



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: 11310-00000-00381
Date Received: 13 JULY 2011
Commission/Group: CHINTONVILLE
Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$215-
Comments: _____

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.

Size limitations of a detached garage per Code Section 3332.38. We wish to increase the allowable square footage from 720 to 810 and increase the allowable height from 15 feet to 22 feet.

LOCATION

1. Certified Address Number and Street Name 127 Oakland Park Ave
City Columbus State Ohio Zip 43214
Parcel Number (only one required) 010058151

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name Andrew + Gloria Muetzel
Address 127 Oakland Park Ave City/State Columbus, Ohio Zip 43214
Phone # 614-268-8865 Fax # 614-299-9389 Email andy@muetzel.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

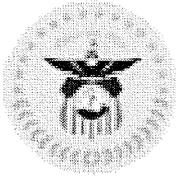
Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE [Signature] [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

PAID
315.00
JUL 13 2011 [Signature]
Revised 02/01/11
BUILDING & ZONING SERVICES



11310-00000-00381
127 OAKLAND PARK AVE.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICE

One Stop Shop Zoning Report Date: Thu Jul 21 2011

Zoning General Inquiry: 614-645-8637

SITE INFORMATION

Address: 127 OAKLAND PARK AVE COLUMBUS OH 43214

Mailing Address: 2375 N GLENVILLE DR
RICHARDSON, TX 75082

Owner: MUETZEL ANDREW T MUETZEL GLORI

Parcel Number: 010058151

ZONING INFORMATION

Zoning: ORIG, Residential, R3
effective 2/27/1928, Height District H-35

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historical District: N/A

Historical Site: No

Overlay: N/A

Flood Zone: OUT

Airport Noise Environ: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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

AFFIDAVIT

11310-00000-00381
127 OAKLAND PARK AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Andrew Muetzel
of (1) MAILING ADDRESS 127 Oakland Park Ave, Columbus, Ohio 43214
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 Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) Andrew + Gloria Muetzel
AND MAILING ADDRESS 127 Oakland Park Ave
Columbus, Ohio 43214

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Andrew + Gloria Muetzel
614-268-8865

AREA COMMISSION OR CIVIC GROUP (5) Clintonville Area Commission
AREA COMMISSION ZONING CHAIR OR Sandy Simbro
CONTACT PERSON AND ADDRESS 65 Orchard Lane, Columbus, Ohio 43214

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
<u>John McCullough</u>	<u>120 Oakland Park Ave, Columbus, Ohio</u>	<u>43214</u>
<u>Mary Janussen</u>	<u>118 East North Broadway, Columbus, Ohio</u>	<u>43214</u>
<u>Frank + Maureen Gill</u>	<u>135 Oakland Park Ave, Columbus, Ohio</u>	<u>43214</u>
<u>Gummer Ormachea</u>	<u>110 East North Broadway, Columbus, Ohio</u>	<u>43214</u>
<u>Earl + Lari Hummer</u>	<u>132 Oakland Park Ave, Columbus, Ohio</u>	<u>43214</u>

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

SIGNATURE OF AFFIANT (8) [Signature]
Subscribed to me in my presence and before me this 11 day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) [Signature]
My Commission Expires: _____

Notary Seal Here 
Susan M. Lewis
Notary Public, State of Ohio
My Commission Expires 04-15-2012

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



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

STATEMENT OF HARDSHIP

11310-00000-00381
127 OAKLAND PARK 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 does 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) To preserve the architecture of the neighborhood; 2) To increase or at least preserve the property value of the subject property and those values of the surrounding properties; 3) to allow for greater vehicle maneuverability and additional storage. The properties that immediately border the subject property to the East and West both have garages that match the original architecture and roof pitch of the original house. In both cases the roof pitches exceed the 15 feet limitation. A garage that does not match the existing architecture as the neighboring properties do, will be looked upon as being out of place and less desirable. The house on the subject property is much smaller in terms of square footage than the neighboring properties and does not allow for enough storage for a modern household and family of 6. A larger garage will allow ample room for storage and vehicle maneuvering.

