

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA-17-099 Date Received: 7/28/17
Application Accepted by: D. Reiss Fee: \$320.00
Commission/Civic: South Side
Existing Zoning: R-2F
Comments: 9/26/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

ERECT 24'x24' GARAGE REQUESTING VARIANCES TO C.C.C. § 3321.05 B(1); § 3332.22 C(3);
3332.18 D. FOR 0' SETBACK FROM S. 6TH ST + ALLEY AND TO MAXIMIZE BACK YARD GREEN SPACE.

LOCATION

Certified Address: 200 E. JENKINS AVE City: COLUMBUS Zip: 43207

Parcel Number (only one required): 010-021851

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: SHAWNDA + JACKLYN MARTIN Phone Number: 614 832 0503 Ext.: _____

Address: 200 E. JENKINS AVE City/State: COLUMBUS, OH Zip: 43207

Email Address: JC301006@YAHOO.COM + MARTIN SN 4177@YAHOO.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 [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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STATEMENT IN SUPPORT

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). 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.

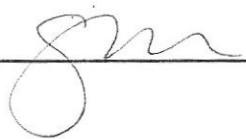
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

SEE ATTACHMENT

Signature of Applicant



Date

7/26/17

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200 E. Jenkins Ave. Columbus OH 43207

Statement in Support

Requesting the following variances to erect a 24'x24' garage at 200 E Jenkins Ave, parcel # 010-021851, described as a 30ft corner lot that abuts an alley and 6th St in Merion Village. Current owners are requesting the variances because they would like to maximize green space in backyard while adding garage to said property.

Variance to CCC 3321.05 B(1). Code section requires a 10'x10' visibility triangle. We are requesting a variance to allow no triangle. This request is reasonable because building the garage to the property line allows for visibility to both pedestrians and vehicles via the right of way. Specifically, the right of way from the property line to 6th St has a distance of 7 ft and from the property line to the alley has a distance of 4 ft. Hence, erecting the garage to the property line does not affect public safety. Furthermore, the alley that this residence abuts only serves 4 houses. Out of those 4 houses, only 2 have garages. This alley is rarely used. Finally, at the corner of where said house is located (6th St and Jenkins Ave), there is a stop sign. This is relevant because approaching traffic is already slowing down for the stop sign which also promotes public safety to this location.

Variance CCC 3332.22 C(3). For the reasons above, we are also requesting a variance to this code section. Specifically, we are requesting to not set the garage as near as possible to the interior side lot line and to make it longer than the customary length of a private passenger automobile and to reduce the detached garage setback from 20% to 0%. This garage will be used to park two full size SUVs, which is longer than the standard 18 ft passenger vehicle.

Variance CCC 3332.18 D. For the reasons above requesting to allow 51% of lot coverage (1832 sq ft) instead of 50% of lot coverage (1800 sq ft). House = 1256 sq ft. Garage = 576 sq ft. Lot = 3600 sq ft.

Finally, the proposed detached garage does meet the requirements of CCC 3332.38 E. Said garage does not occupy more than 45% of total rear yard. Rear yard is approx. 50'x30' = 1500 sq ft. 45% of 1500 sq ft is 675 sq ft. Proposed garage is only 576 sq ft.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SHAWNDA N MARTIN
of (1) MAILING ADDRESS 200 E JENKINS AVE COLUMBUS OH 43207

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 ADDRESS CARD FOR PROPERTY 200 E JENKINS AVE

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 OWNERS NAME
AND MAILING ADDRESS

(4) SHAWNDA & JACKLYN MARTIN
200 E JENKINS AVE
COLUMBUS OH 43207

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

SHAWNDA MARTIN 614 886-4177
JACKLYN MARTIN 614 832-0503

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

(5) COLUMBUS SOUTH SIDE AREA Commission
CURTIS DAVIS
584 E MOLE ST COLUMBUS OH 43207

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

(7) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 26th day of June, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

No expiration date
My Commission Expires

Notary Seal Here



BILL R. HEDRICK
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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MASTER LABEL SET

PROPERTY OWNER

Shawnda and Jacklyn Martin
200 East Jenkins Avenue
Columbus, OH 43207

AREA COMMISSION

Columbus South Side Area Commission
c/o Curtis Davis
584 East Moler Street
Columbus, OH 43207

