



10310-00000-190968

OFFICE USE ONLY

Comments: _____ Application Number: _____ Commission/Group: _____
 _____ Date Received: 13 DEC 2010 Planning Area: _____
 _____ Date of Hearing: FEB 2011 Acreage: _____
 _____ Zoning Fee: \$ 315- Address Fee _____
 _____ Existing Zoning _____ Accepted by JF

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: 3332.21 TO REDUCE THE MINIMUM REQUIRED BUILDING LINE FROM 25 FEET TO 3 FEET ALONG CANYON DRIVE NE AND 3342.18 TO REDUCE THE MINIMUM REQUIRED

LOCATION PARKING SETBACK LINE FROM 25 FEET TO 12 FEET ALONG CANYON DRIVE NE.

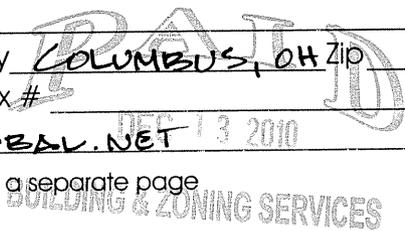
1. Certified Address Number and Street Name 470 CANYON DR NE
 City COLUMBUS State OH Zip 43214
 Parcel Number (only one required.) 010-085028

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name RICHARD BUCHSIEB, JR.; RICHARD BUCHSIEB ARCHITECT
 3. Address 2445 KENSINGTON DRIVE City COLUMBUS, OH Zip 43221
 4. Phone# 614-488-6860 Fax # 614-488-6859
 5. Email Address RICHARD@BUCHSIEB.COM

PROPERTY OWNER(S)

6. Name KENNETH F. HEWES
 7. Address 470 CANYON DRIVE NE City COLUMBUS, OH Zip 43214
 8. Phone# 614-306-6300 Fax # _____
 9. Email Address KHEWES@SBCGLOBAL.NET
 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 Richard H. Buchsieb, Jr.
 15. Property Owner Signature K. Hewes
 16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 1/4/2011 2:06:27 PM

Parcel Report

Parcel ID	Owner	Address
010085028	HEWES KENNETH F	470 CANYON DR NE COLUMBUS OH 43214

Base Zoning Report

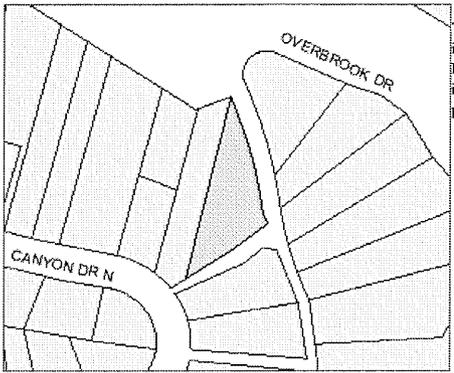
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	R3	H-35	20	Residential	(View Document)

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Clintonville 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.



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RICHARD BUCHSIEB, JR.
of (1) MAILING ADDRESS 2445 KENSINGTON DRIVE, COLUMBUS, OH 43221
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 470 CANYON DR NE
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) KENNETH F. HEXLES
470 CANYON DR NE
COLUMBUS, OH 43214

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

RICHARD BUCHSIEB ARCHITECT
614 - 488 - 6860

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

(5) CLINTONVILLE AREA COMMISSION
JOHN DEFOURNEY
4840 N. HIGH ST., COLUMBUS, OH 43214

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) Richard A. Buchsieb, Jr.
Subscribed to me in my presence and before me this 10 day of Dec, in the year 2010
SIGNATURE OF NOTARY PUBLIC (8) Sandra Fordham
My Commission Expires: 6-2-2014



SANDRA FORDHAM
Notary Public, State of Ohio
My Commission Expires 06-02-2014



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:

The proposed carport has a low profile and a delicate structure intended to be aesthetically

in character with the spirit of Clintonville Architecture. 3" posts support an 8 ¾" roof

structure. All roof beams are within the same plane as the rafters to maintain a minimal

effect. The roof covers a 2-car open parking area of 518 sq. ft., a screened area of 42 sq. ft.,

and an enclosed garden shed of 123 sq. ft. The total area of the structure is 683 sq. ft.

A new addition to the residence includes razing a one-car attached garage. The corner of

the attached garage to be razed is 6.7 feet from the west property line, the addition is

proposed in generally the same position 5.25 feet from the property line.

(cont. next page)

The position of the existing residence near the west property line and at the edge of steep topography limits the practical placement of a new garage or carport within the southern area of the triangular lot and in an unattached condition. The carport is proposed a greater distance than is necessary from the adjoining residence to provide relief to the neighbors and to maintain access to the front of the residence.

A corner of the maneuvering area of the driveway is proposed within the Parking Setback due to topography and the resulting constraints on the placement and arrangement of the structure and driveway.



Signature of Applicant [Handwritten Signature] Date 10 DEC 2010

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.

STATE OF OHIO APPLICATION # _____
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Ken Hewes
of (COMPLETE ADDRESS) 470 Canyon Dr, NE Columbus, OH 43214
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
<u>National City Mortgage</u>	<u>3232 Newmark Drive, Miamisburg, OH 45342</u>

<u>Vicki Bowen</u>	<u>470 Canyon Dr, NE Columbus, OH 43214</u>
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SIGNATURE OF AFFIANT [Handwritten Signature]

Subscribed to me in my presence and before me this 10 day of Dec, in the year 2010

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires: 6-2-2014



SANDRA FORDHAM
Notary Public, State of Ohio
My Commission Expires 06-02-2014