

Date: 7/8/10

Application # 10310-0-00258

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: _____ Commission/Group: South Side
 _____ Date Received: 7/8/10 Planning Area: _____
 _____ Date of Hearing: 9/28/10 Acreage: _____
 _____ Zoning Fee: \$630.00 Address Fee _____
 _____ Existing Zoning: R-4 Accepted by W. Reiss

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.

see attached

LOCATION

1. Certified Address Number and Street Name 1478 Wilson Ave
 City Columbus State Ohio Zip 43206

Parcel Number (only one required.) 010-017325

APPLICANT (IF DIFFERENT FROM OWNER)

- 2. Name _____
- 3. Address _____ City _____ Zip _____
- 4. Phone# _____ Fax # _____
- 5. Email Address _____

PROPERTY OWNER(S)

- 6. Name Mary Beth Caine / Samuel Wilcox
- 7. Address 1478 Wilson Ave City COLS Zip 43206
- 8. Phone# 614 395-7879 Fax # 614 2531000
- 9. Email Address marybethcaine@yahoo.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

- 10. Name _____
- 11. Address n/a City _____ Zip _____
- 12. Phone# _____ Fax # _____
- 13. Email Address _____

SIGNATURES

- 14. Applicant Signature Mary Beth Caine
- 15. Property Owner Signature Mary Beth Caine
- 16. Attorney/Agent Signature _____

One Stop Shop Zoning Report
Building Services Division
Department of Development
 Report date: 7/15/2010 12:50:48 PM

Parcel Report

Parcel ID	Owner	Address
010017325	CAINE MARY B WILCOX SAMUEL D	1478 WILSON AVE COLUMBUS OH 43206
010017325	CAINE MARY B WILCOX SAMUEL D	1014 FREBIS AVE COLUMBUS OH 43206

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
1052	R4	H-35	36	Residential	(View Document)

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Columbus Southside 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.

10310-00258
1478 Wilson Ave.



STATEMENT OF HARDSHIP

APPLICATION #

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1478 Wilson Ave.

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 parcel is unusual with two buildings on a single property. The home and garage were built in about 1952 and the split level was built in 1957, all prior to the owner's purchase of the property in 2008. Records indicate it was a single parcel at time of construction of the split level. Use of the split level has varied over the years and may have been used for both residential and church office. The neighborhood is residential and the conversion to residential use for the split level is more appropriate for the neighborhood, however currently unoccupied. We want to separate boundaries for both addresses.

VARIANCES REQUESTED :

1014 FREBIS-

3332.15 Lot Size- To allow a two family dwelling to occupy a lot of 2846 SF from 6000 SF.

3332.25 Maximum Side Yard- To allow maximum side yard sum to be 7' – 10" from 10'.

3332.26 Minimum Side Yard- To allow the east side yard to be that which is existing 2' – 6" from 5'.

3332.27 Rear Yard- To reduce the minimum rear yard to 212 SF or 7.45% from 25% (711.5 SF).

3312.49

~~3332.28~~ Parking- To reduce the minimum number of parking spaces to 0 (4 reqstd).

3332.21 Building Lines To replace the building line from 30' to 10' for an existing structure on a new lot that is subject to the building line provision for lots adjacent to a street on the Columbus Thoroughfare Plan.

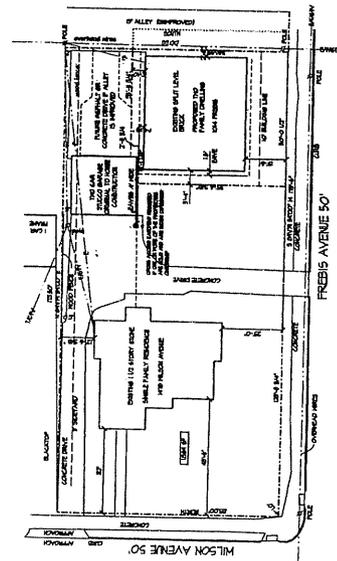
1478 Wilson Ave

3332.26 (E)- To reduce the minimum side yard setback from an interior lot line from 3' to 0'.

