



Office Use Only

Comments: \_\_\_\_\_ Application Number: 10310-0-00381 Commission/Group: near East  
 Date Received: 9/7/10 Planning Area: \_\_\_\_\_  
 Date of Hearing: 11/16/10 Acreage: \_\_\_\_\_  
 Zoning Fee: \$315.00 Address Fee: \_\_\_\_\_  
 Existing Zoning: \_\_\_\_\_ Accepted by: J. Heiss

## 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.

Describe: 3332.38 LARGER GARAGE 896 sq.ft. 28'x32'

### LOCATION

1. Certified Address Number and Street Name 475 S OHIO AVE  
 City COLUMBUS State OHIO Zip \_\_\_\_\_  
 Parcel Number (only one required.) 010-014601

### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name OMNISCAPES, LLC JASON CRAYCRAFT  
 3. Address 2338 SCIOTO HARPER City COLUMBUS Zip 43204  
 4. Phone# 614-778-1200 Fax # 614-453-8145  
 5. Email Address JASON@OMNISCAPES.NET

### PROPERTY OWNER(S)

6. Name FIERY W HAYES  
 7. Address 475 S. OHIO AVE City Columbus Zip 43205  
 8. Phone# 614-266-1582 Fax # NONE  
 9. Email Address NONE

Check here if listing additional property owners on a separate page

### ATTORNEY / (AGENT) (CIRCLE ONE)

10. Name JASON CRAYCRAFT  
 11. Address 2338 SCIOTO HARPER City Columbus Zip 43204  
 12. Phone# 614-778-1200 Fax # 614-453-8145  
 13. Email Address JASON@OMNISCAPES.NET

### SIGNATURES

14. Applicant Signature [Signature]  
 15. Property Owner Signature [Signature]  
 16. Attorney/Agent Signature [Signature]

# One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 9/16/2010 9:22:00 AM

## Parcel Report

Parcel ID	Owner	Address
010014601	HAYES FIERY W JR DUDLEY ELIZABETH H	475 S OHIO AVE COLUMBUS OH 43205

## Base Zoning Report

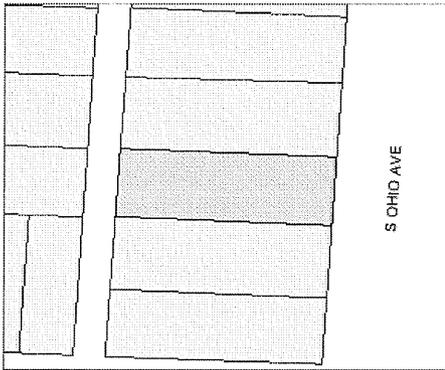
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z73-197	R2F	H-35	36	Residential	<a href="#">(View Document)</a>

## Flood Zone

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

## Area Commissions

Area Name	INFObase URL
Near East Area Commission	<a href="#">INFObase Page</a>



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.



**AFFIDAVIT**

(See next page for instructions.)

STATE OF OHIO  
 COUNTY OF FRANKLIN  
 Being first duly cautioned and sworn (1) NAME JASON Craycraft  
 of (1) MAILING ADDRESS ~~0000~~ ~~000000~~ ~~0000~~ 2338 SCIOTO HARPER DR  
 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 475 S. OHIO AVE  
 for which the application for a rezoning, variance, special permit or graphics plan was filed  
 with the Department of Development, Building Services Division on (3) \_\_\_\_\_  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (4) FIELY W HAYES & ELIZABETH DWOLEY

APPLICANT'S NAME AND PHONE # (same as listed on front of application) JASON Craycraft 614-778-1208

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) NEAR EAST COMM. ANNIE ROSS - WAMELK 874 OAK WOOD AVE COL. OHIO 43006

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 7TH day of SEPTEMBER, in the year 2010  
 SIGNATURE OF NOTARY PUBLIC (8) [Signature]  
 My Commission Expires: 001 13 2014

Notary Seal Here



**BRIAN D. HEINMILLER**  
 Notary Public, State of Ohio  
 My Commission Expires  
 October 13, 2014



# 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 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:

WE are trying to make the neighborhood continue to get better & by combining three lots we need to have a structure on the property & the allowed 720sq does not allow the property to look adequate with what the City is trying to do here. WE are not able to combine all lots with out building this & garage & are willing to go through the necessary steps to do so.



Signature of Applicant

*[Handwritten Signature]*

Date 9-7-10

# 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 # \_\_\_\_\_

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

FIELY W HAYES

475 S OHIO AVE COLUMBUS OH 43205

ELIZABETH DUDLEY

475 S OHIO AVE COLUMBUS OHIO 43205

OMNISCAPES, LLC

2338 SCIOTO HARPER DR COLUMBUS OH 43204

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

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

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature]*

My Commission Expires:

OCT 13 2014



Notary Seal Here  
**BRIAN D. HEINMILLER**

Notary Public, State of Ohio

Board of Commission Expires Packet

October 13, 2014



# 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: 010014601

Zoning Number: 475

Street Name: S OHIO AVE

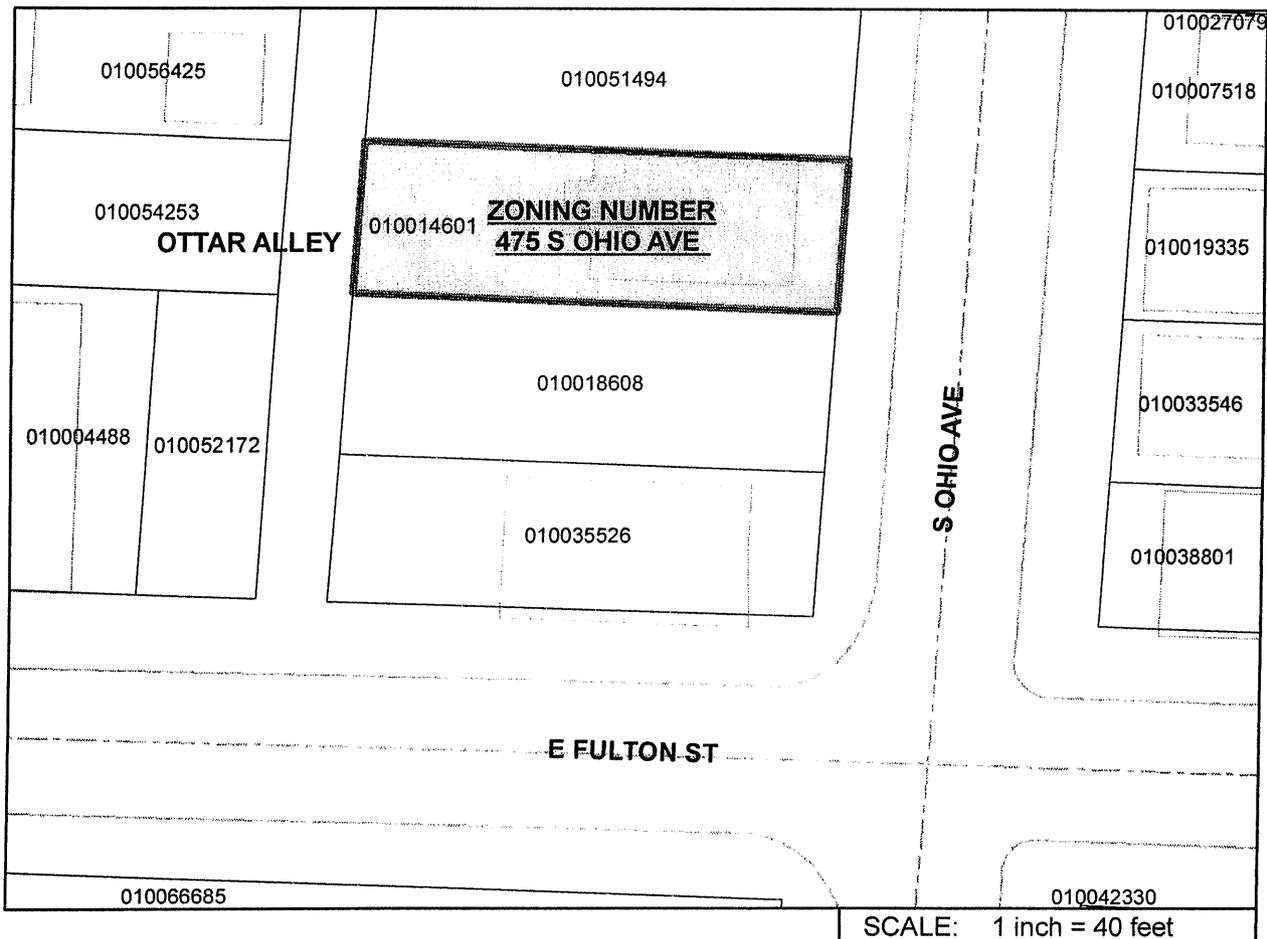
Lot Number: 34

Subdivision: KRUMM SERGENT & KRUMM

Requested By: OMNISCAPES LLC (JASON CRAYCRAFT)

Issued By: *Patricia A. Austin*

Date: 9/7/2010



SCALE: 1 inch = 40 feet



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

GIS FILE NUMBER: 6721



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 9/7/10



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.

Real Estate / GIS Department

**POWER OF ATTORNEY**

I, *Elizabeth Dudley* hereby appoint Jason Craycraft of Omniscapes, LLC as my attorney in fact, to act for me in my name and place for all renovation, zoning, and building matters that pertain to my property(s) at 475 S. Ohio (and adjoin parcels), Columbus Ohio. Specifically, the properties are:

- Parcel No. 010-014601 Located at 475 S. Ohio
- Parcel No. 010-018608 Located at 479 S. Ohio (lot)
- Parcel No. 010-051494 Located at 471 S. Ohio (lot)

I give my attorney in fact full power to do any act necessary or proper to carry out the foregoing purposes, the same as I might do myself with full power of substitution and revocation, and I hereby ratify all acts which my attorney in fact or his or her substitute lawfully does pursuant to the power conferred by this instrument.

This power of attorney shall not be affected by my disability or by lapse of time.

