Date: Application # 10310-00002-00448

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

RECEIVED OCT 18 2010 BUILDING & ZONING SERVICES

If you have questions about this form call 645-4522

Comments: _____ Commission/Group Northwest Civic

Date Received: 18 Oct 2010 Planning Area: _____

Date of Hearing: 28 Dec 2010 Acreage: _____

Zoning Fee: $315 Address Fee _____

Existing Zoning SR Accepted by H

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.

Rear Yard area does not meet 25% of lot area requirement. Seeking variance to add unheated screened porch to rear yard. 3332.27 to reduce required rear yard from 25% to 20%

LOCATION

1. Certified Address Number and Street Name 4793 Winterset Dr.
   City Columbus State OH Zip 43220
   Parcel Number (only one required.) 010-147318

APPLICANT (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S)

6. Name Joyce D. Copeland
7. Address 4793 Winterset City Columbus Zip 43220
8. Phone# 326-0876 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 _____
15. Property Owner Signature Joyce D Copeland
16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 10/20/2010 5:26:17 PM

Parcel Report

Parcel ID	Owner	Address
010147318	COPELAND JOYCE D	4793 WINTERSET DR COLUMBUS OH 43220

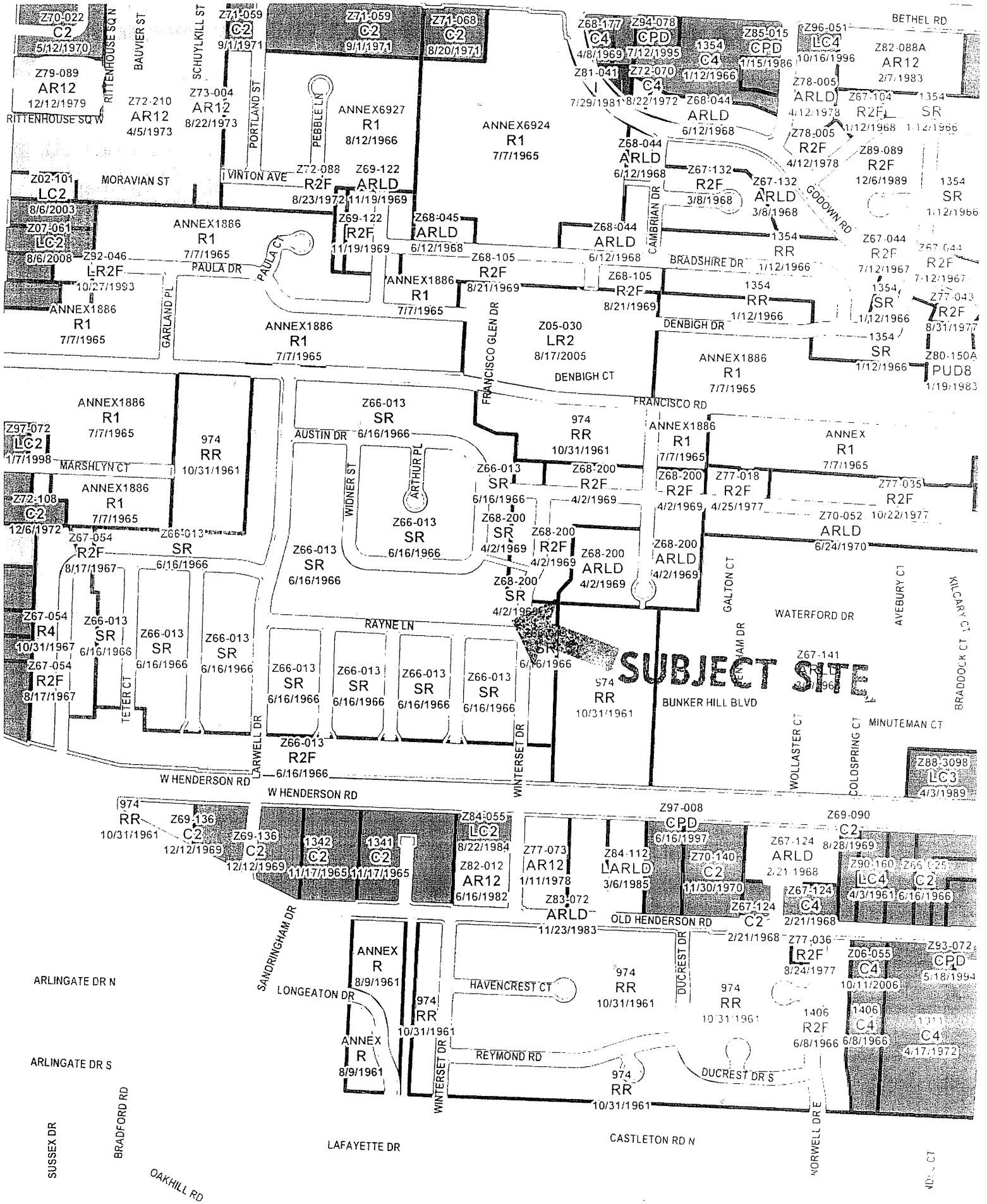
Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z66-013	SR	H-35	19	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.



