SHITTU  
1000 URLIN AVE. APT 1501  
COLUMBUS, OH 43212

SUSAN A SENA  
97 MCMILLEN AVE  
COLUMBUS, OH 43201

EDWIN ANDERSON  
CHRISTINA ANDERSON  
137 KING AVE.  
COLUMBUS, OH 43201

SUSAN A SENA  
97 MCMILLEN AVE  
COLUMBUS, OH 43201

GAS PROPERTIES  
2425 N. HIGH ST.  
COLUMBUS, OH 43202

WINKLE OSU LLC  
10 N. HIGH ST.  
COLUMBUS, OH 43215

C B REDEVELOPMENT LLC  
7861 BRINT RD.  
SYLVANIA, OH 43560

MARK SWORTWOOD  
124 W. KING AVE.  
COLUMBUS, OH 43201

JOY W SCHOLL TRUSTEE  
WEISENT FAMILY TRUST  
80 W. HENDERSON RD.  
COLUMBUS, OH 43214

MARK SWORTWOOD  
124 W. KING AVE.  
COLUMBUS, OH 43201

ETHAN HANSEN  
ALEXIS HANSEN  
117 KING AVE.  
COLUMBUS, OH 43201

OBERT L. HOOVER  
ESTER HOOVER  
3433 TOWNSHIP ROAD 175  
WEST LIBERTY, OH 43357

RODNEY HILD  
2397 LYTHAM RD  
COLUMBUS, OH 43220

**13310-00284**  
**120 King Ave.**





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### STATEMENT OF HARDSHIP

13310-00284

120 King Ave.

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:

Lot 15 narrow (30'), limiting space for a garage. Existing structure on neighboring lot encroaches on the property line. Other residents park along alley, limiting turning space and forcing garage to sit further in than would be desired. Pitch of roof designed to match main structure. Failure to utilize space along west property line will encourage neighbors to encroach while parking.

