

# One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 3/30/2010 2:07:09 PM

## Parcel Report

| Parcel ID | Owner                     | Address                                |
|-----------|---------------------------|----------------------------------------|
| 010023779 | RITCHEY JOHN G & EMELIE J | 182 E NORTH BROADWAY COLUMBUS OH 43214 |

## Base Zoning Report

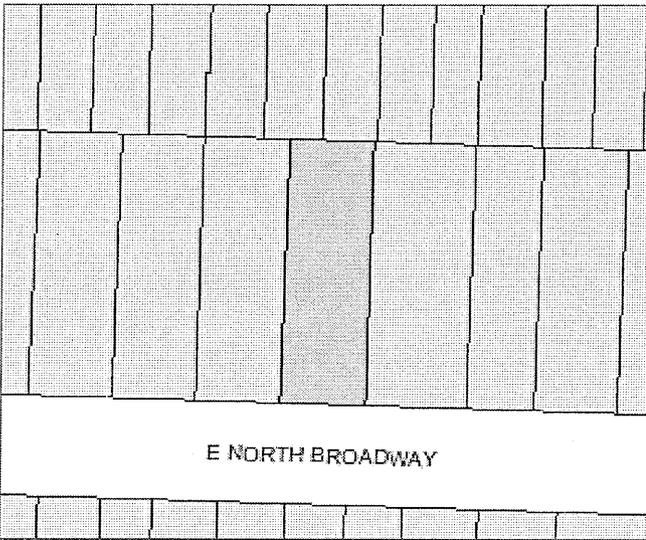
| Case Number | Classification | Height District | Map Number | General Zoning Category | Limitation Text                 |
|-------------|----------------|-----------------|------------|-------------------------|---------------------------------|
| ORIG        | R3             | H-35            | 20         | Residential             | <a href="#">(View Document)</a> |

## Flood Zone

| Firm Panel | Flood Zone | SFHA | Panel Type | FZONE |
|------------|------------|------|------------|-------|
| TBD        | X          | OUT  | CURRENT    | X     |

## Area Commissions

| Area Name                    | INFObase URL                  |
|------------------------------|-------------------------------|
| Clintonville Area Commission | <a href="#">INFObase Page</a> |



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

**10310-00000-00048**  
**182 E. NORTH**  
**BROADWAY**

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue, Columbus, Ohio 43224



**AFFIDAVIT**

**10310-00000-00048**

**182 E. NORTH  
BROADWAY**

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME GARY J. ALEXANDER  
of (1) MAILING ADDRESS 1324 DUBLIN RD. 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 182 E. NORTH BROADWAY  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) \_\_\_\_\_  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

(4) JOHN G. & EMELIE J RITCHEY  
182 E. NORTH BROADWAY  
COLUMBUS, OHIO 43214

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

JOHN G. RITCHEY

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

(5) CLINTONVILLE AREA COMMISSION  
SAJIDY SIMPSON - ZONING CO-CHAIR

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 ENCLOSED LIST)

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

SIGNATURE OF AFFIANT

(8) Gary J. Alexander

Subscribed to me in my presence and before me this 15 day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Shawna Lapteanu

My Commission Expires:

6/23/14

Notary Seal Here



SHAWNA LAPTEANU  
Notary Public, State of Ohio  
My Commission Expires June 23, 2014

Gary J. Alexander  
Architect

1324 Dublin Road, Columbus, Ohio 43215  
(614) 487-0637 Fax (614) 486-4040

Statement of Hardship

182 E. North Broadway

The residence at 182 E. North Broadway is a historic structure constructed in the second decade of the twentieth century. One of the most distinctive features of this home is the gambrel roof. The new garage addition is required because the original detached garage is so small it can barely accommodate one car. Additional garage space is needed for the storage of cars, gardening and lawn equipment.

The new two-car garage is designed to be visually compatible with the historic home. The gambrel roof of the garage, which visually links the garage with the house, exceeds the 15'-0" limit by 5'-0". The variance to exceed the 15'-0" limit for detached garages is needed so that the garage can be integrated with the structures presently on the site.