10310-00448

4793 Winterset Dr.

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:

The current rear yard area does not meet zoning regulations for minimum area. This is how the dwelling was constructed on the property initially, and said regulations prohibit the current owner any ability to cover an area of the rear yard without the requested zoning adjustment. The proposed screened porch, by virtue of the existing floor plan of the dwelling, works only if placed in the rear yard.

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4793 Winterset Dr.

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4793 Winterset Dr.

GENERAL NOTES:

1. PRIOR TO SUBMISSION OF BIDS, THE GENERAL CONTRACTOR SHALL DETERMINE WHICH SUB-CONTRACTORS MUST VISIT THE PROJECT SITE & BECOME FAMILIAR WITH EXISTING CONDITIONS & SUBSEQUENT REQUIREMENTS FOR COMPLETION OF THE PROPOSED WORK. IN THE EVENT THAT VARIATIONS ARE FOUND, SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY & IN WRITTEN FORMAT TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK EFFECTED.
2. EACH SUB-CONTRACTOR SHALL COMPLETE VERIFICATION OF CONSTRUCTION DOCUMENT DIMENSIONS & EXISTING CONDITIONS PRIOR TO COMMENCING WORK. SHOULD DIMENSIONAL DISCREPANCIES EXIST OR IF NOTED DIMENSIONS DO NOT COORDINATE WITH SPACE REQUIREMENTS OF EQUIPMENT ETC., SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY & IN WRITTEN FORMAT TO THE DEVELOPER & TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCING WITH WORK EFFECTED.
3. CONSTRUCTION & MATERIALS INCLUDING FIRESTOPPING SHALL BE IN STRICT COMPLIANCE WITH ALL LOCAL & STATE BUILDING CODES & REGULATIONS, AS WELL AS ANY OTHER SPECIFIC OR IMPLIED REGULATIONS APPLICABLE INCLUDING HEALTH & SAFETY REQUIREMENTS, AS MAY BE IMPLIED OR STATED WITH ISSUANCE OF THE BUILDING PERMIT.
4. PRIOR TO COMMENCEMENT OF RELATED WORK, ALL PERMITS SHALL BE APPLIED FOR AND OBTAINED BY EACH SUB-CONTRACTOR WITH ALL APPLICABLE FEES PAID BY THE SUB-CONTRACTOR.
5. THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION. ALL QUESTIONS RELATED TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED IMMEDIATELY TO THE ARCHITECT.
6. EACH STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING & STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES & SEQUENCE & TO INSURE THE SAFETY OF THE BUILDING & THEIR COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS, WHICH MIGHT BE NECESSARY FOLLOWING THE COMPLETION OF THE PROJECT. REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES & REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD COORDINATION OF MECHANICAL, PLUMBING & ELECTRICAL SYSTEMS, & FOR INSTALLATION OF ALL BLOCKING, FRAMING OR GENERAL CONSTRUCTION NECESSARY TO FACILITATE INSTALLATION OF SAID SYSTEMS. PLUMBING, MECHANICAL & ELECTRICAL SUB-CONTRACTS SHALL IDENTIFY DISCREPANCIES DURING THE BID PROCESS & NOTIFY THE ARCHITECT IMMEDIATELY & IN WRITTEN FORMAT OF ANY ADDITIONAL COSTS RELATED TO VARIATIONS IN DEVELOPMENT.
9. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION FOR BIDDING PURPOSES SHALL GOVERN. FOLLOWING BID AWARD THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR CLARIFICATION REGARDING THE NOTED DISCREPANCY PRIOR TO PROCEEDING WITH THE EFFECTED PORTION OF WORK.
10. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS & SPECIFICATIONS IN THEIR ENTIRETY. THE SUM OF INFORMATION IN THE CONTRACT DOCUMENTS IS DEPENDANT UPON EACH OTHER. THE SEPERATION OF THE CONTRACT DOCUMENTS FOR REVIEW, BIDDING, OR CONSTRUCTION SHALL NOT BE PERMITTED IF, FOR THE BASIS OF REVIEW, BIDDING, OR CONSTRUCTION, THE CONTRACTOR CHOOSES TO SEPERATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK & EXPENSE.