WITNESS my signature.

Attest:

*Chelsea Malone*  
Witness

*Sandra K Lucas*  
Witness

*Elizabeth Dudley*  
Elizabeth Dudley, Owner

State of Ohio

County of FRANKLIN

The foregoing instrument was acknowledged before me on September \_\_\_\_, 2010 by Fiery Hayes.

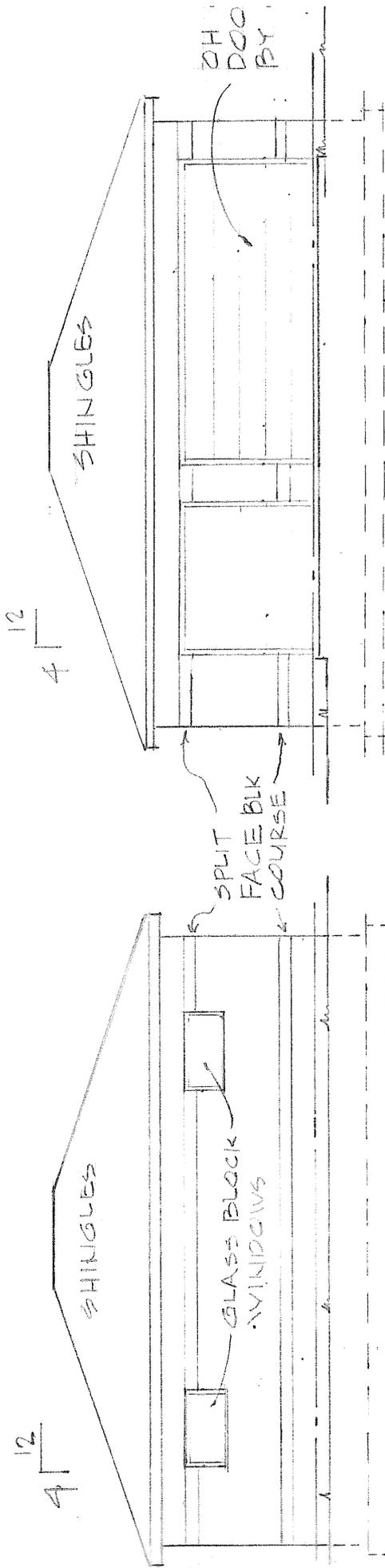
*Brian D. Heinmiller*  
Notary

Prepared by: Edward Hastie, Esq.



**BRIAN D. HEINMILLER**  
Notary Public, State of Ohio  
My Commission Expires  
October 13, 2014



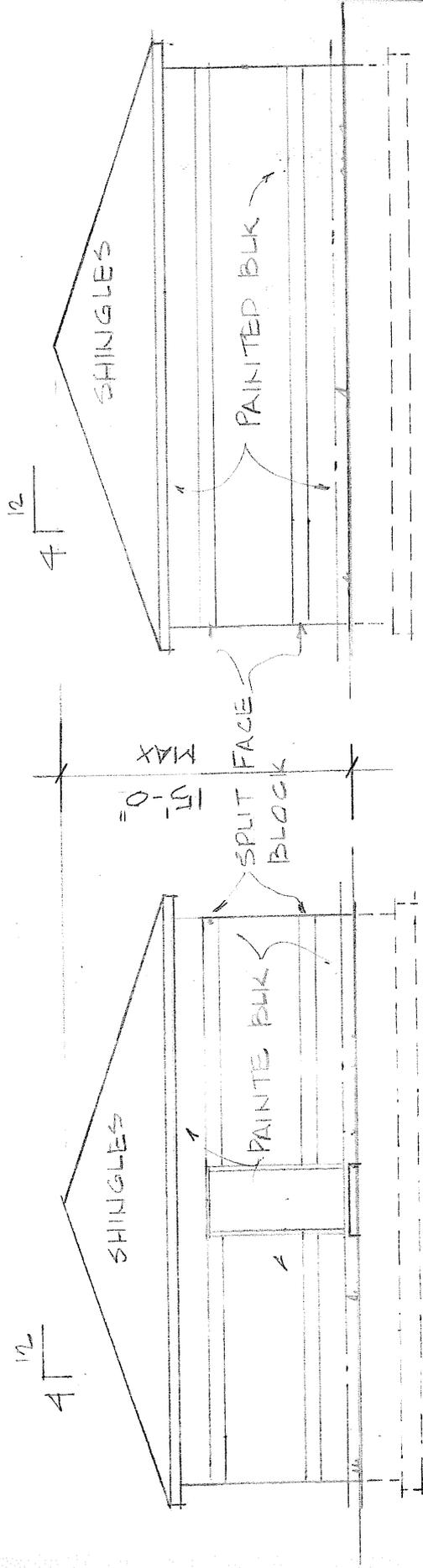


**EAST ELEVATION**

1/8" = 1'-0"

**WEST ELEVATION**

1/8" = 1'-0"



**NORTH ELEVATION**  
 $\frac{1}{8}'' = 1'-0''$

**SOUTH ELEVATION**  
 $\frac{1}{8}'' = 1'-0''$