SURROUNDING PROPERTY OWNERS

Stephen Meininger
198 E Jenkins Ave
Columbus, OH 43207

Kevin Keneagy
212 E Jenkins Ave
Columbus, OH 43207

David Rose
1411 S 6th St
Columbus, OH 43207

John Pavlovic
194 E Jenkins Ave
Columbus, OH 43207

Robert Mullen
216 E Jenkins Ave
Columbus, OH 43207

Heather Mc Cracken
1407 S 6th St
Columbus, OH 43207

Steven Conrad
190 E Jenkins Ave
Columbus, OH 43207

Hollie Haines
220 E Jenkins Ave
Columbus, OH 43207

Roger Vivas
1418 S 6th St
Columbus, OH 43207

Dean Kessler
186 E Jenkins Ave
Columbus, OH 43207

Coleeta Properties LLC
4480 Refugee Rd
Columbus, OH 43232

Gregory Edwards
1414 S 6th St
Columbus, OH 43207

Melinda Sinha
1415 S 6th St
Columbus, OH 43207

John and Sandra Backus
1413 S 6th St
Columbus, OH 43207

James Talbert
1410 S 6th St
Columbus, OH 43207

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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) SHAWNDA MARTIN

of (COMPLETE ADDRESS) 200 E JENKINS AVE COLUMBUS OH 43207