This variance has been granted to clients of this architect at 295 E. North Broadway and 237 W. Dunedin. The recently completed detached garage five homes to the east of this property also exceeds the 15'-0" limit. Granting this variance will permit the applicant to construct a garage that is compatible with his home, just as others have done in the community.

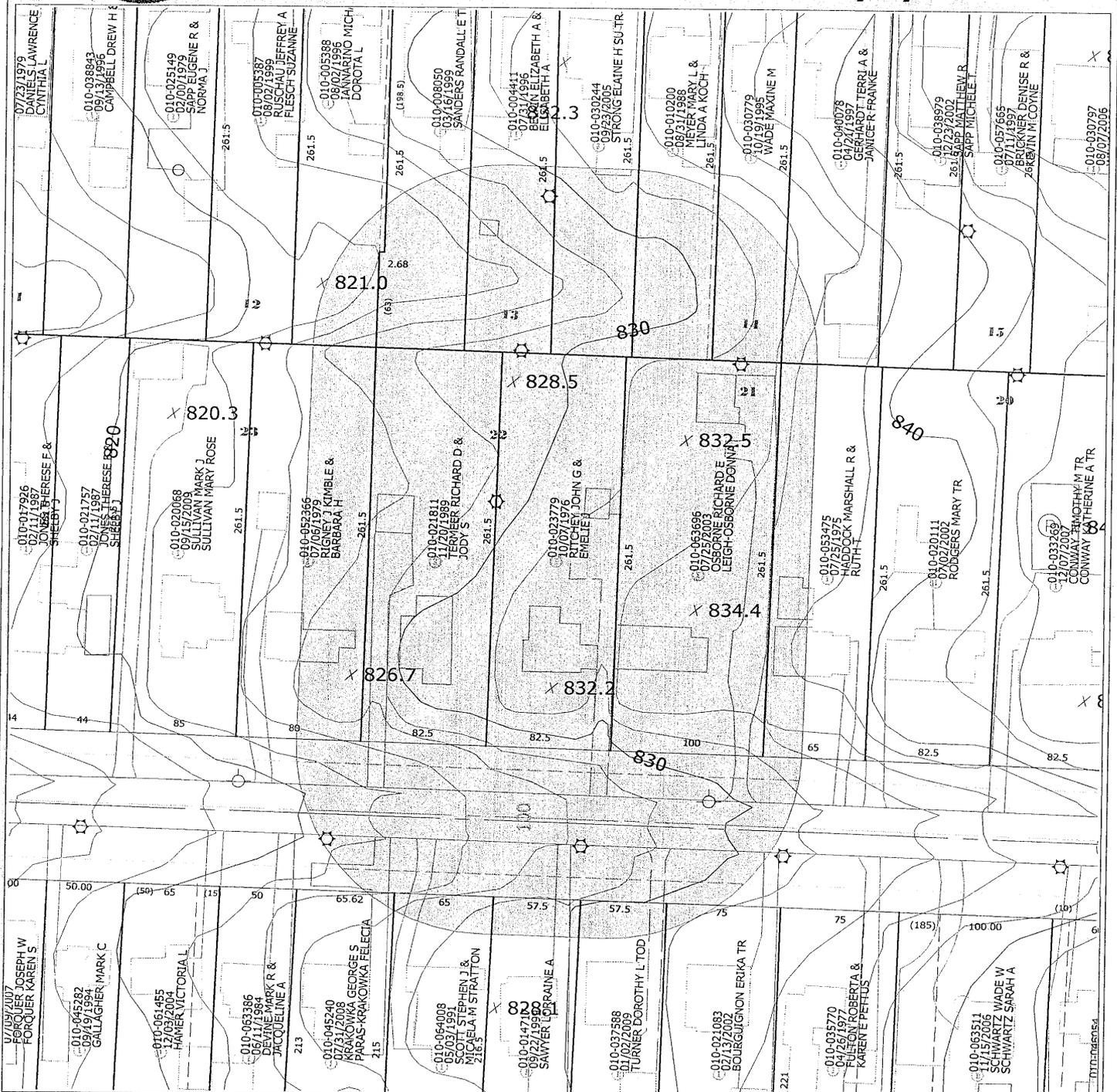
**10310-00000-00048**  
**182 E. NORTH**  
**BROADWAY**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: d

