



# 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)

**PAID**  
SEP 06 2011

OFFICE USE ONLY

Application Number: # 11310-00000-00500 **BUILDING & ZONING SERVICES**  
Date Received: 6 SEP. 2011  
Commission/Group: Northland  
Existing Zoning: SR Application Accepted by: JF Fee: \$ 315-  
Comments: ~~SR~~ 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.

Build a detached garage. Code # 3332.38F. I would like to increase the allowable square feet from 723 to 1048. This would allow me to keep existing carport

### LOCATION

1. Certified Address Number and Street Name 1212 Bryson Rd  
City Columbus State Ghio Zip 43224  
Parcel Number (only one required) 610-116911

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Timothy M, Katrina K Leopard  
Address 1212 Bryson Rd City/State Columbus, OH Zip 43224  
Phone # 614-261-0597 Fax # 614-573-7472 Email timleopard @ SBCGlobal.net  
 Check here if listing additional property owners on a separate page.

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

- Attorney     Agent

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE Tim M Leopard  
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



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

11310-00500

1212 Bryson Rd.

### One Stop Shop Zoning Report Date: Mon Sep 19 2011

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 1212 BRYSON RD COLUMBUS OH 43224

**Mailing Address:** 1212 BRYSON RD  
COLUMBUS OH 43224

**Owner:** LEOPARD TIMOTHY M & KATRINA K

**Parcel Number:** 010116911

#### ZONING INFORMATION

**Zoning:** 674, Residential, SR  
effective 11/14/1956, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

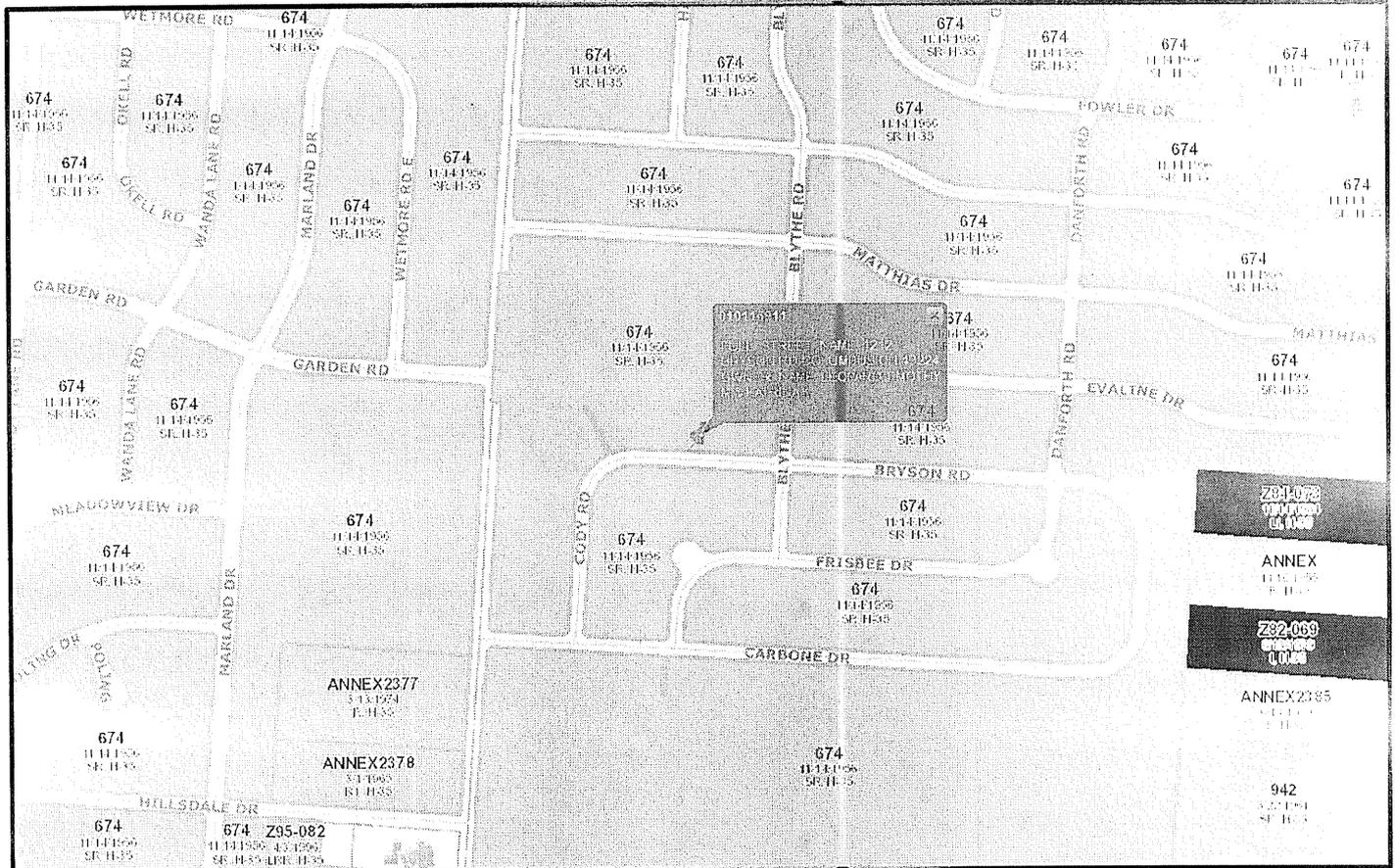
#### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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## STATEMENT OF HARDSHIP