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

SHAWNDA MARTIN

200 E JENKINS AVE COLUMBUS OH 43207

JACKLYN MARTIN

200 E JENKINS AVE COLUMBUS OH 43207

WALGHZ PATI CREDIT UNION INC

PO BOX 340134 DAYTON OH 45434

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



BILL R. HEDRICK
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010021851

Zoning Number: 200

Street Name: E JENKINS AVE

Lot Number: N/A

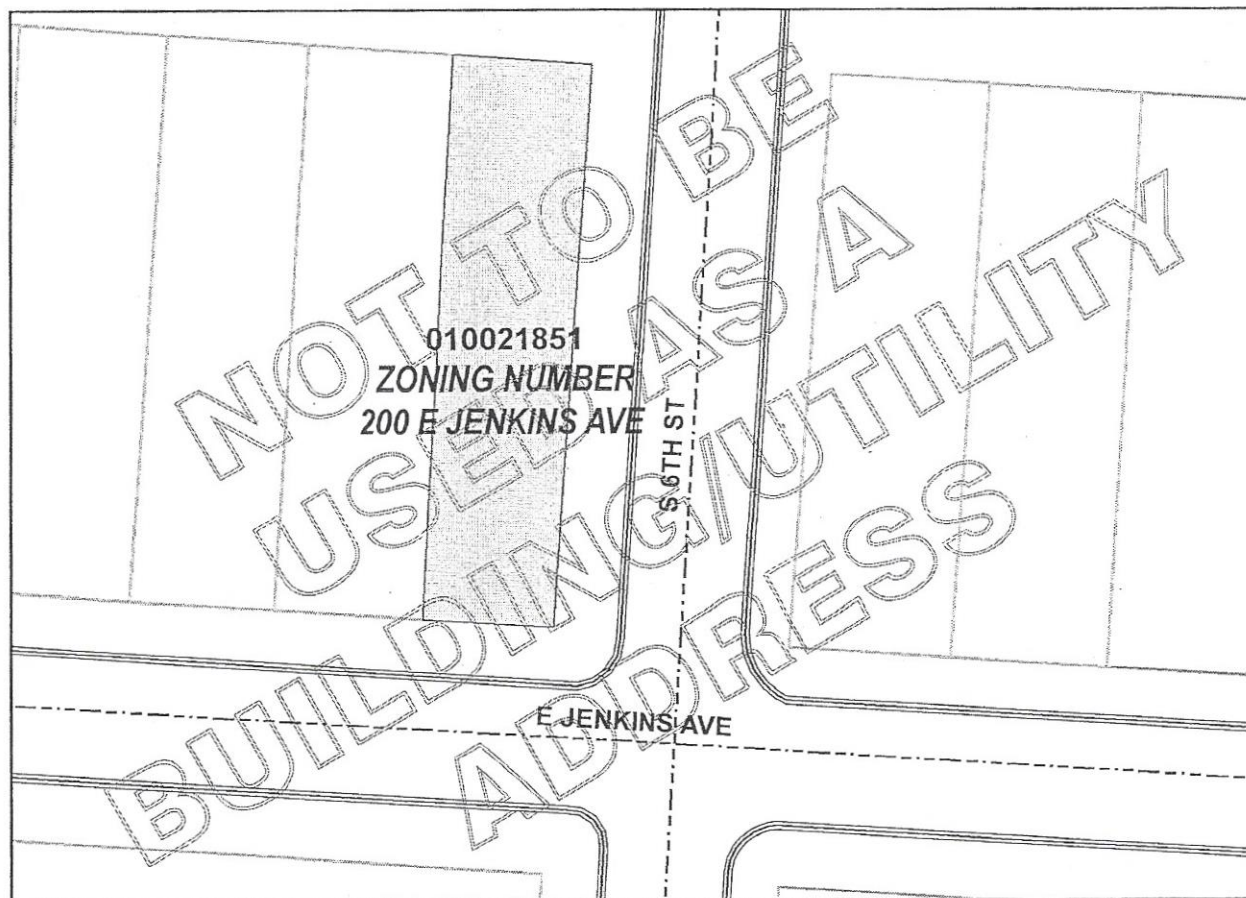
Subdivision: N/A

Requested By: JACKLYN MARTIN (OWNER)

Issued By:

Adyana Amarian

Date: 7/26/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 98039

Legal Description of the Subject Property

Known as 200 E. Jenkins Avenue – Parcel No. 010-021851-00

Situated in the County of Franklin, State of Ohio and in the City of Columbus:

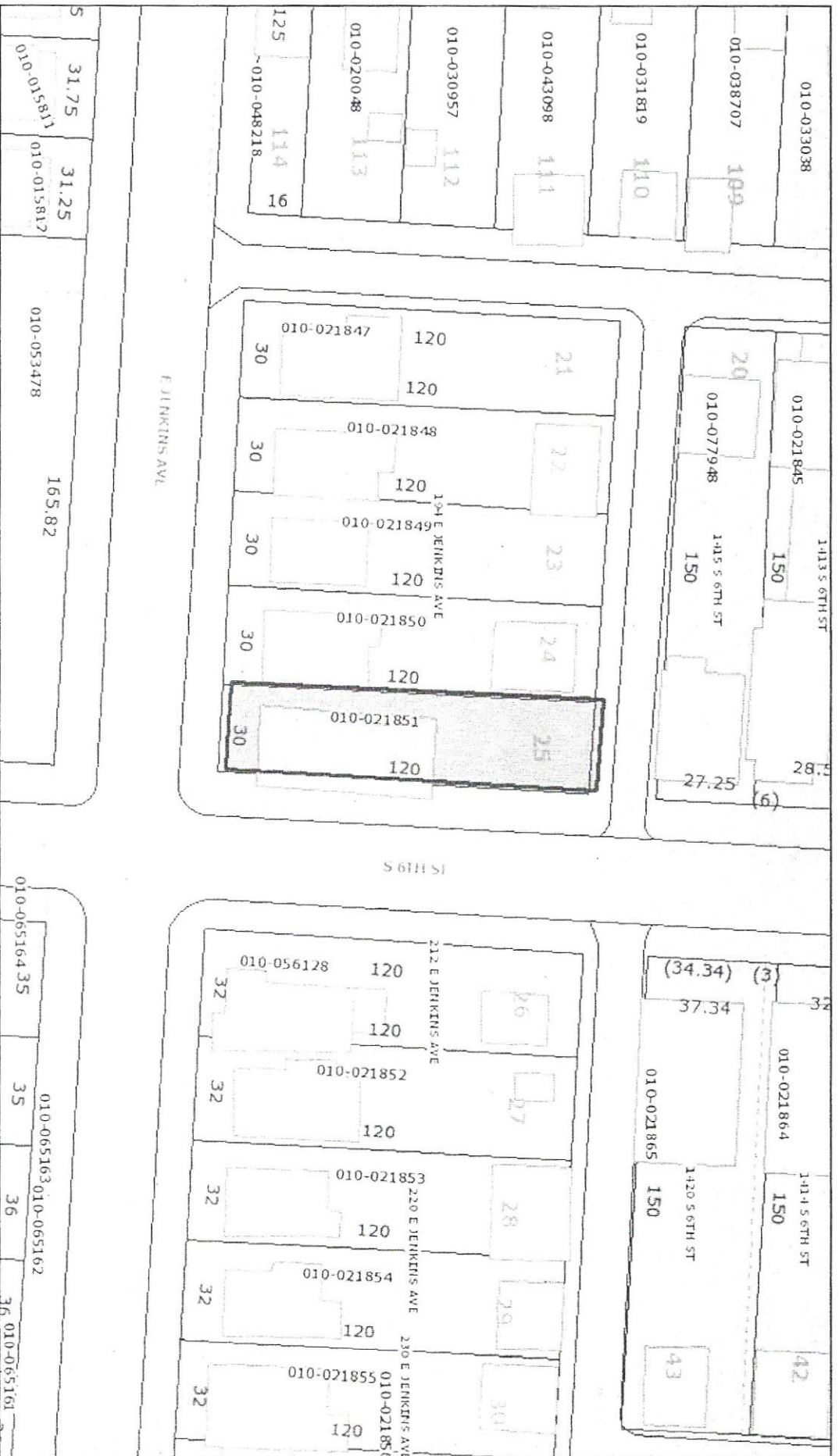
Being lot number twenty-five (25) of HINMAN ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 275, Recorder's Office, Franklin County, Ohio.