DATE: 3/5/10



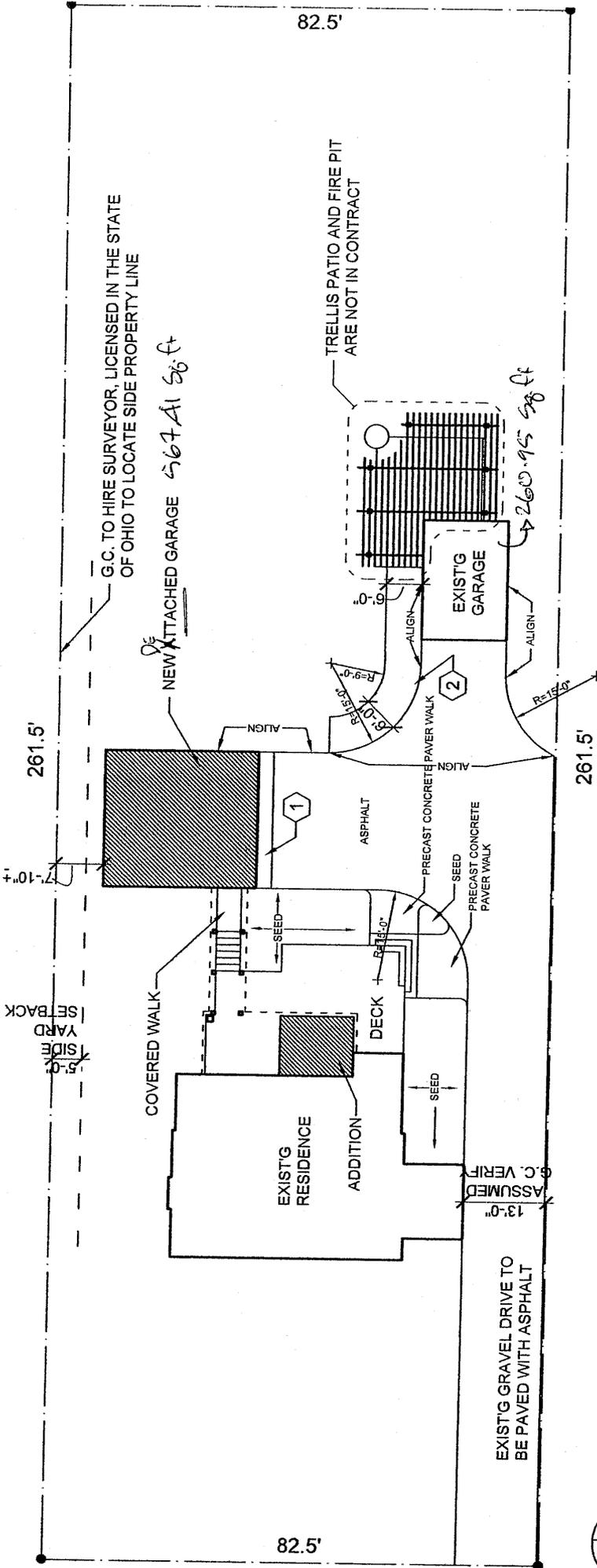
Disclaimer

Scale = 98'



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

**10310-00000-00048**  
**182 E. NORTH BROADWAY**



**ADDITION & REMODELING  
THE RITCHEY RESIDENCE  
182 E. NORTH BROADWAY**

GARY J. ALEXANDER  
REGISTERED ARCHITECT  
#8906

Gary J. Alexander,  
Architect  
1324 Dublin Road, Columbus, Ohio 43215  
(614) 767-0637 Fax (614) 486-4000

DATE: 03-08-10

A-1

TOTAL GARAGE AREA = 897 sq ft  
TOTAL NET FLOOR AREA = 828 sq ft

**10310-00000-00048**  
**182 E. NORTH BROADWAY**

ALL RUNOFF FROM NEW DRIVEWAY TO BE DIRECTED TO STREET OR TO THE WEST. NO RUNOFF TO BE DIRECTED TOWARD NEIGHBORING PROPERTY TO THE EAST.

