



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: # 11310-00000-00189
Date Received: 6 APRIL 2011
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: JF Fee: \$315-
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.

3332.21 - BULD LINE - REDUCE FROM 10' TO 3'9"
(?) 3332.25 - MAX SIDE YARDS - REDUCE FROM 9.02' TO 6.875 feet
3332.26 - MIN SIDE YARD - REDUCE FROM 5' TO 3'0"
3321.05(B)(2) VISION CLEARANCE - TO ENCRoACH INTO VISION CLEARANCE LOCATION

1. Certified Address Number and Street Name 847 CARPENTER ST
City COLUMBUS State OH Zip 43206
Parcel Number (only one required) 010-004847-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name HMHF REALTY COLLABORATIVE (ROBERT WILLIAMS; PROJECT DIRECTOR) + City of Columbus
Address 946 PARSONS AVE City/State COLUMBUS, OH Zip _____
Phone # 614-365-0693 Fax # _____ Email robert.williams@nationwidechildrens.org

PROPERTY OWNER(S):

Name CITY OF COLUMBUS (JOHN TURNER)
Address 109 N. FRONT ST City/State COLUMBUS, OH Zip 43215
Phone # 645-2551 Fax # _____ Email jturner@columbus.gov
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name ROBERT WILLIAMS
Address 946 PARSONS P.O. Box 6063 Columbus, OH 43206 City/State COLUMBUS Zip 43206
Phone # 614-365-0693 Fax # _____ Email: robert.williams@nationwidechildrens.org

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature] - City Land Bank
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: 5/6/2011 9:09:51 AM

Parcel Report

Parcel ID	Owner	Address
010004847	CITY OF COLUMBUS	847 CARPENTER ST COLUMBUS OH 43206

Base Zoning Report

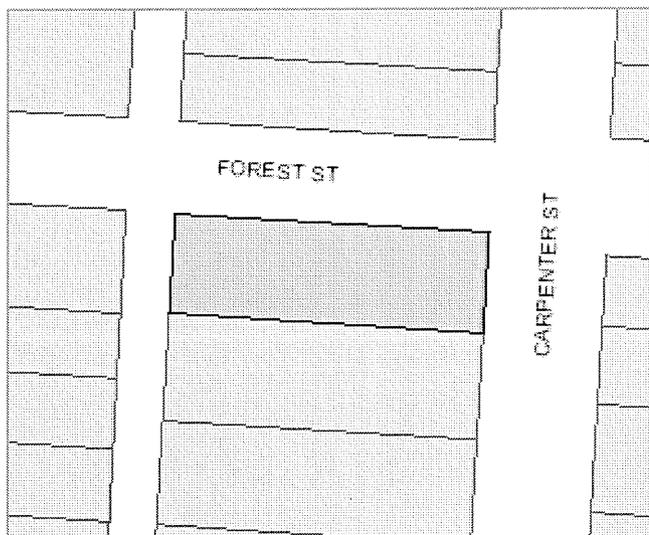
Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z05-021	R2F	H-35	36	Residential	(View Document)

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Columbus Southside 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.

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847 CARPENTER STREET



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AFFIDAVIT

11310-00000-00189 847 CARPENTER STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ROBERT A. WILLIAMS JR
of (1) MAILING ADDRESS 946 PARSONS AVE PO BOX 6063 COLUMBUS, OH 43206
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
AND MAILING ADDRESS

(4) CITY OF COLUMBUS
109 N. FRONT ST
COLUMBUS, OH 43215

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

HINHF REALTY COLLABORATIVE
365-0693

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

(5) SOUTHERN ORCHARDS
SOUTH SIDE AREA COMMISSION

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>ROBINSON RONALD</u>	<u>858 CARPENTER ST 43206</u>	<u>852 CARPENTER ST, Co. OH 43206</u>
<u>MRM BROTHERS III LLC</u>	<u>837 CARPENTER ST 43206</u>	<u>1922 E 14TH ST, BROOKLYN NY 11229</u>
<u>HYALITE LLC</u>	<u>848 CARPENTER ST 43206</u>	<u>2533 N. CARSON ST, STE 261 CARSON CITY NV 89206</u>
<u>KINGDOM TWICE LLC</u>	<u>852 CARPENTER ST 43206</u>	<u>41 MADISON AVE NEW YORK, NY 10010</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 05th day of APRIL, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
HAMILTON J. TEAFORD

My Commission Expires:

NOTARY PUBLIC - STATE OF OHIO
IN THE COUNTY OF FRANKLIN
MY COMMISSION HAS NO EXPIRATION DATE

Notary Seal Here

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STATEMENT OF HARDSHIP

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847 CARPENTER STREET

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. SPECIAL CIRCUMSTANCES ARE THAT WE ARE BUILDING A NEW HANDICAP ACCESSABLE RANCH ON A VACANT LOT WHERE A TWO STORY DOORLE ONCE STOOD
2. THE BUYER REQUESTED A RANCH
3. WE WISH TO KEEP THE EXISTING STREETScape WITH THE NEW PROPERTY WHILE MAKING SURE THE HOUSE IS LARGE ENOUGH FOR THE BUYER
4. WITH THE VARIANCE WE ARE TRYING TO MAINTAIN THE EXISTING STREETScape OF THE NEIGHBORHOOD

