



#10310-00000-00100

OFFICE USE ONLY

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: \_\_\_\_\_  
Date Received: 15 APR 2010 Planning Area: \_\_\_\_\_  
Date of Hearing: JUNE 2010 Acreage: \_\_\_\_\_  
Zoning Fee: \$315 Address Fee \_\_\_\_\_  
Existing Zoning \_\_\_\_\_ Accepted by \_\_\_\_\_

PAID

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance  Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: extension of front porch - TO REDUCE BUILDING SET BACK FROM 25' to 10'. 3332.21 to reduce from 11.2' to 6'

BUILDING SERVICES

APR 1 2 PAID

LOCATION

1. Certified Address Number and Street Name 1525 Franklin Park South  
City Columbus State OHio Zip 43205

Parcel Number (only one required.) 010-050023

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name SAME AS OWNER  
3. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
4. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
5. Email Address \_\_\_\_\_

PROPERTY OWNER(S)

6. Name CARLYN Properties (Carolyn Moell)  
7. Address 10478 Buxton Pl City Powell Zip 43065  
8. Phone# 614-889-9983 Fax # 614-889-9983  
9. Email Address CLM 8800@yahoo.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name \_\_\_\_\_  
11. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
12. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
13. Email Address \_\_\_\_\_

SIGNATURES

14. Applicant Signature Carolyn Moell  
15. Property Owner Signature Carolyn Moell  
16. Attorney/Agent Signature \_\_\_\_\_



**AFFIDAVIT**

(See next page for instructions.)

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CAROLYN MOEHL  
of (1) MAILING ADDRESS 10478 Buxton Place Powell OH 43065

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 CAROLYN PROPERTIES (CAROLYN MOEHL)  
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) CAROLYN MOEHL  
10478 Buxton Place  
POWELL, OHIO 43065

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

CAROLYN MOEHL  
614-889-4983

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

(5) NEAR EAST AREA COMMISSION  
Annie Ross - Wornach  
874 Oakwood Ave.  
Columbus, Ohio 43206

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

SIGNATURE OF AFFIANT

(8) Carolyn Moehl

Subscribed to me in my presence and before me this 9th day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Timothy D. Chapman  
9/15/2014

My Commission Expires:



TIMOTHY D. CHAPMAN  
Notary Public, State of Ohio  
My Comm. Expires 09/15/2014



## 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 do 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:

We are in the process of restoring our home at 1525 Franklin Park South, in Columbus, Ohio. For many years this house has been a deterrent to the neighborhood, so we want to change that. Due to deterioration of the existing front porch, we need to remove and replace it. With that, it is our contention to extend the porch area across the front of the house to the east and around the side. We have drafted a design to improve the architectural grandeur of the home, make the porch more in proportion to the house size, and most of all, the plan will give more functionality. Therefore we are requesting a Zoning variance to complete this work. We have found other homes in the area, that have porches that are stately and impressive to the esthetic value of their homes. This is what we want to accomplish.

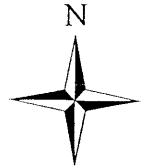
What we are asking for will not be injurious to neighboring properties, but an improvement. We want to make a stately presentation and I feel this porch design will do that.

\* I have attached a picture to illustrate my request.