Signature of Applicant

*[Handwritten Signature]*

Date

4/25/13

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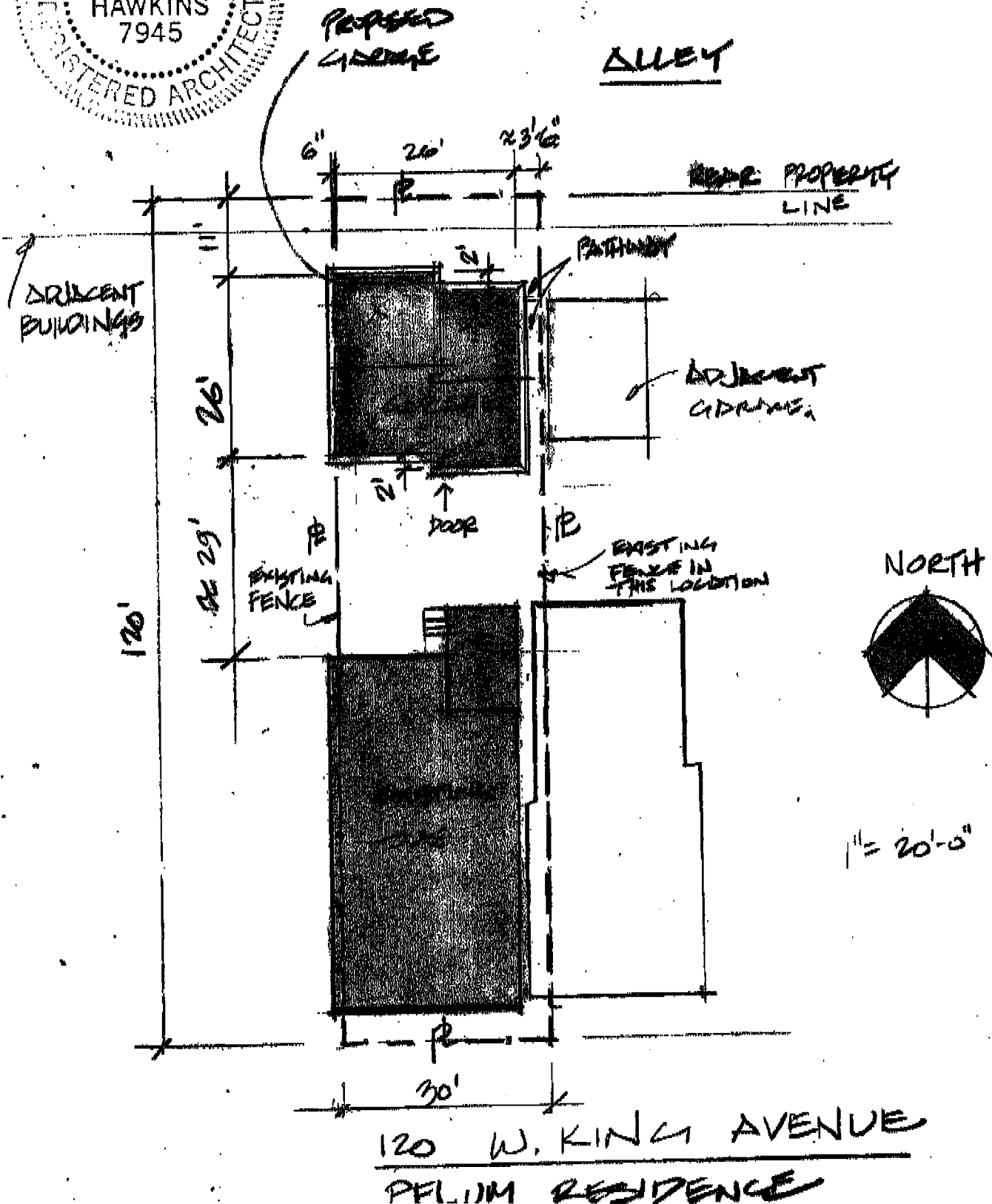
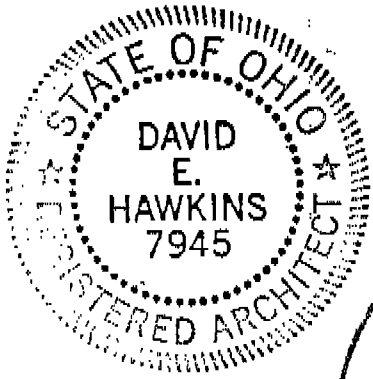
Please make all checks payable to the Columbus City Treasurer

