



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: 11310-00488
Date Received: 9/2/11
Commission/Group: University Area Commission
Existing Zoning: R-4 Application Accepted by: W. Reiss Fee: \$315⁰⁰
Comments: 11/15/11

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.

3332.26(E) - Reduce Side Yard from 3-feet to 2.3-feet to match existing garage location

3332.28(G) - Increase Height from 15-feet to 23-feet & 6-inches at the peak & allow 2nd floor for storage

-38

LOCATION

1. Certified Address Number and Street Name 1281 Neil Avenue
City Columbus State Ohio Zip 43201
Parcel Number (only one required) 010-054500-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Jon R. Hayslip, P.E.
Address 444 South Front Street City/State Columbus/Ohio Zip 43215
Phone # (614)507-4400 Fax # (614)224-6607 Email rhayslip@brhgroup.com

PROPERTY OWNER(S):

Name Gary W. Aliff, Jr
Address 1067 Perry Street City/State Columbus/Ohio Zip 43201
Phone # (614)313-5455 Fax # _____ Email galiff@limitedbrands.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Jon R. Hayslip, P.E.
Address 444 South Front Street City/State Columbus/Ohio Zip 43215
Phone # (614)507-4400 Fax # (614)224-6607 Email: rhayslip@brhgroup.com

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

APPLICANT SIGNATURE Jon R. Hayslip 9/2/11
PROPERTY OWNER SIGNATURE Gary W. Aliff, Jr. 9/11/11
ATTORNEY / AGENT SIGNATURE Jon R. Hayslip 9/2/11

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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STATEMENT OF HARDSHIP

11310-00488

1281 Neil 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:

3332.26(E) - Reduce Side Yard from 3-feet to 2.3-feet to match existing garage location.

3332.28(G) - Allow storage on the 2nd Floor.

3332.28(G) - Increase Height from 15-feet to 23-feet & 6-inches to match the architectural style of the house.

The existing home was built in 1890. The existing garage was built in 1960. The architectural style of the garage and house are not compatible. The increase in height allows the roof pitch to match the existing house and creates additional space for storage.

Signature of Applicant

San R. Hardy

Date

9/2/11

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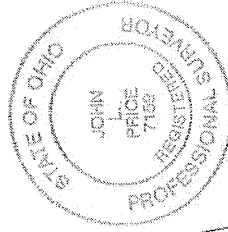
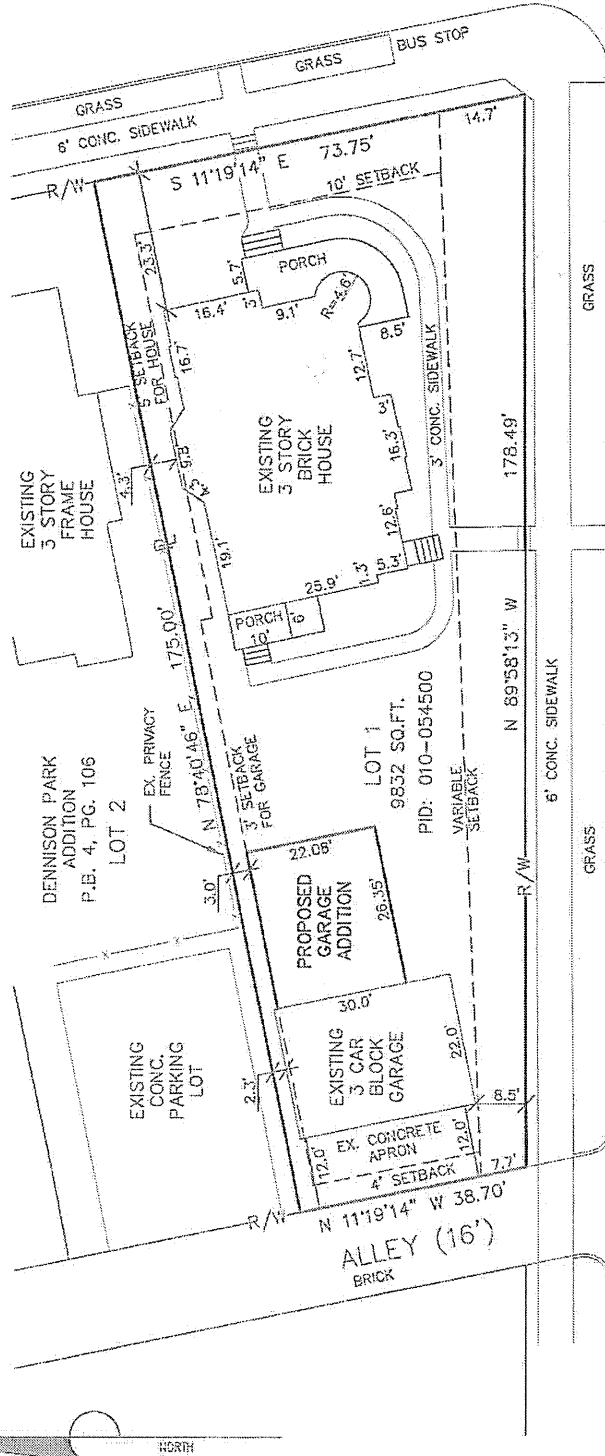
11310-00488 1281 Neil Ave.