GENERAL CONSTRUCTION NOTES:

1. DRAWINGS SHALL NOT BE SCALED. ALL QUESTIONS WITH RESPECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO MAKING INTERPRETATIONS ON ITEMS OF DISCREPANCY OF AN AMBIGUOUS NATURE.
2. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF SHEATHING OR MASONRY / CONCRETE
3. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUDS AND EXISTING MASONRY
4. ALL BEARING WALLS ARE AS INDICATED ON THE ARCHITECTURAL DRAWINGS
5. VOID
6. INSULATION THAT IS EXPOSED TO ROOMS, ATTICS OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS & A SMOKE DEVELOPED RATING OF 450 OR LESS.
7. INSULATION IN CONCEALED SPACES SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS & A SMOKE DEVELOPED RATING OF 450 OR LESS. INSULATION FACINGS ARE NOT REQUIRED TO HAVE A FLAME SPREAD RATING IF IT IS IN A CONCEALED SPACE AND THE FACING IS IN CONTACT WITH A WALL OR CEILING.
8. ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH OBBC SECTION 2002.0.

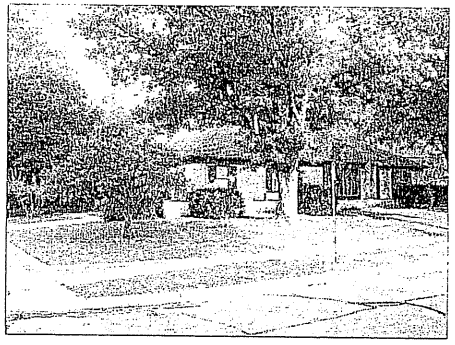


PHOTO #1 - WINTERSET DRIVE ELEV (WEST)

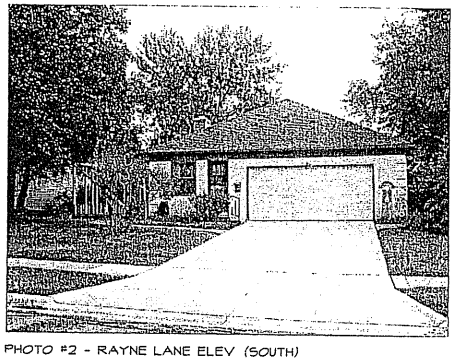


PHOTO #2 - RAYNE LANE ELEV (SOUTH)

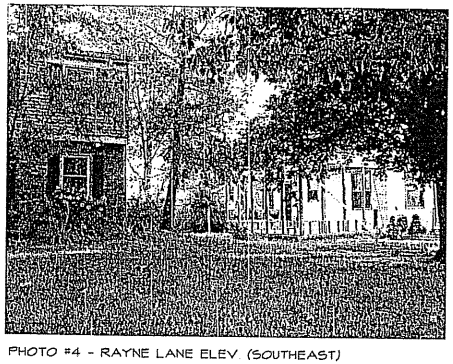


PHOTO #4 - RAYNE LANE ELEV (SOUTHEAST)

