



#10310-00050-00201

OFFICE USE ONLY

Comments: _____ Application Number: _____ Commission/Group: _____
 Date Received: 11 JUN 2010 Planning Area: _____
 Date of Hearing: Aug 2010 Acreage: _____
 Zoning Fee: \$315 Address Fee _____
 Existing Zoning _____ Accepted by _____

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: A SIDE YARD VARIANCE IN ORDER TO DO AN ADDITION TO THE HOME PER SECTION 3337.26-C(2) We are requesting to reduce the side yard from 5' to 3' on north side.

LOCATION

1. Certified Address Number and Street Name 898 Heyl Avenue
 City Columbus State Ohio Zip 43206
 Parcel Number (only one required.) 010-001805

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name HNHF Realty Collaborative
 3. Address 946 Parsons Avenue City Columbus Zip 43206
 4. Phone# (614) 445-7342 Fax # (614) 449-7970
 5. Email Address rwilliams@4allpeople.net robert.williams@nationwidechildrens.org

PROPERTY OWNER(S)

6. Name City of Columbus Land Bank
 7. Address 109 N Front Street City Columbus Zip 43215-9006
 8. Phone# 614-2551 Fax # 614-3092
 9. Email Address JMT@ci.net@Columbus.gov
 Check here if listing additional property owners on a separate page

ATTORNEY (AGENT) (CIRCLE ONE)

10. Name ROBERT WILLIAMS
 11. Address 946 PARSONS City COLUMBUS Zip 43206
 12. Phone# 614-365-0693 Fax # 449-7970
 13. Email Address robert.williams@nationwidechildrens.org

SIGNATURES

14. Applicant Signature [Signature] HNHF Project Director
 15. Property Owner Signature Nichole Brandon, Deputy Director
 16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division
Department of Development
 Report date: 6/30/2010 9:44:07 AM

Parcel Report

Parcel ID	Owner	Address
010001805	CITY OF COLUMBUS OHIO	898 HEYL AVE COLUMBUS OH 43206

Base Zoning Report

Case Number	<u>Classification</u>	Height District	Map Number	General Zoning Category	Limitation Text
Z05-021	R2F	H-35	36	Residential	(View Document)

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Columbus Southside Area Commission	INFObase Page



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.

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898 HEYL AVENUE

Date

Application #

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



AFFIDAVIT

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898 HEYL AVENUE

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ROBERT A. WILLIAMS JR. (HNHF REALTY COLLABORATIVE)
of (1) MAILING ADDRESS 946 PARSONS, 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 898 HEYL
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) CITY OF COLUMBUS LAND BANK
109 N. FRONT ST.
COLUMBUS OH 43215

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

ROBERT A. WILLIAMS JR. (HNHF REALTY COLLABORATIVE)
946 PARSONS AVE 445-7342

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

(5) SOUTH SIDE AREA COMMISSION
DEBRAH DUGGS

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 ATTACHED

(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 14th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

HAMILTON J. TEAFORD
NOTARY PUBLIC - STATE OF OHIO
LIFETIME COMMISSION
COMMISSION HAS NO EXPIRATION DATE

Notary Seal Here

STATEMENT OF HARDSHIP

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:

The owner requests a side yard setback variance of 1 foot 8 5/8 inches to reduce the side yard to 3 feet 3 3/8 inches. The variance is needed to add an addition to an existing home which will include two bedrooms, one on each floor, and one and a half handicap accessible bathrooms downstairs. If the addition is narrower, it will not be possible to include the accessible half bath. An accessible half bath on the first floor is a feature that most buyers expect in the current market.

The Zoning requires a 5 foot side yard setback on lots in excess of 40 feet wide and 3 feet if the lot is less than 40 feet wide. This property is 40 feet 7 inches wide, so no variance would be required if the property were 8 inches narrower. Nearly all of the lots in the neighborhood have 3 foot setback requirements because the lots in most cases are significantly less than 40 feet wide. Thus the subject property has a side yard setback which does not generally apply to other properties in the zoning district.

There is no downstairs window on the side where the variance is requested so there will be little intrusion into the privacy of the neighboring home.

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Signature of Applicant ROBERT A. WILLIAMS JR (HMH REALTY COLLABORATIVE) Date 06-11-10

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate

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STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

Being first duly cautioned and sworn (NAME) ROBERT P. WILLIAMS JR. (HMH REALTY COLLABORATIVE)
of (COMPLETE ADDRESS) 946 PARSONS AVE. COLUMBUS OH 43206
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

CITY OF COLUMBUS LAND BANK
109 N. FRONT ST. COLUMBUS OH 43205

SIGNATURE OF AFFIANT

ROBERT A. WILLIAMS JR PROJECT DIRECTOR

Subscribed to me in my presence and before me this 14th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

HAMILTON J. TEAFORD
NOTARY PUBLIC - STATE OF OHIO

My Commission Expires:

MY COMMISSION HAS NO EXPIRATION DATE

Notary Seal Here



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/10/10



Disclaimer

Scale = 60



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

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his map.