ZONING
Z79-033
RESIDENTIAL, R-4
UNIVERSITY AREA COMMISSION
PLANNING OVERLAY=UNIVERSITY

PRINCIPAL RESIDENCE
NET FLOOR AREA
1ST FLOOR = 1704 S.F.
2ND FLOOR = 1650 S.F.
3RD FLOOR = 380 S.F.
TOTAL = 3734 S.F.

EXISTING SITE DATA
LOT AREA = 9,832 S.F.
EX. RESIDENCE = 1,704 S.F.
EX. PORCHES = 275 S.F.
EX. GARAGE = 660 S.F.
% COVERAGE LOT = 26.84%
REAR YARD = 4,976 S.F.
EX. GARAGE = 660 S.F.
% COVERAGE (REAR YARD) = 13.26%
EX. HOUSE HEIGHT AT WEST GABLE
PEAK = 42'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
BEING LOT 1 AS DELINEATED ON THE PLAT "DENNISON PARK ADDITION",
OF RECORD IN PLAT BOOK 4, PAGE 106.



1281 NEIL AVENUE
COLUMBUS, OHIO

SITE PLAN

SCALE: 1" = 20' 09/06/2011

THE FOREGOING SITE PLAN HAS BEEN
PREPARED FROM AN ACTUAL FIELD SURVEY
OF THE PREMISES IN AUGUST 2011.

John L. Price
JOHN L. PRICE
PROFESSIONAL SURVEYOR No. 7159
09/06/2011

PROPOSED SITE DATA
ALLOWABLE GARAGE = 3,734/3 = 1,244 S.F.
PROPOSED GARAGE = 660+582 = 1,242 S.F.
GARAGE ADDITION = 582 S.F.
% COVERAGE (LOT) = 32.76%
% COVERAGE (REAR YARD) = 24.96%

FLOOD PLAIN NOTE
BY GRAPHICAL PLOTTING ONLY, THE
SUBJECT PREMISES IS LOCATED IN
ZONE "X" (AREAS DETERMINED TO BE
OUTSIDE OF THE 0.2% ANNUAL
CHANCE FLOODPLAIN) ACCORDING TO
THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, NATIONAL
FLOOD INSURANCE PROGRAM, AND
SHOWN ON FLOOD INSURANCE RATE
MAP, MAP NUMBER 39049C0307 K,
EFFECTIVE DATE: JUNE 17, 2008.

BASIS OF BEARING
BEARINGS ARE BASED ON
NORTH 11°19'14" WEST ALONG
THE WESTERLY RIGHT OF WAY
LINE OF NEIL AVENUE.

GRAPHIC SCALE
0 10 20 40
SCALE: 1 inch = 20ft.