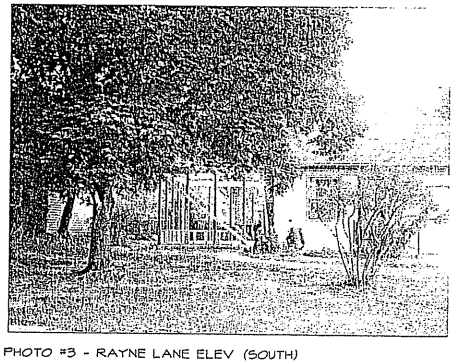


PHOTO #3 - RAYNE LANE ELEV (SOUTH)

project summary

BUILDING SUMMARY

NEW & REMODELED CONSTRUCTION SHALL COMPLY WITH BUT NOT BE LIMITED TO ALL APPLICABLE CONDITIONS EFFECTED BY THE FOLLOWING CODES

OHIO BUILDING CODE
OHIO RESIDENTIAL CODE
N.F.P.A. 101 LIFE SAFETY CODE
B.O.C.A. NATIONAL MECHANICAL CODE
N.E.C.

CONSTRUCTION TYPE: 5B

PRIMARY USE GROUP: SINGLE FAMILY RESIDENCE

EXISTING ZONING: SR (SUBURBAN RESIDENTIAL DISTRICT)

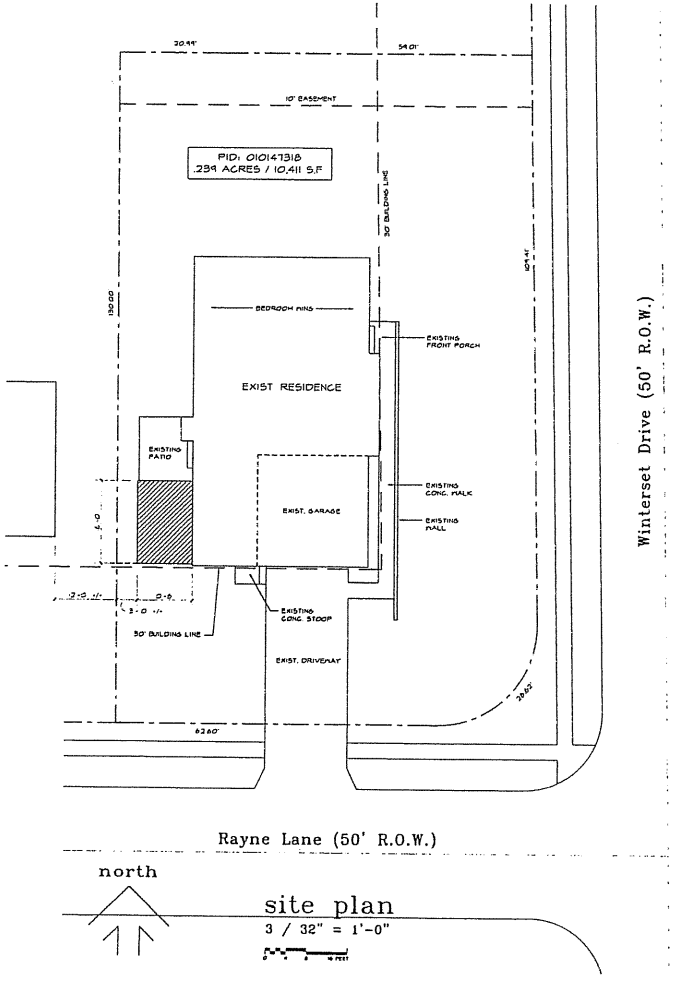
AREA SUMMARY:

EXIST. 1ST FLOOR	1628 GROSS S.F.
SCREENED PORCH ADDITION -	170 GROSS S.F.
TOTAL -	1,798 GROSS S.F.

index to drawings

C101 GENERAL NOTES, SITE PLAN AND EXISTING PHOTOGRAPHS

A101 SCREENED PORCH ADDITION PLANS, ELEVATIONS AND WALL SECTION



Copeland Screened Porch Addition
4793 Winterset Drive
Columbus, Ohio

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NOTE
1. ALL RIGHTS SHALL VEST IN THE SITE AND BECOME PUBLIC AS REQUIREMENTS OF THE PROJECT ARE NOT SHALL NOTICE BE ADDED TO OF THE DRAWING AND SPECIFICATIONS BE DEEMED PUBLIC DOMAIN IN ANY EVENT.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS & SPECIFICATIONS IN THEIR ENTIRETY. THE SUM OF INFORMATION IN THESE DOCUMENTS IS DEPENDANT UPON AND COMPLEMENTARY OF EACH OTHER. THE SEPERATION OF THE CONTRACT DOCUMENTS FOR REVIEW, BIDDING, OR CONSTRUCTION SHALL NOT BE PERMITTED & THE CONTRACTOR CHOOSES TO SEPERATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK AND EXPENSE.

