

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 10/20/2010 10:35:43 AM

Parcel Report

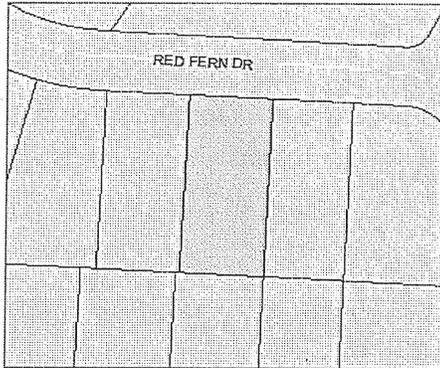
Parcel ID	Owner	Address
010154294	CABA MINISTRIES INC	1887 RED FERN DR COLUMBUS OH 43229

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z69-196	SR	H-35	12	Residential	(View Document)

Flood Zone

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



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.

10310-00000-00441
1887 RED FERN DRIVE

Date

Application #

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



AFFIDAVIT

10310-00000-00441
1887 RED FERN DRIVE

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John C. Kessler
of (1) MAILING ADDRESS 1887 Red Fern Dr.

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 1887 Red Fern Dr.
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 C. Kessler
1887 Red Fern Dr.
Columbus, OH 43229

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

John C. Kessler
614-266-1325

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

(5) Northland Community Council
Robert Thurman 4493 Flower Garden
Drive, New Albany, OH 43054
614-855-5456

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) John C. Kessler
Subscribed to me in my presence and before me this 14th day of October, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) _____
Jan. 14, 2011

My Commission Expires:

Notary Seal Here



RODGER VEDDER
Notary Public, State of Ohio
My Comm. Expires Jan. 14, 2015



City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

757 Carolyn Avenue, Columbus, OH 43224

Date of Service/Posting 11/4/09

Order Number: 09470-03812

Parcel Number:

010154294

JOHN C KESSLER
CABA MINISTRIES INC
1887 RED FERN DR
COLUMBUS OH 43229

10310-00000-00441
1887 RED FERN DRIVE

ZONING CODE VIOLATION ORDER

Re: 1887 RED FERN DR

An inspection has been made at the above address on November 3, 2009.

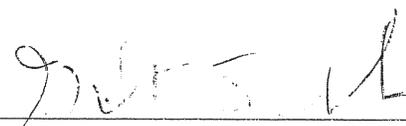
As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within 20 calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

Note: Failure to comply with this notice is a Misdemeanor of the Third Degree and may be punishable by a \$500 fine and sixty (60) days imprisonment.

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Building Services Section.

For further information on this notice contact the undersigned Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

by 
Mike Schwab
Code Enforcement Officer
(614) 645-7936

ZC-7
REV 09/09
11042009

ITEM#	CODE SECTION	COMMENTS
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Zoning Violations

1 3342.24 SURFACE

Parking on grass, dirt, gravel, or otherwise unimproved surfaces is prohibited. Cease use.

2 3305.01 CERTIFICATE OF ZONING CLEARANCE

This property requires a certificate of Zoning Clearance due to the following change: Expanding of driveway requires certificate of zoning clearance.

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1887 RED FERN DRIVE



STATEMENT OF HARDSHIP

10310-00000-00441
1887 RED FERN DRIVE

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:

see ATTACHED pages (2)

A1. I am a retired, semi-handicapped man of age 72 with handicapped license plates. Been retired for the past 10 years.

A2. I have owned and lived in the 5 bedroom house since 1974. The house was built in 1972. Parking spaces #1 and # 2 have been in place every since I have lived in the home.

A3. For all the years, I have found it to be of great benefit, for the house to have a extra long driveway and have extra space to the right side of the property compared to 99% of all other properties in the area. And the house was set back an additional 10 feet in an effort to save 2 large Beech Trees. Did not work to save the trees. They had been removed when I purchased the property. Another benefit of the long driveway is that cars never even come close to being parked extending over the sidewalk as they are daily with many driveways in the neighborhood.

For all the years I have lived in the house it has been a shared single family dwelling. No more than 4 adults have lived in the house at the same time. Always being in some combination of myself, a wife, a brother, son or daughter or one or two unrelated persons. Each person having one vehicle. Many times one or two vehicles must park in the street.