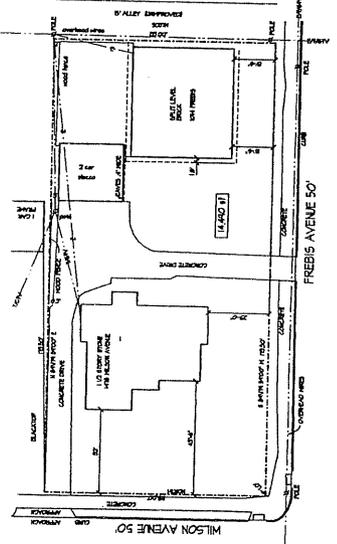
10310-00258
1478 Wilson Ave.



BRUNNEN ENGINEERING
 ARCHITECTURAL ENGINEERING
 1000 WILSON AVENUE, SUITE 200
 FREDERICKSBURG, VA 22401
 PHONE: (804) 338-1111
 FAX: (804) 338-1112
 WWW.BRUNNEN-VA.COM



**PROPOSED
 SITE PLAN
 SCALE: 1" = 20'-0"**

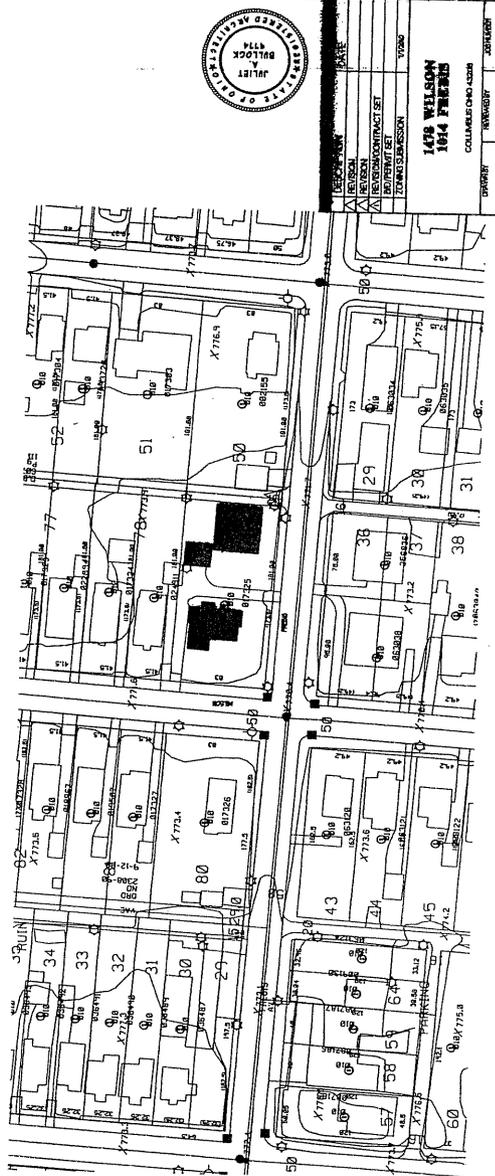


**AS BUILT
 SITE PLAN
 SCALE: 1" = 20'-0"**



NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**SITE VICINITY
 PLAN
 SCALE: 1" = 50'-0"**



DESIGNER	BRUNNEN ENGINEERING
DATE	10/20/2010
PROJECT	1400 WILSON AVENUE FREDERICKSBURG
CLIENT	COLLIERIE CONSULTANTS
SCALE	1" = 20'-0"
PROJECT NO.	10000
DATE	10/20/2010
PROJECT	1400 WILSON AVENUE FREDERICKSBURG
CLIENT	COLLIERIE CONSULTANTS
SCALE	1" = 20'-0"
PROJECT NO.	10000
DATE	10/20/2010

