

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: BZA21-150 Date Received: Nov. 5, 2021
Assigned Planner: Jamie Freise Fee: \$300-
Contact Information: jffreise@columbus.gov
Existing Zoning: R-2F Commission/Civic: Col. South Side AC
Comments: Scheduled for the Dec. 9 staff review

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

Variance Special Permit

Project Description:

522 square foot addition to the north side of the property, this will be a multi-purpose room. Need to apply for a variance for the North property line (side yard) reducing the minimum required set back distance a structure can be built near the line. Requesting reducing that from 5' to 1'

LOCATION

Certified Address: 363 Thurman Ave Rear City: Columbus Zip: 43206

Parcel Number (only one required): Parcel ID: 010-057414-00

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: Kara Greitzer Phone Number: (937) 215-9388 Ext.: _____

Address: 363 Thurman Ave Rear City/State: Columbus, Ohio Zip: 43206

Email Address: greitzer.kara@gmail.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE 

PROPERTY OWNER SIGNATURE 

ATTORNEY / AGENT SIGNATURE _____

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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 that section, in the following ways (use separate page if needed or desired):

- Code: 3332.26 - Applying for a variance to reduce the minimum required set back from the north property line (side yard) from 5' to a 1' set back for the planned addition. This will still leave my north neighbor roughly 3' between their detached garage and my addition and will not impede on their property at all.

-Code: 3332.27 - The addition would reduce the rear yard from just over 30% (1,238 sq ft) of the total lot area (4,100 sq ft.) to just shy of 26% of the total lot area (1,059sq ft.)

Signature of Applicant 

Date 10/28/2021

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Kara Greitzer
of **(1)** MAILING ADDRESS 363 Thurman Ave Rear 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS 363 Thurman Ave Rear Columbus, OH 43206

for which 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)** Kara Greitzer
AND MAILING ADDRESS 363 Thurman Ave Rear
Columbus, OH 43206

APPLICANT'S NAME AND PHONE # Kara Greitzer
(same as listed on front application) (937) 215-9388

AREA COMMISSION OR CIVIC GROUP **(5)** Columbus Southside Area Commission
ZONING CHAIR OR CONTACT PERSON Curtis Davis
AND EMAIL ADDRESS cdavis@team-icsc.com

and that the attached document **(6)** 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 

Sworn to before me and signed in my presence this _____ day of _____, in the year _____

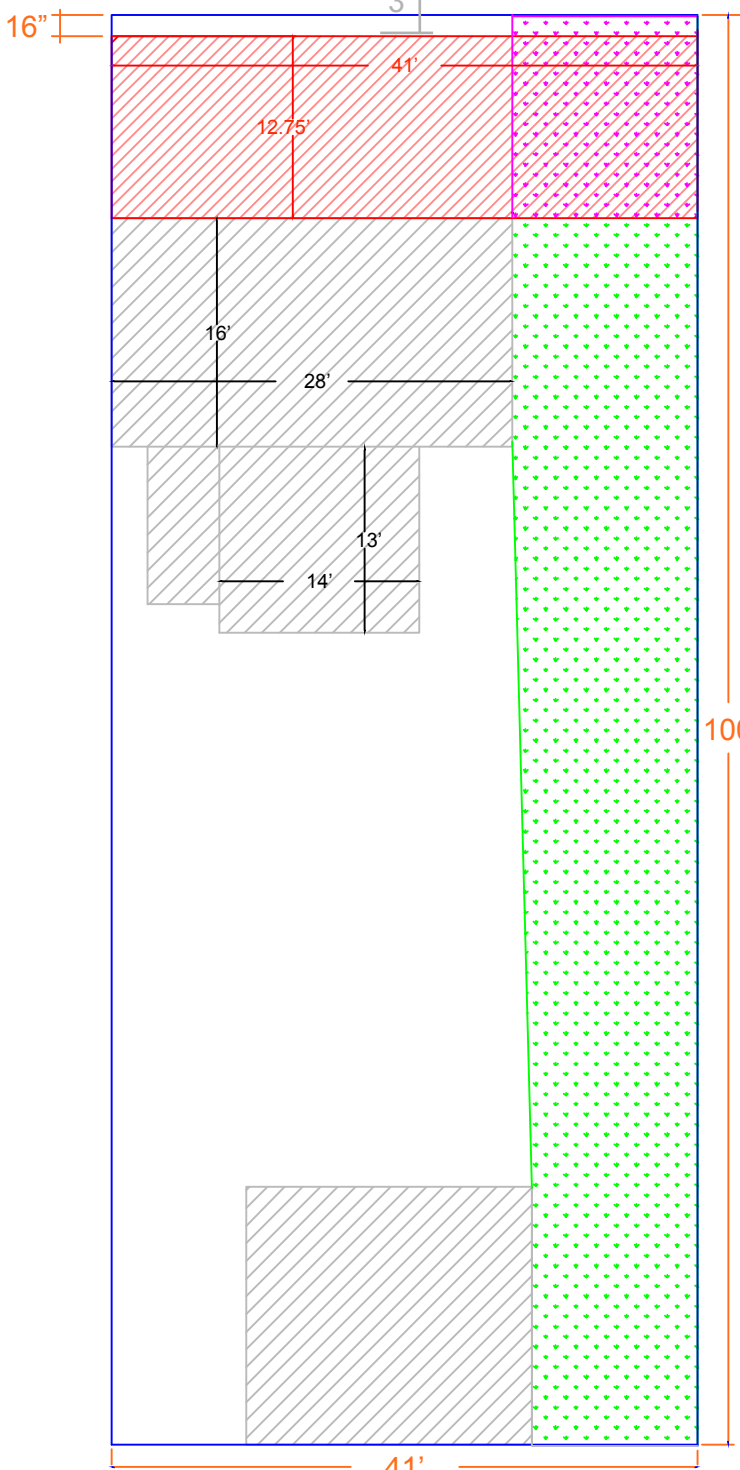
Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Neighbor Detached Garage