Centerline Intersections: Jenkins Avenue and 6th Street

Commonly Known as: 200 E Jenkins Avenue, Columbus, OH 43207

Parcel No. 010-021851-00

010K042 03800



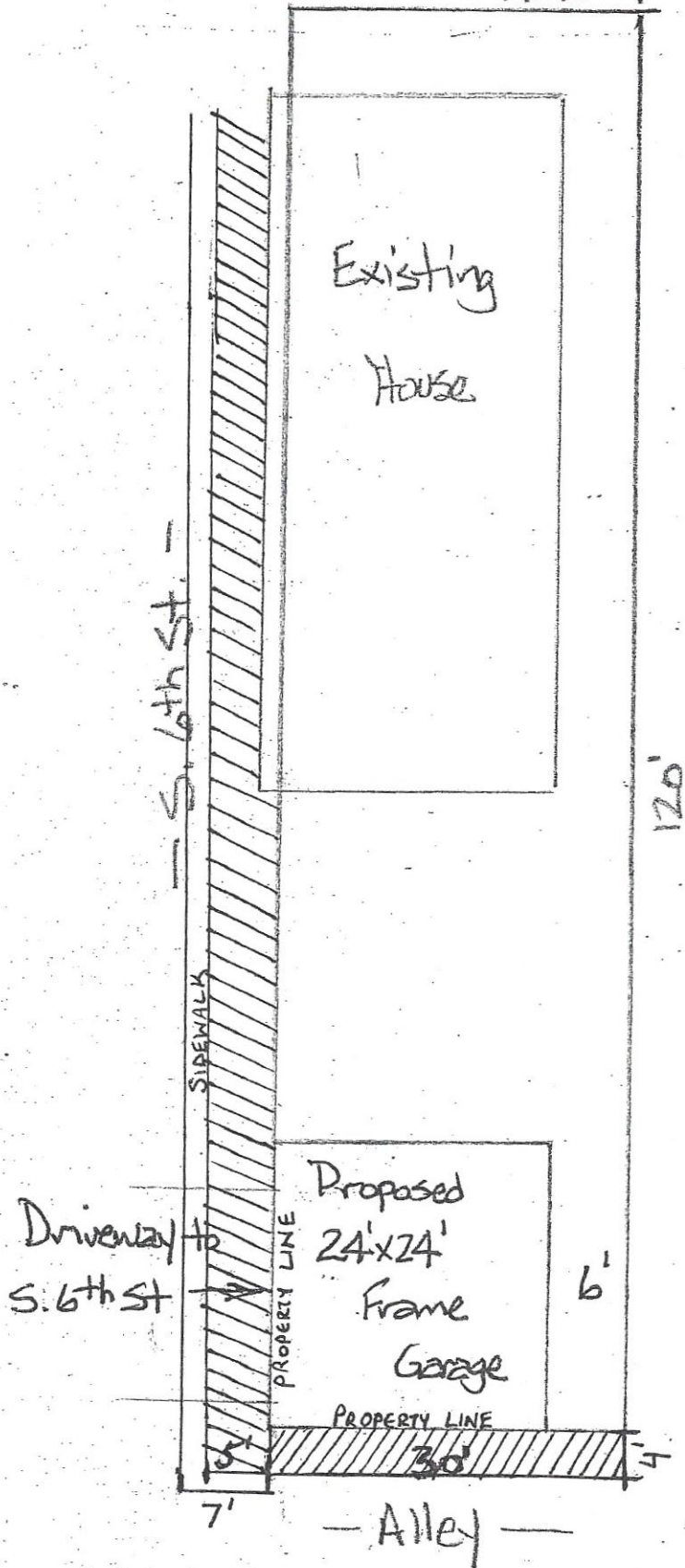
March 30, 2017