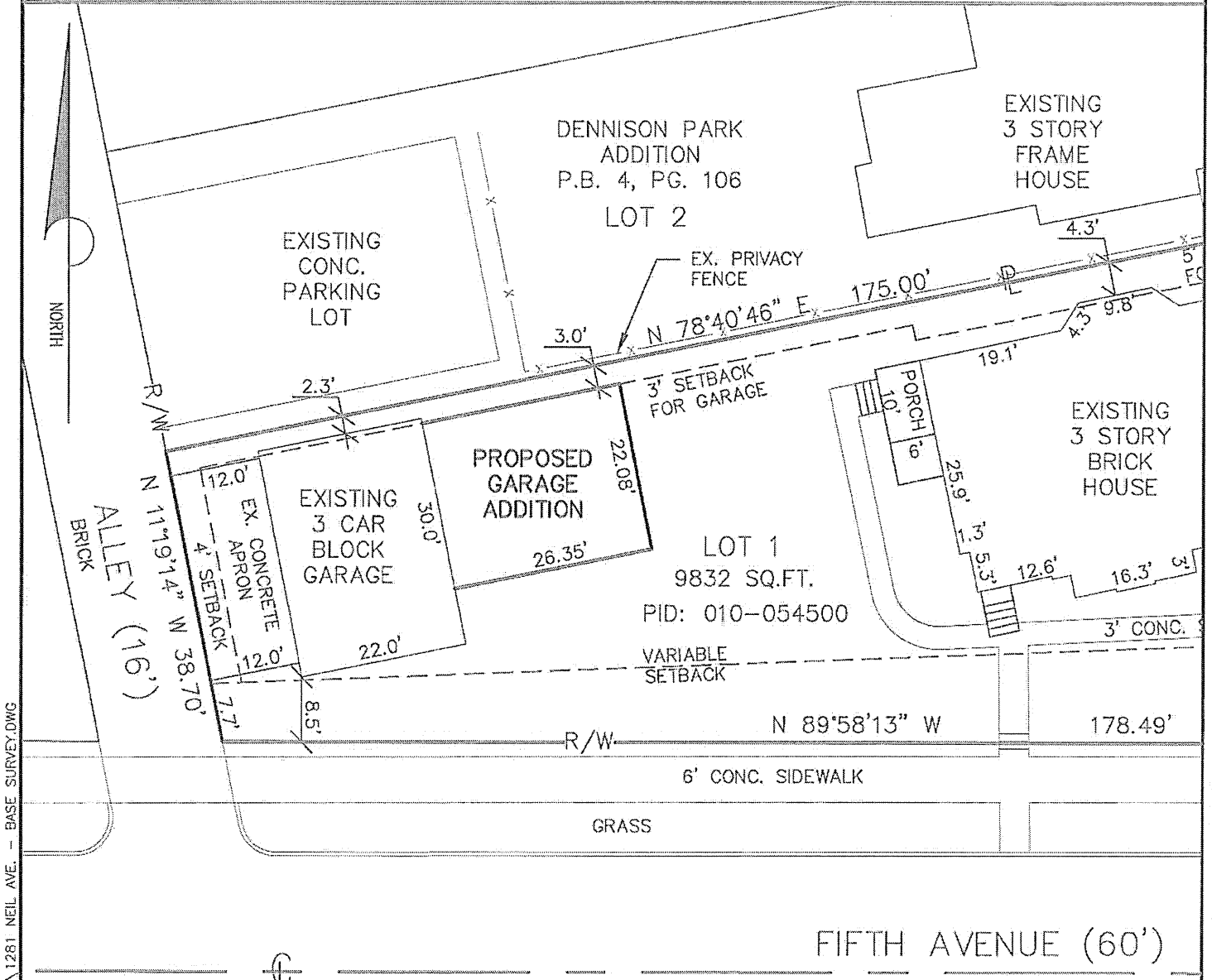


Engineering & Surveying

Phone: (614) 220-9122

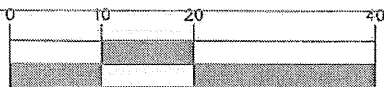
444 South Front Street, Columbus, Ohio 43215
Email: info@brhgroup.com