DAVID HAWKINS  
ARCHITECT  
64-582-5954

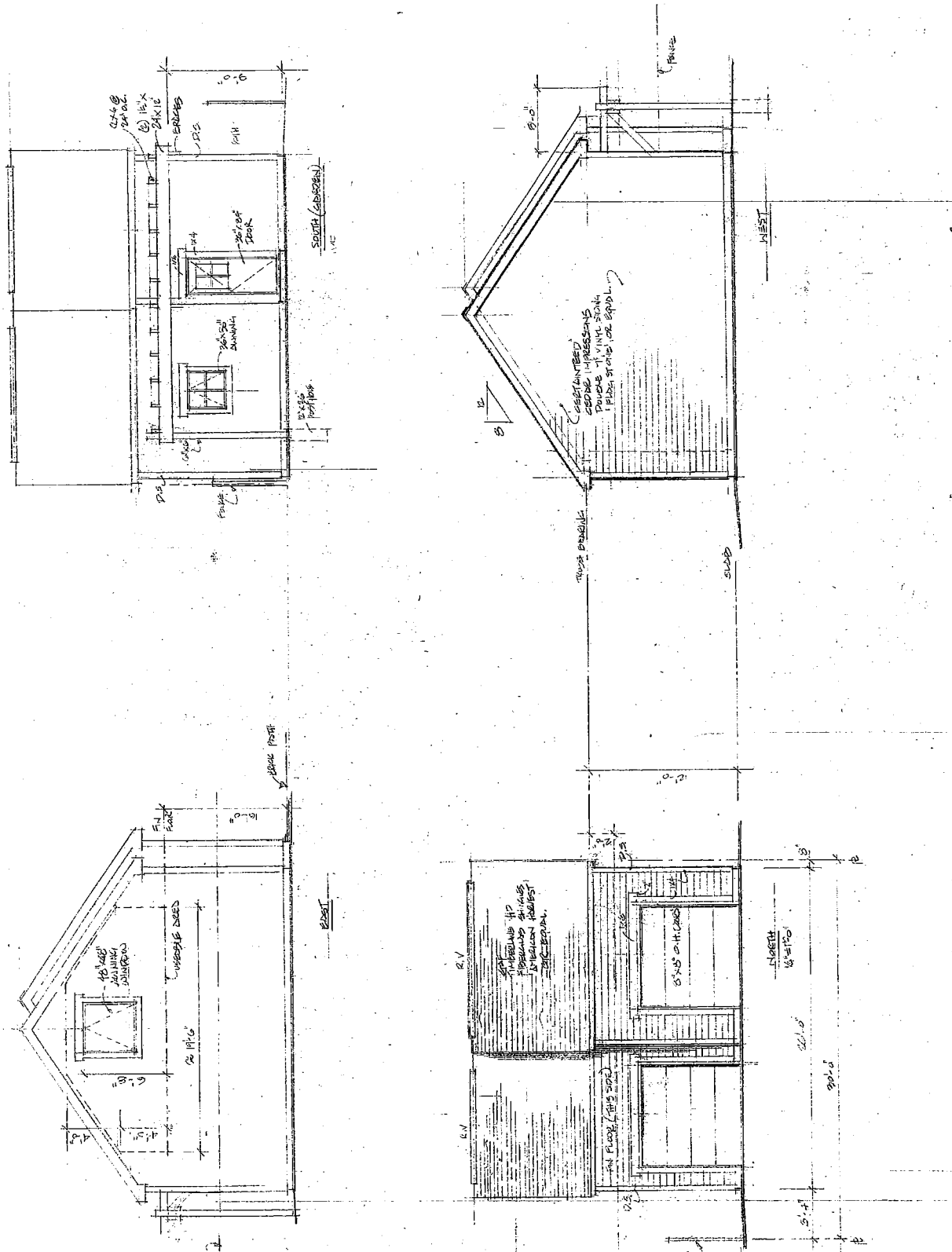
TO/CHRIS PELUM  
213-7306

AXON/SEPT/12  
REVISION DEC/2013

13310-00284  
120 King Ave.



