



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

109 Front

OFFICE USE ONLY

Application Number: 13310-0-00847
Date Received: 11/21/13
Commission/Civic: Greater Hilltop
Existing Zoning: R-2F Application Accepted by: D. Reiss Fee: \$315.00
Comments: 1/28/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Variance to reduce required side minimum yard from 5 ft to 3.9. 3332.26 Minimum side yard required. 3332.25. Maximum side yards required. Reduce from 20% to 5.4%.

LOCATION

1. Certified Address Number and Street Name 1243 TREVOR COURT
City COLUMBUS State OH Zip 43204
Parcel Number (only one required) 570-218275

APPLICANT: (IF DIFFERENT FROM OWNER)

Name JEFFREY D STEWART
Address 1243 TREVOR CT City/State COLUMBUS OH Zip 43204
Phone # (614) 202-8547 Fax # _____ Email JEFFNBRENDA99@YAHOO.COM

PROPERTY OWNER(S):

Name JEFF & BRENDA STEWART
Address 1243 TREVOR COURT City/State COLUMBUS, OH Zip 43204
Phone # (614) 202-8547 Fax # _____ Email JEFFNBRENDA99@YAHOO.COM
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name JEFF STEWART
Address 1243 TREVOR COURT City/State COLUMBUS, OH Zip 43204
Phone # (614) 202-8547 Fax # _____ Email: JEFFNBRENDA99@YAHOO.COM

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [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



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AFFIDAVIT

13310-00847

1243 Trevor Ct.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JEFFREY DAVID STEWART
of (1) MAILING ADDRESS 1243 TREVOR CT, COLUMBUS, OH 43204

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) JEFFREY D STEWART

AND MAILING ADDRESS

1243 TREVOR CT

COLUMBUS, OH 43204

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

JEFFREY D STEWART

(614) 202-8547

AREA COMMISSION OR CIVIC GROUP

(5) GREG LARGE

AREA COMMISSION ZONING CHAIR OR

PO BOX 28052

CONTACT PERSON AND ADDRESS

COLUMBUS, OH 43228

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>K-F MANAGEMENT LLC</u>	<u>1230-262 DEMAREST RD</u>	<u>3909 GROVES RD COLUMBUS OH 43232</u>
<u>GINA FALKERSON</u>	<u>1261 TREVOR CT</u>	<u>2375 N GLENVILLE DR RICHARDSON TX 75082</u>
<u>LINDA WILHELM</u>	<u>1255 TREVOR CT</u>	<u>95 METHODIST HILL DR, ROCHESTER, NY 14623</u>
<u>EVAN MURLIN</u>	<u>1241 TREVOR CT</u>	<u>PO BOX 711 HILLIARD OH 43026</u>
<u>RITA STATEN</u>	<u>1237 TREVOR CT</u>	<u>5534 E KEMPER RD 122 CINCINNATI, OH 45249</u>

☒ (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

13 day of SEPTEMBER, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
6-6-17

My Commission Expires:

Notary Seal Here



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K F MANAGEMENT LLC
3909 GROVES RD
COLUMBUS, OH 43232

DOROTHY WELLS
1264 TREVOR CT
COLUMBUS, OH 43204

GINA FULKERSON
1261 TREVOR CT
COLUMBUS, OH 43204

JOSEPH C AND CELIA A MESSER
1191 TREEHAVEN LN
COLUMBUS, OH 43204

LINDA J WILHELM
1255 TREVOR CT
COLUMBUS, OH 43204

SCOTT L & SARA J VANMETER
1197 TREEHAVEN LN
COLUMBUS, OH 43204

EVAN A AND SHANNON R MURLIN
PO BOX 711
HILLIARD, OH 43026

RICHARD A KARSHNER
1203 TREEHAVEN LN
COLUMBUS, OH 43204

JEFFREY D & BRENDA A STEWART
1243 TREVOR CT
COLUMBUS, OH 43204

JEFFREY B & RHONDA G FRANCIES
1209 TREEHAVEN LN
COLUMBUS, OH 43204

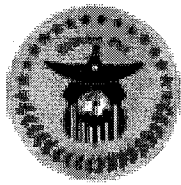
RITA R STATEN
1237 TREVOR CT
COLUMBUS, OH 43204

WILLIAM H & TIFFANY L HORTON
1238 TREVOR CT
COLUMBUS, OH 43204

DANIEL J & KAREN L HOPPER
1244 TREVOR CT
COLUMBUS, OH 43204

WM J & EDELTRAUD L WATERS
1252 TREVOR CT
COLUMBUS, OH 43204

JAMES R & APRIL J GRIFFIN
1258 TREVOR CT
COLUMBUS, OH 43204



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00847

1243 Trevor Ct.

One Stop Shop Zoning Report Date: Thu Nov 21 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1243 TREVOR CT COLUMBUS, OH