11310-00500

1212 Bryson Rd.

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:

I would like to build a garage (detached) for the use of storage of yard equipment and other seasonal outside equipment. My current storage shed is no longer adequate for this purpose. Removing the existing carport will damage the siding on the house. This siding is no longer made and it would make it necessary to reside the entire house.

The carport itself is very valuable for its sheltering in bad weather when going from your car to the house. I considered building an attached garage in place of the carport but a garage would block all windows on the west side of the house. The property and house layout is of poor design for an attached garage.

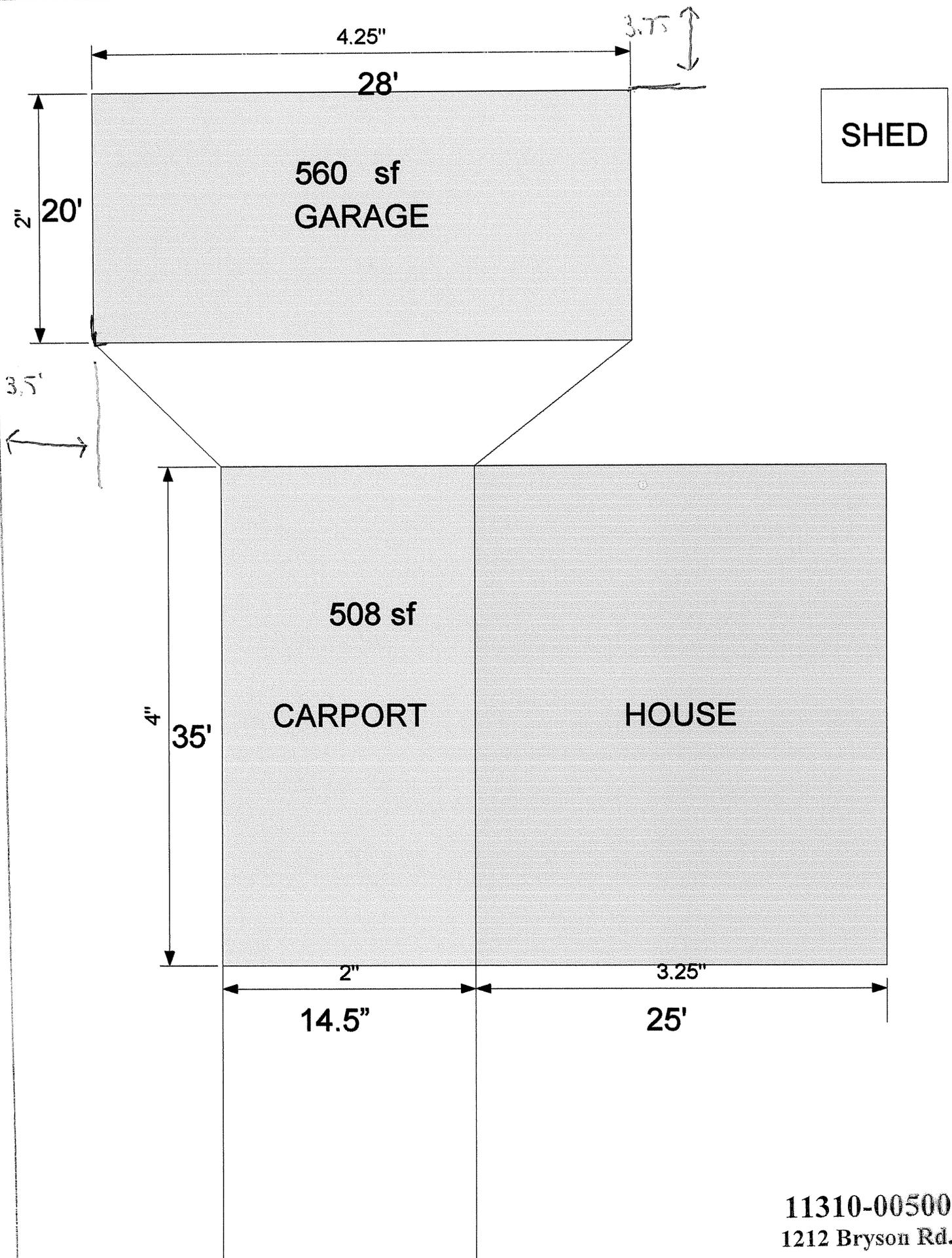
Signature of Applicant

Tim M. Paul

Date

9/1/2011

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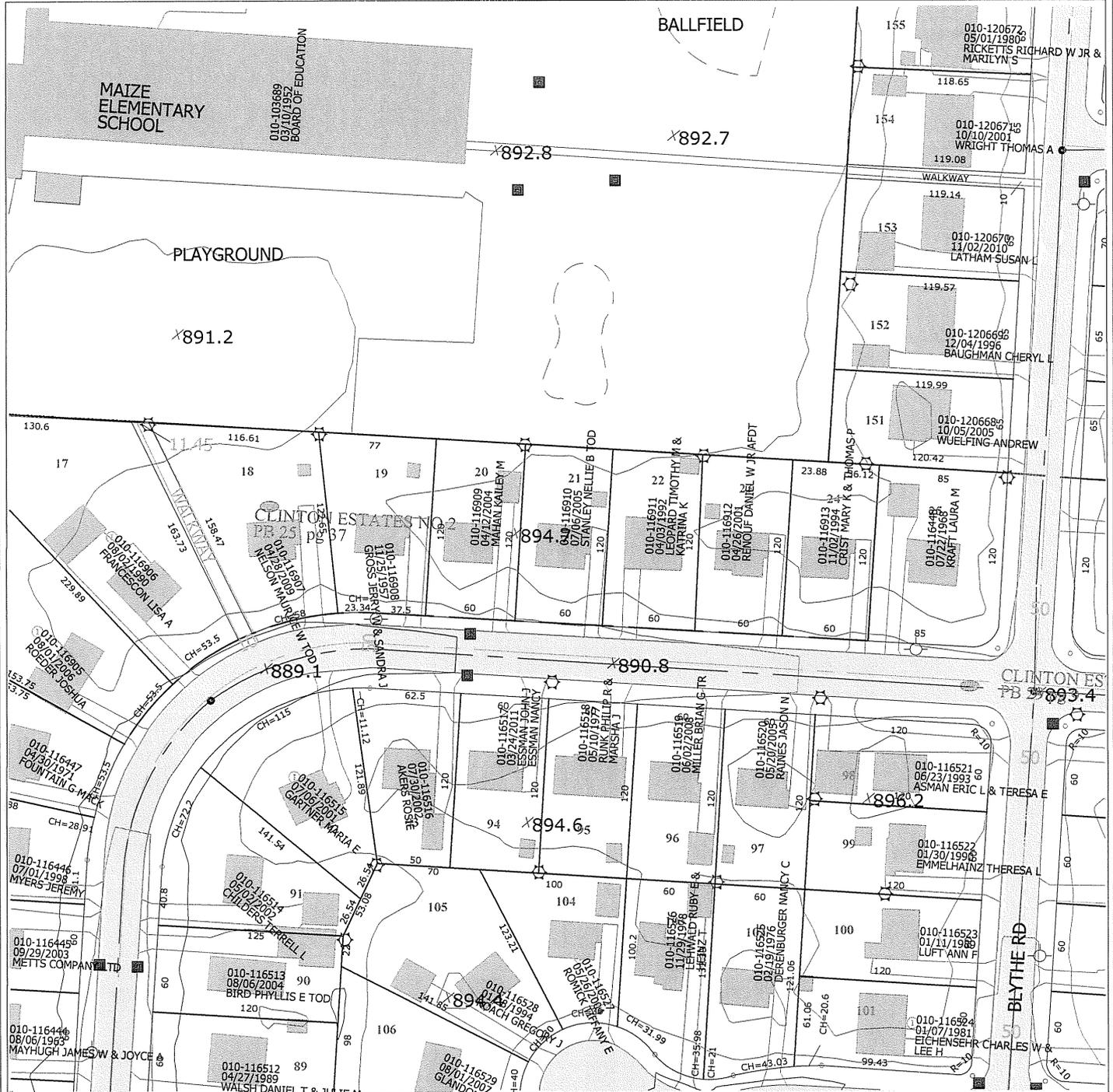
11310-00500  
 1212 Bryson Rd.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m

DATE: 8/30/11



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

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1212 Bryson Rd.



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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 # **11310-00500**

**1212 Bryson Rd.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Timothy M. Leopard  
of (COMPLETE ADDRESS) 1212 Bryson Rd Columbus OH 43224  
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

Timothy M and Katrina K Leopard  
1212 Bryson Rd, Columbus, OH 43224

SIGNATURE OF AFFIANT

Tim M Leopard

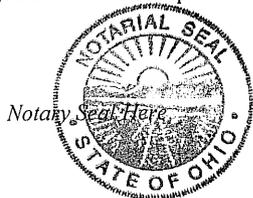
Subscribed to me in my presence and before me this just day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Sandra E. DePasio

My Commission Expires:

9-22-12



**SANDRA E. DEPASIO**  
Notary Public, State of Ohio  
My Commission Expires \_\_\_\_\_

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