PRIESTAS BROTHERS BUILDERS

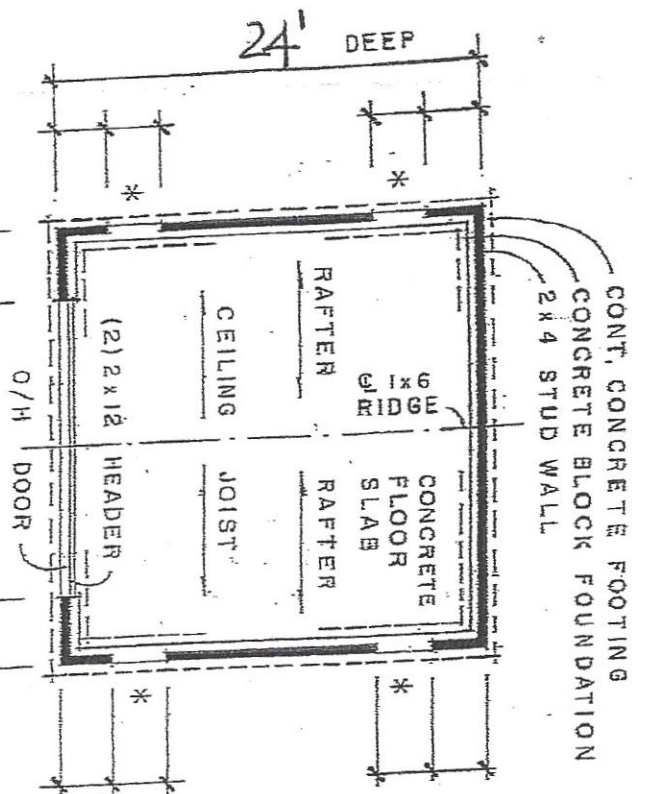
E. Jenkins St

- Residential
- Small Commercial
- Room Additions
- Garages
- Driveways
- Trenching
- Grading

* Jackie Martin
200 E. Jenkins Ave



Scale 1" = 15'