CONSTRUCTION DOCUMENTS

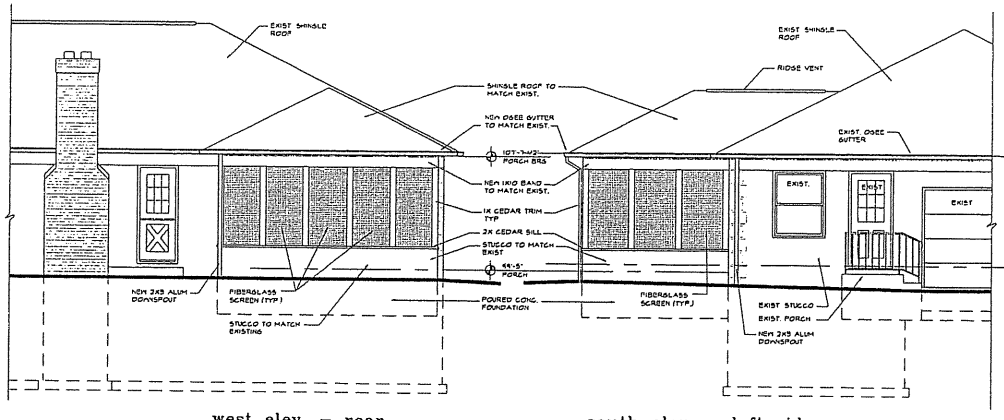
DATE: 02/18/10
PROJECT #: 10 Copeland
COPYRIGHT: 2010

SITE DEVELOPMENT PLAN, FOUNDATION PLAN & GENERAL NOTES

C101

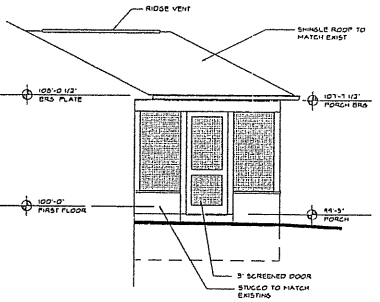
jmc associates
berardi + partners
369 East Livingston Ave Columbus, Ohio 43215
Phone (614)221-3110 Fax (614)221-0831
Email: bparch@bp-parch.com

10310-00448
4793 Winterset Dr.

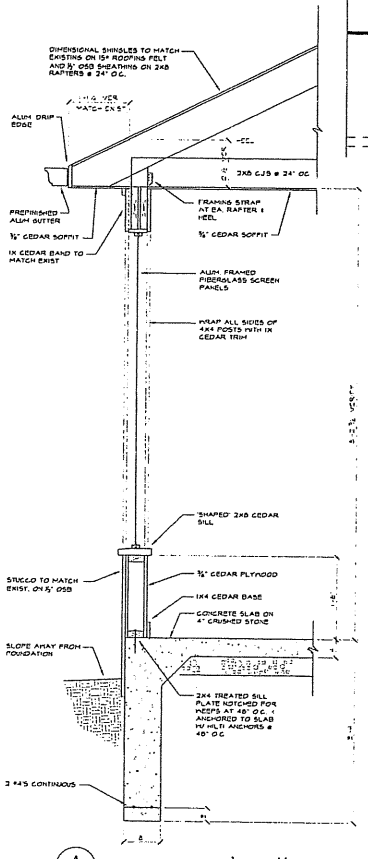


west elev. – rear
1/4" = 1'-0"

