



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 11310-0-00206
Date Received: 4/15/2011
Commission/Group: Clintonville
Existing Zoning: RRR Application Accepted by: D. Reiss Fee: \$ 315⁰⁰
Comments: Clearing 6/28/11

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.

SEE ATTACHED

LOCATION

1. Certified Address Number and Street Name 288 WALHALLA RD.
City COLUMBUS State O Zip 43202
Parcel Number (only one required) 010-008523

APPLICANT: (IF DIFFERENT FROM OWNER)

Name [Signature]
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name DAVID H. JAMES
Address 252 WALHALLA RD City/State COLUMBUS, O. Zip 43202
Phone # 6145631759 Fax # 6143966712 Email DHJARCHITECT@YAHOO.COM
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

One Stop Shop Zoning Report

Building Services Division Department of Development

Report date: 4/15/2011 3:34:08 PM

Parcel Report

Parcel ID	Owner	Address
010008523	JONES DAVID H TR JONES MARY H TR	288 WALHALLA RD COLUMBUS OH 43202

Base Zoning Report

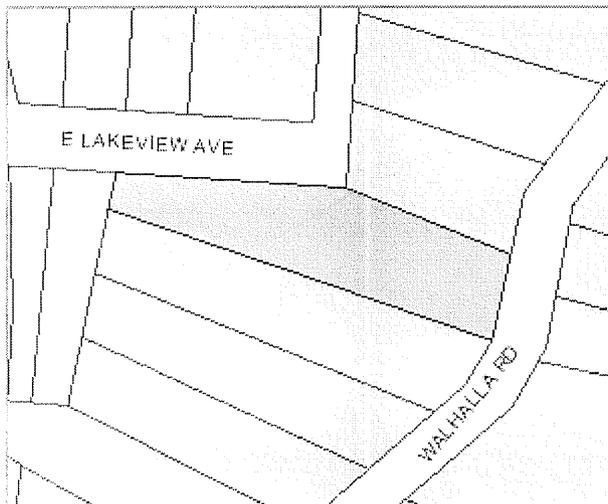
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z74-081	RRR	H-35	20	Residential	(View Document)

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Clintonville Area Commission	INFObase Page



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.

11310-00206
288 Walhalla Rd.

Variance Code Section

Zoning Code Section 3332.21 Building Setback

1. Reduce required building setback to 8'-0" from 10'-0" for the existing portion of the existing residence.
2. Reduce required building setback to 6'-0" from 10'-0" for the new open unenclosed porch.
3. Reduce required building setback to 6'-0" from 10'-0" for the new garage.

Hardship Statement

1. The lot is odd shaped and the buildable area is limited due to the steep grade to the ravine.
2. We wish to have a detached garage to maintain the primary Clintonville old standards of detached garages and to help maintain the primary character of the area.
3. We wish to maintain as much level land between the house and the new garage for outdoor living space which means moving the new garage to the back of the lot as close as possible. This means a small portion of the new two car garage would be over the setback line. But by having the garage doors facing the access road we are minimizing the impact of the neighbors who front E. Lakeview and we will maintain the existing street parking. In addition the side of the new garage presents a smaller building mass to the neighbors on E. Lakeview.
4. And because of the large roadway easement of 50' everyone's property line is approximately 16' from the paved roadway (E. Lakeview)



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/25/11



Disclaimer

Scale = 100



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

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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.

APPLICATION # 11310-00206
288 Walhalla Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DAVID H. JONES
of (COMPLETE ADDRESS) 252 WALHALLA COLUMBUS, O. 43202
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

NAME	COMPLETE MAILING ADDRESS

SIGNATURE OF AFFIANT David H. Jones

Subscribed to me in my presence and before me this 14th day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC Lynda A. Poston

My Commission Expires:
4-15-15

Notary Seal Here

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