Signature of Applicant _____

Date _____

04-03-11

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 3/25/11



Disclaimer

Scale = 60



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

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Real Estate / GIS Department

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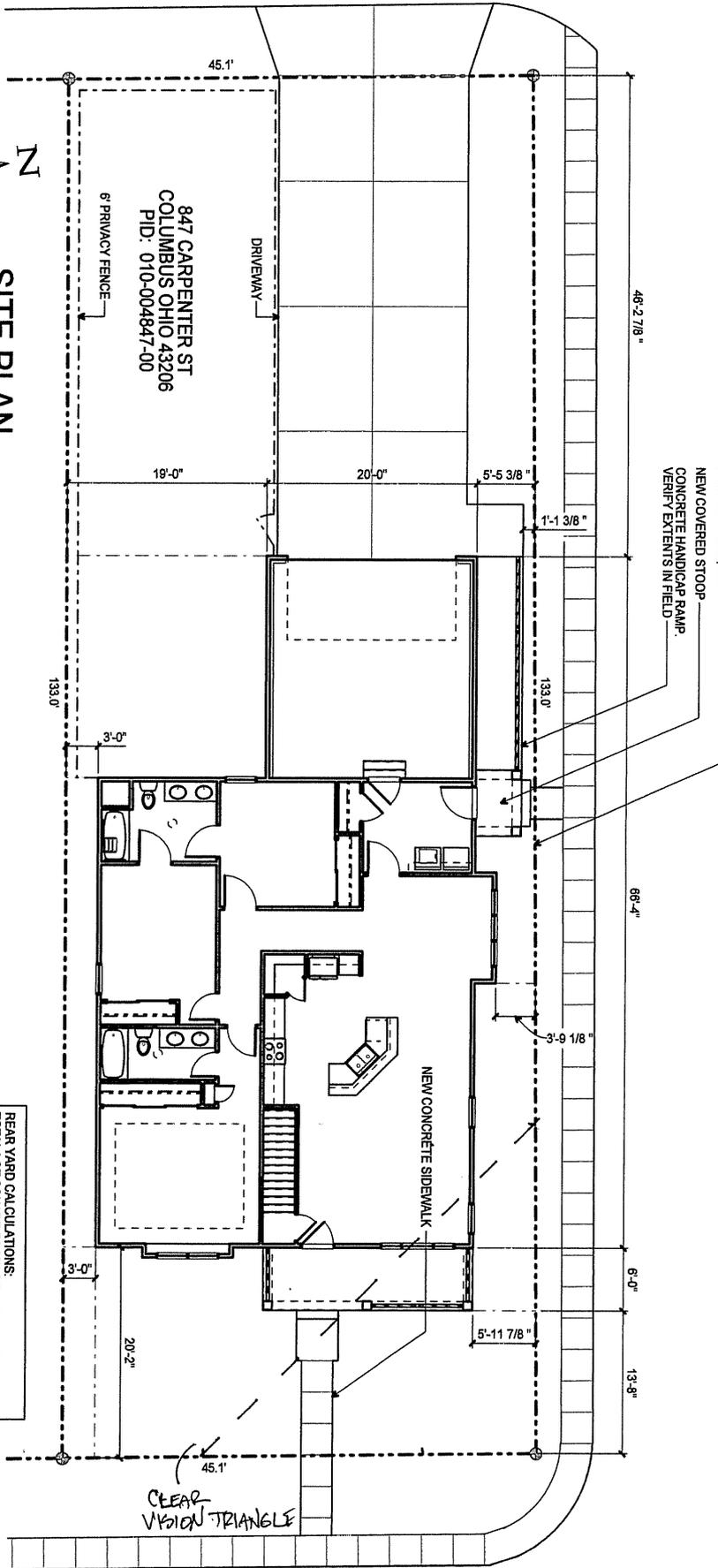
ALLEY



SITE PLAN



1"=10'



REAR YARD CALCULATIONS:
TOTAL LOT SQUARE FOOTAGE = 5801.77 S.F.
TOTAL REAR YARD SQUARE FOOTAGE
2,436.00 S.F. / 5801.77 S.F. = 0.413
0.413 OR 41.3% REAR YARD > 25.0% REAR YARD
REQUIREMENT = COMPLIES



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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.

APPLICATI **11310-00000-00189**
847 CARPENTER STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ROBERT A. WILLIAMS JR
of (COMPLETE ADDRESS) 946 PARSONS AVE COLUMBUS, OH 43206
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>HNHF REALTY COLLABORATIVE</u>	<u>255 E. MAIN ST. COMMUNITY RELATIONS, COLUMBUS, OH 43215</u>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

2/7/13

Notary Seal Here

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