# 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: 010050023

Zoning Number: 1525

Street Name: FRANKLIN PARK S

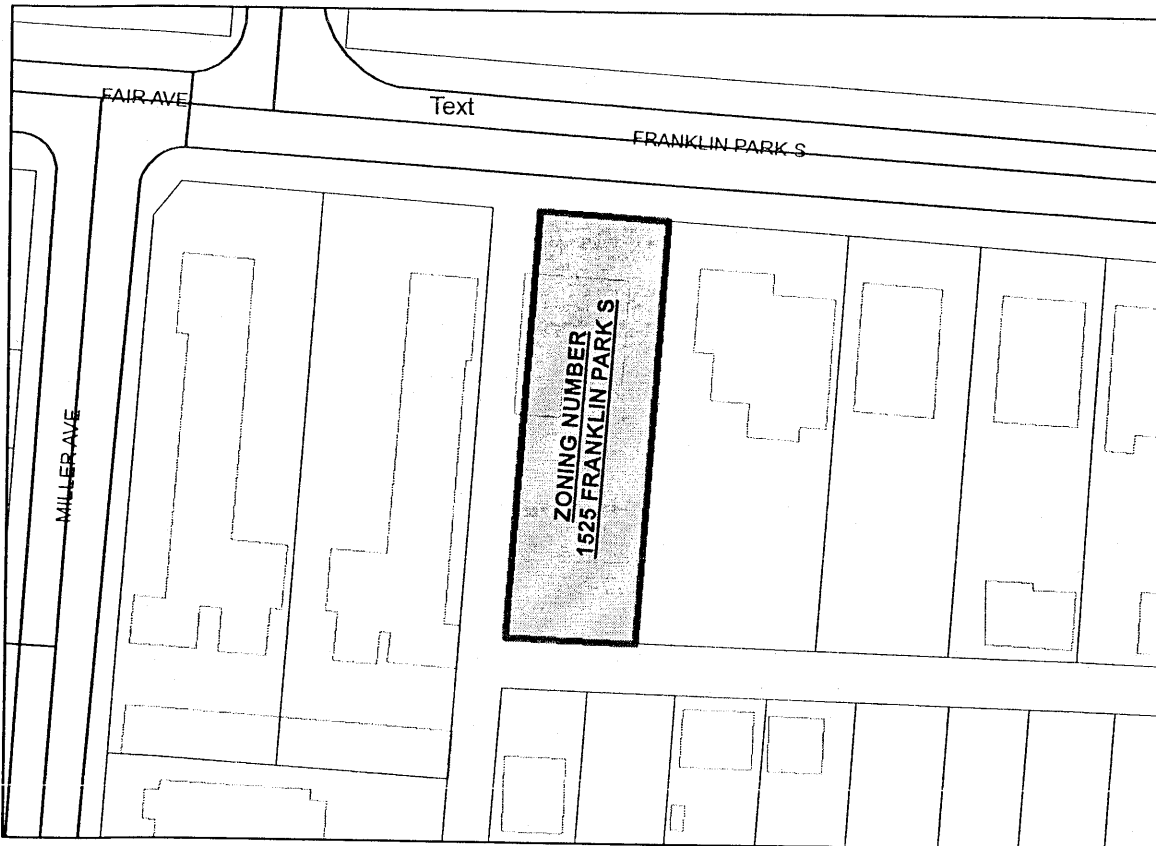
Lot Number: 8-9

Subdivision: JAMES NELSON ADD

Requested By: CARLYN PROPERTIES(CAROLYN MOEHL)

Issued By: *Patricia A. Austin*

Date: 4/8/2010



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

SCALE: 1 inch = 75 feet

GIS NOS FILE NUMBER: 3209

CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : APR 8, 2010

010-003634 \* Owner: CITY OF COLUMBUS OHIO  
Address: 1536 OAK ST  
Mail To: CITY OF COLUMBUS  
: LAND BANK  
: 109 N FRONT ST  
: COLUMBUS, OH 43215-9006  
: COLUMBUS, OH 43215-9006

010-011970 \* Owner: COOKSEY WILLIE J  
Address: 1532 -534 OAK ST  
Mail To: COOKSEY WILLIE J  
: PO BOX 10056  
: COLUMBUS OH 43201

010-012077 \* Owner: HANAS JUSTIN  
Address: 1520 OAK ST  
Mail To: JUSTIN HANAS  
: 9872 CAMELOT ST  
: PICKERINGTON OH 43147

010-016173 Owner: COOKSEY WILLIE J  
Address: 1516 OAK ST  
Mail To: COOKSEY WILLIE J  
: 1516 OAK ST  
: COLUMBUS OH 43205

010-022482 \* Owner: ROBBINS GLEN A  
Address: 196 MILLER AV  
Mail To: ROBBINS REALTY COMPANY  
: 939 S HIGH ST  
: COLUMBUS, OH 43206