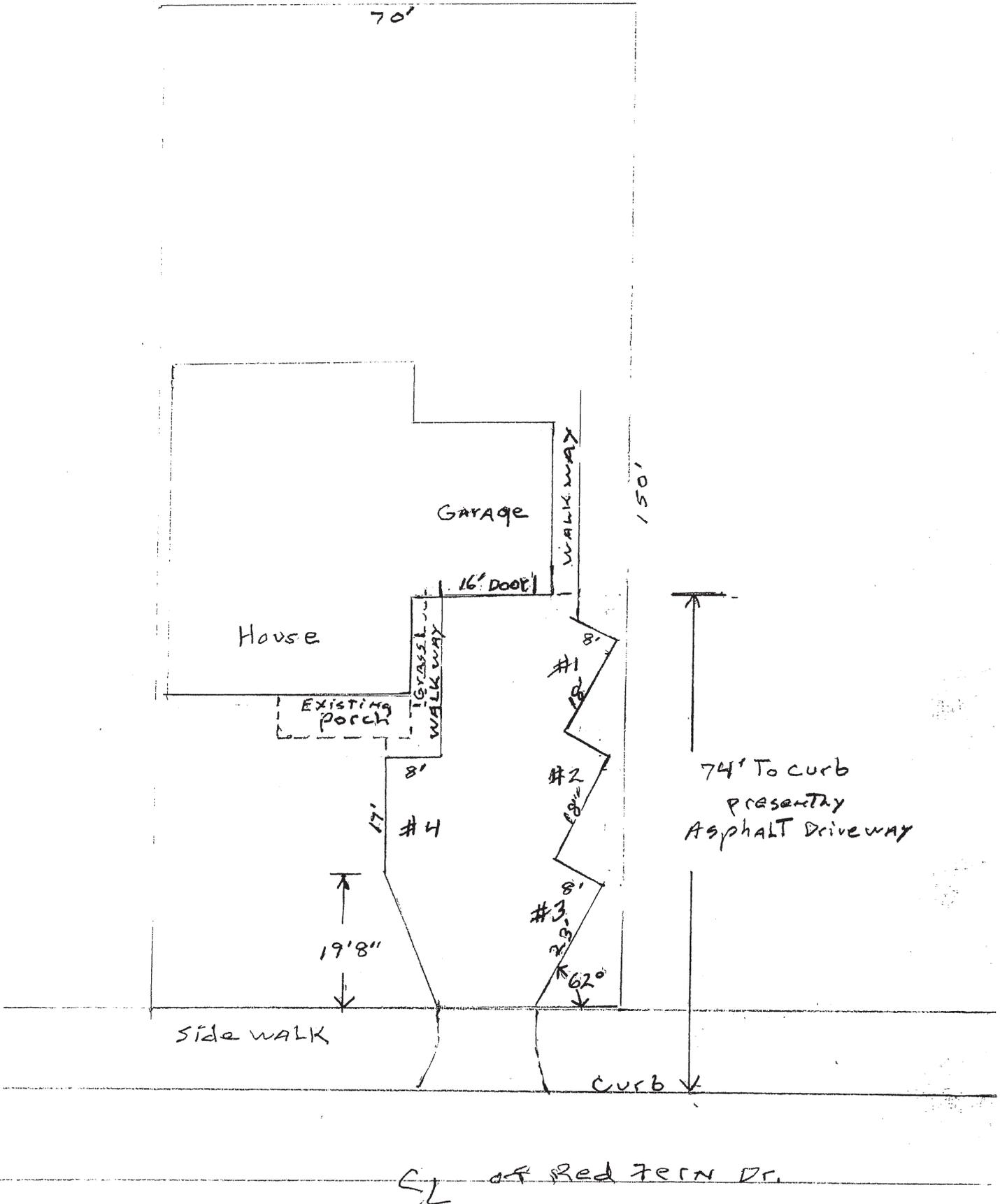
The need is to have approval for the existing parking spaces #1 and #2. Two more spaces are needed for 2 more cars. The big advantage is so that one car never blocks another from getting in or out and never blocks the left side of the 16' garage door. And no car would ever have to park in the street.