Fax: (614) 224-6607



C:\USERS\PHAYSLIP\DESKTOP\TEMP\1281 NEIL AVENUE\1281 NEIL AVE. - BASE SURVEY.DWG

GRAPHIC SCALE



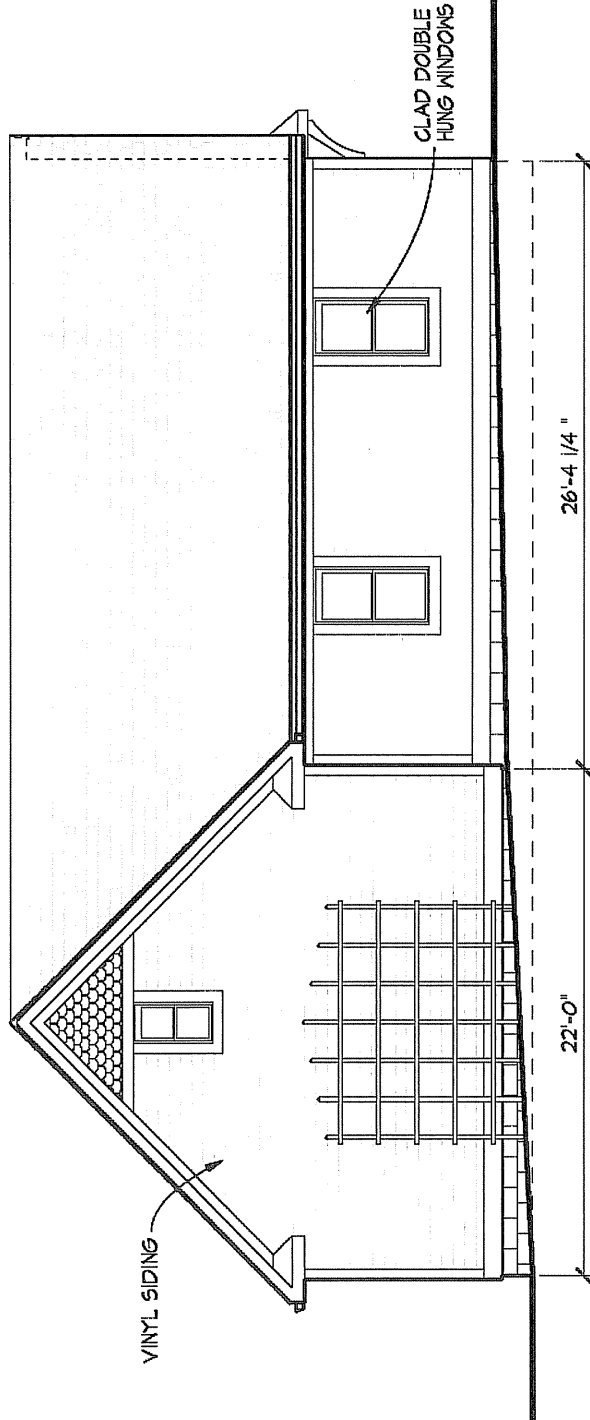
SCALE: 1 inch = 20ft.

11310-00488
1281 Neil Ave.

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1281 Neil Ave.

BEHAL[SAMPSON]DIETZ
ARCHITECTURE & CONSTRUCTION

600 WEST THIRD AVENUE
FARGO, ND 58102
TELEPHONE 701-784-1893
FAX 701-784-1893
WWW.BSDARCHITECT.COM



SOUTH ELEVATION

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

HAYSLIP GARAGE

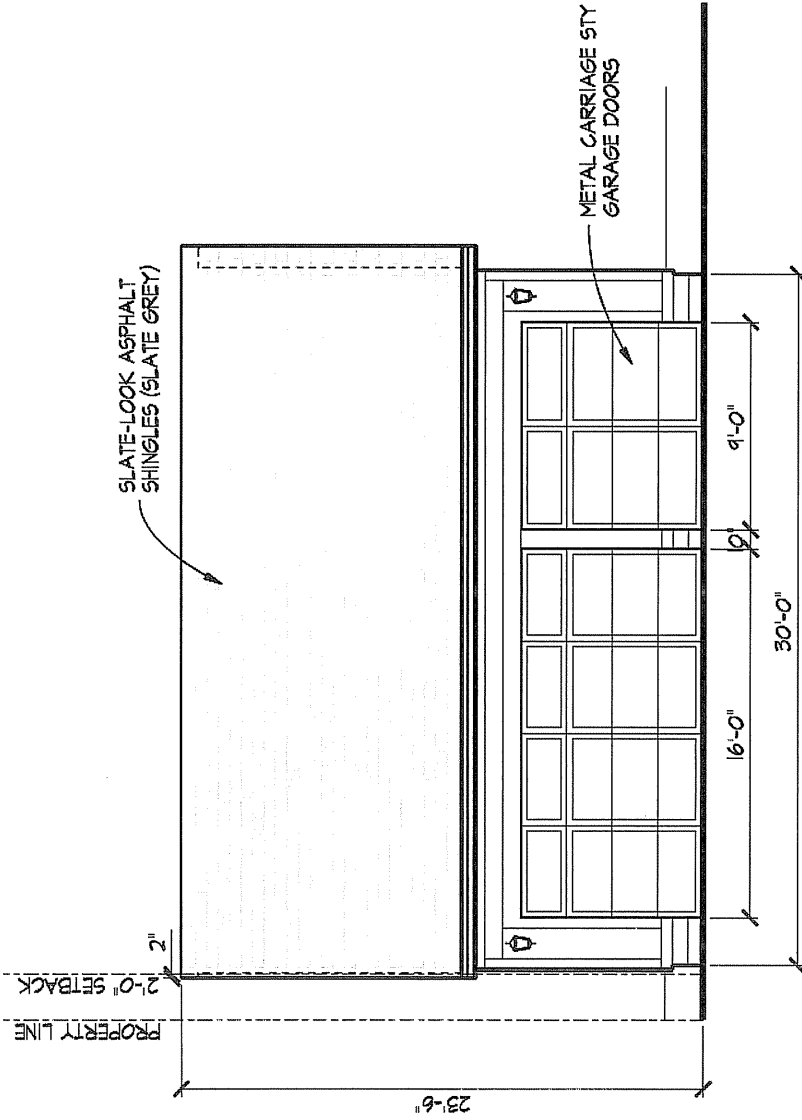
1/8" = 1'-0"

