



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: 11310-0-00580
Date Received: 10/5/11
Commission/Group: University
Existing Zoning: _____ Application Accepted by: D. Reiss Fee: \$ 315.00
Comments: Hearing date: 12/20/11

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.

Increase garage height from 15 feet to 19 feet 3332,386
Increase max pole height from 35 feet to 70 feet. 3309,142A

LOCATION

1. Certified Address Number and Street Name 129 King ave
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-001934

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name David Marchie
Address 129 King ave City/State Columbus OH Zip 43201
Phone # 614-218-5481 Fax # _____ Email David_mrch@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 David Marchie
PROPERTY OWNER SIGNATURE David Marchie
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



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11310-00580

129 King Ave.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Murchie
of (1) MAILING ADDRESS 129 King ave Columbus, OH 43201
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) David Murchie
AND MAILING ADDRESS 129 King ave
Columbus, Oh 43201

APPLICANT'S NAME AND PHONE # (5) David Murchie
(same as listed on front of application) 614-218-5481

AREA COMMISSION OR CIVIC GROUP (5) University Area Commission
AREA COMMISSION ZONING CHAIR OR Susan Keeny 937-479-0201
CONTACT PERSON AND ADDRESS 358 King ave 43201

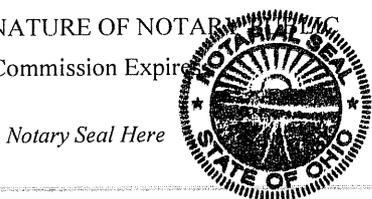
and that the following is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property 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
see attached

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

SIGNATURE OF AFFIANT (8) David Murchie
Subscribed to me in my presence and before me this 26 day of September, in the year 2011

SIGNATURE OF NOTARY (8) Sue Woods Smith
My Commission Expires 11/30/2011



SUE WOODS SMITH
Notary Public, State of Ohio
My Commission Expires 11/30/2011

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George & Effe Sourvanos
2425 N high St
Columbus, Oh 43202-2958

Jerry Emerick
359 Alden ave
Columbus, Oh 43201

Mark Shortwood
6511 Euclid ave
6512 Cincinnati, Oh 45243

DD&J Properties
Dan Frye
729 S. Thrid St
Columbus, Oh 43206

Winkle OSU LLC
Robert Weiler
41 S. high st, 10th fl
Columbus, Oh 0-3276

Christopher & Candace Pflum
120 king ave
Columbus, Oh 43201

Carolyn Phillips & Martha Mcgreevy
1276 hunter ave
Columbus Oh, 43201

Jason & Julie Bowers
1325 Norwell dr
Columbus, Oh 43220

GV Properties LTD
William Graver 48 e 15th ave
Columbus, Oh 43201

Edwin & Christina Anderson
137 king ave
Columbus, Oh 43201

Steven Rosenberg
1355 Hunter ave
Columbus, Oh 43201

Gas Properties Inc
George Soarvanos
2425 N high st
Columbus, Oh 43202

KS Acme Enterprise LLC
Joseph Pathen
366 e broad st
Columbus Oh,43215

Robert Stephens
P.O. Box 10231
Columbus, Oh 43201-3271

Richard Smith
117 W King Ave
Columbus, Oh 43201

Windstar Development LTD
William Graver
48 E. 15th ave
Columbus, Oh 43201

Rodney Hild
2397 Lytham Rd
Columbus, Oh 43220

First Church of the Nazarene
142 King ave
Columbus, Oh 43201



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

11310-00580

129 King Ave.

One Stop Shop Zoning Report Date: Wed Oct 5 2011

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 129 KING AVE COLUMBUS OH 43201

Mailing Address: 2375 N GLENVILLE DR
RICHARDSON, TX 75082

Owner: MURCHIE DAVID C
Parcel Number: 010001934

ZONING INFORMATION

Zoning: Z79-033, Residential, R4
effective 8/29/1979, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: University Area Commission

