



# 10310-00000-00512

OFFICE USE ONLY

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: \_\_\_\_\_
Date Received: 12 Nov. 2010 Planning Area: \_\_\_\_\_
Date of Hearing: 25 JAN. 2011 Acreage: \_\_\_\_\_
Zoning Fee: \$ 315 - Address Fee \_\_\_\_\_
Existing Zoning \_\_\_\_\_ Accepted by: [Signature]

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- [X] Variance [ ] Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: 3332.26 - Reduce the min. sideyard reqmnt. from 5' to

LOCATION

1. Certified Address Number and Street Name 863 CAPE HENRY DR
City COLUMBUS State OH Zip 43228
Parcel Number (only one required.) 570-232994

APPLICANT (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S)

6. Name MICHAEL K HALTER
7. Address 863 CAPE HENRY DR City COLUMBUS, OH Zip 43228
8. Phone# 614-870-0749 Fax # -
9. Email Address MHALTER@COLUMBUS.ER.COM
[ ] Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10 NOV 12 PM 2:36

10. Name C. DAVID JOHNSON (Architect)
11. Address 5636 Highland Lakes Ave. City WEST, OH Zip 43092
12. Phone# 614-330-5266 Fax # 614-890-7001
13. Email Address cdavid@919.com

SIGNATURES

14. Applicant Signature \_\_\_\_\_
15. Property Owner Signature [Signature: Michael K Halter]
16. Attorney/Agent Signature [Signature: C. David Johnson]



# One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 12/2/2010 10:40:50 AM

## Parcel Report

Parcel ID	Owner	Address
570232994	HALTER MICHAEL K	863 CAPE HENRY DR COLUMBUS OH 43228

## Base Zoning Report

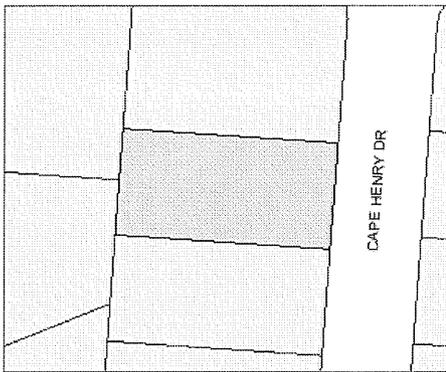
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z92-055A	LSR	H-35	33	Residential	<a href="#">(View Document)</a>

## Zoning Overlay District

Overlay Name	District Name	Planning Overlay
Hellbranch	PLANNING OVERLAY	P
Hellbranch	PLANNING OVERLAY	P

## 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.



# AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME \_\_\_\_\_

of (1) MAILING ADDRESS \_\_\_\_\_

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 Development, Building Services Division on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS

(4) MICHAEL K HALTER  
863 CAPE HENRY DR  
COLUMBUS, OH 43228

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

MICHAEL K HALTER  
(W) 614-559-2431 (H) 614-870-0749

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

(5) \_\_\_\_\_

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) Michael K Halter  
Subscribed to me in my presence and before me this 12<sup>th</sup> day of November, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Pamela J Dawley  
4-25-14

My Commission Expires:

Notary Seal Here



# 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:

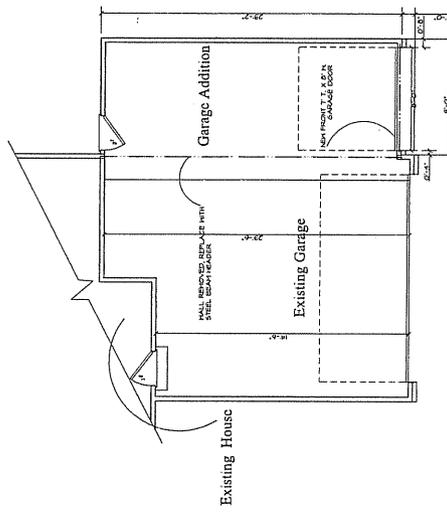
*ref. #'s 3332.5 & 3332.26*  
*Requesting a variance of +/- 4' of the sideyard setback*  
*requirement, to add an additional garage bay satisfies criteria:*

- 1) House currently has no area to add an addtl. garage bay w/o variance*
- 2) Home owner bought residence as planned by builder.*
- 3) Other property in the district have obtained similar variances thereon.*
- 4) Will not impact on neighborhood or adjoining neighbor (35' +/- away from current structure, without the addition planned)*

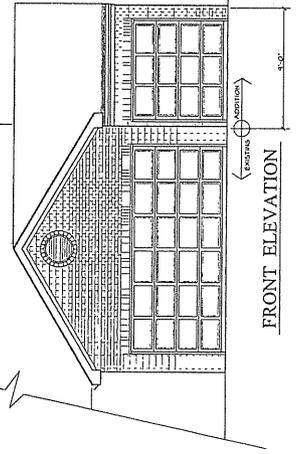
**GARAGE  
RENOVATION/ADDITION**  
Lot # 219 Chesapeake Farms

**HALTER RESIDENCE**  
Columbus, parcel I.D. 570232994  
PLAT BOOK 82, PG. 93

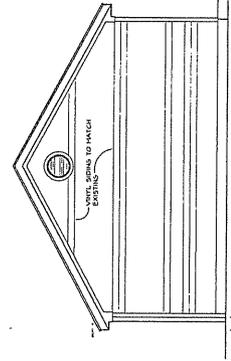
REVISIONS	
NO.	DATE



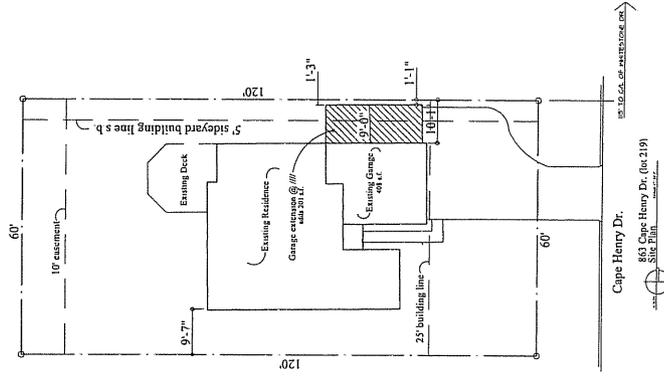
FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



Cape Henry Dr.  
861 Cape Henry Dr. (lot 219)  
Site Plan

**GARAGE  
RENOVATION/ADDITION**  
Lot # 219 Chesapeake Farms  
HALTER RESIDENCE

C. David Johnson, A.P.A., Architect  
1000 Lakeside Dr., Norfolk, VA 23502  
Tel: 757/646-1111 Fax: 757/646-1112  
www.davidjohnsonarchitect.com

DATE: 11/11/10  
SCALE: AS SHOWN  
PROJECT NO.: 10000