A4. I have been in the process of taking out broken pieces of blacktop and adding additional depth of gravel for future pavers to replace the present blacktop. The finished look, with some additional shrubbery, will be very attractive and a benefit to the neighborhood.


John C. Kessler

10310-00000-00441
1887 RED FERN DRIVE

1" = 20'
Traced from
2' X 3' 5" MAP





CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 10/8/10



Disclaimer

This map is prepared for the real property inventory with survey plats, and other public records and data. Users of 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.

10310-00000-00441
1887 RED FERN DRIVE

Scale = 100



deeds,
 shown on
 this map.



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: 010154294

Project Name: SINGLE FAMILY HOME

House Number: 1887

Street Name: RED FERN DR

Lot Number: 46

Subdivision: LAKEWOOD PARK SEC 1

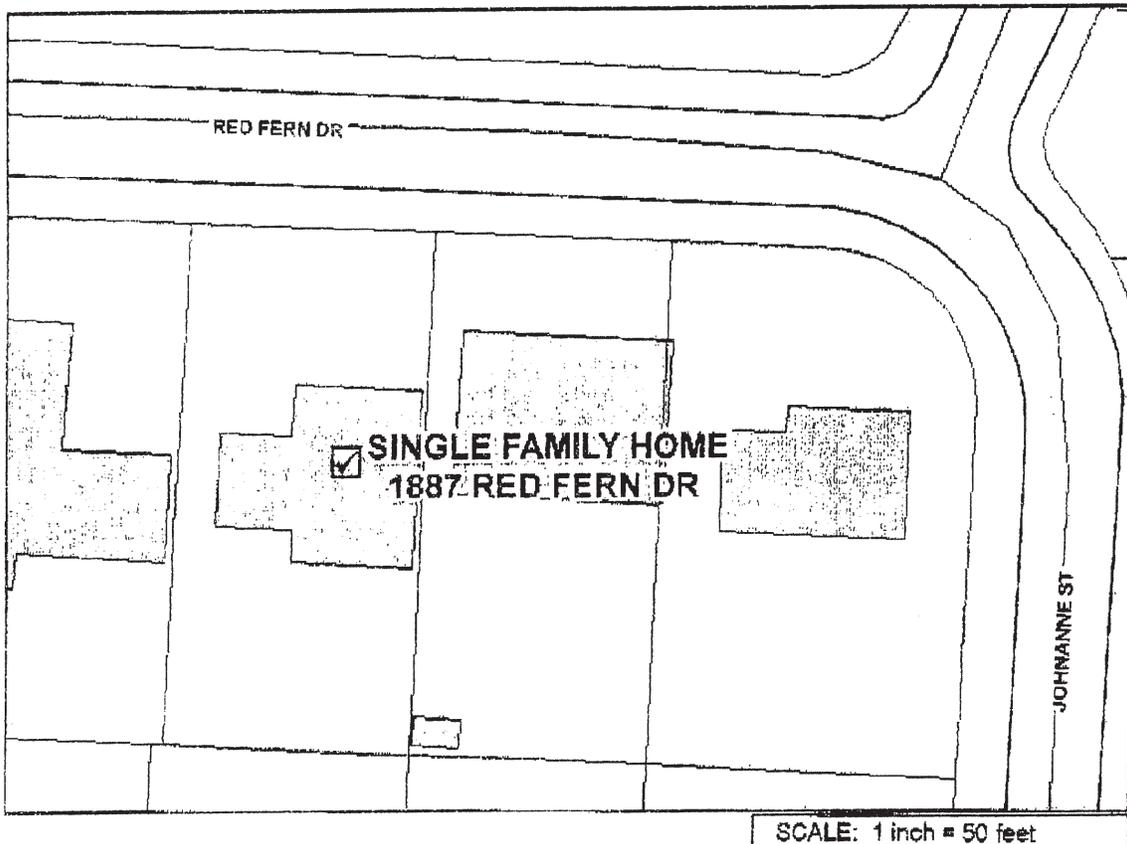
Work Done: REMODEL

Complex: N/A

Owner: CABA MINISTRIES INC

Requested By: CABA MINISTRIES INC (JOHN C KESSLER)

