



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 11310-00000-00368

Date Received: 8 July 2011

Commission/Group: FNCCC

Existing Zoning: \_\_\_\_\_ Application Accepted by: \_\_\_\_\_ Fee: \$315

Comments: \_\_\_\_\_

**PAID**  
JUL 08 2011

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance     Special Permit

BUILDING & ZONING SERVICES

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

CODE 3332-386 To increase roof peak on proposed garage addition to about 21-22 feet from the allowed 15 feet. CODE 3332-384 To increase square footage by 120 square feet from the code amount; (1/3 of 2898).  
Both for architectural reasons to match the existing house in shape and for **LOCATION**

1. Certified Address Number and Street Name 234 Pocono Rd.

City Columbus State OH Zip 43235

Parcel Number (only one required) 610-199320

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name SAME AS BELOW

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name David W. Scandinaro / Joanne V. Sharpe Scandinaro AKA Scandinaro <sup>David & Joanne</sup>

Address 234 Pocono Rd City/State Columbus, OH Zip 43235

Phone # 614-848-7608 Fax # 614-847-9322 Email dave@scandinaro.org

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

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney     Agent

Name David W. Scandinaro

Address (SAME AS ABOVE) City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

**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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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David W. Scandinaro  
of (1) MAILING ADDRESS 234 Pocono Rd Columbus OH 43235  
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  
AND MAILING ADDRESS

(4) David W. Scandinaro & Joanne V. Sharpe - Scandinaro  
234 Pocono Rd  
Columbus, OH 43235  
614-848-7608  
David W. Scandinaro

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

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

(5) for North Columbus Communities Coalition  
Gloria Humes, 771 Wynstone Dr.  
Coto Lewis Center, OH 43035

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

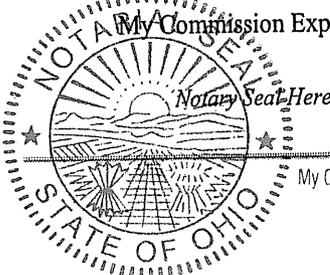
(8) [Signature]

Subscribed to me in my presence and before me this 7 day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Sherry L. Ross  
Sherry L. Ross

My Commission Expires: Aug. 15, 2012



SHERRY L. ROSS  
Notary Public, State of Ohio  
Franklin County

My Commission Expires Aug. 15, 2012

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## 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 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:

*1. This house was originally designed and built by Lamb Construction as an authentic "Salt Box" Colonial style/structure. It is positioned on a corner lot on the north side of Christopher Woods with a relatively large amount <sup>of</sup> open distance from surrounding houses. The constraints of Codes 3332-38H and 3332-38G prevent the proposed garage/addition from architecturally matching the present roof pitch and maintaining balance and proportion to the existing house. The designer's drawings show a more consistent and visually appealing structure. 2. The property owner did not cause this. 3. This variance, if allowed, would lead to the development of a structure that adds value and visual appeal for the neighborhood. 4. An increase in average home value while not detracting from present architectural design(s) would be helpful to neighboring properties. (Please see draft of letter to neighbors)*

Signature of Applicant

Date 7/7/11

*Janine V. Sharpe-Scandinaro 7/7/11*

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DRAFT

July 5, 2011

Dear Neighbor,

My name is Dave Scandinaro, my wife and two daughters live at 234 Pocono Rd., as most of you know. I am delivering this letter to you given your 125 foot perimeter location to our residence, and in our quest to obtain a Board of Zoning Adjustment to vary the code for a proposed garage addition. Enclosed please find copies of the relevant plans.

The issue relates to Columbus City Building codes 3332.38-H and 3332.38-G which briefly state if the garage/addition is not attached directly to habitable space (this will connect to our garage) the structure cannot exceed 15 feet at the peak. Also, we will need about 120 extra square feet more than the code allows at present. I have worked with a residential planner over the last several months to look at different possibilities to arrive at these plans. You have the site plan and road views.

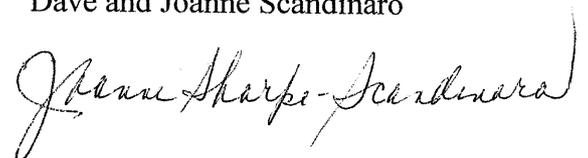
As our white salt box colonial has steep peaks, they will need to be matched with any addition to maintain architectural/visual integrity and appeal. The gutter line needs to also be maintained, and geometry leads a limit of 15 feet at the peak as producing a very narrow building that is unappealing to the eye and with limited functionality. The proposed peak height of the garage addition is actually less than the present garage peak by a few feet. The extra volume offered by the extra square feet balances the view as it relates to the stocky mass of the house.

We feel our corner lot with the proposed structure will be both visually appealing and offer an increase in neighborhood average home value. It will offer us another garage for our two teenage drivers and a place to store and at times use my woodworking/hobby tools. If you have questions or would like to discuss this matter further and walk the property with me feel free to contact me at 578-1010.