2011-08-31

11310-00488
1281 Neil Ave.

BEHALSAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

600 WEST THIRD AVENUE
COLUMBUS, OHIO 43215
TELEPHONE 614-464-1828
FAX 614-464-1828
WWW.BSDARCHITECTS.COM



WEST ELEVATION

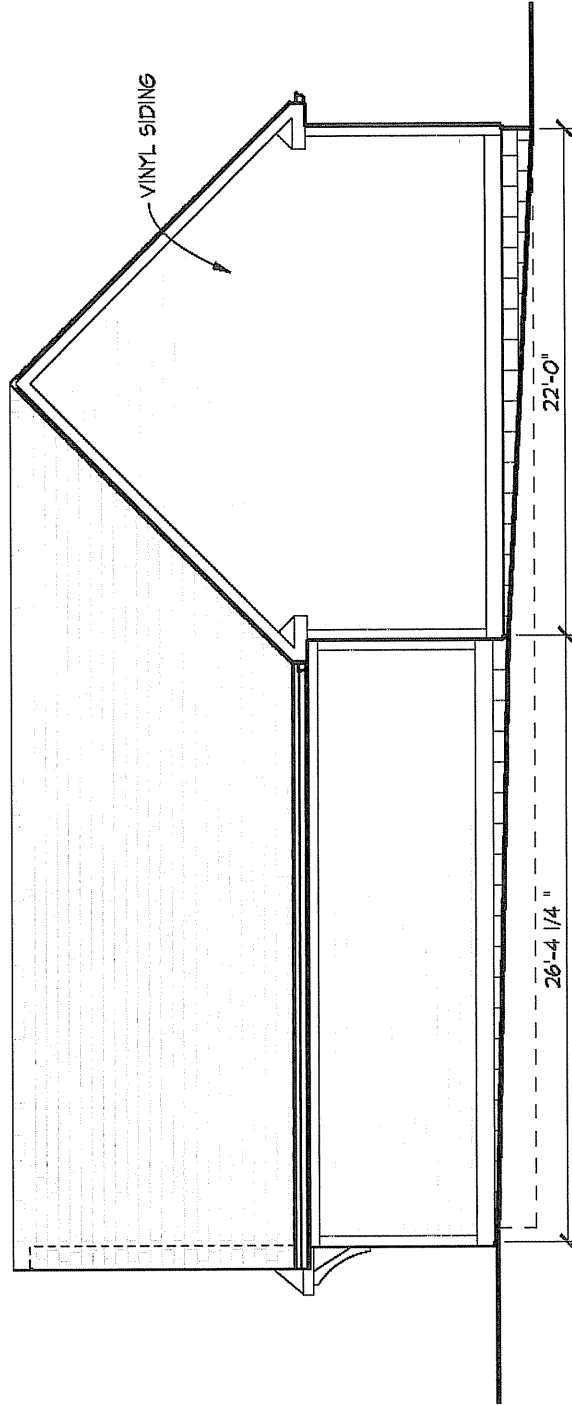
SCALE: 1/8" = 1'-0"

HAYSLIP GARAGE
1/8" = 1'-0"
2011-08-31

11310-00488
1281 Neil Ave.