SITE PLANS
 10/20/2010



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010017325

Zoning Number: 1478

Street Name: WILSON AVE

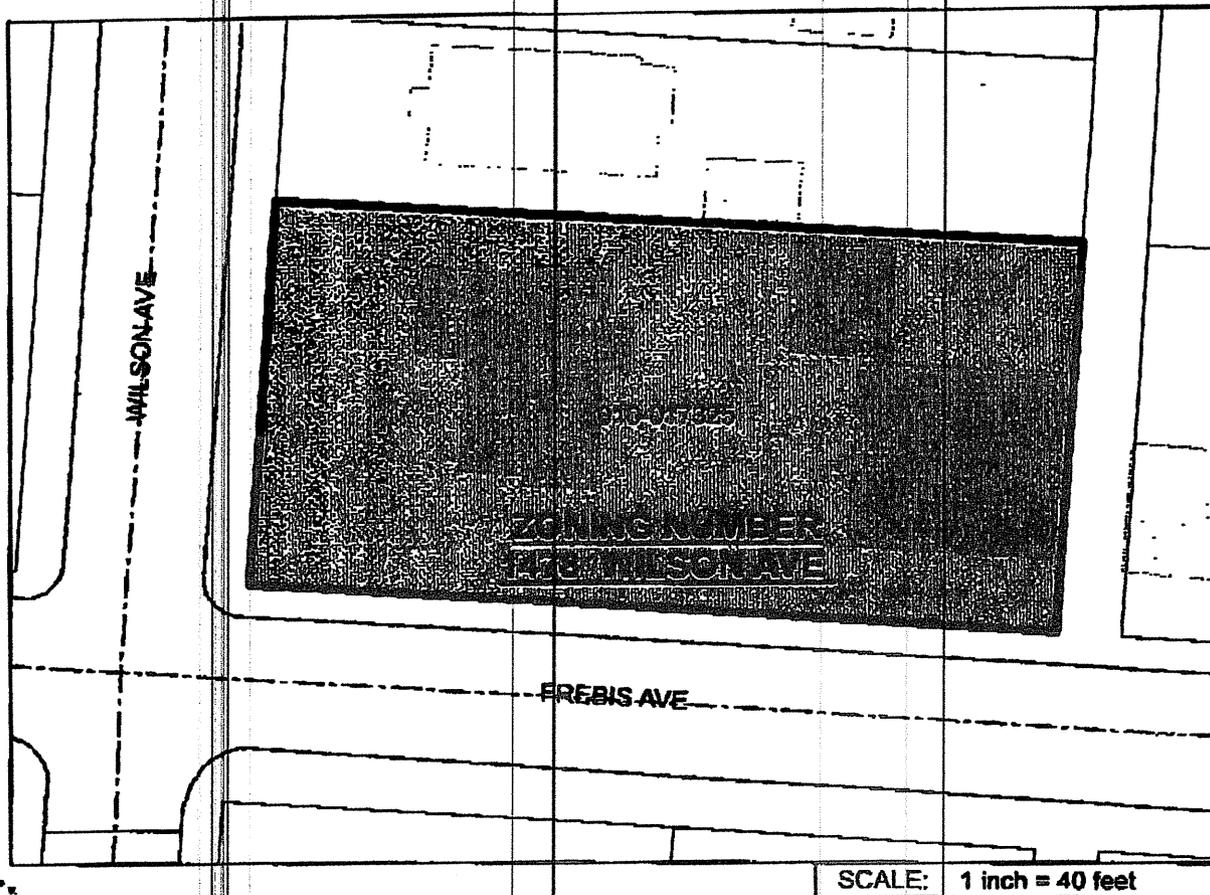
Lot Number: 79

Subdivision: EDGEWOOD ACRES

Requested By: MARY BETH CAINE

Issued By: *Mary Beth Caine*

Date: 7/7/2010

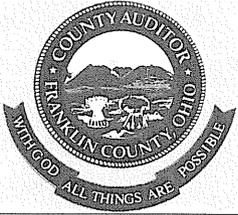


SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 5786



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M **DATE: 6/28/10**



Disclaimer

Scale = 82'



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 responsible for verification of the information. Users of this map are responsible for verification of the information. Users of this map are responsible for verification of the information. Please notify the Franklin County GIS Division of any discrepancies.

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Signature of Applicant _____ Date _____

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
COUNTY OF FRANKLIN

APPLICATION #

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1478 Wilson Ave.

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

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

MaryBeth Caine 1478 Wilson Ave Cols, Ohio 43206

SAMUEL D. WILCOX 1478 WILSON AVE COLS, OHIO 43206

SIGNATURE OF AFFIANT

MaryBeth Caine

Subscribed to me in my presence and before me this 7TH day of JULY, in the year 2010

SIGNATURE OF NOTARY PUBLIC

AM

My Commission Expires:

MARCH 25, 2015



ANDREW BLACKMAN
Notary Public, State of Ohio
My Comm. Expires March 25, 2015