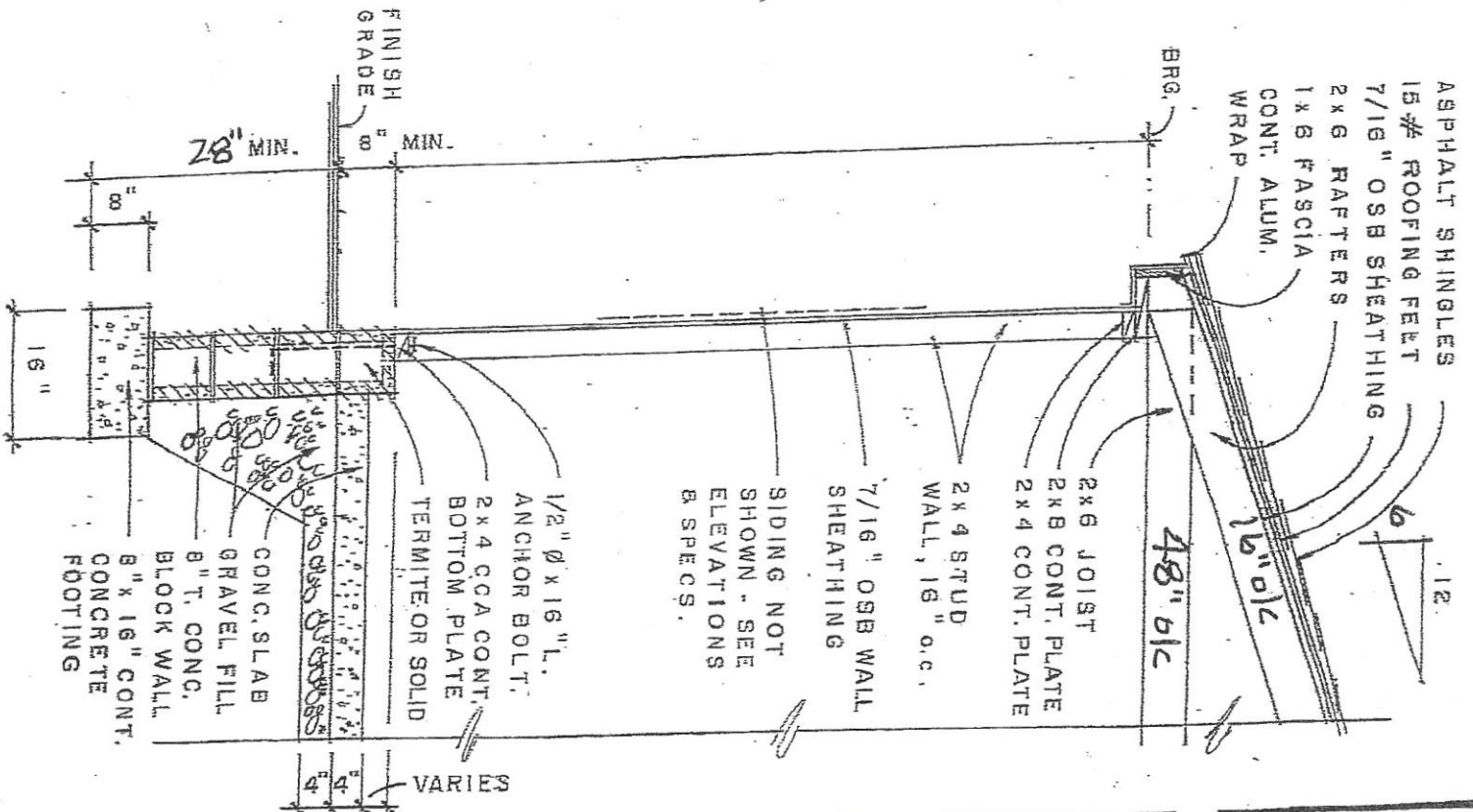
* WINDOW OR SERVICE DOOR OPENING, INDICATE SIZE & LOCATION OF DOOR(S) OR WINDOW(S) TO BE INSTALLED.

GARAGE FLOOR PLAN

NOT TO SCALE

WALL SECTION

NOT TO SCALE



PROJECT NOTES :

Jackie Martin
200 E. Jenkins

SHEET NO.:

DATE:

REVISION :