Mailing Address: 1 HOME CAMPUS

DES MOINES, IA 50328

Owner: STEWART JEFFREY D STEWART BREI

Parcel Number: 570218275

ZONING INFORMATION

Zoning: Z89-162, Residential, R2F

effective 3/26/1990, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Greater Hilltop 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

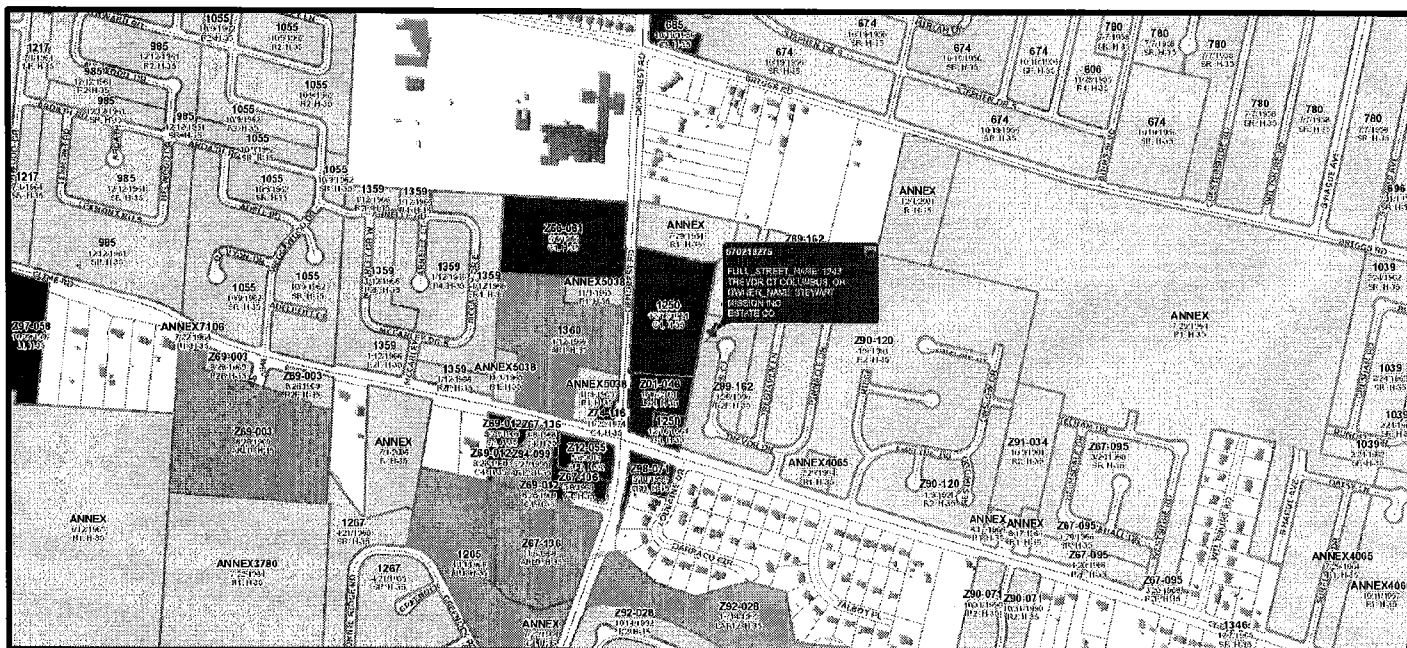
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

13310-00847

1243 Trevor Ct.

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:

I NEED TO ADD ANOTHER PARKING SPACE TO MY DRIVEWAY BECAUSE MY MOTHER HAS MOVED INTO MY HOUSE AND MY DRIVEWAY ISN'T LONG ENOUGH TO ACCOMMODATE ANOTHER CAR AND ALLOW MY WIFE AND I TO LEAVE THE GARAGE IF WE NEED TO GO SOMEWHERE. TO DO THIS I MUST LAY ASPHALT ALONGSIDE MY HOUSE IN AN 18 X 9 BOX TO ALLOW ENOUGH SPACE FOR THE CAR. IN ORDER TO GET THIS DONE I NEED A VARIANCE TO REDUCE THE SIDE YARD MINIMUM FROM 5 FEET TO ZERO TO ONE FOOT.