010-030964 \* Owner: ROBBINS GLEN A TR  
Address: 1515 S FRANKLIN PK  
Mail To: ROBBINS REALTY COMPANY  
: 939 S HIGH ST  
: COLUMBUS, OH 43206

010-049241 \* Owner: DRAKEFORD AARON L SR  
Address: 1524 -528 OAK ST  
Mail To: AARON DRAKEFORD  
: 1528 OAK ST  
: COLUMBUS OH 43205

010-049249 Owner: GOODRICH ANN M & PAUL F  
Address: 1533 S FRANKLIN PK  
Mail To: ANN & PAUL GOODRICH  
: 1533 FRANKLIN PARK S  
: COLUMBUS OH 43205

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FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : APR 8, 2010

- 010-050023 \* Owner: CARLYN PROPERTIES LTD  
Address: 1525 S FRANKLIN PK  
Mail To: CARLYN PROPERTIES LTD  
: 10478 BUXTON PL  
: POWELL OH 43065
- 010-050118 Owner: CLIFFORD CURTIS D HINZMAN LLOYD P JR  
Address: 1541 S FRANKLIN PK  
Mail To: GMAC MORTGAGE  
: FIRST AMERICAN RE TAX SRV  
: 1721 MOON LAKE BLVD #400  
: HOFFMAN ESTATES,
- 010-066878 \* Owner: CITY OF COLUMBUS OHIO  
Address: 1777 E BROAD ST  
Mail To: CITY OF COLUMBUS  
: REAL ESTATE MANAGEMENT  
: 90 W BROAD ST ROOM 425  
: COLUMBUS, OH 43215
- 010-093175 \* Owner: ROBBINS GLEN A  
Address: 1505 S FRANKLIN PK  
Mail To: ROBBINS REALTY COMPANY  
: 939 S HIGH ST  
: COLUMBUS, OH 43206
- 010-216453 \* Owner: ROBBINS GLEN A  
Address: 1504 -510 OAK ST  
Mail To: ROBBINS REALTY COMPANY  
: 939 S HIGH ST  
: COLUMBUS, OH 43206

CAROLYN MOEHL  
10478 BUXTON PLACE  
POWELL, OHIO 43065

CITY OF COLUMBUS OHIO  
109 N. FRONT STREET  
COLUMBUS, OHIO 43215-9006

CARLYN PROPERTIES  
10478 BUXTON PLACE  
POWELL, OHIO 43065

CITY OF COLUMBUS OHIO  
90 W. BROAD STREET  
ROOM 425  
COLUMBUS, OHIO 43206

ANN GOODRICH  
PAUL GOODRICH  
1533 FRANKLIN PARK SOUTH  
COLUMBUS, OHIO 43205

ANNIE ROSS-WOMACH  
874 OAKWOOD AVENUE  
COLUMBUS, OHIO 43206

CURTIS CLIFFORD  
LLOYD HINZMAN  
1541 FRANKLIN PARK SOUTH  
COLUMBUS, OHIO 43205

OCTRAYIA PANNELL  
1553 FRANKLIN PARK SOUTH  
COLUMBUS, OHIO 43205

GLEN ROBBINS  
939 SOUTH HIGH STREET  
COLUMBUS, OHIO 43206

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COLUMBUS, OHIO 43205

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COLUMBUS, OHIO 43206

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COLUMBUS, OHIO 43201



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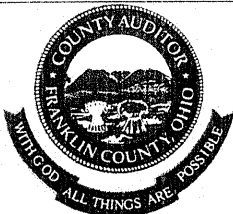
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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/8/10