Sincerely,



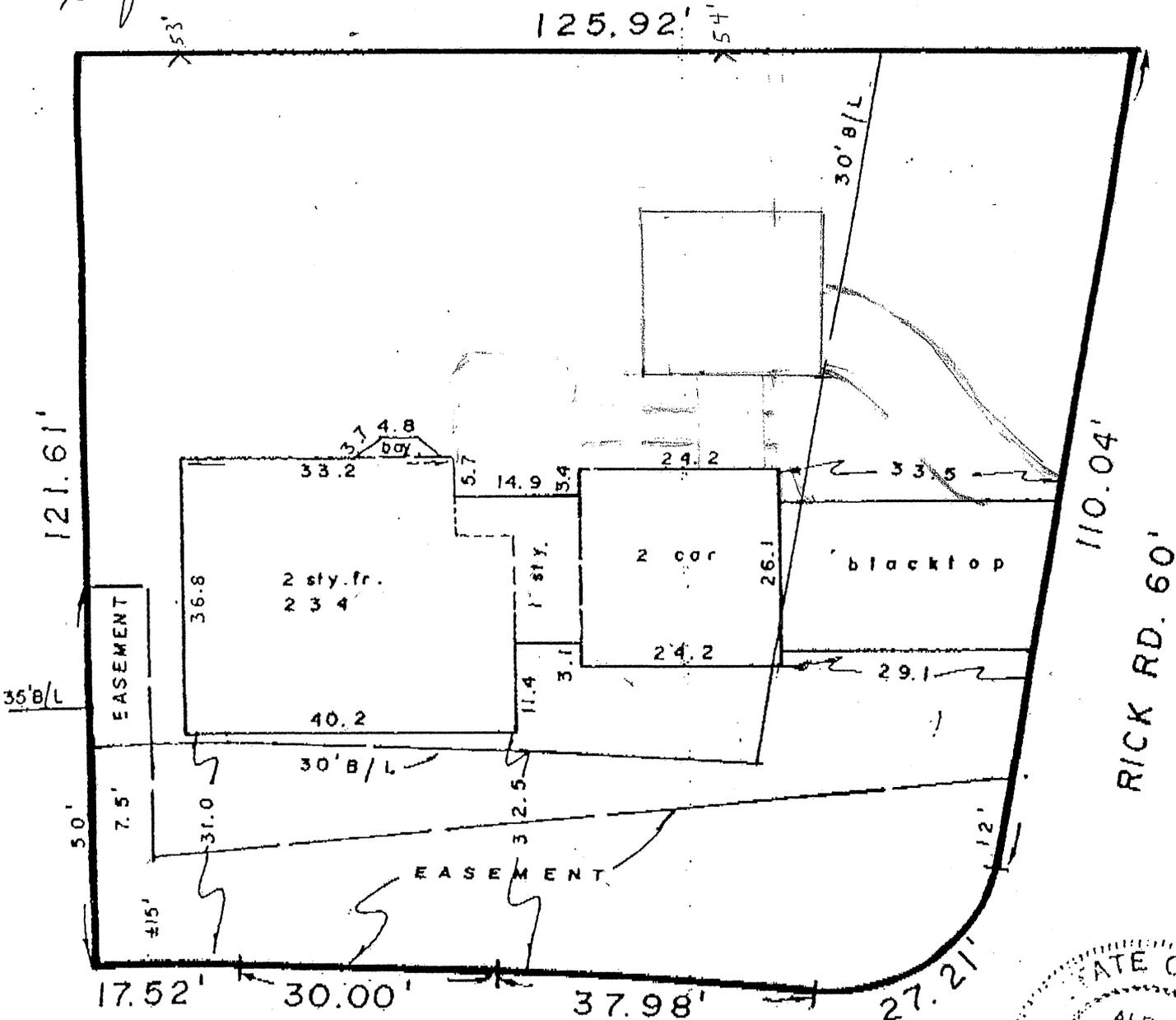
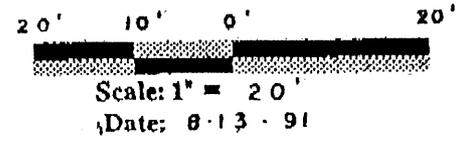
Dave and Joanne Scandinaro



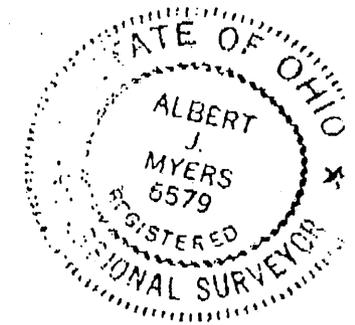


Legal Description: Lot 9 Amended Plat of Christopher Woods Plat Book 03, Page 20  
 Applicant: Scandinaro  
 Posted Address: 234 Pocono Road, Columbus, Ohio  
 F.E.M.A. Flood Zone Designation: Flood Zone "C" as per F.I.R.M. 390170 0015B  
 Apparent Encroachments: Garage Over Building Line.

*Handwritten notes:*  
 + [unclear]  
 + [unclear]



POCONO RD. 60'



We 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 ENCROACHMENTS**

Myers Surveying Co., Inc.  
 By *Albert J. Myers*  
 Professional Surveyor







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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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David W. Scandinaro & Joanne V. Sharpe-Scandinaro  
of (COMPLETE ADDRESS) 234 Pocono Rd Columbus, OH 43235  
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>David W. Scandinaro</u>	<u>234 Pocono Rd, Cols, OH 43235</u>
<u>Joanne V. Sharpe-Scandinaro</u>	<u>(SAME)</u>

SIGNATURE OF AFFIANT

*[Handwritten signature of Joanne Sharpe-Scandinaro]*

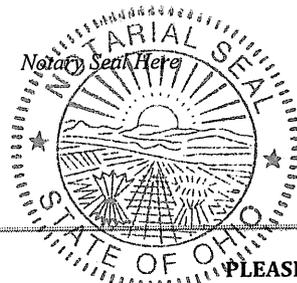
Subscribed to me in my presence and before me this 7 day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC

*[Handwritten signature: Sherry L. Ross]*

My Commission Expires:

Aug. 15, 2012



SHERRY L. ROSS  
Notary Public, State of Ohio  
Franklin County  
My Commission Expires Aug. 15, 2012

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