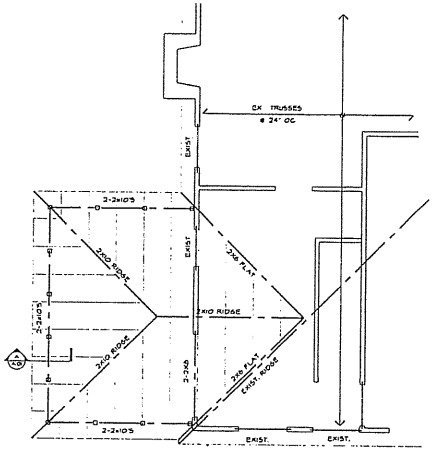
south elev. – left side
1/4" = 1'-0"



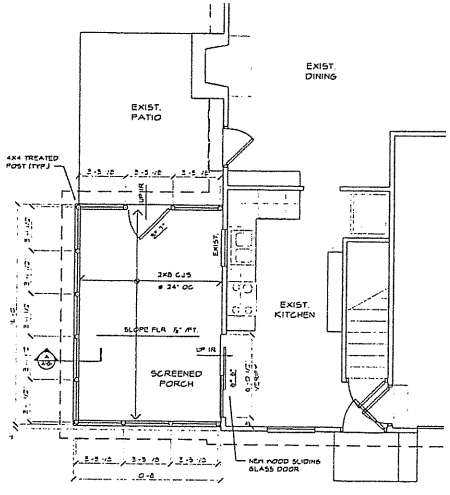
north elev. – right side
1/4" = 1'-0"



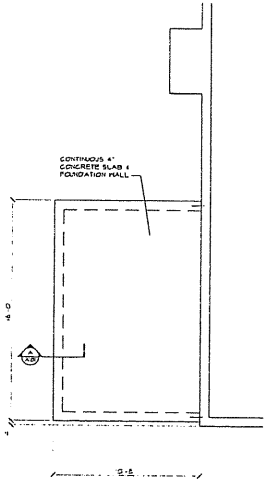
A / A101 porch section
1"=1'-0"



partial roof framing plan
1/4" = 1'-0"



screened porch plan
1/4" = 1'-0"



foundation plan
1/4" = 1'-0"

Copeland Screened Porch Addition
4793 Winterset Drive
Columbus, Ohio

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NOTE

1. ALL DETAILS SHALL MEET THE REQUIREMENTS OF THE 2007 EDITION OF THE EXISTING BUILDING CODE AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS, DISCREPANCIES OR OMISSIONS CONTAINED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL AS PREPARED BY THE ARCHITECT. INFORMATION IN THESE DOCUMENTS IS INTENDED TO BE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONSTRUCTION CHANGES TO SEPARATE THE DOCUMENTS THEY DO NOT AFFECT THEIR OWN RISK AND EXPENSE.

CONSTRUCTION DOCUMENTS

DATE: 03/18/10
PROJECT #: 10 Copeland
COPYRIGHT: 2010

FLOOR PLANS
EXTERIOR ELEVATIONS
& WALL SECTION

A101

jmc associates
berardi + partners
369 East Livingston Ave. Columbus, Ohio 43215
Phone (614)221-1110 Fax (614)221-0551
Email: bpiarch@bpiarch.com

