



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: BZA22-021 Date Received: 2/15/2022
Assigned Planner: Phil B. Bennetch Fee: \$300
Contact Information: PBBennetch@columbus.gov / (614) 500-3165
Existing Zoning: R-2, Residential Commission/Civic: Far South Columbus AC
Comments: Scheduled for 3/10/2022 Staff Review

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

Variance Special Permit

Project Description:

Conversion of garage to living space. This was completed prior to my purchasing of the property.
Driveway parking setback per section 3312.27

LOCATION

Certified Address: 1254 Caravel Drive City: Columbus Zip: 43207

Parcel Number (only one required): 510-247246-00

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: Tarin Tippetts & Paige Berry Phone Number: ~~614-316-0886~~ (Ext): 614-805-0449
Address: 1254 Caravel Drive City/State: Columbus, OH Zip: 43207
Email Address: paige.sherree1@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 x Tarin Tippetts
PROPERTY OWNER SIGNATURE x Paige Berry
ATTORNEY / AGENT SIGNATURE _____

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Tarin Tippett + Paige Berry
of (1) MAILING ADDRESS 1254 Caravel Drive Columbus, Ohio 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 PROPERTY ADDRESS 1254 Caravel Drive 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) Tarin Tippett + Paige Berry
1254 Caravel Drive
Columbus, Ohio 43207

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

Paige Berry
614-805-0449

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Far South Columbus Area Commission
Robert Patterson Michael Walker
bobpatterson45@yahoo.com M-Walker-Sr@yahoo.com

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 Paige Berry

Sworn to before me and signed in my presence this 14 day of Feb, in the year 2022

[Signature] Notary Seal Here
(7) SIGNATURE OF NOTARY PUBLIC My Commission Expires 1-26-2026



CRYSTAL SWANSON
NOTARY PUBLIC • STATE OF OHIO
COMM. NO. 2016-RE-560266
My Commission Expires 1/26/2026

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

BZA22-021
1254 CARAVEL DR.

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|---|--|---|
| <p>Tarin Tippet & Paige Berry <i>or Current Occupant</i> 1254 Caravel Drive Columbus OH 43207</p> | <p>Todd B McFarland <i>or Current Occupant</i> 59 College Place Westerville OH 43081</p> | <p>Chad Goines <i>or Current Occupant</i> 1263 Nautical Drive Columbus OH 43207</p> |
| <p>AP DEARAUJO MARIA <i>or Current Occupant</i> 1266 Caravel Drive Columbus OH 43207</p> | <p>Candy & Larry Parsons <i>or Current Occupant</i> 1269 Nautical Drive Columbus OH 43207</p> | <p>Magesh Ruthrapathy <i>or Current Occupant</i> 1257 Nautical Drive Columbus OH 43207</p> |
| <p>Timothy Duska & Jennifer Camaquin <i>or Current Occupant</i> 1241 Caravel Drive (<i>Owner</i>) Columbus OH 43207</p> | <p>Shenika D Harris <i>or Current Occupant</i> 1242 Caravel Drive Columbus OH 43207</p> | <p>David Holland <i>or Current Owner</i> 1248 Caravel Drive Columbus OH 43207</p> |
| <p>John & Kelli Moe <i>or Current Occupant</i> 1245 Caravel Drive Columbus OH 43207</p> | <p>Willis Collins Jr & Elizabeth Paxton <i>or Current Occupant</i> 1253 Caravel Drive Columbus OH 43207</p> | <p>Robert Gyalog <i>or Current Occupant</i> 1236 Caravel Drive Columbus OH 43207</p> |
| <p>Tamara Tincher <i>or Current Occupant</i> 843 Higbee Dr S Columbus OH 43207</p> | <p>Emefa & Solomon Frimpong <i>or Current Occupant</i> 4395 Catamaran Drive Columbus OH 43207</p> | <p>Amanda Young <i>or Current Occupant</i> 1281 Nautical Drive Columbus OH 43207</p> |
| <p>Natalia Lane <i>or Current Occupant</i> 1275 Nautical Drive Columbus OH 43207</p> | <p>Brian Lares <i>or Current Occupant</i> 1251 Nautical Drive Columbus OH 43207</p> | <p>Kevin T IM <i>or Current Occupant</i> 1247 Caravel Drive Columbus OH 43207</p> |
| <p>Crystal & Christopher Swanson <i>or Current Occupant</i> 1260 Caravel Drive Columbus Ohio 43207</p> | <p>Craig Forrest & Cassandra Livingston <i>or Current Occupant</i> 4383 Catamaran Drive Columbus, Ohio 43207</p> | <p>Sangeeta Gnanaseelan <i>or Current Occupant</i> 1271 Catamaran Dr Columbus, Ohio 43207</p> |
| <p>Robert Patterson Zoning Co-Chair 2664 Diane Lane, Columbus Ohio 43207</p> | <p>Michael Walker Zoning Co-Chair 926 Tellega Avenue Columbus, Ohio 43207</p> | |
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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.