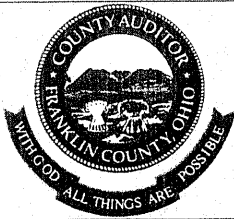


Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/8/10



Disclaimer

Scale = 82'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

# JIRIMIAH CONKLE PS

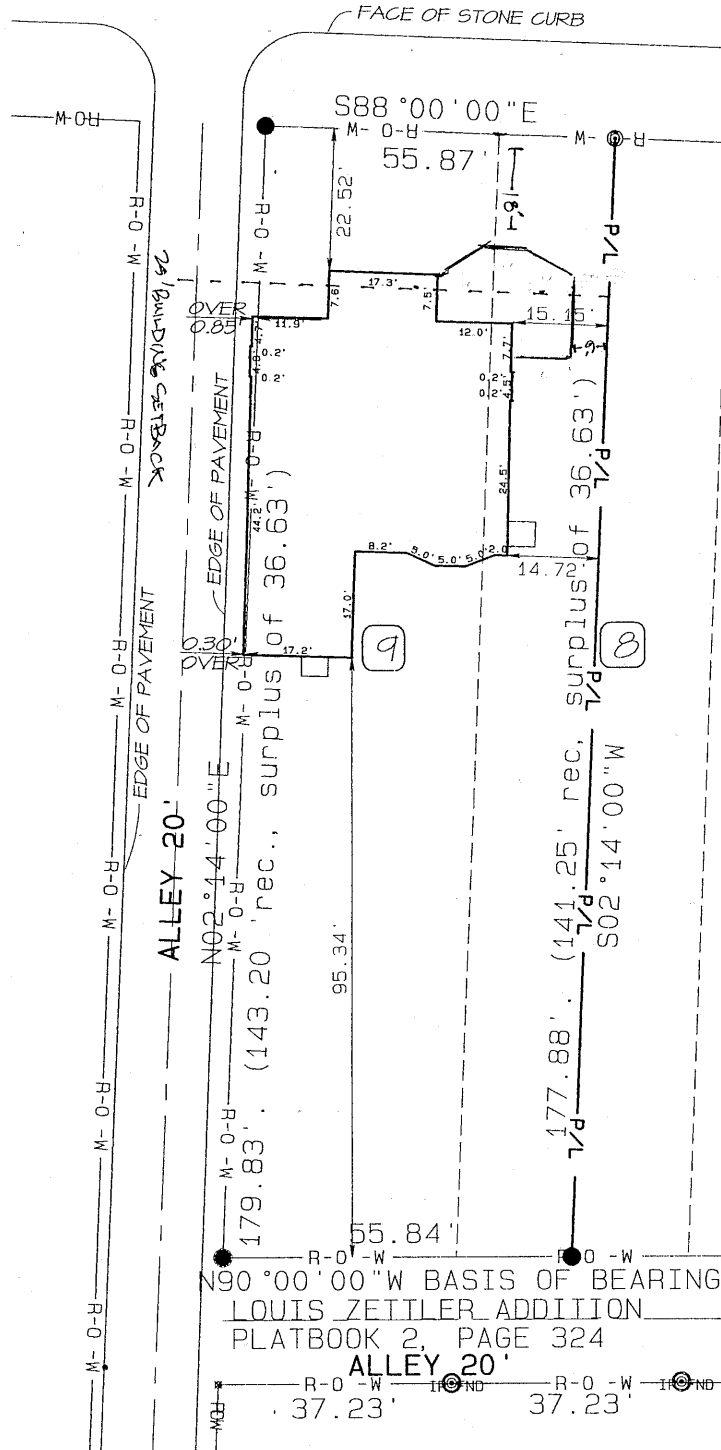
SURVEYING CONSULTANTS  
 4814 SMOKETALK LANE  
 WESTERVILLE, OHIO 43081  
 PHONE 614-899-4884  
 FAX 614-882-1672

**09-042**  
 ORDER NO.

# PLOT PLAN

FRANKLIN PARK SOUTH 66'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING ALL OF LOT 9 AND THE WESTERN 1/2 OF LOT 8 OF LOUIS ZETTLER ADDITION AS NUMBERED AND DELINEATED UPON PLAT BOOK 2, PAGE 324 OF THE FRANKLIN COUNTY RECORDERS OFFICE



