

Date:

Application # 11310-00000-00116

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: _____ Commission/Group: _____
 _____ Date Received: 2 MAR 2011 Planning Area: _____
 _____ Date of Hearing: 24 MAY 2011 Acreage: _____
 _____ Zoning Fee: \$315 - Address Fee _____
 _____ Existing Zoning _____ Accepted by JF

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.

36' x 40' Detached Garage 3332.28 - to increase from
HOME = 3,109 sq ft 720 sq ft to 2,120 sq ft
LOT = 1.5 ACRE 3332.28 - to increase from 15' to 20'

LOCATION

1. Certified Address Number and Street Name 3048 Smartweed Lane
 City Grove City State Ohio Zip 43123

Parcel Number (only one required.) 570-250677

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name _____
 3. Address _____ City _____ Zip _____
 4. Phone# _____ Fax # _____
 5. Email Address _____

PROPERTY OWNER(S)

6. Name Eric Parsee
 7. Address 3048 Smartweed LN City Grove City Zip 43123
 8. Phone# 614-875-1521 Fax # 614-875-3651
 9. Email Address Parsee1968@yahoo.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name _____
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature _____
 15. Property Owner Signature _____
 16. Attorney/Agent Signature _____

DCH
 645-4522
 645-6350
 Jaime Fraise

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 3/31/2011 4:22:28 PM

Parcel Report

Parcel ID	Owner	Address
570250677	PARSELS ERIC J	3048 SMARTWEED LN GROVE CITY OH 43123

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
ANNEX4361	R1	H-35	50	Residential	(View Document)

Zoning Overlay District

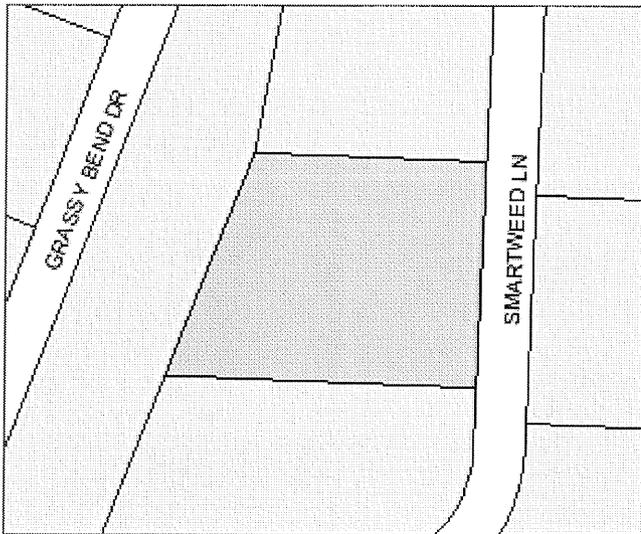
Overlay Name	District Name	Planning Overlay
Hellbranch	PLANNING OVERLAY	P
Hellbranch	PLANNING OVERLAY	P

Flood Zone

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

Area Commissions

Area Name	INFObase URL
Westland 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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3048 SMARTWEED LANE



AFFIDAVIT

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3048 SMARTWEED LANE

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ERIC FARSELS of
(1) MAILING ADDRESS 3048 SMARTWEED LN GROVE CITY OH 43123

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 OWNER'S NAME

(4) ERIC FARSELS

AND MAILING ADDRESS

3048 SMARTWEED LN
GROVE CITY OH 43123

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

ERIC FARSELS 614-875-1521

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

(5) WESTLAND AREA COMMISSION
MIKE MCKAY
6336 Clover Meadow Ct Galloway, Oh 43119
614-870-6522

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

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

SIGNATURE OF AFFIANT

(8) Eric Farsels

Subscribed to me in my presence and before me this 30 day of Oct, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Monica M. Collier
October 30, 2010

My Commission Expires:



MONICA M. COLLIER
Notary Public, State of Ohio
My Commission Expires 10-30-10



STATEMENT OF HARDSHIP

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3048 SMARTWEED LANE

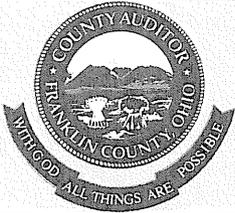
APPLICATION #

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:

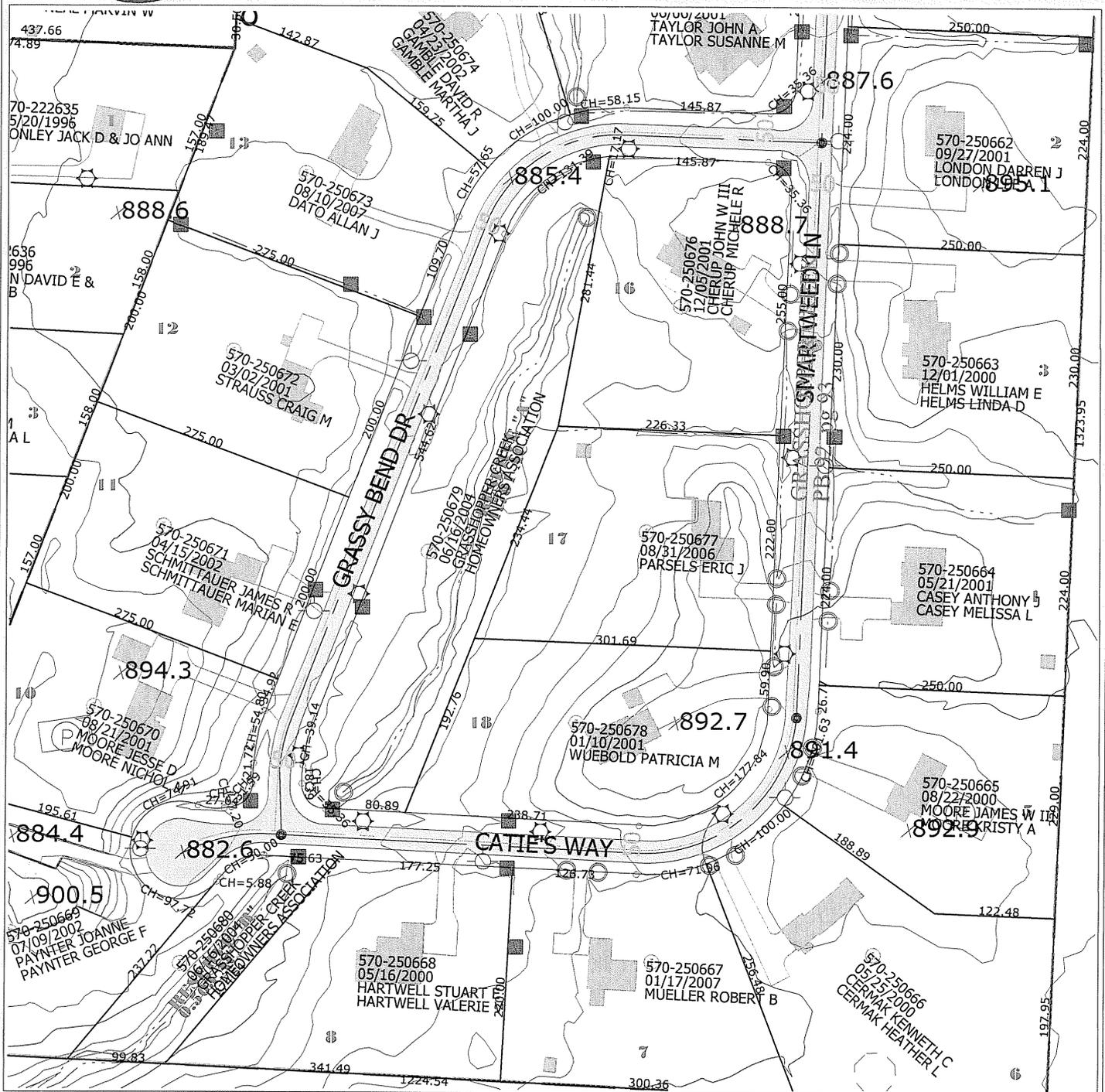
I have a 36' garage that I had been using at a local storage lot. After vandalism and then break in which all valuable items were stolen I would like to build a garage. I also have 4 classic cars that I pay storage for monthly and would like to have them at the house so I would enjoy and drive them more frequently. I have spoken to all of the surrounding neighbors about my thoughts for size and design. It will have brick front + siding to match the house. The pictures of the front of garage, shows how it will match the design of the house.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 9/28/10



Disclaimer

Scale = 150



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

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feet,
on this map.