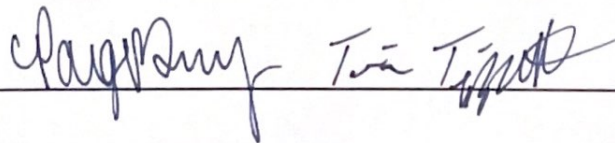
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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

Conversion of existing garage to living space. This would affect the 25 ft parking setback per code 3312.27 Reducing the setback line of 25 ft to 8 ft for parking spots in existing driveway allowing 2 spaces (9'x18' each) Code 3312.49(c).

* The conversion of this garage was completed prior to our purchase of the home. December 2020

Signature of Applicant



Date

2/9/22

See attached for questions

STATEMENT IN SUPPORT OF VARIANCES 3307.09

A.1 Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without variance.

The property will yield a reasonable return as this has added square footage to the home

2 Whether the variance is substantial

This is not a substantial variance as it still leaves ample room for parking

3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance.

This does not effect the character of the neighborhood as there are other properties that have done the same and does not change the appearance or cause any detriment

4. Whether the variance would adversely affect the delivery of governmental services

The variance has no affects on water, serwer and refuse services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction?

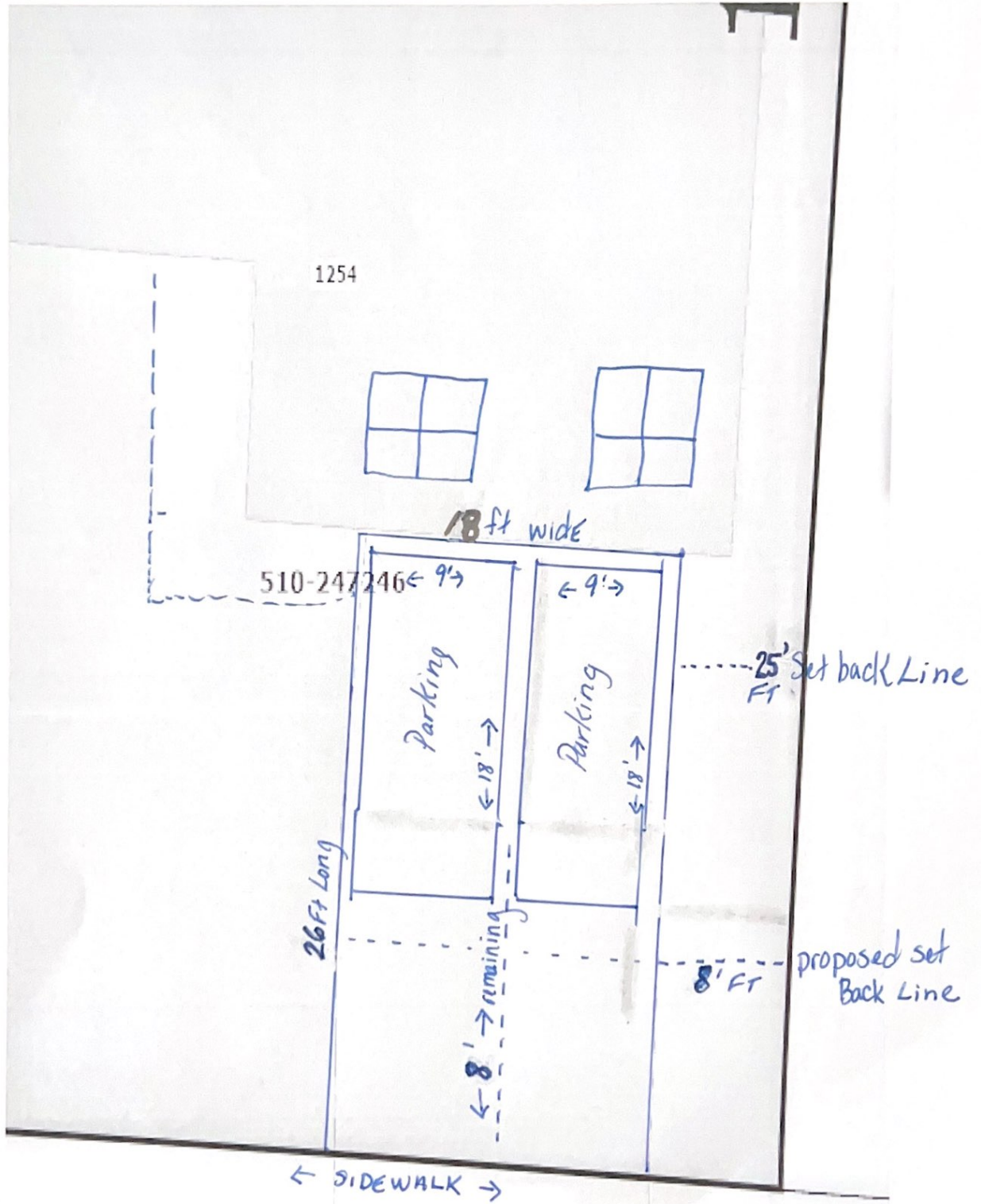
Owner purchased knowing the garage was converted, but not that it was against zoning variances.

6. Whether the property owner's predicament feasibly an be obviated through some method other than variance.

It can not be obviated without variance.

7. Whether the sprit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes this would definintely be observed and justice done.

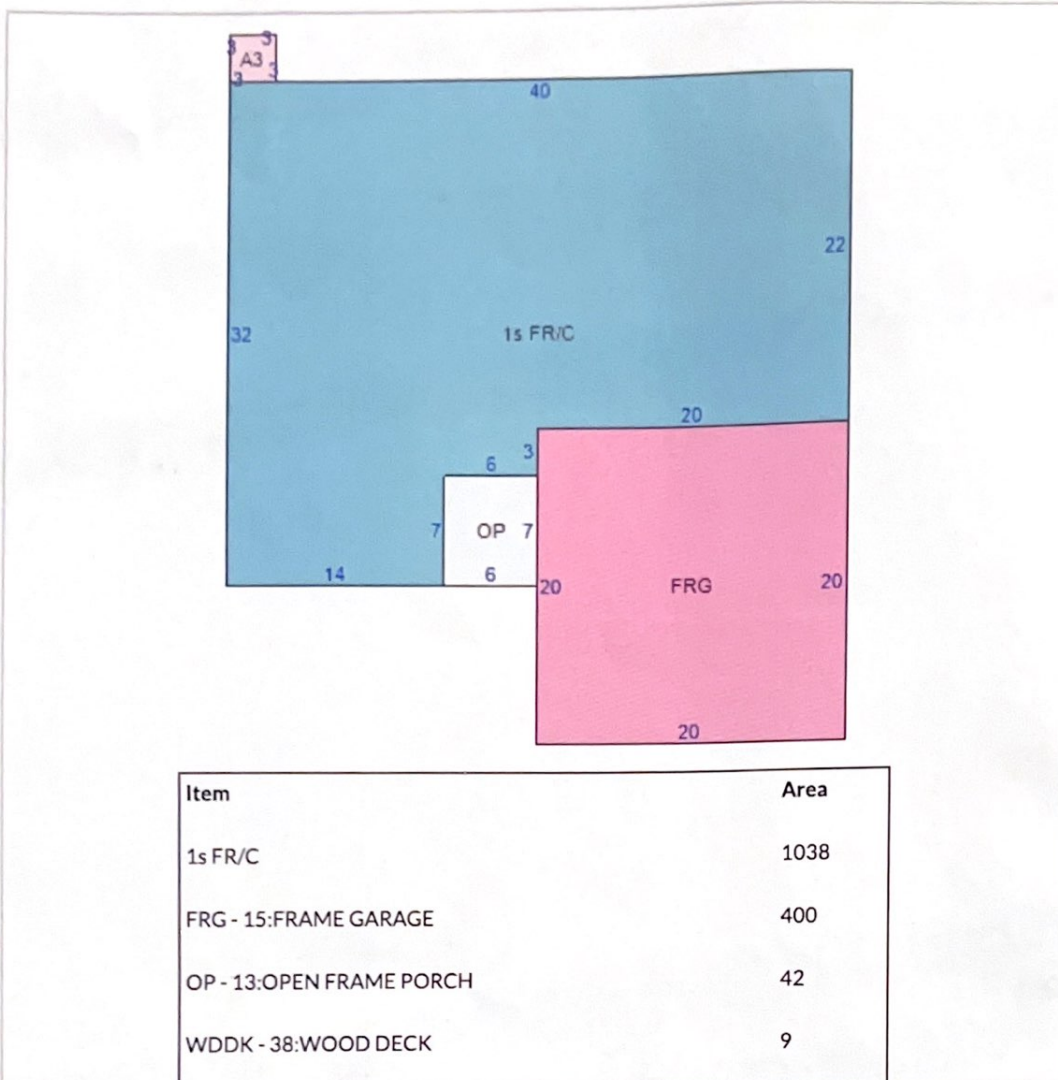


9/21/2021

Franklin County Auditor

Parcel ID: 510-247246-00
TIPPETT TARIN

Map Routing: 510-N124FFA -078-00
1254 CARAVEL DR



Printed on Tuesday, September 21, 2021, at 8:32:08 AM EST



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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

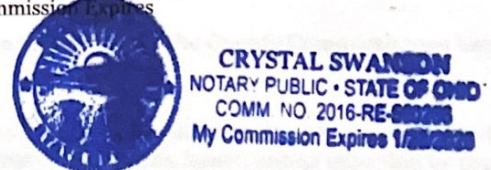
Being first duly cautioned and sworn (NAME) Paige Berry
of (COMPLETE ADDRESS) 1254 Caravel Drive Columbus, Ohio 43207
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