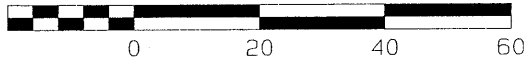
**SURVEYORS NOTES:**

LINES OF OCCUPATION, WHERE EXISTING, AGREE IN GENERAL WITH THE PROPERTY LINES

SOURCE OF DATA FOR THIS SURVEY:

- (1) FRANKLIN COUNTY TAX MAP
- (2) FRANKLIN COUNTY RECORDERS OFFICE. INST NO 20091050148928
- (3) DEED OF RECORD EFFECTS LOTS 9 AND 8 OF LOUIS ZETTLER ADDITION PLAT BOOK 2, PAGE 234
- (4) BASIS OF BEARING : CENTERLINE OF A 20' ALLEY AS FOUND AT THE REAR OF LOT 9 AND BEING N 90°00'00"E
- (5) TYPE OF ENCROACHMENT: 2 1/2 STORY FRAME HOUSE CONCRETE BASEMENT AS SHOWN ON DRAWING, AND HAS BEEN IN THIS LOCATION OVER 40 YEARS.
- (6) SET BACK REQUIREMENTS ; NONE FOUND ON PLAT.

GRAPHIC SCALE 1"=20'



**LEGEND**

- ☒ COUNTY MONUMENT (NO LISTING)
- ☒ COUNTY MONUMENT W/COORDS
- ▲ RAILROAD SPIKE (SET W/PUNCH)
- △ RAILROAD SPIKE (FOUND)
- ⊙ IRON PIPE (FOUND GOOD CONDITION)
- ⊙ IRON PIPE (FOUND BENT-DIRECTION)
- ⊙ IRON PIN (FOUND GOOD CONDITION)
- ⊙ IRON PIN (FOUND BENT-DIRECTION)
- IRON PIN SET W/CAP P.S.-7616 30" IN LENGTH, 5/8" IN DIAMETER
- DRILL HOLE /DRILL HOLE & PK AS NOTED
- ⊙ CORNER POST (TYPE)
- ⊙ LINE POST (TYPE)
- ✱ SECTION CORNER
- LOT NO.

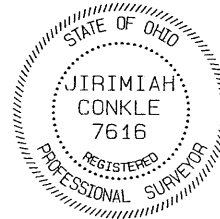


I CERTIFY THAT THE SURVEY DEPICTED ON THIS PLAT IS A FIELD SURVEY CONDUCTED BY ME AND/OR UNDER MY DIRECT SUPERVISION, ON THIS

6th DAY OF NOV 2009

*Jirimah Conkle PS.*  
 JIRIMIAH CONKLE PS  
 OHIO SURVEYOR S-7616

OWNER: CARLYN PROPERTIES LTD COUNTY OF: FRANKLIN  
 SUBDIVISION: 10478 BUXTON PL POWELL OH 43065 LOUIS ZETTLER ADDITION PB 2 PG 324  
 ACREAGE: LOT 0.2294 AC/BLDG 0.0452 AC SCALE: 1"=20' INST NO 200910150148928  
 FLOOD ZONE X COMMUNITY PANEL 39049 PG C0329K EFF DATE JUNE 17, 2008