North Lot Line



West Lot Line

East Lot Line

South Lot Line




-  Existing House
-  Proposed Addition
-  Back Yard
-  Back Yard Reduction

Parcel ID: 010-057414-00

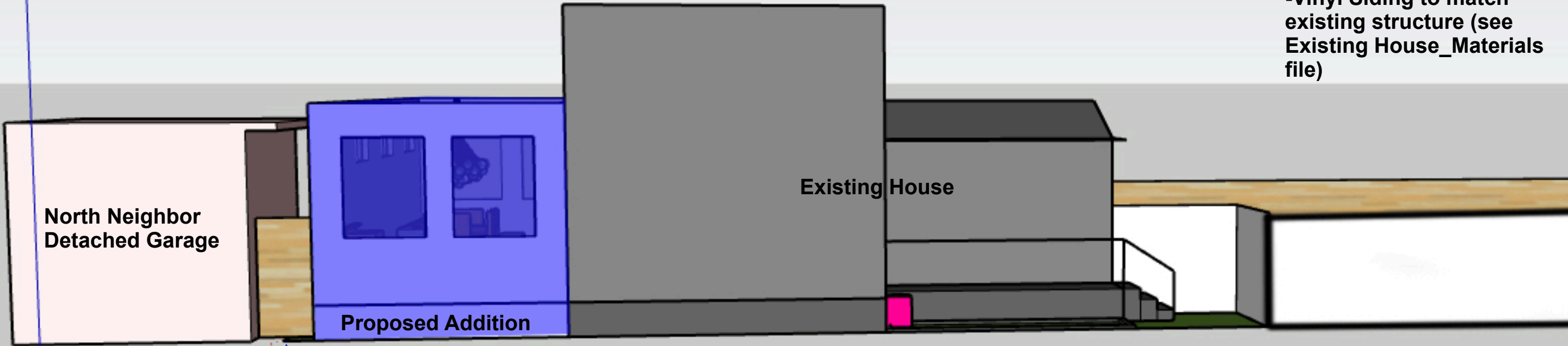
Kara Greitzer
 363 Thurman Ave Rear
 Columbus OH 43206

Lot Square Footage: 4,100
 Existing Total House Square Footage: 1078
 Existing Back Yard Square Footage 1,238 (30%)

Proposed Addition Square Footage: 522
 Proposed Total House Square Footage: 1,600
 Proposed Back Yard Square Footage: 1059 (25%)

-  Property Line
-  Dimensions
-  Neighbor's Property

Building Materials:
-Lumber Framing
-Vinyl Siding to match existing structure (see Existing House_Materials file)



**North Neighbor
Detached Garage**

Proposed Addition

Existing House

3' Between Structures

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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) Kara Greitzer
of (COMPLETE ADDRESS) 363 Thurman Ave Rear 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
Kara Greitzer	363 Thurman Ave Rear Columbus, OH 43206

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this _____ day of _____, in the year _____

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires