



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

OFFICE USE ONLY

Application Number: # 11310-00000-00506
Date Received: 7 SEP. 2011
Commission/Group: CLINTONVILLE
Existing Zoning: _____ Application Accepted by:  Fee: \$315-
Comments: _____

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.

We are requesting to knock down a 2-story 4-car garage and replace it with a 2-story 2 car garage. This requires a height variance and a variance for a 1ft. side yard setback. 23.3"

LOCATION

1. Certified Address Number and Street Name 34 Medbrook Way
City Columbus State Ohio Zip 43214
Parcel Number (only one required) 010-059736-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Brad and Stephanie Spence
Address 34 Medbrook Way City/State Cols., Ohio Zip 43214
Phone # 614-332-2331 Fax # 614-263-2157 Email Stephanie.Grawe@gmail.com
 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 _____
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

David Reiss
Jamie Freise



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

One Stop Shop Zoning Report Date: Thu Sep 15 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 34 MEDBROOK WAY COLUMBUS OH 43214

Mailing Address: 2375 N GLENVILLE DR
RICHARDSON, TX 75082

Owner: SPENCE BRAD

Parcel Number: 010058736

ZONING INFORMATION

Zoning: ORIG, Residential, R3
effective 2/27/1928, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historical District: N/A

Historical Site: No

Overlay: N/A

Flood Zone: OUT

Airport Noise Environ: N/A

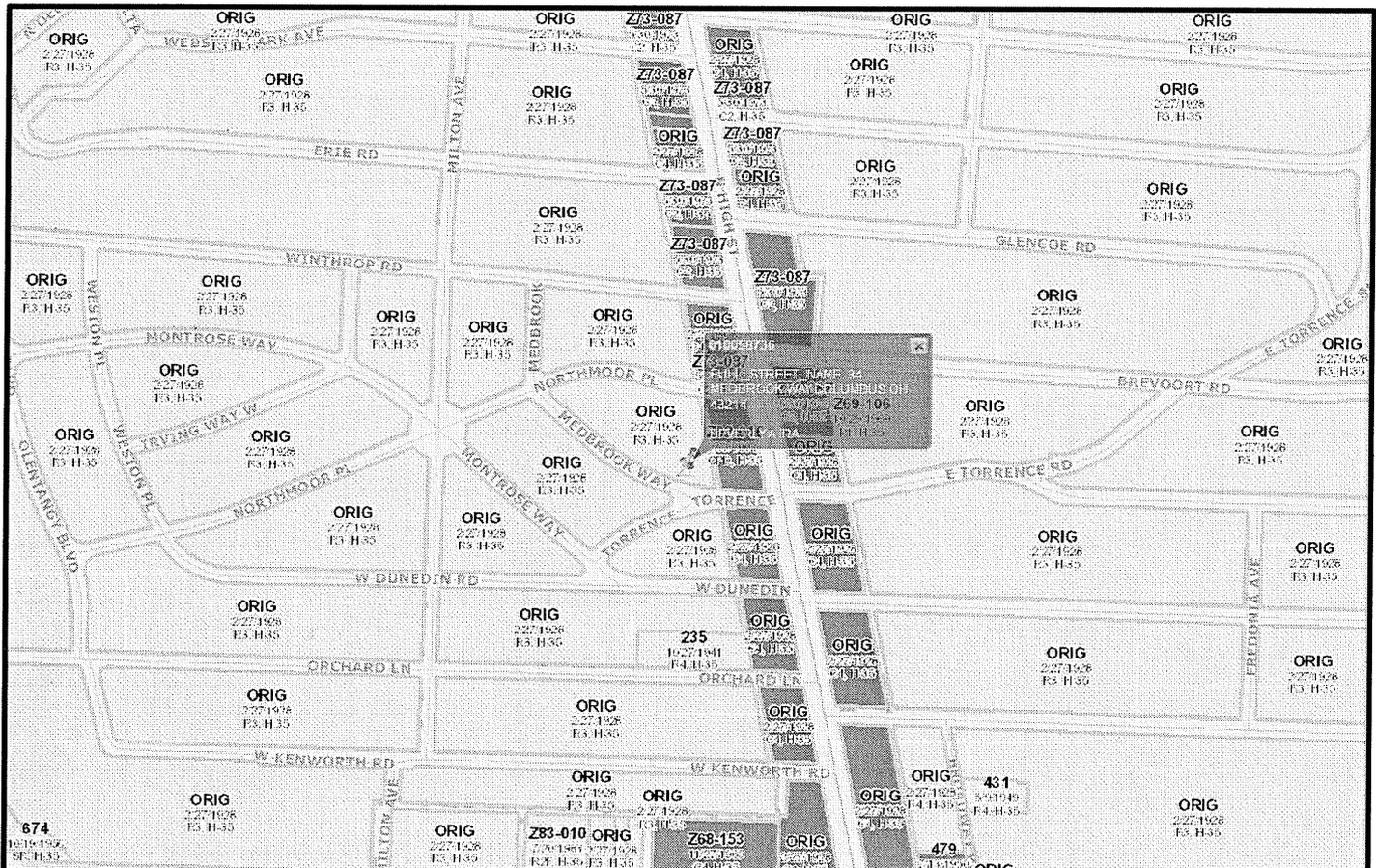
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Bradley K. Spence
of (1) MAILING ADDRESS 34 medbrook Way Columbus, Ohio 43214
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 (4) Stephanie A. Spence
AND MAILING ADDRESS 34 medbrook Way
Columbus, Ohio 43214