ELECTRICAL  
 MECHANICAL  
 PLUMBING

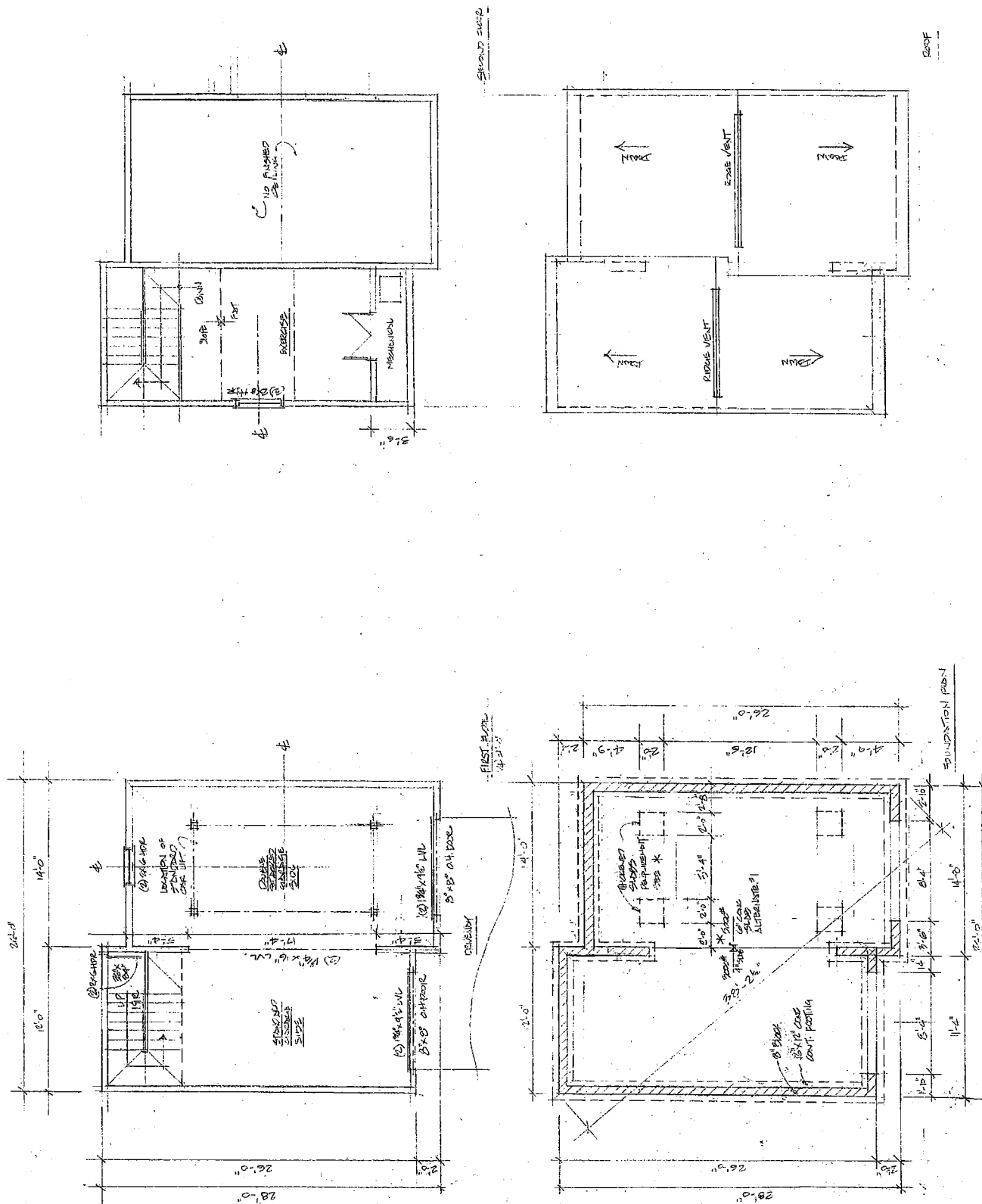


PELUM EAGLE  
 120 KING AVENUE

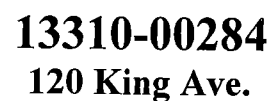
13310-00284  
 120 King Ave.