Printed By: *James R Reagan* Date: 10/07/2010



SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 84942

Printed: October/07/2010 - 10:33:54 AM

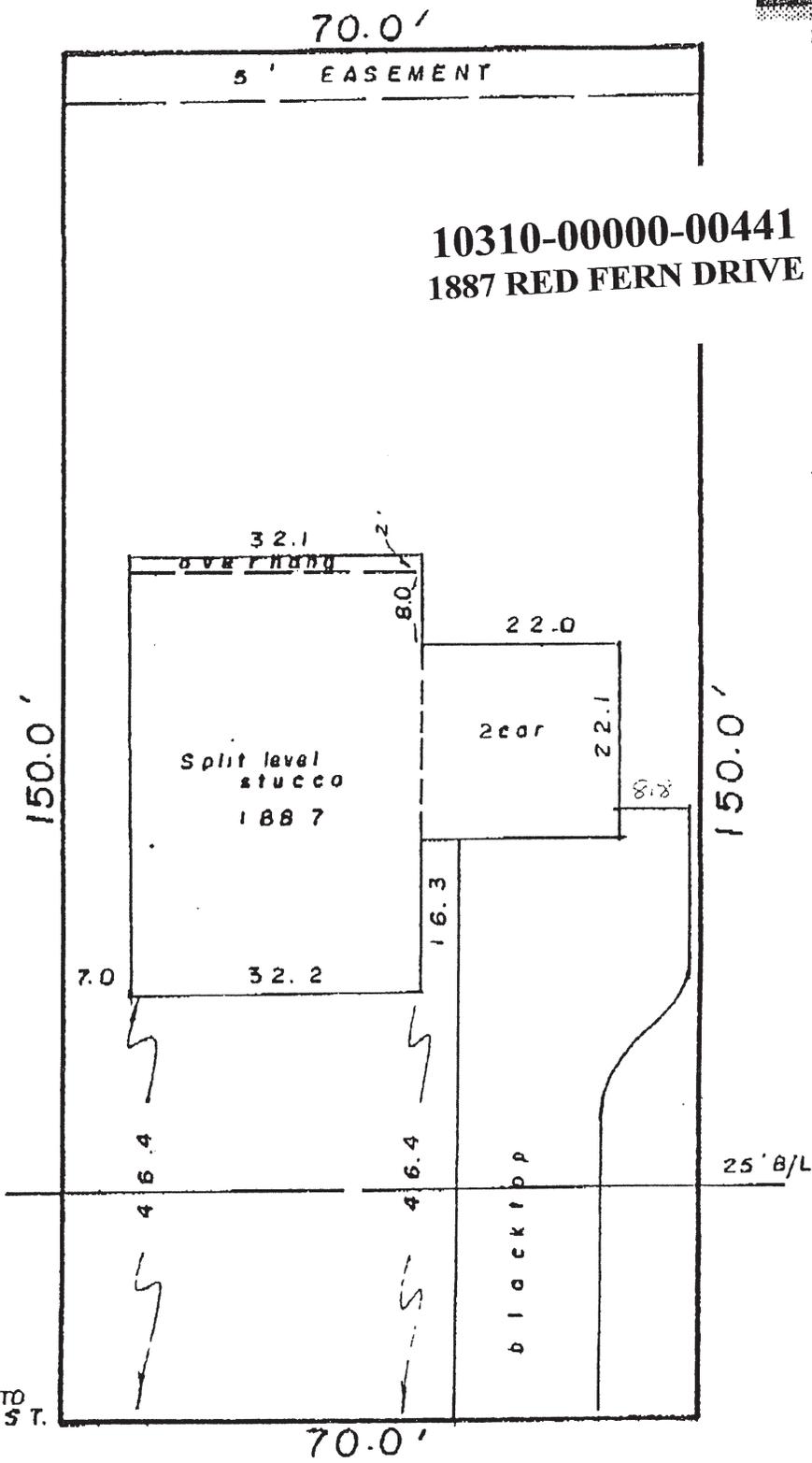
10310-00000-00441
1887 RED FERN DRIVE

Scale: 1" = 20'

Date: 12-18-91



10310-00000-00441
1887 RED FERN DRIVE



180.71' TO
JOHANNNE ST.

RED FERN DR. 50'

I hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code. THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By Alfred Meyer
Professional Surveyor