BEHAL[SAMPSON]DIETZ
ARCHITECTURE & CONSTRUCTION

600 WEST TERRY AVENUE
COLUMBIA, MISSOURI 65201
TELEPHONE 616-154-1893
FAX 616-154-398-3100
WWW.BSDARCHITECTS.COM



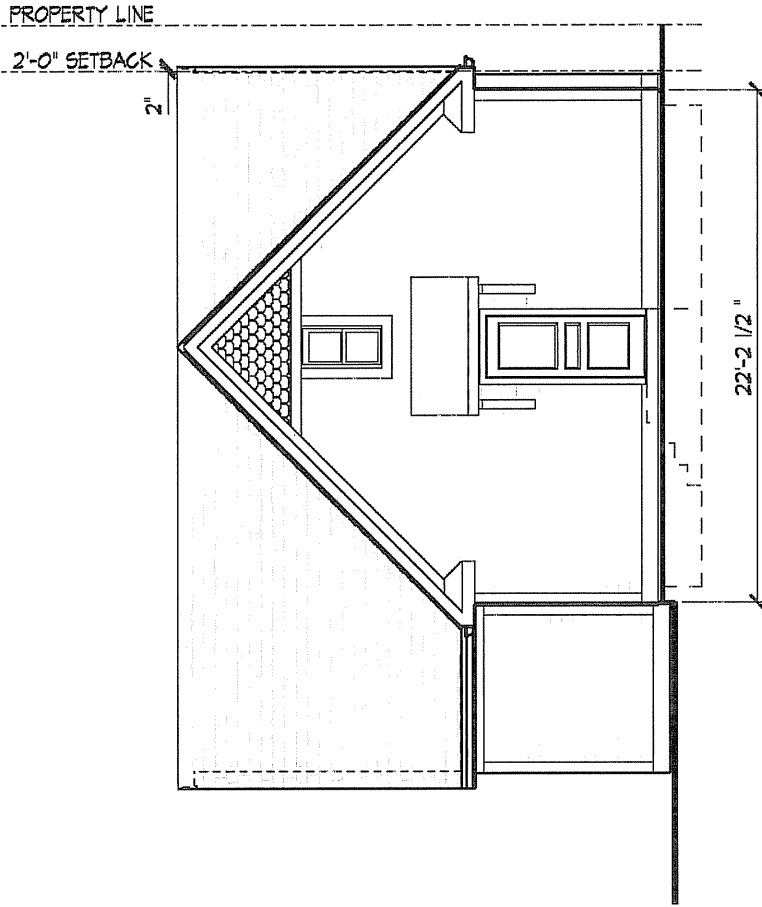
○ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

HAYSLIP GARAGE
1/8" = 1'-0"
2011-08-31

11310-00488
1281 Neil Ave.

BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

800 WEST THIRD AVENUE
SUITE 100
COLUMBUS, OH 43215
PHONE: 614-398-3148
FAX: 614-398-3149
WWW.BSDARCHITECTS.COM



EAST ELEVATION

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

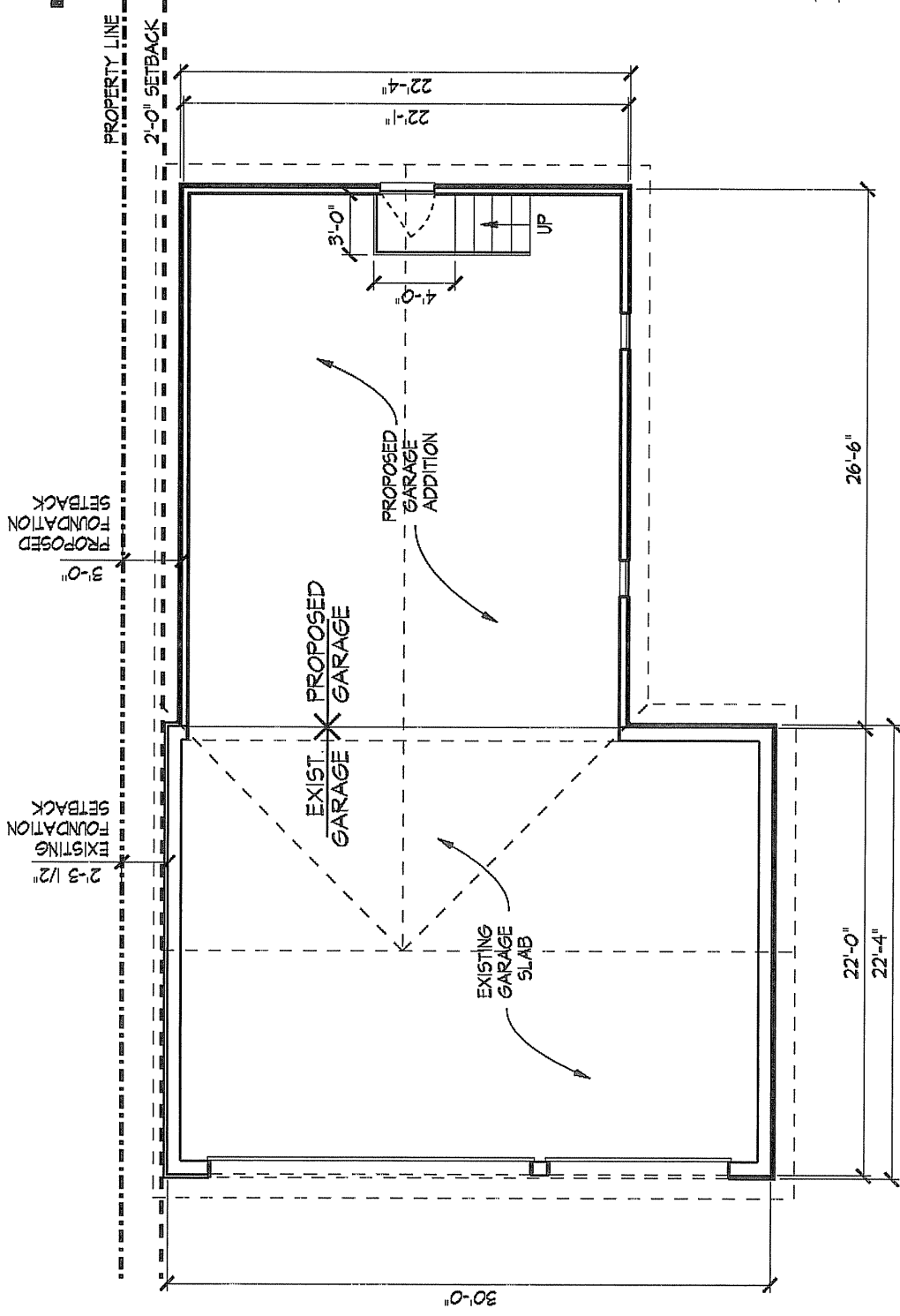
HAYSLIP GARAGE
1/8" = 1'-0"

2011-08-31

BEHAL | SAMPTON | DIETZ
ARCHITECTURE & CONSTRUCTION
 600 WEST THIRD AVENUE
 SUITE 100
 DENVER, CO 80202
 TELEPHONE 303-733-4583
 FAX 303-733-4583
 WWW.BEHALSAMPTONDIETZ.COM

11310-00488
 1281 Neil Ave.

HAYSLIP GARAGE
 1/8" = 1'-0"
 20||-08-31



PLAN
 SCALE: 1/8" = 1'-0"



TRIM STREET TREE
TO ENHANCE FORM

CLEMATIS & OTHER
FLOWERING VINES
ON TRELLIS

LOW WROUGHT
IRON FENCE
TOP OF SLOPE

5 ft
BOXWOOD OR
LOW EVERGREEN
HEDGE FACED
W/ PERENNIALS

TRIM TREE TO
IMPROVE VISIBILITY

1281 NEIL AVENUE · SITE CONCEPT SKETCH

SEPTEMBER 1, 2011

11310-00488
1281 Neil Ave.