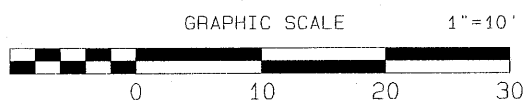
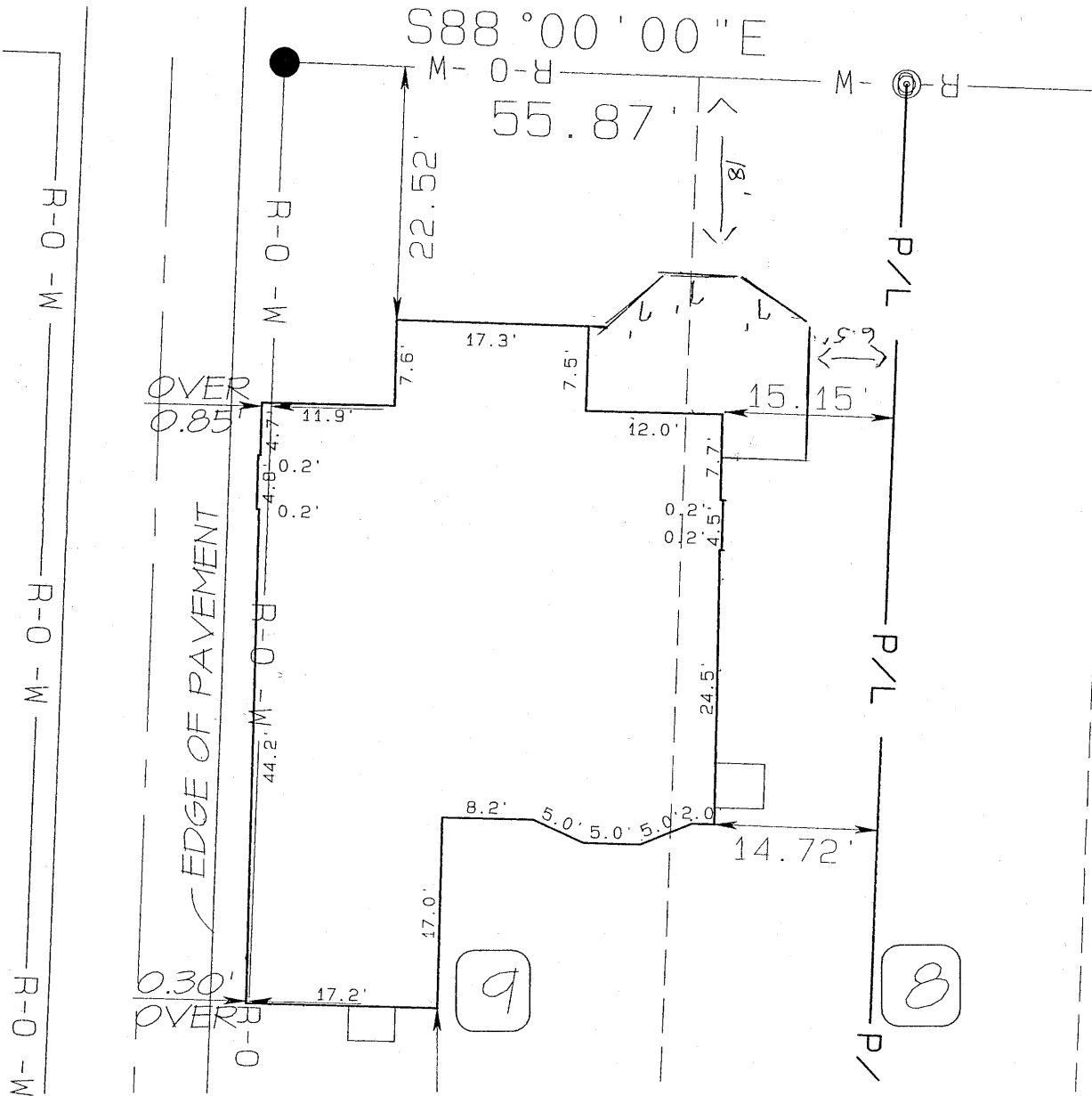