Signature of Applicant *Robert [Signature]* Date 7/11/11

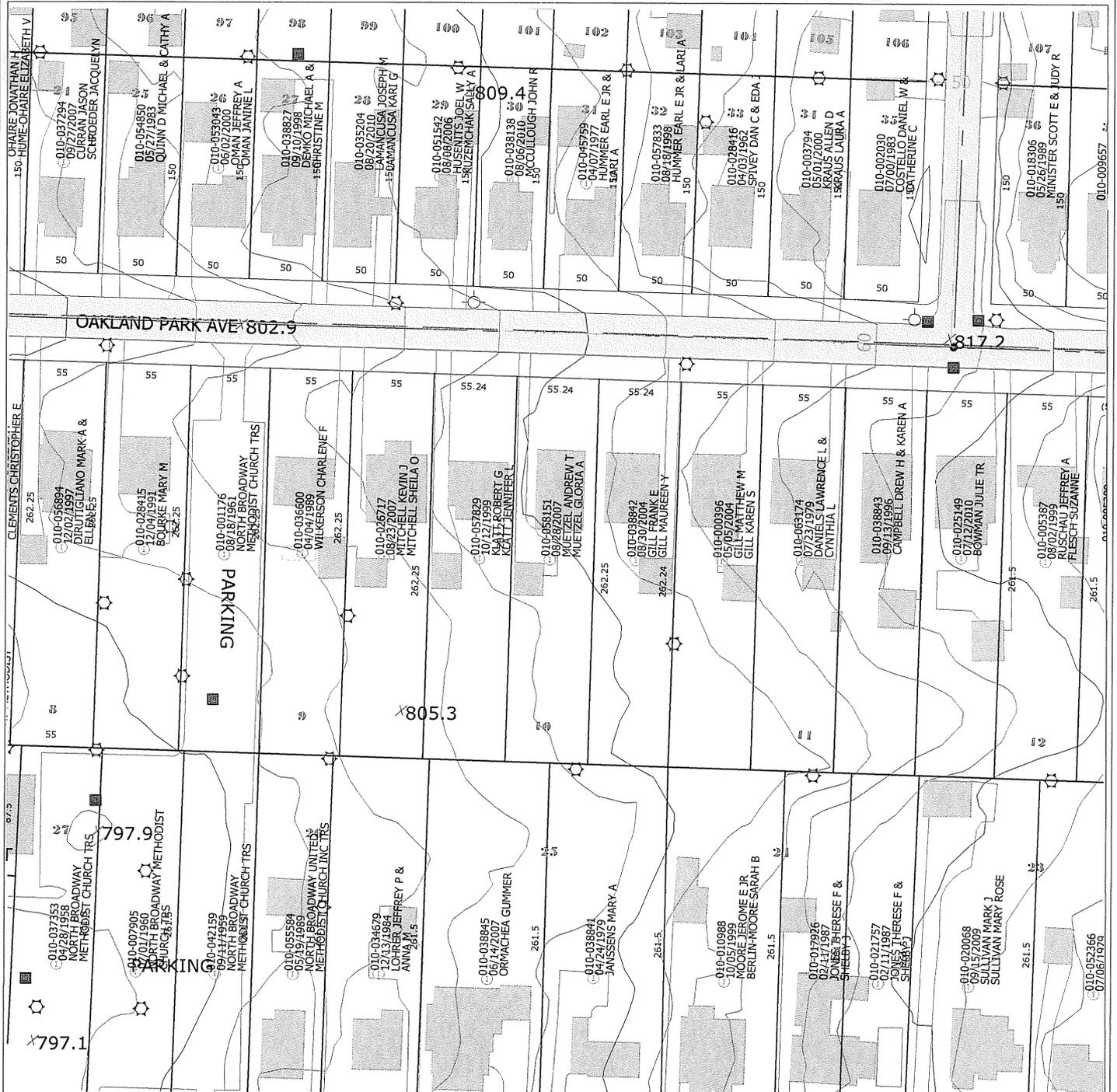
PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/11/11



