

FROM :

FAX NO. : 9060485

Dec. 14 2010 10:10AM P2

Date \_\_\_\_\_ Application # \_\_\_\_\_  
City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave. Columbus, Ohio 43224



#10310-02000-00572

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: \_\_\_\_\_  
Date Received: 14 DEC 2010 Planning Area: \_\_\_\_\_  
Date of Hearing: 22 FEB 2010 Acreage: \_\_\_\_\_  
Zoning Fee: \$315 Address Fee \_\_\_\_\_  
Existing Zoning \_\_\_\_\_ Accepted by FF

**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 F PRIVATE GARAGE TO INCREASE FROM 720 FT TO 996 FT (270 FT)  
3312.13(A) DRIVEWAY TO INCREASE DRIVEWAY FROM 3 FT TO 24 FT, AND TO  
EXTEND THE DRIVEWAY BACK TO THE STORAGE BUILDING AREA.

LOCATION

1. Certified Address Number and Street Name 5809 Riverston Rd  
City Columbus State OHIO Zip 43232

Parcel Number (only one required.) 010-144151-00

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Kenneth Steagall  
3. Address 5809 Riverston City Columbus Zip 43232  
4. Phone# 614-402-4770 Fax# 614-402-4770  
5. Email Address KSTEAGALL@ATT.NET

PROPERTY OWNER(S)

6. Name Kenneth Steagall  
7. Address 5809 Riverston Rd City Columbus Zip 43232  
8. Phone# 614-402-4770 Fax# 614-402-4770  
9. Email Address KSTEAGALL@ATT.NET

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name Richard L. Gerhardt II  
11. Address 1650 West 5th Avenue City Columbus Zip 43212  
12. Phone# 614-572-9949 Fax# 614-586-1683  
13. Email Address rgerhardt@gerhardtllaw.com

SIGNATURES

14. Applicant Signature Kenneth Steagall  
15. Property Owner Signature Kenneth Steagall  
16. Attorney/Agent Signature Richard L. Gerhardt

**PAID**  
DEC 14 2010

**BUILDING & ZONING SERVICES**

# One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 12/21/2010 10:44:30 AM

## Parcel Report

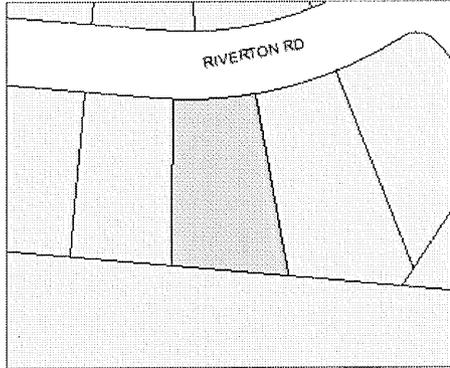
Parcel ID	Owner	Address
010144151	STEAGALL KENNETH & BENITA HARDY	5809 RIVERTON RD COLUMBUS OH 43232

## Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
1309	SR	H-35	38	Residential	<a href="#">(View Document)</a>

## 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.

Date

Application #

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave , Columbus, Ohio 43224



# AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn, (1) NAME Kenneth Steagall of  
(1) MAILING ADDRESS 5809 Riverton Rd. Columbus, OH 43232  
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) ADDRESS OF 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) 5809 Riverton Rd. Columbus, OH 43232  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

(4) Kenneth Steagall  
5809 Riverton Rd Columbus, Ohio 43232

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

Kenneth Steagall  
614-402-4770

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

(5) N/A

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

Kenneth Steagall  
5809 Riverton Rd. Columbus, Ohio 43232

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

SIGNATURE OF AFFIANT(8) Kenneth Steagall  
Subscribed to me in my presence and before me this 14 day of December, in the year 2015

SIGNATURE OF NOTARY PUBLIC(8) Teresa Conrad  
My Commission Expires: 04-14-2015

Notary Seal



TERESA CONRAD  
Notary Public, State of Ohio  
My Commission Expires 04-14-2015



## 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:

I Kenneth Steagall need more storage space for my  
Collector cars, TRUCK, AND Grounds Keeping Supplies.

I have Lived At 5809 Riverton Rd. COLS, OH 43232 for  
About sixteen years, and have accumulated a Substantial Amount of-  
Items over the years. This Storage Space will be use to-  
Store the Item mentioned above. This Building will Look-  
Very similar too the Building at the rear of Property Location at-  
5820 Riverton Rd. Columbus, OH 43232. Pictures of the building  
are Enclosed with the Application. For viewing the building at -  
the Rear 5820 Riverton Rd. Contact: LARRY or MARGART STANSBURY at  
614-309-4101 cell 614-864-8229 Hm, Parcel ID: 010-144167-00  
The Drive-WAY is For Accessing the Storage Area. THANKS.



# 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: 010144151

Project Name: SINGLE FAMILY HOME

House Number: 5809

Street Name: RIVERTON RD

Lot Number: 25

Subdivision: YORKSHIRE EAST SEC 1

Work Done: REMODEL

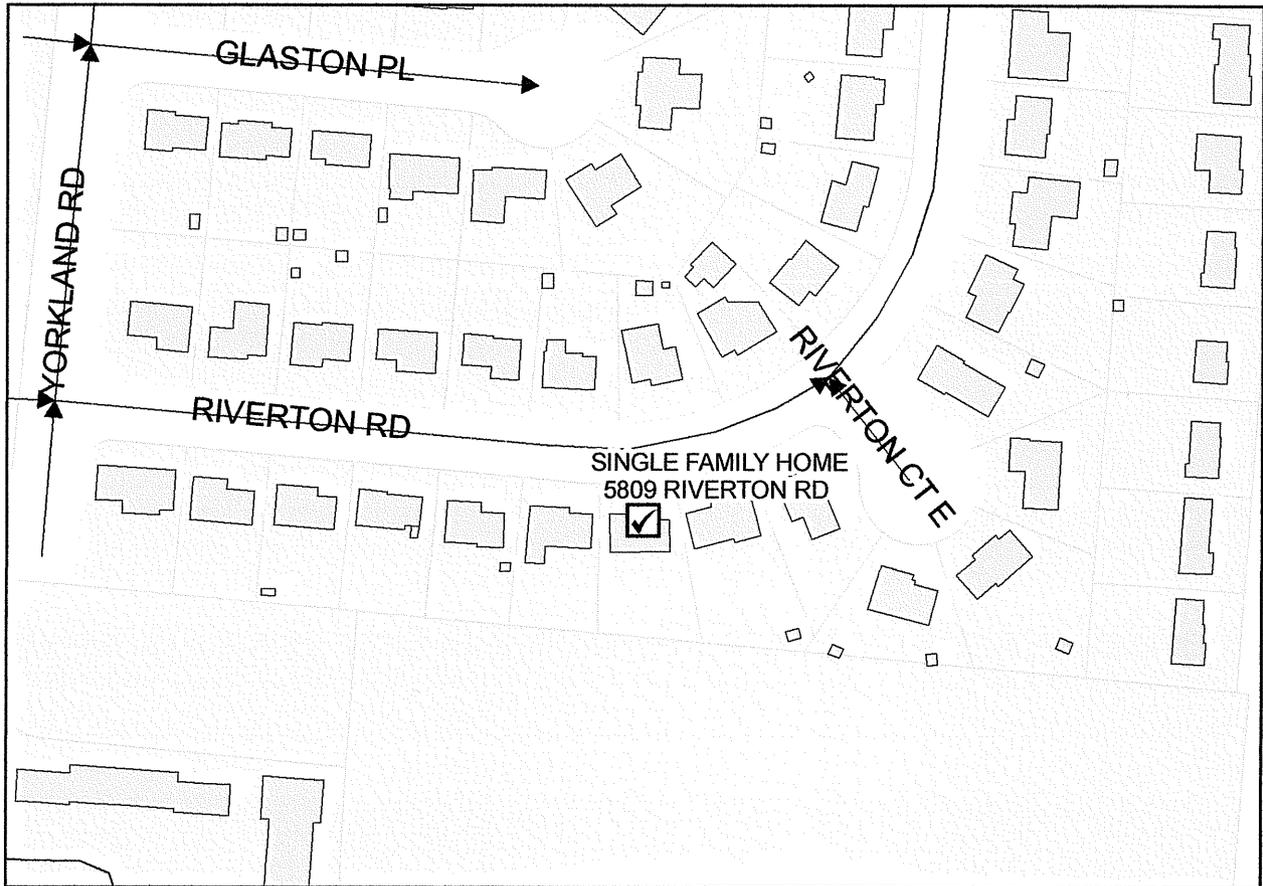
Complex: YORKSHIRE EAST

Owner: STEAGALL KENNETH & BENITA HARDY

Requested By: KENNETH STEAGALL

Printed By: *Alfred Camms*

Date: 12/13/2010



SCALE: 1 inch = 160 feet



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

GIS FILE NUMBER: 49924



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 11/24/10



Disclaimer

Scale = 100



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.