Airport Overlay Environs: N/A

Planning Overlay: University

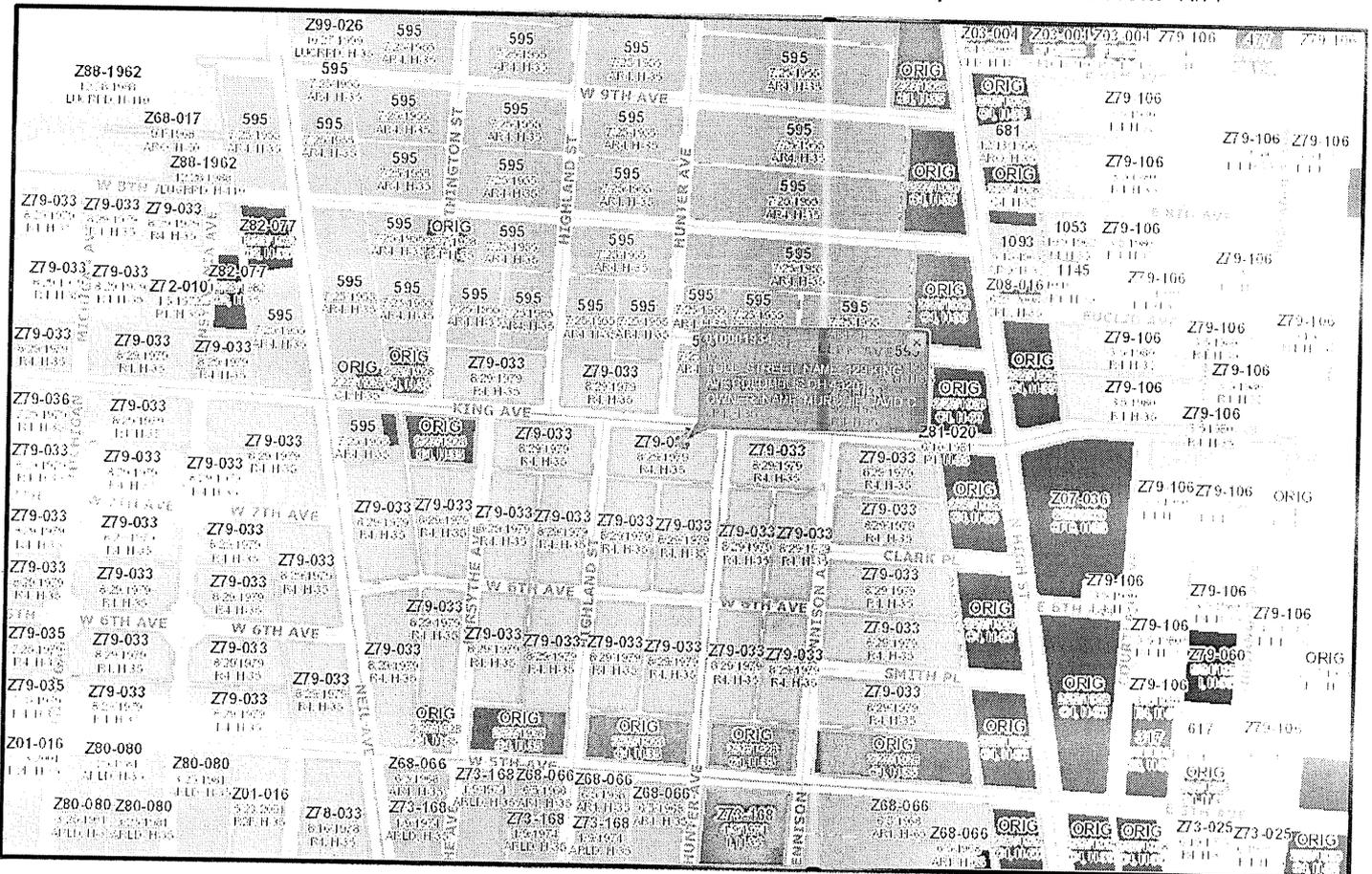
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