Disclaimer

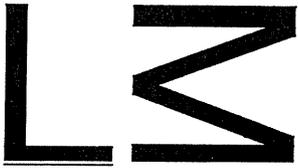
Scale = 100



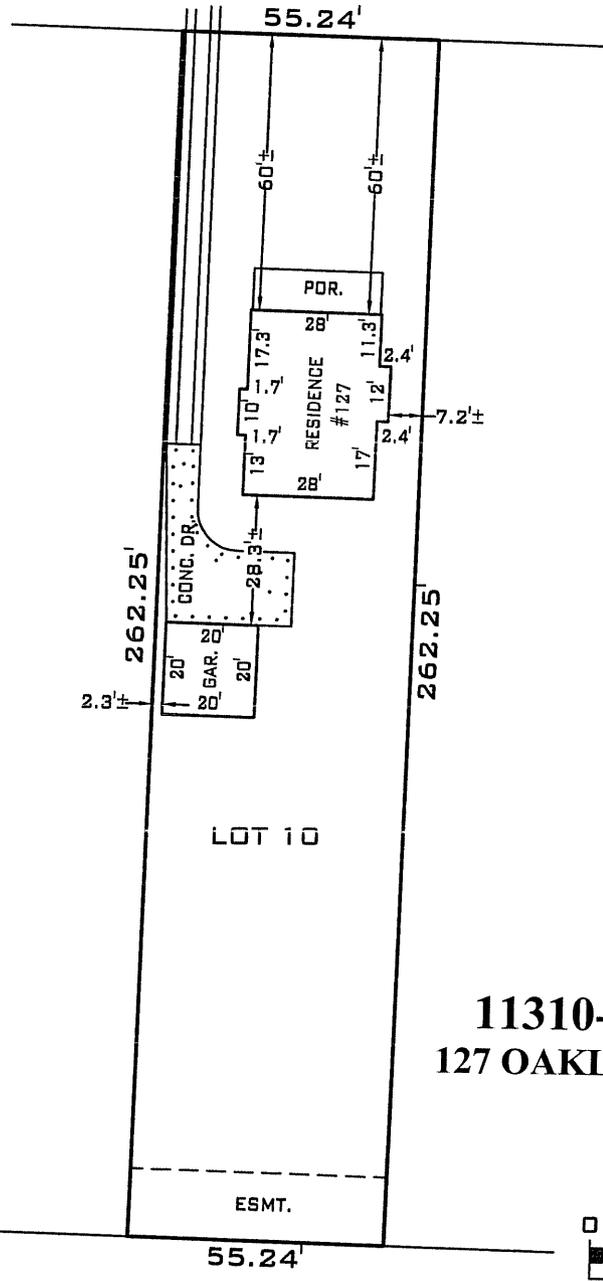
This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the information in the county and the mapping companies assume no legal responsibility. Please notify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

11310-00000-00381
127 OAKLAND PARK AVE.

p.



127 OAKLAND PARK AVE.

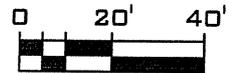


11310-00000-00381
127 OAKLAND PARK AVE.



Scott D. Grundeel

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT



COPYRIGHT ©

DRAWN BY: HM LSGI #: 98991 DATE: 08-14-2007 SCALE: 1"=40'

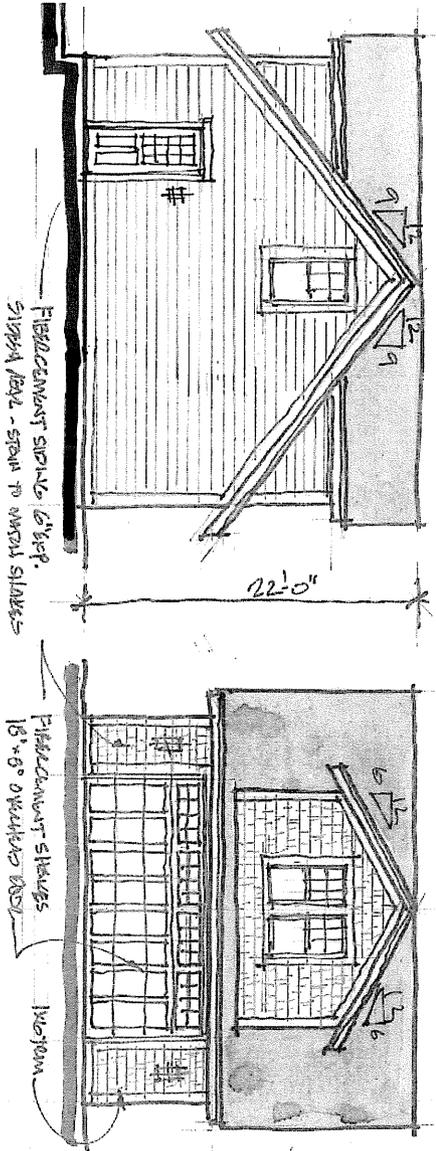
CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(S), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.



Copyright 2011
All drawings and written material appearing hereon constitute the original and unpublished work of Residential Design Solutions, Inc. The same may not be copied, used, reproduced, or transmitted in any form or by any means without the express written consent of Residential Design Solutions, Inc. which retains the copyright for the material.