SINCE 1953
GARAGES



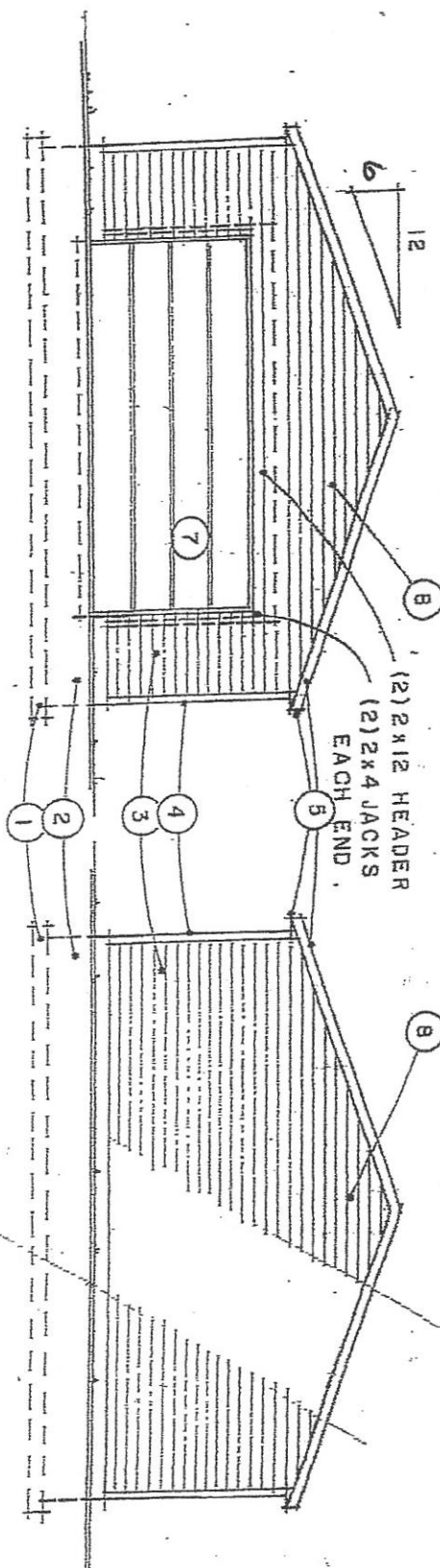
PRIESTAS BROTHERS BUILDERS

882-8510

LICENSED - BONDED - INSURED

RESIDENTIAL
SMALL COMMERCIAL
ROOM ADDITIONS

DRIVEWAYS
TRENCHING
GRADING

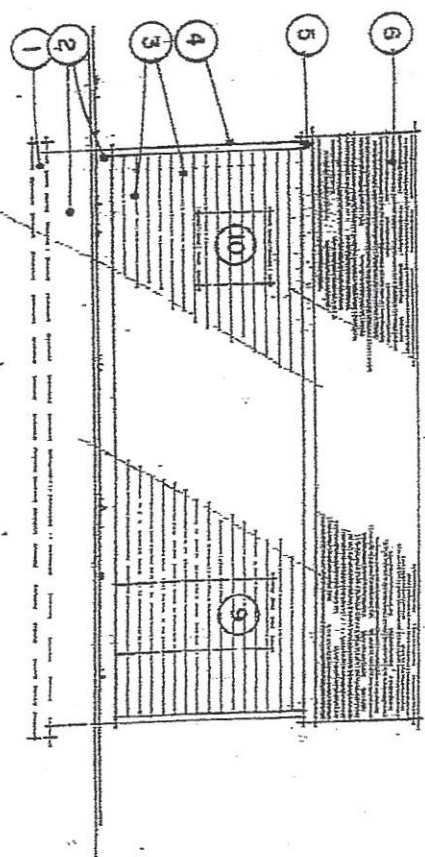


FRONT ELEVATION

NOT TO SCALE

REAR ELEVATION

NOT TO SCALE



TYPICAL SIDE ELEVATION

NOT TO SCALE

Material Notes:

1. Continuous concrete footing.
2. Concrete block foundation wall.
3. Vinyl siding.
4. Vinyl siding corner trim.
5. 1x6 rake and fascia, aluminum wrapped.
6. Asphalt shingle roof.
7. Overhead garage door.
8. Gable wall framing.
9. Service door
10. Window (optional).

PROJECT NOTES :

Jackie Martin
200 E. Jenkins

SHEET No :

DATE :

REVISED :



SINCE 1953
GARAGES



PRIESTAS BROTHERS BUILDERS

882-8510

LICENSED - BONDED - INSURED

RESIDENTIAL
SMALL COMMERCIAL
ROOM ADDITIONS

DRIVEWAYS
TRENCHING
GRADING

Shawnda and Jacklyn Martin
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Columbus, OH 43207

Stephen Meininger
or Current Occupant
198 E Jenkins Ave
Columbus, OH 43207

John Pavlovic
or Current Occupant
194 E Jenkins Ave
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Steven Conrad
or Current Occupant
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Dean Kessler
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186 E Jenkins Ave
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Melinda Sinha
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Kevin Keneagy
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221 E Jenkins Ave
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Gregory Edwards
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James Tolbert
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