Statement of Hardship

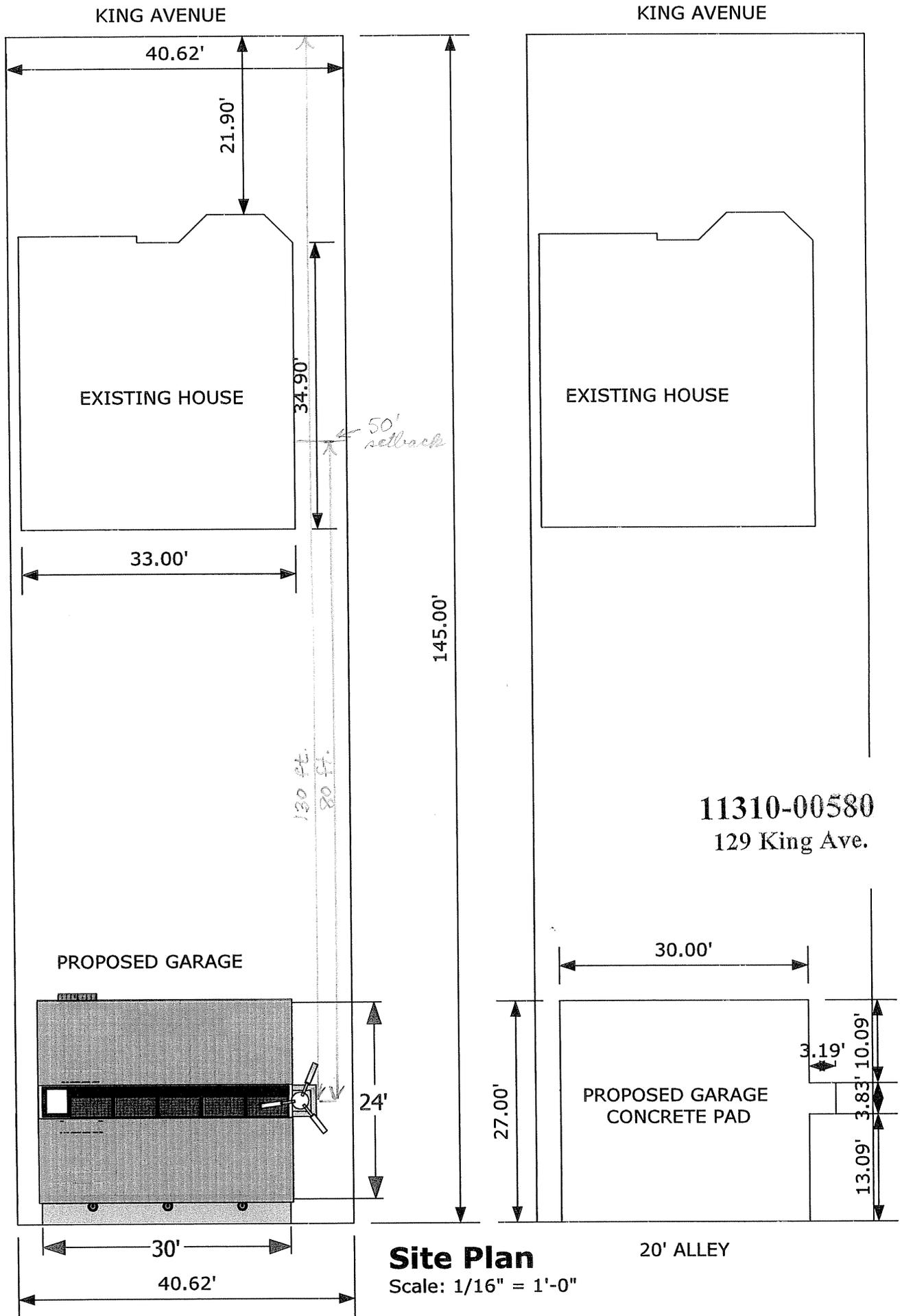
I am a very environmentally savvy person. All the lights in my house are CFLs or LEDs. The appliances are all Energy Star rated, and I have many layers of thick insulation in the attic. As part of my plan to save energy and demonstrate environmental awareness to others, I would like to build a garage with a greenhouse and a hybrid power station. In order to take this to the next level, I need to construct these structures in my backyard.

I am a vegetarian, and the greenhouse will provide a large portion of the food I eat. The greenhouse/garage being built to 19 feet will allow for me to produce sufficient amounts of food in a controlled space, park my car without losing a large piece of my backyard while maintaining sufficient roof slope for runoff.

The hybrid power station would consist of solar panels and a vertical-axis wind turbine. The installation of the wind turbine and solar panels would provide power to the house, garage, and a future electric car without being fully dependent on the grid. Currently I am enrolled at CSCC in pursuit of an electrical certification specializing in green energy. I will be trained in the installation of inverters, controllers and solar cells. I am considering starting a business selling and installing turbines and solar panels in urban environments after the completion of this project.