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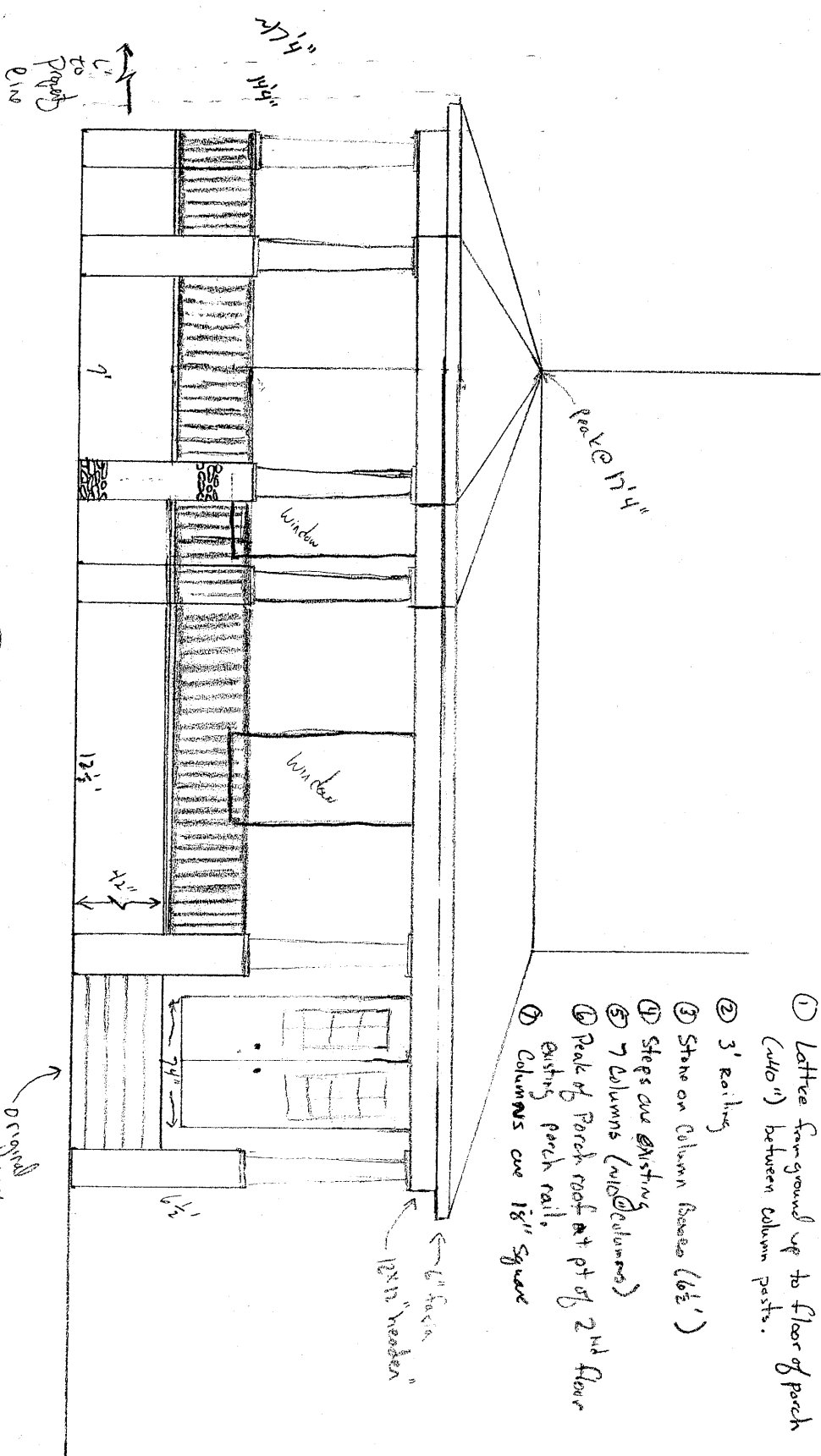
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ORDER NO. \_\_\_\_\_