Signature of Applicant

Date

09/13/13

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FAX:614-235-4559

05C



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

**The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits**

Parcel ID: 570218275

Project Name: SINGLE FAMILY HOME

House Number: 1243

Street Name: TREVOR CT

Lot Number: 19

Subdivision: HEATHERBROOK SEC 1

Work Done: REMODEL

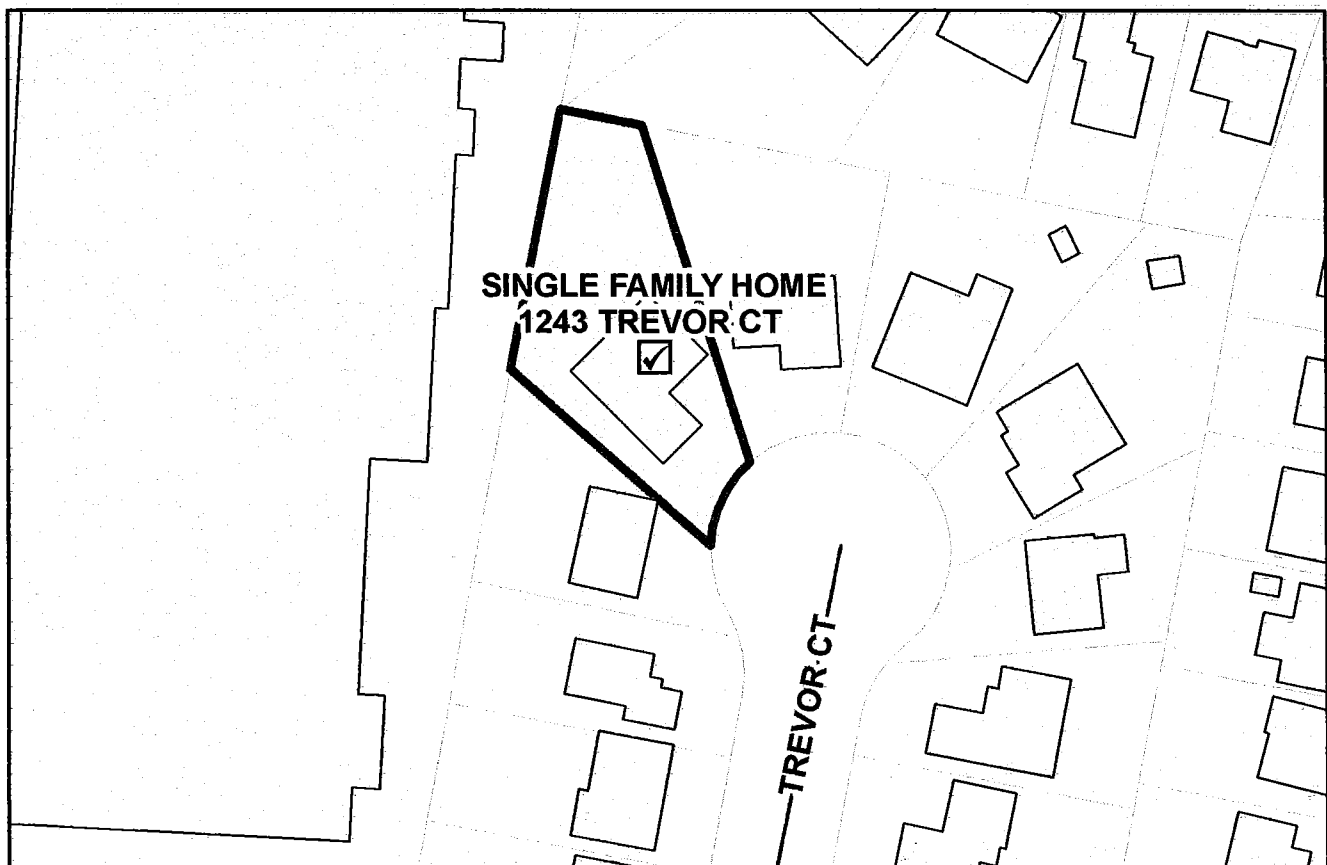
Complex: HEATHERBROOK

Owner: JEFFREY D AND BRENDA A STEWART

Requested By: JEFFREY D AND BRENDA A STEWART

Printed By: James P. Reagan

Date: 9/13/2013



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

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 96278





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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 #

13310-00847

STATE OF OHIO
COUNTY OF FRANKLIN

1243 Trevor Ct.

Being first duly cautioned and sworn (NAME) JEFFREY D STEWART
of (COMPLETE ADDRESS) 1243 TREVOR CT COLUMBUS OH 43204
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

JEFFREY D STEWART

1243 TREVOR CT COLUMBUS OH 43204

SIGNATURE OF AFFIANT

[Handwritten Signature]

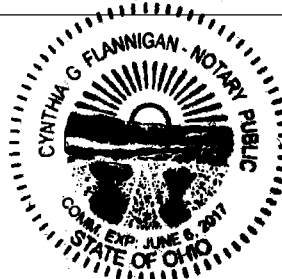
Subscribed to me in my presence and before me this 13 day of SEPTEMBER, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]
6-6-17

My Commission Expires:

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