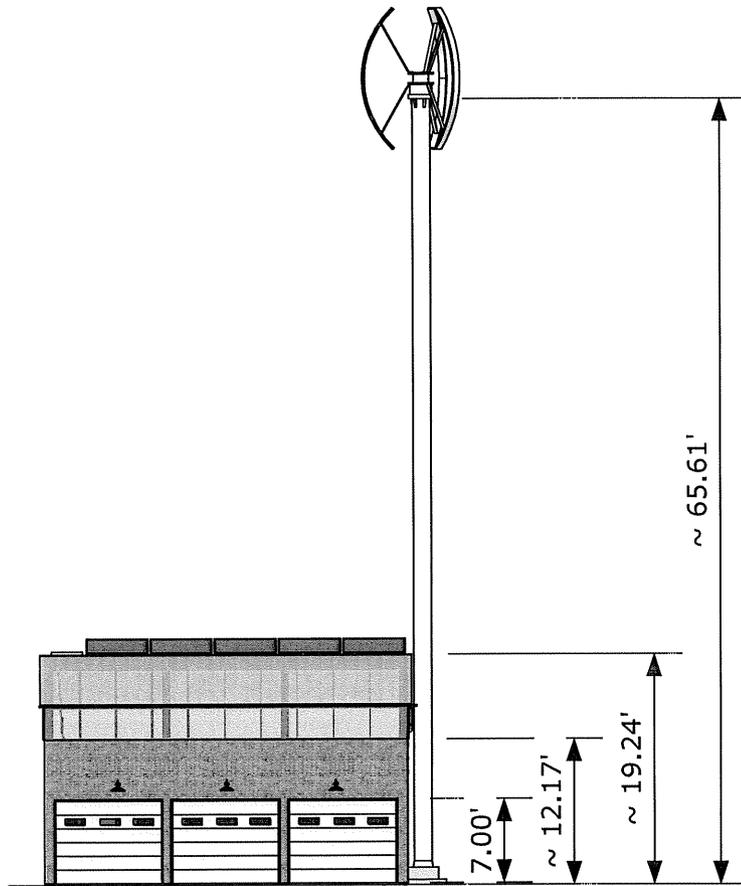
I did everything possible to minimize the height of the garage and the turbine. I kept the garage doors down to 7 feet high, and the lowest height in the greenhouse is around 6 feet. (I am a little over 6 feet tall.) The turbine was more difficult due to the forest of tall trees and houses nearby. Recommendations for turbine placement are 30 feet above the highest obstacle (house, tree) and 300 feet away from that obstacle. The surrounding houses are roughly 38 feet high. Some of the trees exceed 60 feet, but most of them are less than 50 feet. These recommendations are for a horizontal-axis turbine, but I think a vertical-axis turbine will perform much better in an environment with a number of obstructions. So in order for the turbine to access sufficient amounts of wind, it still needs to be about 70 feet high. Virtually hidden behind houses and trees, the turbine will sit near the alley approximately 100 feet or more away from any roadway. The turbine is magnetically levitated, so at 32 db, it would be whisper-quiet. (By contrast, a normal conversation is 60 db.) Most likely the turbine will be completely inaudible from ground level.

In all my research online, I have not read anywhere that a residential turbine or even a wind farm has brought the values of the surrounding homes down. Every site I have read about has said quite the contrary. Turbines do not affect home prices in nearby areas.



Elevation

Scale: 1/16" = 1'-0"



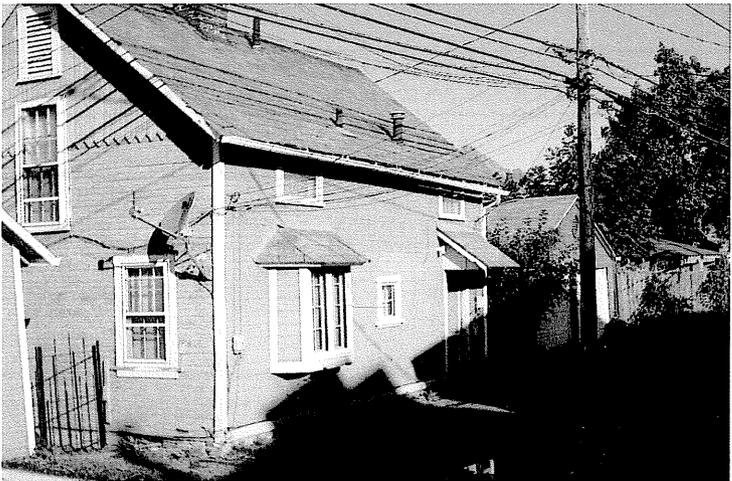
20 METER MONOPOLE

11310-00580
129 King Ave.





Other large Garages and houses, over 15 feet, built in alleyways near 129 king ave.