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Brad Spence / Stephanie Spence
614-332-2331

AREA COMMISSION OR CIVIC GROUP (5) Clintonville Area Commission / District 4
AREA COMMISSION ZONING CHAIR OR John DeFournay
CONTACT PERSON AND ADDRESS 3909 N. High St. Columbus, Ohio 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:

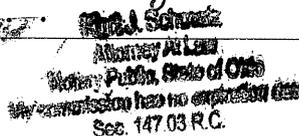
(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT (8) [Signature]
Subscribed to me in my presence and before me this 6th day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) [Signature]
My Commission Expires: _____

Notary Seal Here



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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:

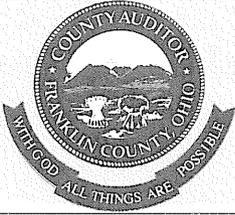
There is already a 4 car 2-story garage on the property. We want to remove that garage and replace it with a smaller 2 car 2-story garage with the same 1 ft sideyard setback and the same height that already exists. The current garage is beyond repair and takes up too much of the backyard. In addition, the barn-like style does not match the house design or anything else in the neighborhood.

Signature of Applicant _____

Date _____

9-6-2011

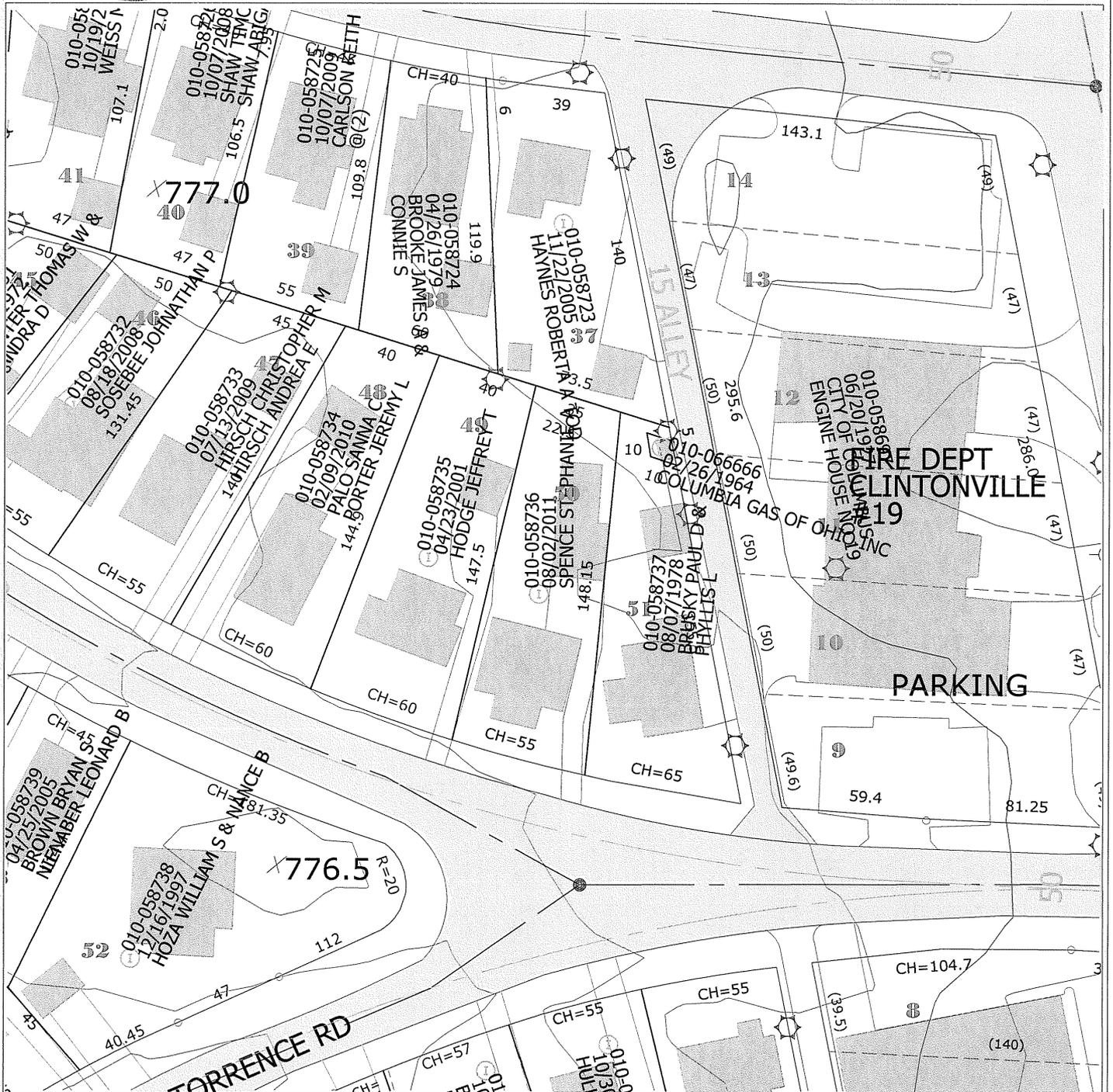
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/6/11



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



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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) Bradley K. Spence
of (COMPLETE ADDRESS) 34 meelbrook way Columbus, Ohio 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>Bradley K. Spence</u>	<u>34 meelbrook way Columbus, Ohio 43214</u>
<u>Stephanie A. Spence</u>	<u>SAME</u>

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 6th day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires:

Kent J. Schmalz
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Notary Seal Here

Kent J. Schmalz
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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