

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: BZA23-137 Date Received: 11/6/23
Assigned Planner: DANE KIRK Fee: \$1500
Contact Information: DEKirk@columbus.gov 614-645-7973
Comments: DECEMBER STAFF REVIEW

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Special Permit

Project Description:

Replace existing one car garage with a three car garage
24 feet X 36 feet

LOCATION Check here if listing additional parcel numbers on a separate page

Certified Address: 1603 SOUTH HIGH STREET City: COLUMBUS Zip: 43207

Parcel Number(s): 010-063795-00

Neighborhood Group: MERION VILLAGE Current Zoning: RESIDENTIAL

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: ANITA NILAVAR Phone Number: 937 4088960 Ext.: _____

Address: 96 LOOKOUT COURT City/State: URBANA OHIO Zip: 43078

Email Address: ANITANILAVAR@HOTMAIL.COM Fax Number: _____

AGENT (Check one if applicable): Attorney Agent Licensed Architect or Engineer

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

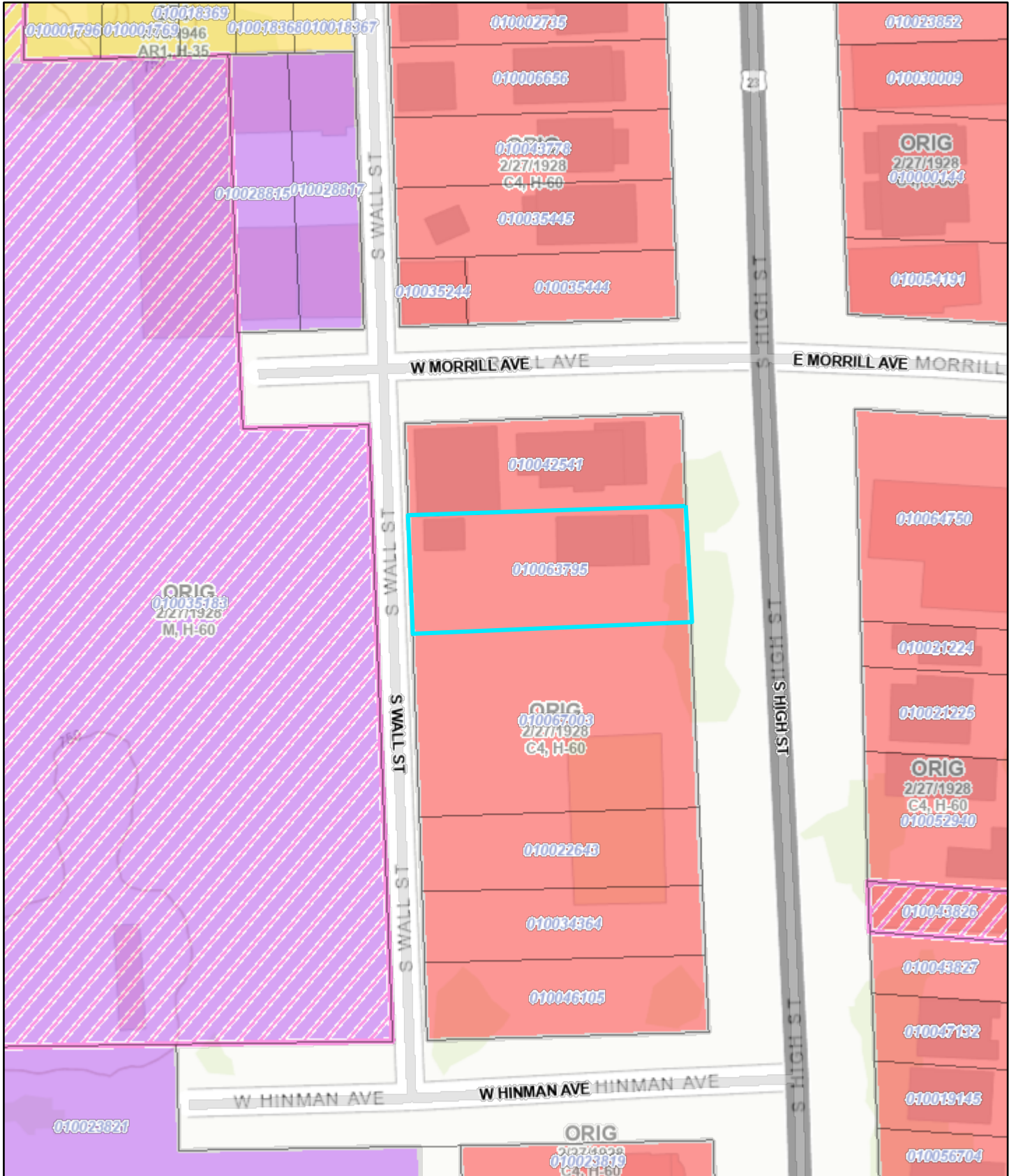
SIGNATURES

APPLICANT SIGNATURE Anita Nilavar

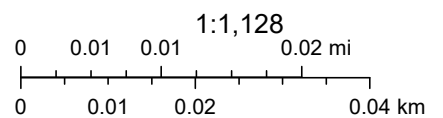
PROPERTY OWNER SIGNATURE Anita Nilavar

AGENT SIGNATURE _____

1603 South High Street



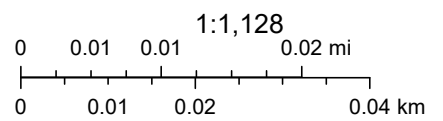
11/6/2023, 11:14:19 AM



1603 South High Street



11/6/2023, 11:15:44 AM



STATEMENT IN SUPPORT OF VARIANCE(S)

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). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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 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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

My cars have been broken into many times due to the increase of homeless people in the area and possibly due to the proximity of the salvation army stores.

There is a one car garage on the property but it is ⁱⁿ very poor shape. I would like to replace this garage with a three car garage.

#3332.38 Private garage Private garage subset F
Request to increase allowable lot area for private garage from
720 sq ft to 864 sq feet