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 10/12/10**

Scale = 60

Grid North

Disclaimer

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

10310-00448

4793 Winterset Dr.

ent

City of Columbus
Address Plat

CERTIFIED HOUSE NUMBERS

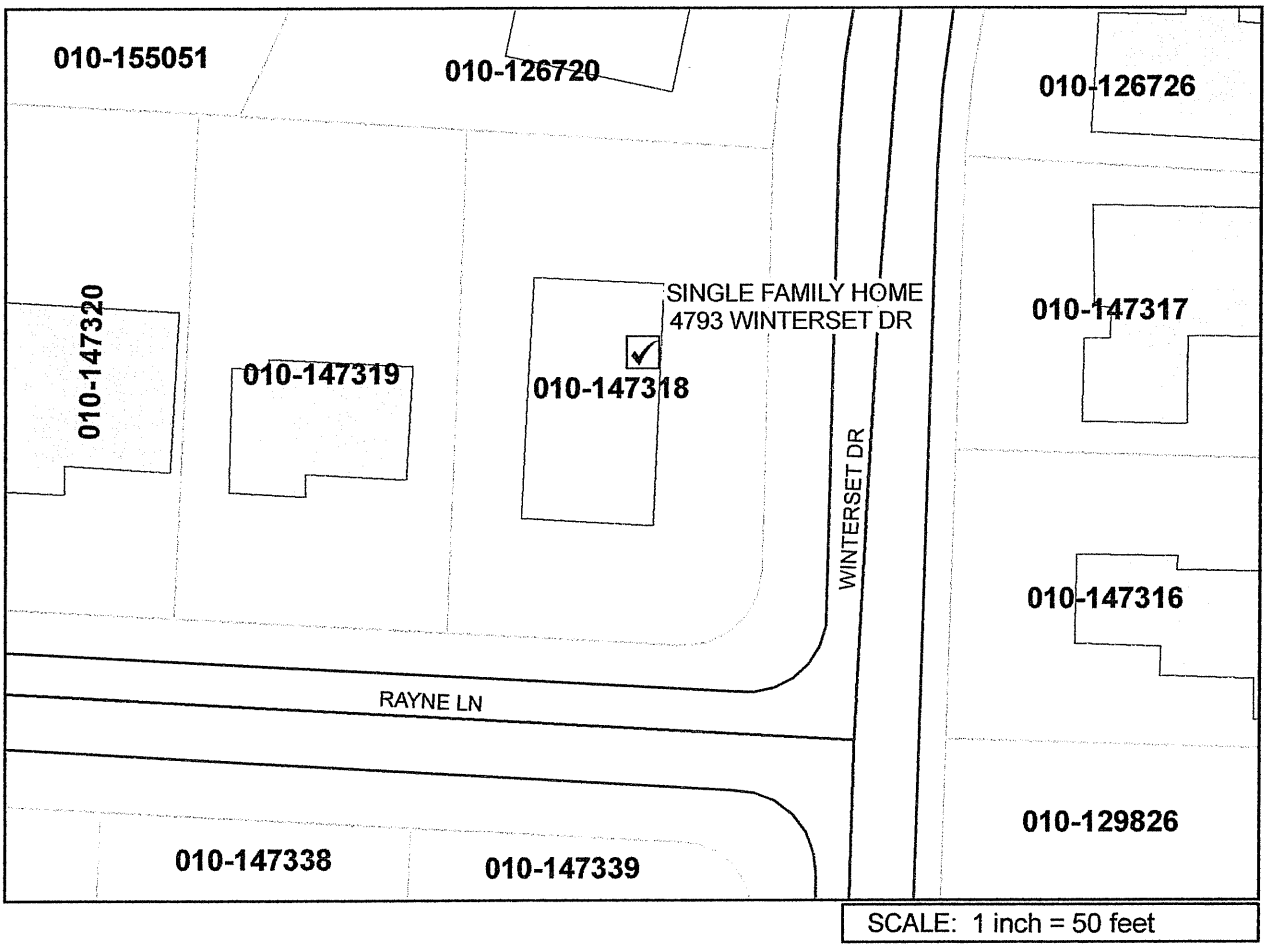
The House Numbers Contained on This Form are Herein Certified for Securing of Building & Utility Permits

Parcel ID: 010147318
House Number: 4793
Lot Number: 106
Work Done: N/A

Project Name: SINGLE FAMILY HOME
Street Name: WINTERSET DR
Subdivision: KNOLLS WEST SEC 3
Complex: KNOLLS WEST

10310-00448
4793 Winterset Dr.

Owner: JOYCE D COPELAND
Requested By: WES HAMILTON
Printed By: Alfred Cannon **Date: 10/12/2010**



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

GIS FILE NUMBER: 58439

printed: 10/12/2010 - 2:24:29 PM - K:\Maproom\GIS\MAPS\AL

Signature of Applicant [signature] Date 10/12/10

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 'NON

10310-00448
4793 Winterset Dr.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (NAME) Joyce Copeland
of (COMPLETE ADDRESS) 4793 Winterset Dr. Columbus OH 43220
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
Joyce Copeland	4793 Winterset Dr. Cols OH 43220

SIGNATURE OF AFFIANT [signature]

Subscribed to me in my presence and before me this 12TH day of OCTOBER, in the year 2010

SIGNATURE OF NOTARY PUBLIC Jill M. Snyder

My Commission Expires: 01-14-2012

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

Jill M. Snyder
Notary Public, State of Ohio
My Commission Expires 01-14-2012