EXISTING GARAGE EAST ELEVATION



WEST ELEVATION



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AFFIDAVIT

11310-00488

1281 Neil Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jon R. Hayslip
of (1) MAILING ADDRESS 444 South Front Street, 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 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) Gary W. Aliff, Jr
AND MAILING ADDRESS 1067 Perry Street
Columbus, Ohio 43201

APPLICANT'S NAME AND PHONE # (5) Jon R. Hayslip
(same as listed on front of application) (614)507-4400

AREA COMMISSION OR CIVIC GROUP (5) University Area Commission
AREA COMMISSION ZONING CHAIR OR Susan Keeny
CONTACT PERSON AND ADDRESS 2231 North High Street, Columbus, Ohio 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 Attachment

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

SIGNATURE OF AFFIANT (8) Jon R. Hayslip
Subscribed to me in my presence and before me this 2nd day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) Kim L. Carter
My Commission Expires: 07-17-2013
Notary Public, State of Ohio
My Commission Expires 07-17-2013



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Property Owners within 125-feet of 1281 Neil Avenue

Property Owner(s)	Address of Property	Property Owner(s) Mailing Address
BALTIC INVESTMENT GROUP LLC	1260 NEIL AVENUE, COLUMBUS, OH 43201	PO BOX 12443, COLUMBUS, OH 43212
BELINDA K DEAN	1284 NEIL AVENUE, COLUMBUS, OH 43201	1284 NEIL AVENUE, COLUMBUS, OH 43201
DAVID K DOCKTOR	1288 NEIL AVENUE, COLUMBUS, OH 43201	1288 NEIL AVENUE, COLUMBUS, OH 43201
DIANE S FRICK	1265 NEIL AVENUE, COLUMBUS, OH 43201	1265 NEIL AVENUE, COLUMBUS, OH 43201
MARK D & MONICA B FULLERTON	322 WEST FIFTH AVENUE, COLUMBUS, OH 43201	322 WEST FIFTH AVENUE, COLUMBUS, OH 43201
LOUIS GARRETT & SARAH CHERRY	1294 NEIL AVENUE, COLUMBUS, OH 43201	1294 NEIL AVENUE, COLUMBUS, OH 43201
GARRISON HOUSE BED & BREAKFAST LLC	313 WEST FIFTH AVENUE, COLUMBUS, OH 43201	313 WEST FIFTH AVENUE, COLUMBUS, OH 43201
MELISSA K JOHRENDT	1278 -1280 NEIL AVENUE, COLUMBUS, OH 43201	42 PARK DRIVE, COLUMBUS, OH 43209
NOEL R MCGILL	1293 NEIL AVENUE, COLUMBUS, OH 43201	PO BOX 67, ROCKBRIDGE, OH 43149
BRIDGET MCNEIL	1263 HARRISON AVENUE, COLUMBUS, OH 43201	1263 HARRISON AVENUE, COLUMBUS, OH 43201
THEODORE J MESSERLY	1289 NEIL AVENUE, COLUMBUS, OH 43201	1289 NEIL AVENUE, COLUMBUS, OH 43201
MICHAEL A ORAM	1305 NEIL AVENUE, COLUMBUS, OH 43201	354 W 6TH AVENUE, COLUMBUS, OH 43201
MICHAEL A ORAM	310 WEST FIFTH AVENUE, COLUMBUS, OH 43201	354 W 6TH AVENUES, COLUMBUS, OH 43201
JEANNE B & ROBERT E OWENS CO-TRS	1292 NEIL AVENUE, COLUMBUS, OH 43201	2355 ANDOVER ROAD, COLUMBUS, OH 43221
ERIC S RICHTER	314 -316 WEST FIFTH AVENUE, COLUMBUS, OH 43201	316 WEST FIFTH AVENUE, COLUMBUS, OH 4320
ERIC P ROTONDO	1276 NEIL AVENUE, COLUMBUS, OH 43201	1276 NEIL AVENUE, COLUMBUS, OH 43201
HARRY WAGNER	1299 NEIL AVENUE, COLUMBUS, OH 43201	6025 ARRAN COURT, DUBLIN, OH 43017
KENNETH A WIGHTMAN	299 -301W FIFTH AVENUE, COLUMBUS, OH 43201	1130 NEIL AVENUE, COLUMBUS, OH 43201



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jrh

DATE: 8/29/11



Disclaimer

Scale = 100



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

11310-00488
1281 Neil Ave.



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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 # _____ **11310-00488**
1281 Neil Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jon R. Hayslip, P.E.
of (COMPLETE ADDRESS) 444 South Front Street, Columbus, Ohio 43215

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
Gary W. Aliff, Jr.,	1067 Perry Street, Columbus, Ohio 43201

SIGNATURE OF AFFIANT *Jon R. Hayslip*

Subscribed to me in my presence and before me this 2nd day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC *Kim L. Carter*

My Commission Expires: 07-17-2013



Kim L. Carter
Notary Public, State of Ohio
My Commission Expires 07-17-2013

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