The height of garage is to code 15 feet to peak
20 feet set back (lane (wall st) is there). More than 3ft from property line

24ft X 36ft
864 square feet

Signature of Applicant

Anita Nilavar

Date

Oct 20, 2023

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ANITA NILAVAR
of (1) MAILING ADDRESS 96 HOOKOUT CT URBANA OHIO 43078

deposes 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 PROPERTY ADDRESS 1603 SOUTH HIGHST. COLUMBUS OHIO 43207

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) ANITA NILAVAR
96 HOOKOUT CT
URBANA OHIO 43078

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

ANITA NILAVAR
937 408 8960

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) MERION VILLAGE
TATE WOODING
ZONING@merionvillage.org

and that the attached document (5) 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.

SIGNATURE OF AFFIANT Anita Nilavar

Sworn to before me and signed in my presence this 23 day of 10, in the year 2023

AM
(6) SIGNATURE OF NOTARY PUBLIC

April 15 2027 Notary Seal Here
My Commission Expires



AUGUST McPHERTERS
Notary Public, State of Ohio
Clark County
Commission No. 2022-RE-847887
My Commission Expires
April 15, 2027

This Affidavit expires six (6) months after date of notarization.

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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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ANITA NILAVAR
of (COMPLETE ADDRESS) 96 HOOKOUT CT URBANA, OHIO 43078
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>ANITA NILAVAR</u> | <u>96 HOOKOUT CT URBANA, OHIO 43078</u> |
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SIGNATURE OF AFFIANT Anita Nilavar

Sworn to before me and signed in my presence this 23 day of 10, in the year 2023

AM
SIGNATURE OF NOTARY PUBLIC

April 15 2023
My Commission Expires

Notary Seal Here



AUGUST McPHERTERS
Notary Public, State of Ohio
Clark County
Commission No. 2022-RE-847887
My Commission Expires
April 15, 2027

This Project Disclosure Statement expires six (6) months after date of notarization.

(135.50)

(24.03)

(12.2)

23-24

(38.47)