# PROPOSED IMPROVEMENT



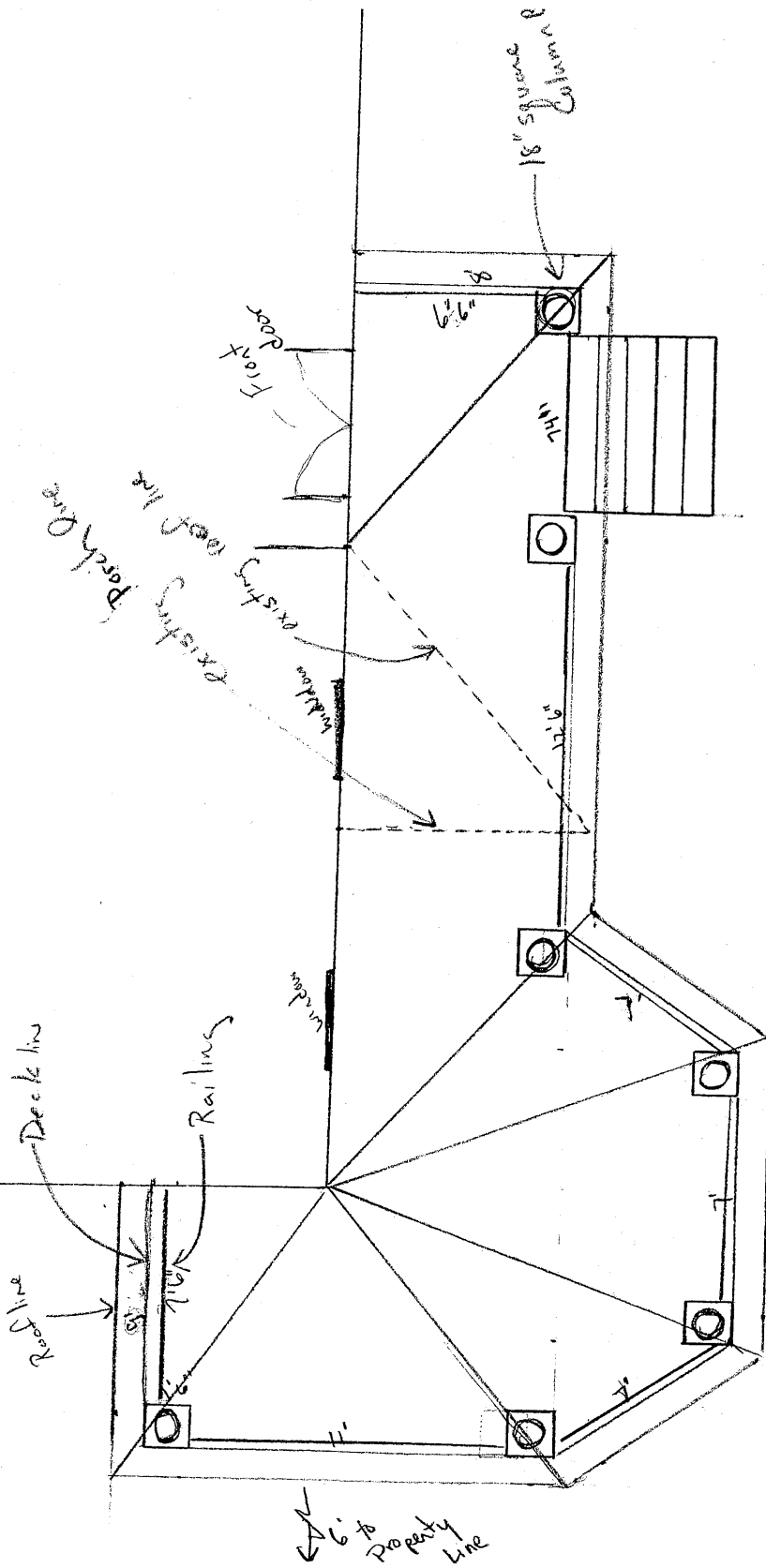
OWNER: CARLYN PROPERTIES LTD COUNTY OF: FRANKLIN  
10418 BUXTON PL  
 SUBDIVISION: POWELL OH 43065 LOUIS ZETTLER ADDITION PB 2 PG 324  
 ACREAGE: LOT 0.2294 AC/BLDG 0.0452 AC SCALE: 1"=20' INST NO 200910150148928  
 FLOOD ZONE X COMMUNITY PANEL 39049 PG C0329K EFF DATE JUNE 17, 2008



- ① Lattice Formground up to floor of porch (cutto 11) between column posts.
- ② 3' railing
- ③ Stone on Column Bases (6 1/2')
- ④ Steps are existing
- ⑤ 7 Columns (incl. columns)
- ⑥ Peak of Porch roof at pt of 2nd floor existing porch rail.
- ⑦ Columns are 18'' square

Franklin Park

7- 18" square posts  
Stairs 74" (existing)



1" = 1'

Top View