**SITE PLAN**  
SCALE: 1" = 20'-0"

**SITE PLAN NOTES**

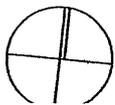
- 1. CONCRETE APRON
- 2. CONCRETE WALK

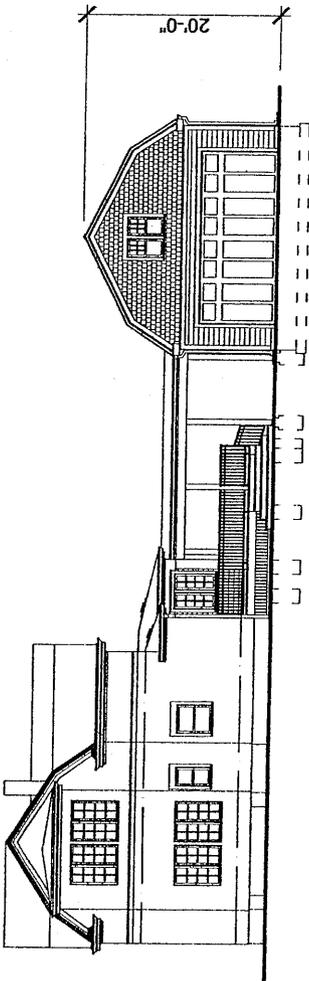
**ZONING NOTES**

ZONING DISTRICT R-3

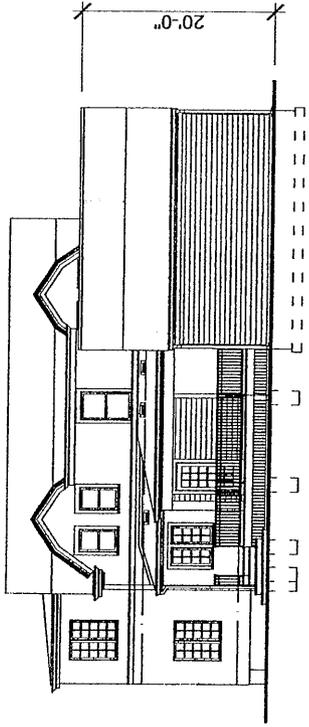
MAXIMUM SIDE YARD SETBACK SUM 16'-0"

MINIMUM SIDE YARD SETBACK 5'-0"

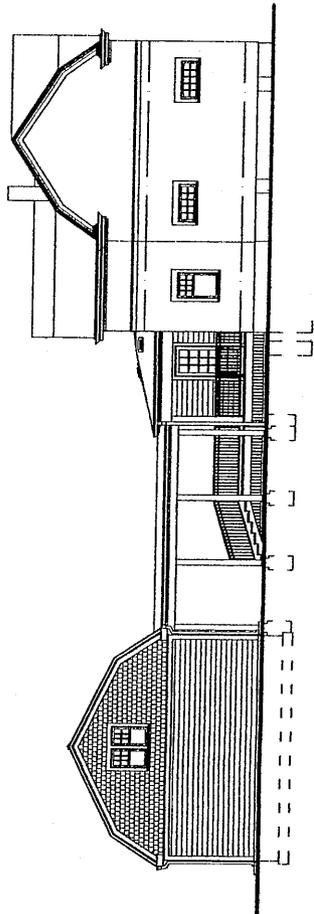




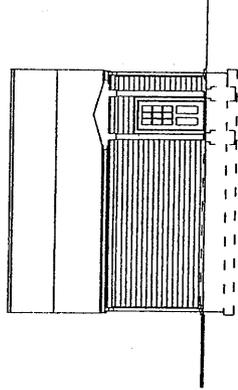
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ADDITION & REMODELING  
 THE RITCHEY RESIDENCE  
 182 E. NORTH BROADWAY

STATE OF OHIO  
 GARY  
 J. ALEXANDER  
 168208  
 REGISTERED ARCHITECT

Gary J. Alexander,  
 Architect  
 1324 Dublin Road, Columbus, Ohio 43215  
 (614) 487-0837 Fax (614) 486-4940

DATE: 03-08-10

A-2

**10310-00000-00048**  
**182 E. NORTH**  
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