Muetzel Residence

127 Oakland Park Avenue, Columbus, OH 43214



Left Side Elevation (East)
Scale: 1/8" = 1'-0"

Front Elevation (North)
Scale: 1/8" = 1'-0"

July 12, 2011

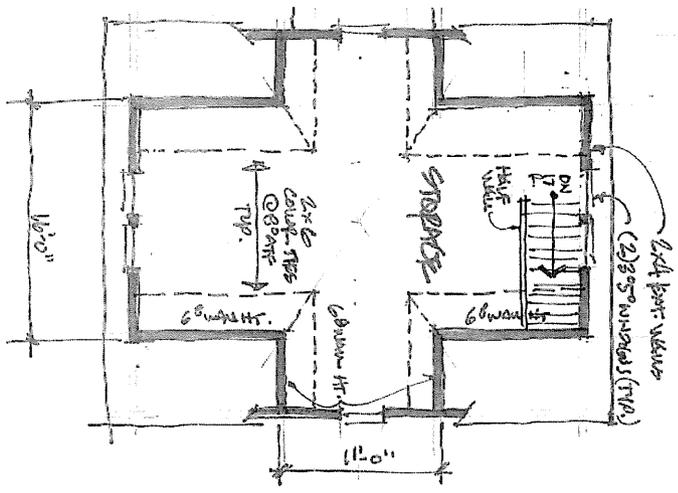
RESIDENTIAL
Design
SOLUTIONS
Inspired Ideas. Proven Plans.

www.rdshtmdesign.com

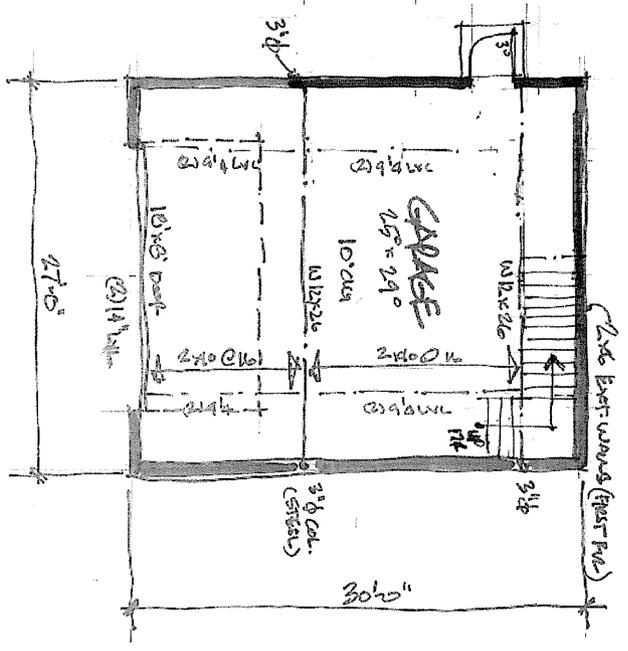
11310-00000-00381
127 OAKLAND PARK AVE.

COPYRIGHT 2011
 All drawings and written material appearing herein constitute the original and unaltered work of Residential Design Solutions, Inc. The same may not be copied, used, disclosed, or considered as a final plan without the express written consent of Residential Design Solutions, Inc. which retains the common law copyright to this material.

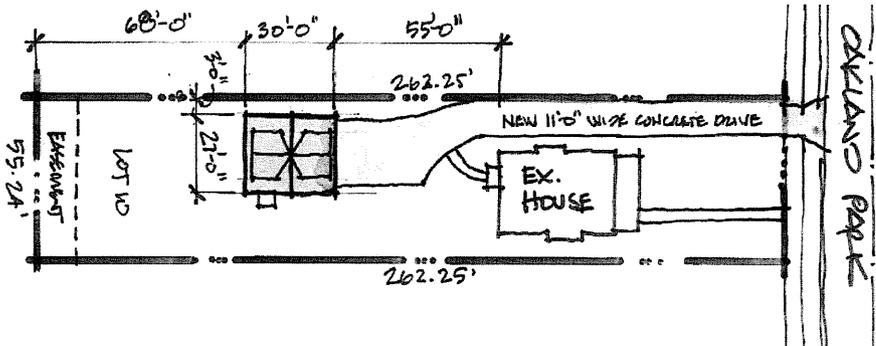
Muetzel Residence
 127 Oakland Park Avenue, Columbus, OH 43214



Attic Floor Plan
 Scale: 1/8" = 1'-0"



First Floor Plan
 Scale: 1/8" = 1'-0"



Site Study
 Scale: 1" = 40'-0"

July 12, 2011



www.rdshtmdesign.com

11310-00000-00381
127 OAKLAND PARK AVE.



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

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 # **11310-00000-00381**
127 OAKLAND PARK AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Andrew Muetzel
of (COMPLETE ADDRESS) 127 Oakland Park Ave, Columbus, Ohio 43214
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>Gloria Muetzel</u>	<u>127 Oakland Park Ave., Columbus, Ohio 43214</u>

SIGNATURE OF AFFIANT *Andrew Muetzel*

Subscribed to me in my presence and before me this 11 day of July, in the year 2011

SIGNATURE OF NOTARY PUBLIC *Susan M. Lewis*

My Commission Expires: _____



Susan M. Lewis
Notary Public, State of Ohio
My Commission Expires 04-15-2012

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