... a copy of this
... find the conditions acceptable
to me/us.

20' 0' 40'

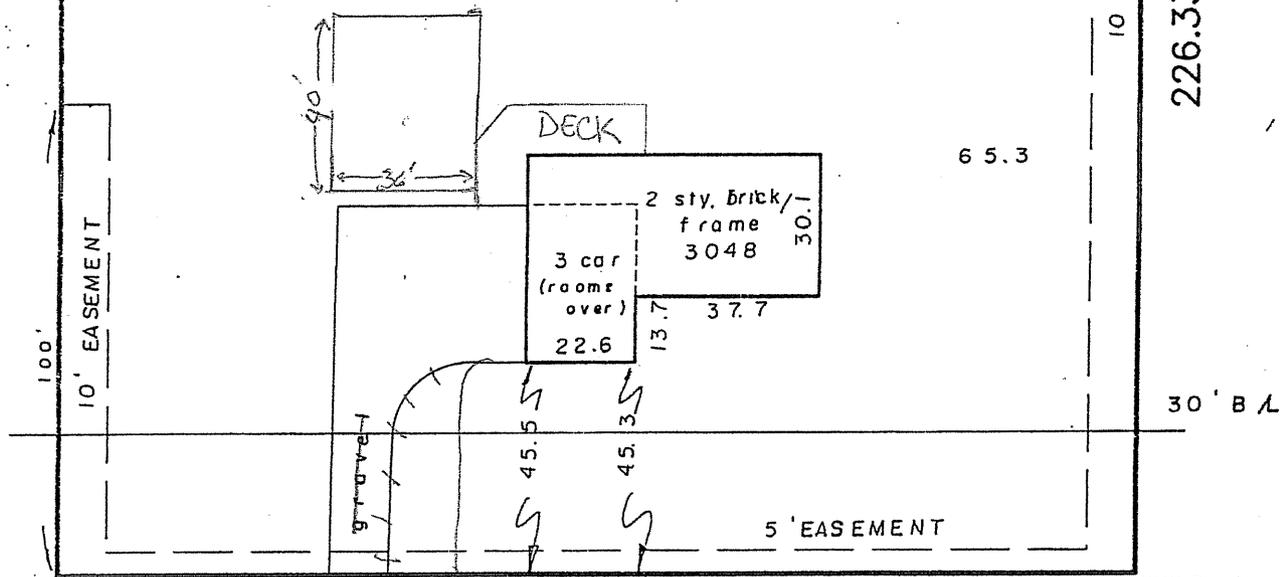
Scale: 1" = 40'

Date: 4-27-'04



301.69'

234.44'



100'

10' EASEMENT

10' EASEMENT

226.33'

65.3

222.00'

30' B/L

5' EASEMENT

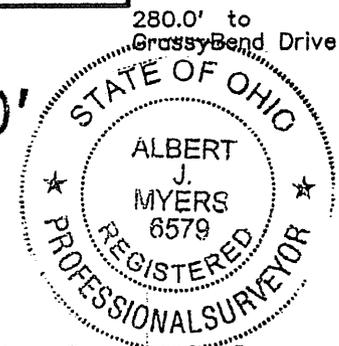
SMARTWEED LANE 50'