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: 010001934

Project Name: SINGLE FAMILY HOME

House Number: 129

Street Name: KING AVE

Lot Number: 146

Subdivision: DENNISON PLACE

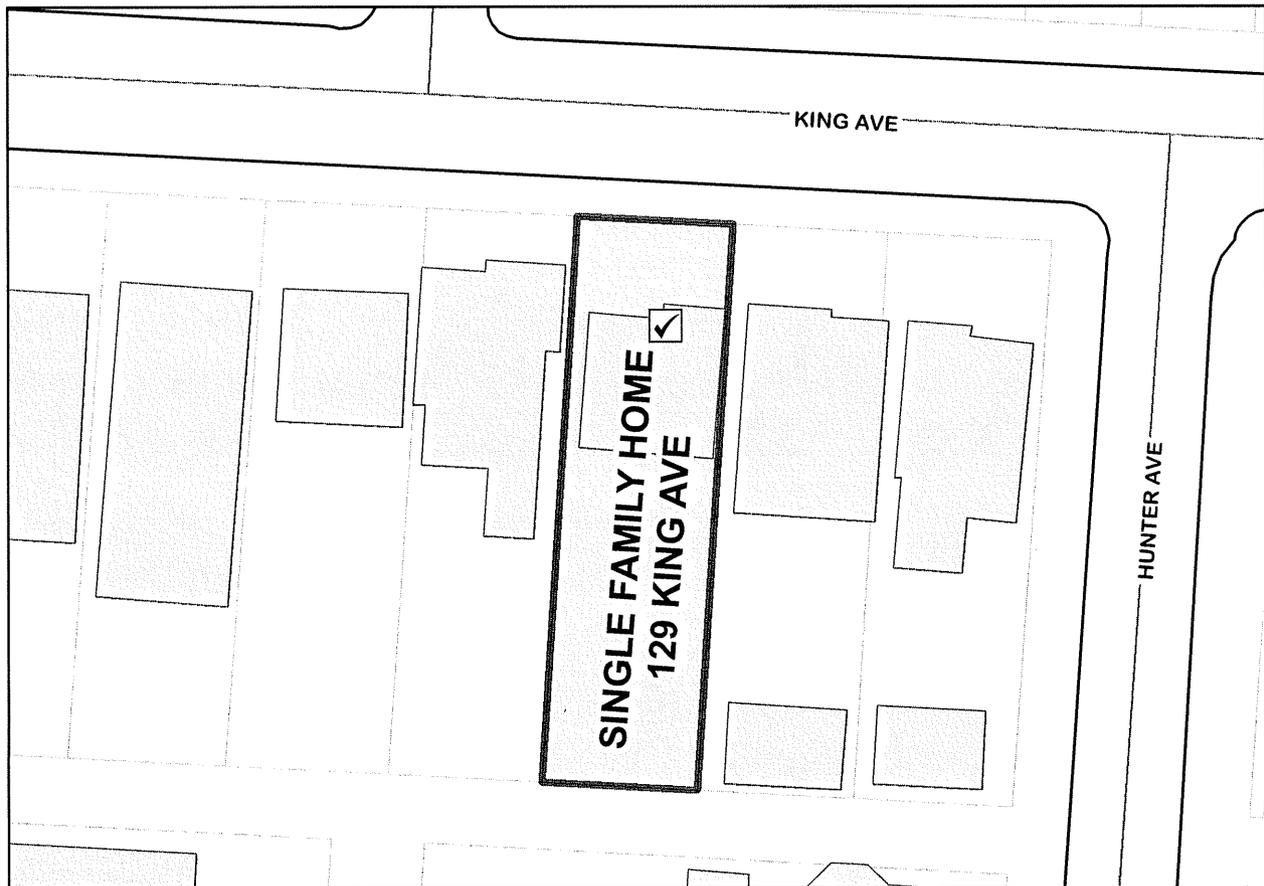
Work Done: NEW GARAGE

Complex: N/A

Owner: DAVID C MURCHIE

Requested By: DAVID C MURCHIE

Printed By: *James P Reagan* Date: 9/26/2011



SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 269801



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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Murchie
of (COMPLETE ADDRESS) 129 King ave Columbus, Oh 43201

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>David Murchie</u> | <u>129 King ave Columbus, Oh 43201</u> |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

SIGNATURE OF AFFIANT David Murchie

Subscribed to me in my presence and before me this 26 day of SEPTEMBER, in the year 2011

SIGNATURE OF NOTARY PUBLIC Sue Woods Smith

My Commission Expires: 11/30/2011

Notary Seal Here



SUE WOODS SMITH
Notary Public, State of Ohio
My Commission Expires 11/30/2011

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