A Mortgage Location Survey prepared for and certified to:  
**Chicago Title Insurance Company and/or Franklin Mortgage**

Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being Lot 25 Yorkshire East Section No. 1, Plus  
Book 38, Page 48

Applicant: Steagall, Kenneth #95130051

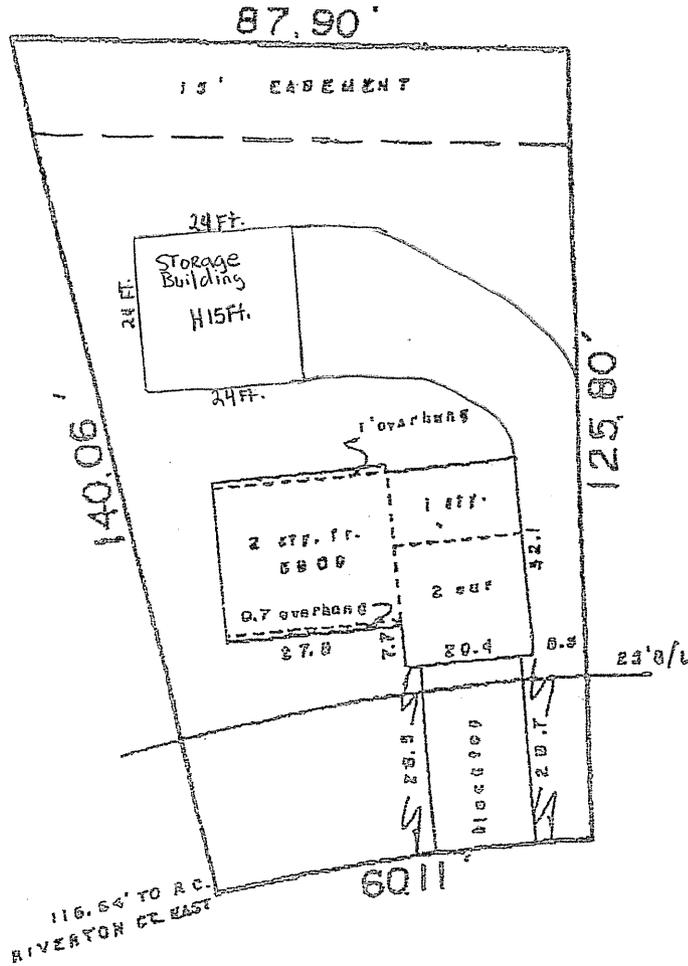
Posted Address: 5809 Riverton Road, Columbus, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "C" as per F.I.R.M. 390170 0075C

Apparent Encroachments: 1) None

Site Plan

30' 15" 0 31' 30"  
Scale: 1" = 50'  
Date: 2-13-95



RIVERTON RD. 50'

See Rear side

We hereby certify that the foregoing Mortgage Location survey was prepared from



Signature of Applicant Kenneth Steagall Date Dec. 13, 2010

### 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) Kenneth Steagall  
of (COMPLETE ADDRESS) 5809 Riverton Rd Columbus, OH 43232  
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
<u>Kenneth Steagall</u>	<u>5809 Riverton Rd. Columbus, OH 43232</u>
<u>Benita Steagall</u>	<u>5809 Riverton Rd. Columbus, OH 43232</u>

SIGNATURE OF AFFIANT Kenneth Steagall

Subscribed to me in my presence and before me this 13 day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC Teresa Conrad

My Commission Expires: 04-14-2015



TERESA CONRAD  
Notary Public, State of Ohio  
My Commission Expires 04-14-2015