| NAME | COMPLETE MAILING ADDRESS |
|----------------------|--|
| <u>Tarin Tippett</u> | <u>1254 Caravel Drive Columbus, Ohio 43207</u> |
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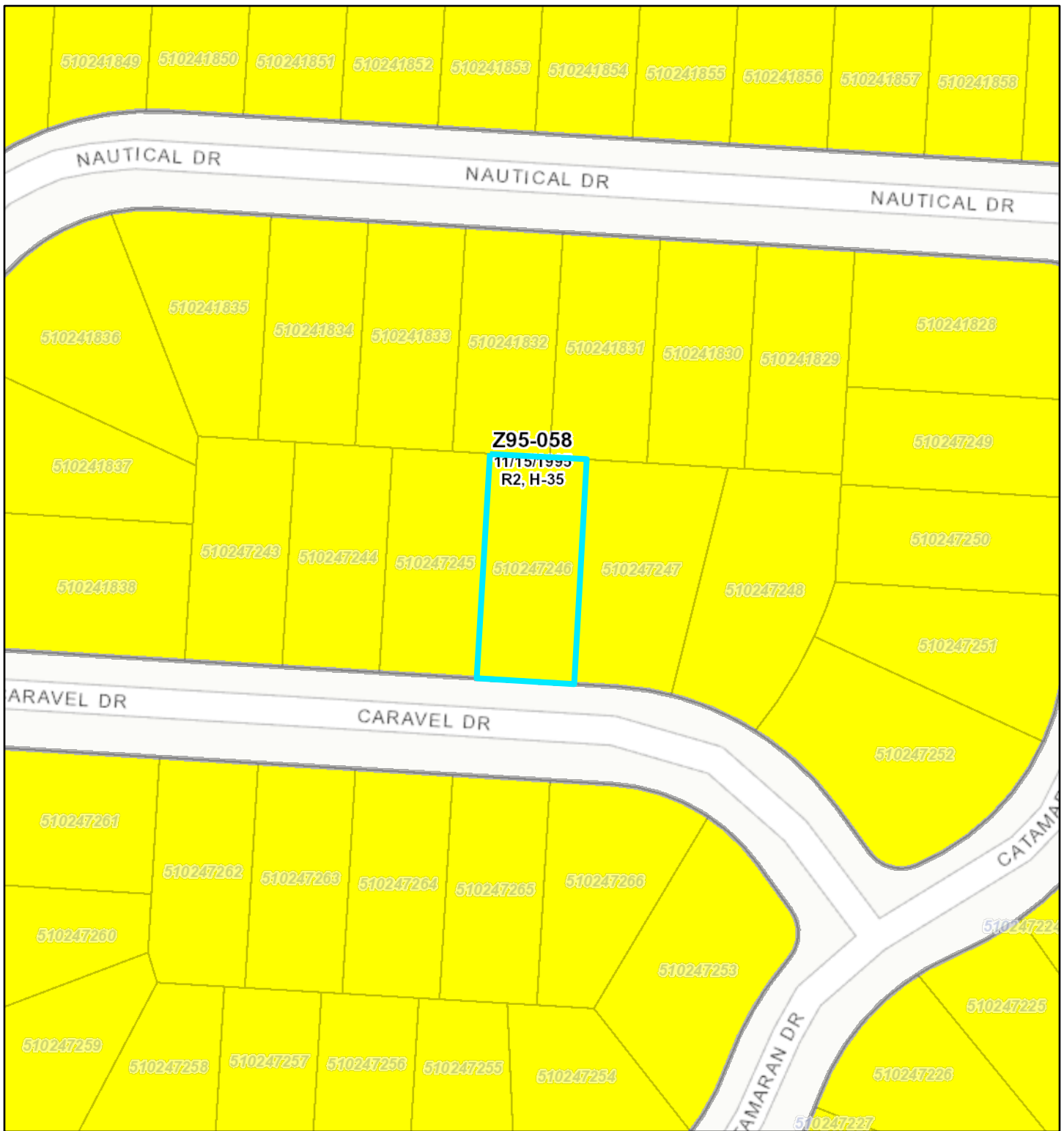
SIGNATURE OF AFFIANT Paige Berry Tarin Tippett

Sworn to before me and signed in my presence this 24 day of Oct, in the year 2021

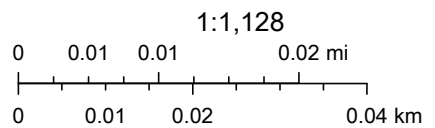
SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 1-26-2026



BZA22-021: 1254 CARAVEL DR.



2/15/2022, 11:42:03 AM



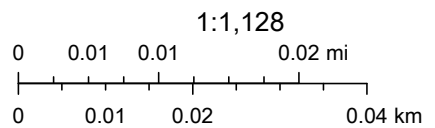
City of Columbus GIS, Franklin County Auditor, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

City of Columbus
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BZA22-021: 1254 CARAVEL DR.



2/15/2022, 11:43:38 AM



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