



#10310-00000-00430

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: \_\_\_\_\_  
 Date Received: 8 Oct. 2010 Planning Area: \_\_\_\_\_  
 Date of Hearing: 28 Dec. 2010 Acreage: \_\_\_\_\_  
 Zoning Fee: \$315- Address Fee \_\_\_\_\_  
 Existing Zoning \_\_\_\_\_ Accepted by AF

## 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: ADD ON TO EXISTING GARAGE, SEE ATTACHED

### LOCATION

1. Certified Address Number and Street Name 1557 Richmond Ave  
 City Columbus State Ohio Zip 43203

Parcel Number (only one required.) 010-025854

### APPLICANT (IF DIFFERENT FROM OWNER)

2. Name DALLAS MAURICE Smith  
 3. Address 1557 Richmond Ave City Columbus Zip 43203  
 4. Phone# (614) 395-6418 Fax # \_\_\_\_\_  
 5. Email Address DALLASSMITH55@yahoo.com

### PROPERTY OWNER(S)

6. Name CATHERINE M. Smith  
 7. Address 1557 Richmond Ave City Columbus Zip 43203  
 8. Phone# (614) 258-8245 Fax # \_\_\_\_\_  
 9. Email Address \_\_\_\_\_

Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CIRCLE ONE)

10. Name \_\_\_\_\_  
 11. Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
 12. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
 13. Email Address \_\_\_\_\_

### SIGNATURES

14. Applicant Signature Dallas M. Smith  
 15. Property Owner Signature C.M. Smith DM Smith P.O.A  
 16. Attorney/Agent Signature \_\_\_\_\_

# One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 10/20/2010 10:35:21 AM

## Parcel Report

Parcel ID	Owner	Address
010025854	SMITH CATHERINE M	1557 RICHMOND AVE COLUMBUS OH 43203

## Base Zoning Report

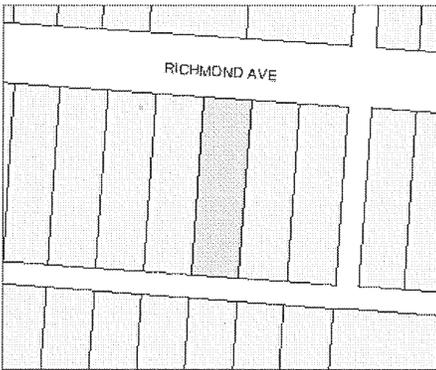
Case Number	<u>Classification</u>	Height District	Map Number	General Zoning Category	Limitation Text <i>(View Document)</i>
Z73-197	R3	H-35	28	Residential	

## 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.

**10310-00000-00430**  
**1557 RICHMOND AVE.**

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue, Columbus, Ohio 43224



**AFFIDAVIT**

**10310-00000-00430**  
**1557 RICHMOND AVE.**

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dallas M. Smith  
of (1) MAILING ADDRESS 1557 RICHMOND AVE 43203  
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 1557 RICHMOND AVE 43203  
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) Dallas M. Smith  
1557 RICHMOND AVE  
Cols, Ohio 43203

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

SAME

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

(5) NEAR EAST AREA Commission

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 ATTACHMENT

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21<sup>st</sup> day of September, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]  
July 15, 2013

My Commission Expires

Notary



**Danielle Peyton**  
Notary Public, State of Ohio  
My Commission Expires July 15, 2013



# STATEMENT OF HARDSHIP

**10310-00000-00430**  
**1557 RICHMOND AVE.**

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:

1. The actual sq ft of living space in my house is actually 2/3 greater than purposed garage space  
 2. I own the lot next 2 me and am willing to combine for needed yard space  
 3. SEEM 2 BE OVER 3ft off property line



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/23/10



Disclaimer

Scale = 100

Grid North

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

10310-00000-00430  
1557 RICHMOND AVE.