**13310-00284**  
**120 King Ave.**

PF LUM GADGETS  
120 KING AVENUE









# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010030253

Zoning Number: 120

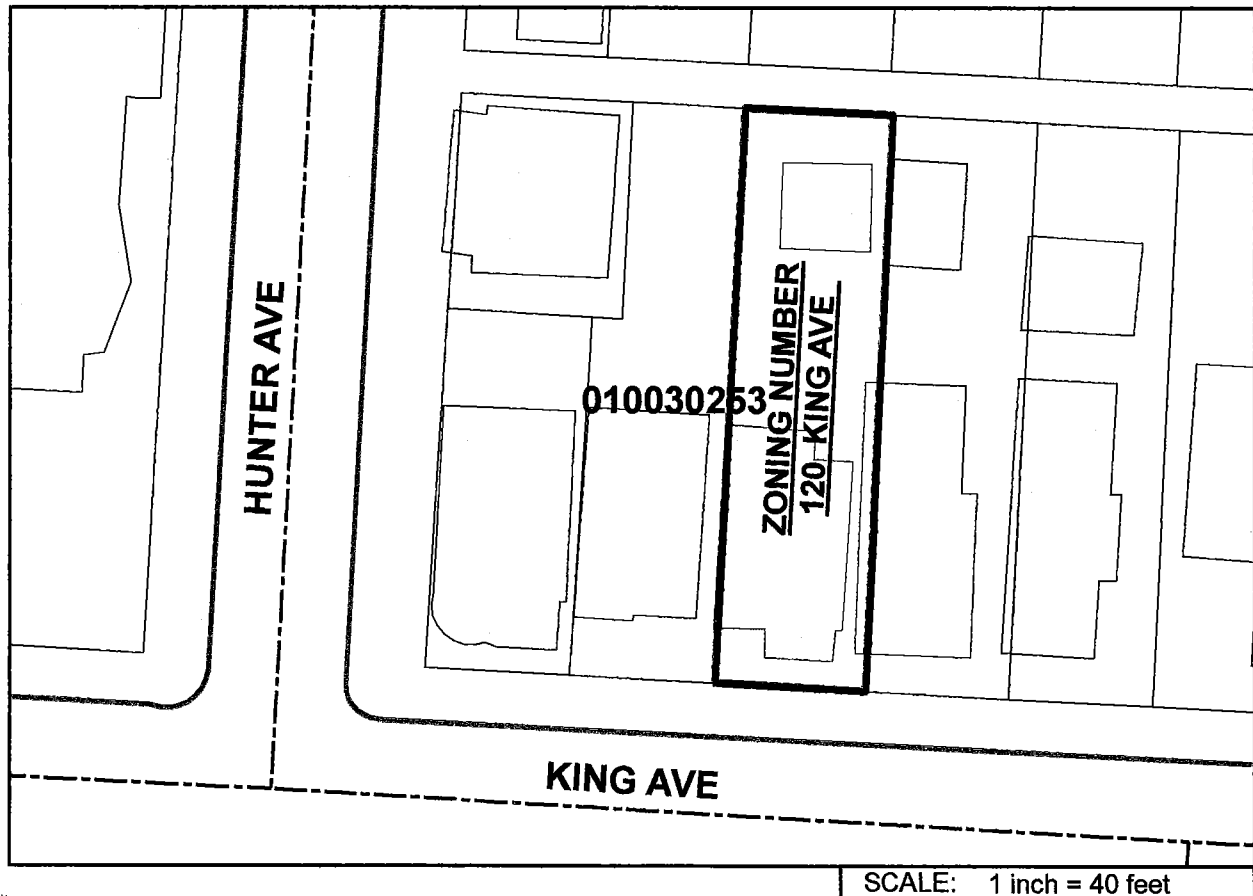
Street Name: KING AVE

Lot Number: 128

Subdivision: E T MCMILLENS

Requested By: PFLUM CHRISTOPHER S (OWNER)

Issued By: Patricia A. Austin Date: 4/19/2013



SCALE: 1 inch = 40 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 13435



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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

**13310-00284**

**120 King Ave.**

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Chris Pflum

of (COMPLETE ADDRESS) 120 King Ave. Columbus OH 43201

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

Pflum, Christopher and Candace 120 King Ave. Columbus, OH 43201

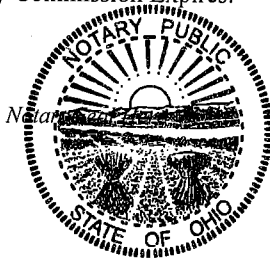
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25 day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

OCT 30, 2016



**NANA K TWUMASI**

Notary Public, State of Ohio

My Commission Expires

October 30, 2016

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