



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: # 11310-00000-00134
Date Received: 11 MARCH 2011
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: FF 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.

REQUESTING A REDUCTION IN OPEN REAR YARD FROM 25% TO 22% (COLS ZONING 3332.27) TO ALLOW AN ADDITION

LOCATION

1. Certified Address Number and Street Name 1269 KENWICK RD
City COLUMBUS State OH Zip 43209
Parcel Number (only one required) 010-092621

APPLICANT: (IF DIFFERENT FROM OWNER)

Name JEANNE CABRAL ARCHITECT
Address 2939 BEXLEY PARK RD City/State COLS OH Zip 43209
Phone # 614-239-9484 Fax # 302-372-1828 Email jeannecabral@aol.com

PROPERTY OWNER(S):

Name STEPHEN A. URELL
Address 1269 KENWICK RD City/State COLS, OH Zip 43209
Phone # 614- Fax # _____ Email _____

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 [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 3/31/2011 4:21:25 PM

Parcel Report

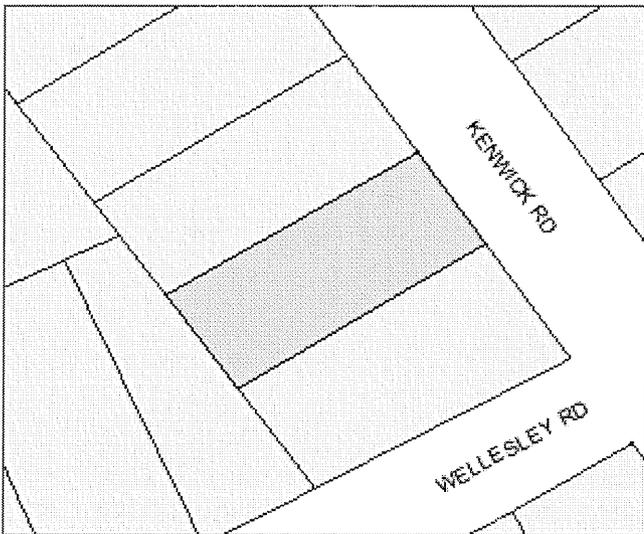
Parcel ID	Owner	Address
010092621	URELL STEPHEN A	1269 KENWICK RD COLUMBUS OH 43209

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ORIG	R3	H-35	37	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.

11310-00000-00134
1269 KENWICK ROAD



Mayor Michael B. Coleman

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AFFIDAVIT

11310-00000-00134 1269 KENWICK ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeanne Marie Cabral
of (1) MAILING ADDRESS 2939 Bexley Park Road Columbus, OH 43209

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) Stephen A. Urell
1269 Kenwick Road
Columbus, OH 43209

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

Jeanne Marie Cabral, Architect
614-239-9484

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

(5) Berwyn West Civic Association
Sheryl Owens 2957 Ivanhoe Dr.
Columbus, OH 43209 614-235-1258

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 List

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

SIGNATURE OF AFFIANT

(8) Jeanne Marie Cabral

Subscribed to me in my presence and before me this 11th day of March, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Pamela J. Dawley

My Commission Expires: 4-25-14

Notary Seal Here

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STATEMENT OF HARDSHIP

11310-00000-00134

APPLICATION # _____

1269 KENWICK ROAD

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:

Existing rear yard is currently 26.2% of the total lot area. Applicant wishes to construct an addition to incorporate a handicapped bathroom and closets. The current house does not allow for the remodeling of an area in the existing house for a handicapped bath without taking out sleeping rooms or closets. The accessible bathroom is needed for a family member. The owner wishes to remain in the neighborhood. This addition would reduce the rear yard to 22%. The current house has side yard setbacks of 9 ft. or more. The addition would also be 9 ft. from the side property lines. The required side setback is 5 ft. Keeping the setback at 9 ft. for the additions would lessen the impact of the addition on the neighbors. Current code allows a detached rear garage to take up to 45% of the required rear yard. If this house had a rear detached garage, it would take more square footage than this addition will take. Other homes in the neighborhood have detached rear garages. Storm drainage and water flow will be addressed as to not impact the neighbors. The height of the addition will be lower than the overall height of the existing house to lessen the impact on the neighboring homes. Overall, this addition will add value to the neighborhood, be secluded from the street and be minimized in scope.

Signature of Applicant *Jeanne Marie Cabral* Date 3-10-11

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 3/9/11



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map and information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

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1269 KENWICK ROAD

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

Plot Plan Stephen A. Urell

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 684 Berwick Subdivision, Plat Book 19, Page 25

Applicant:

Posted Address: 1269 Kenwick Rd., Columbus, Ohio

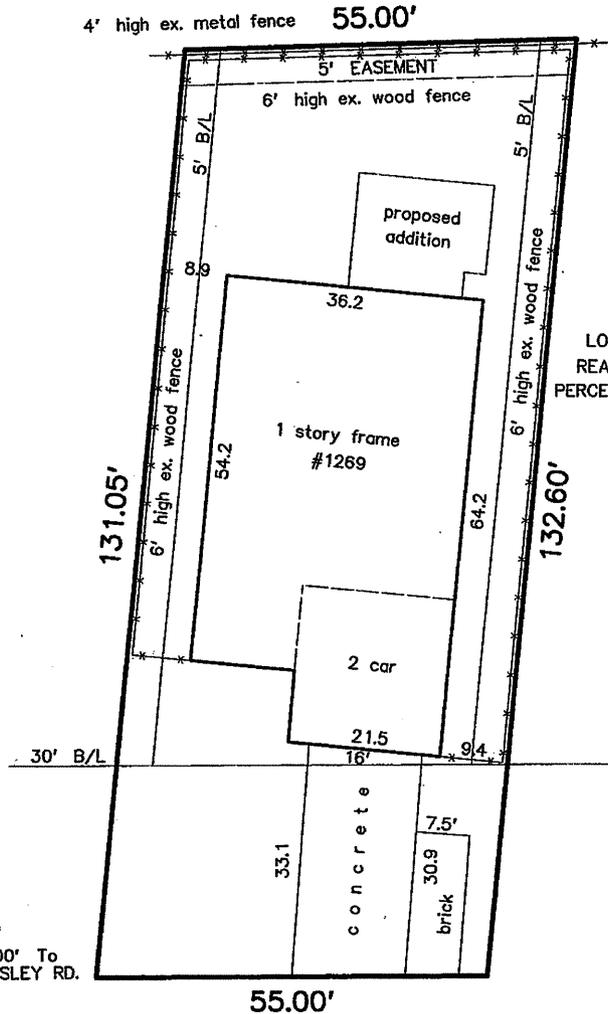
F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0333K

20' 10' 0' 20'



Scale 1" = 20'

Date: 03/11/2011



SITE DATA

ZONED: R-3

LOT AREA = 7,204 SQ. FT.

REAR YARD AREA = 1,890 SQ. FT.

PERCENT OF TOTAL LOT AREA = 26%



Myers Surveying Co., Inc.

By *Joseph P. Myers*

Professional Surveyor

Plot Plan for Zoning Purpose

Myers Order No. - 3-03/08/2011



201103083

Rec. Field DWG

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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.

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STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeanne Marie Cabral
of (COMPLETE ADDRESS) 2939 Bexley Park Road Columbus, OH 43209-2236

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
Stephen A. Urell	1269 Kenwick Road Columbus, OH 43209

SIGNATURE OF AFFIANT Jeanne Marie Cabral

Subscribed to me in my presence and before me this 11th day of March, in the year 2011

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