Department





# 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: 010025854

Zoning Number: 1557

Street Name: RICHMOND AVE

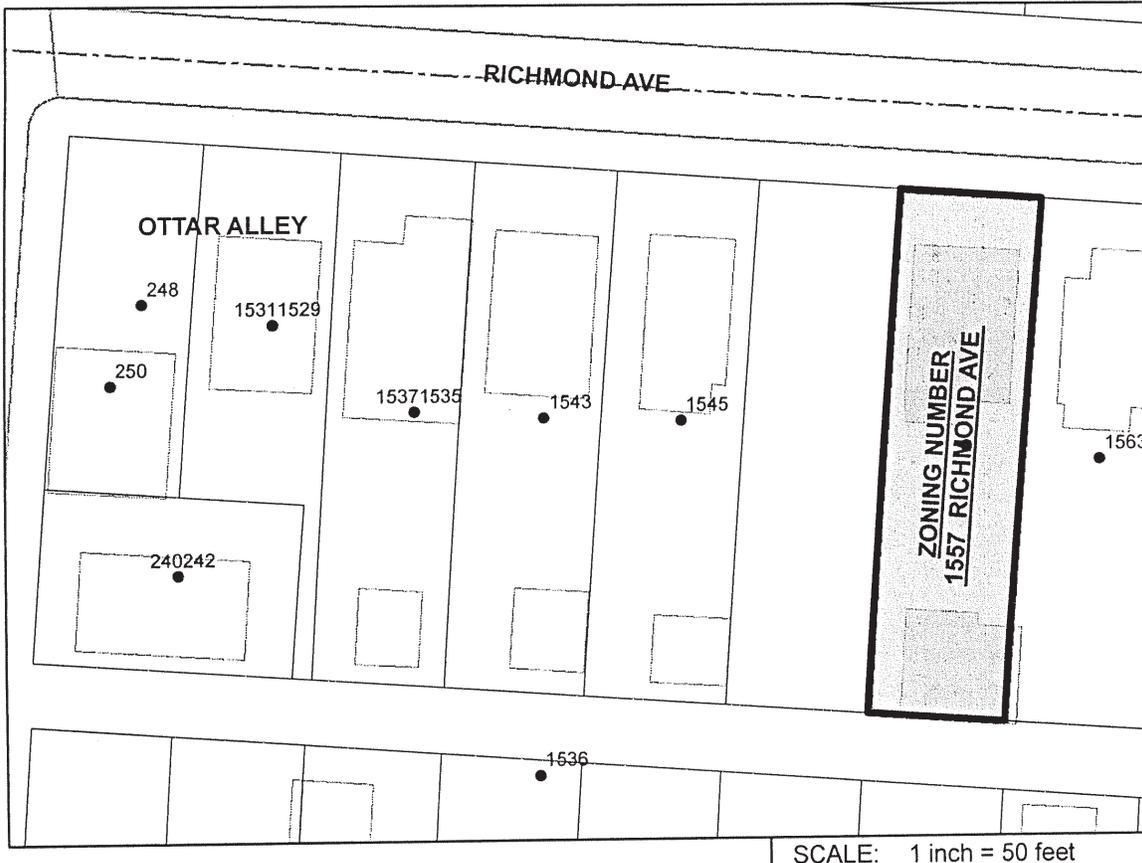
Lot Number: 20

Subdivision: WOODLANDPARK

Requested By: DALLAS SMITH

Issued By: *Dugna Amisiam*

Date: 9/27/2010



SCALE: 1 inch = 50 feet

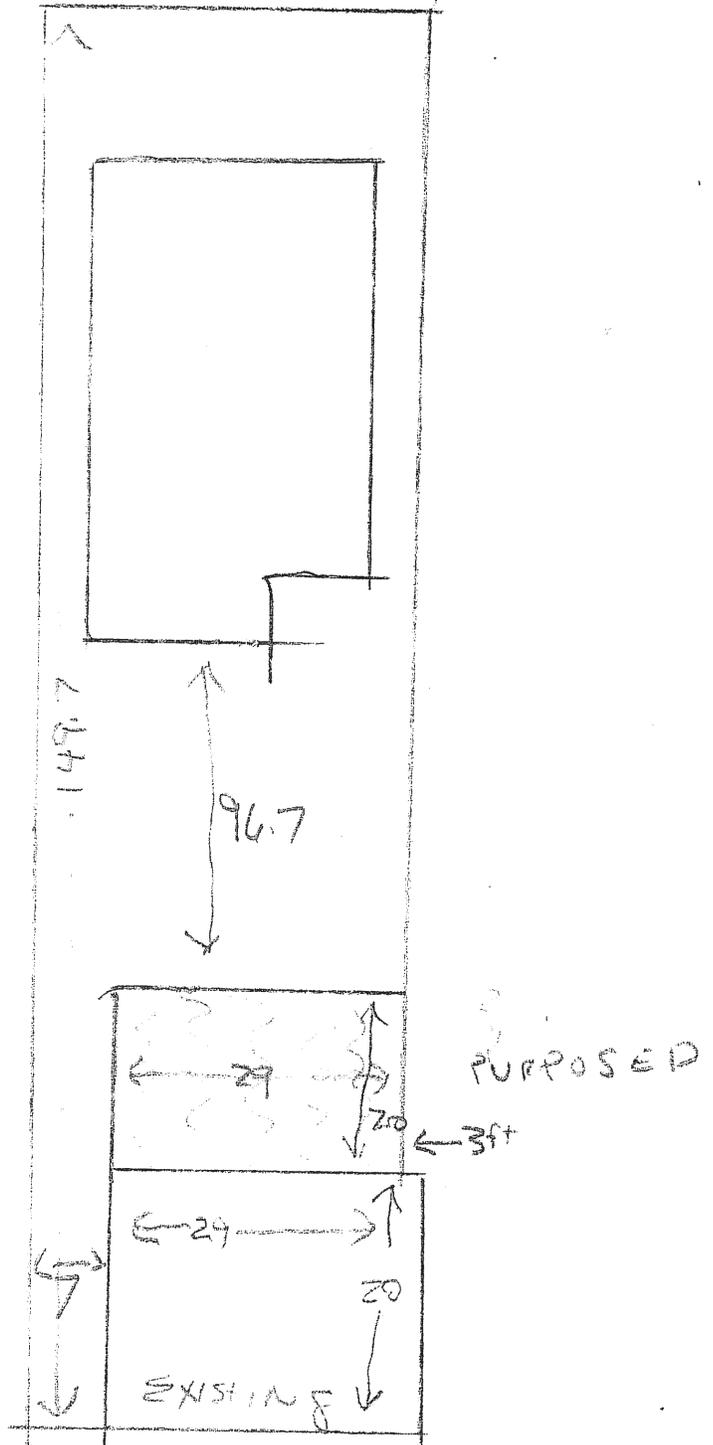
GIS FILE NUMBER: 7043



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

**10310-00000-00430**  
**1557 RICHMOND AVE.**

10310-00000-00430  
1557 RICHMOND AVE.





Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this  
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate

**10310-00000-00430**  
**1557 RICHMOND AVE.**

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # \_\_\_\_\_

Being first duly cautioned and sworn (NAME) Dallas M. Smith  
of (COMPLETE ADDRESS) 1557 Richmond Ave Columbus, Ohio 43203  
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

CATHERINE M. SMITH

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21<sup>st</sup> day of September, in the year 2010

SIGNATURE OF NOTARY PUBLIC

[Signature]  
July 15, 2013

My Commission Expires:

Notary Seal Here



**Danielle Peyton**  
Notary Public, State of Ohio — Board of Zoning Adjustment Packet  
My Commission Expires July 15, 2013