280.0' to Grassy Bend Drive

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3048 SMARTWEED LANE

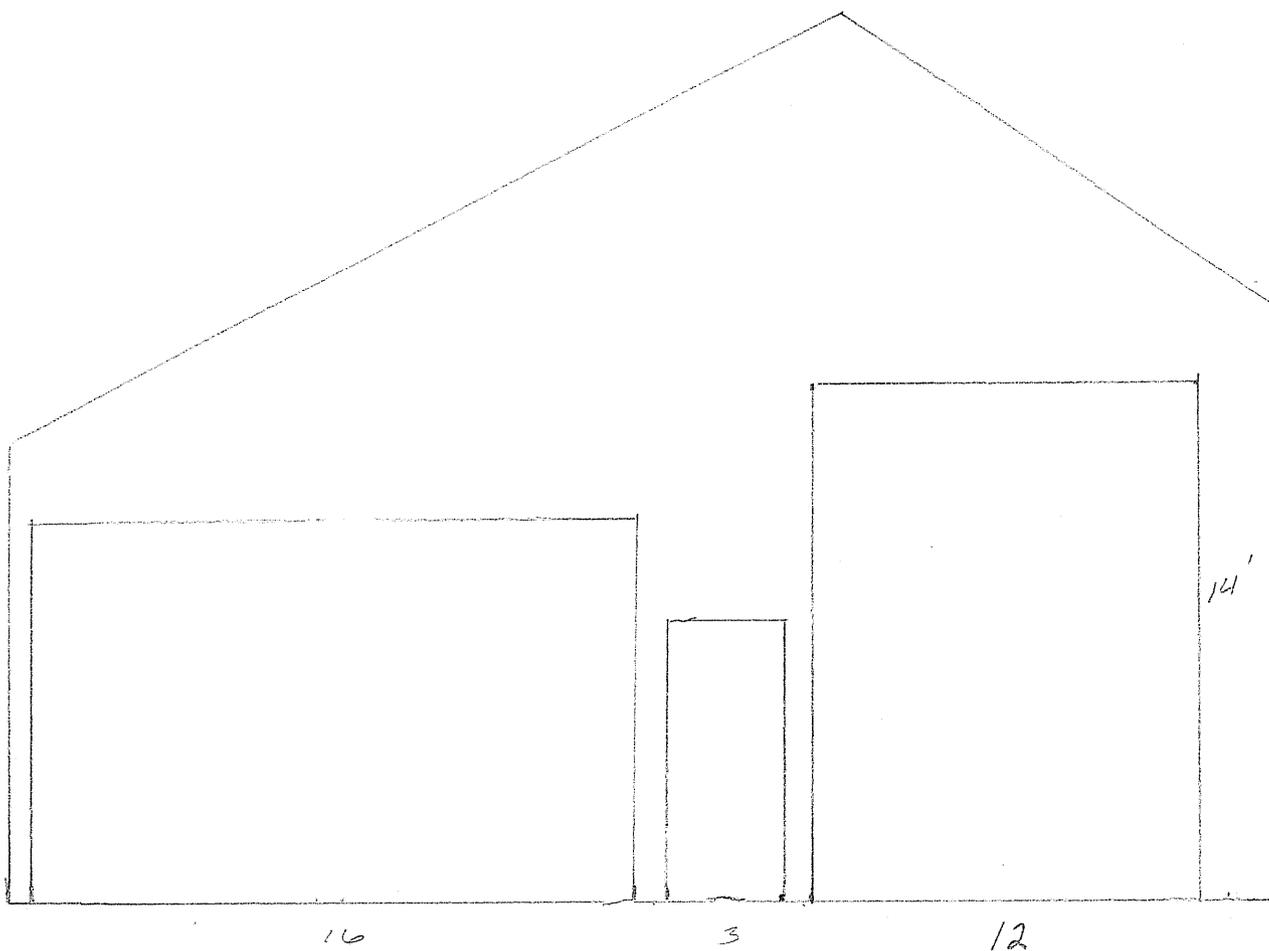
We hereby certify that the foregoing Mortg actual field measurements in accordance wi Code, and is not a boundary survey pursuan THE INFORMATION SHOWN HEREON . BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.



Myers Surveying Co., Inc.

By *Albert J. Myers*
Professional Surveyor

Myers Order No. - 14-04/26/04 Rec. *BC* Field. *kl* DWG *NR* Ltr. *NR* *CK*





Signature of Applicant Eric J. Parsh Date 10-30-10

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 #
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Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

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
ERIC PARSELS	3048 SMARTWEED LANE GROVE CITY, OH 43123

SIGNATURE OF AFFIANT Eric J. Parsh

Subscribed to me in my presence and before me this 30 day of October, in the year 2010

SIGNATURE OF NOTARY PUBLIC Monica M. Collier

My Commission Expires: October 30, 2010

