

# 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: BZA24-159 Date Received: 11/22/24  
Assigned Planner: DANE KIRK Fee: \$350  
Contact Information: DEKirk@columbus.gov 614-645-7973  
Comments: DECEMBER 5, 2024, STAFF MEETING

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

Variance       Special Permit

**Project Description:**

THE PARCEL number 010 111 447 has 0.6 acre with an average of 145' FE of frontage. Planning to split the lot into "03" parcels.

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

Certified Address: 503 ASHWOOD Rd City: COLUMBUS Zip: 43207

Parcel Number(s): 010 111 447

Neighborhood Group: SOUTH COLUMBUS AREA Current Zoning: RRD

**APPLICANT** (If different from Owner):

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Ext: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: LYN and MOE LLC Phone: \_\_\_\_\_ Ext: \_\_\_\_\_

Address: 1702 BENNIGAN DR City/State: HILLIARD OHIO Zip: 43026

Email Address: aggabene.mohand@gmail.com Fax Number: \_\_\_\_\_

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

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Ext: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

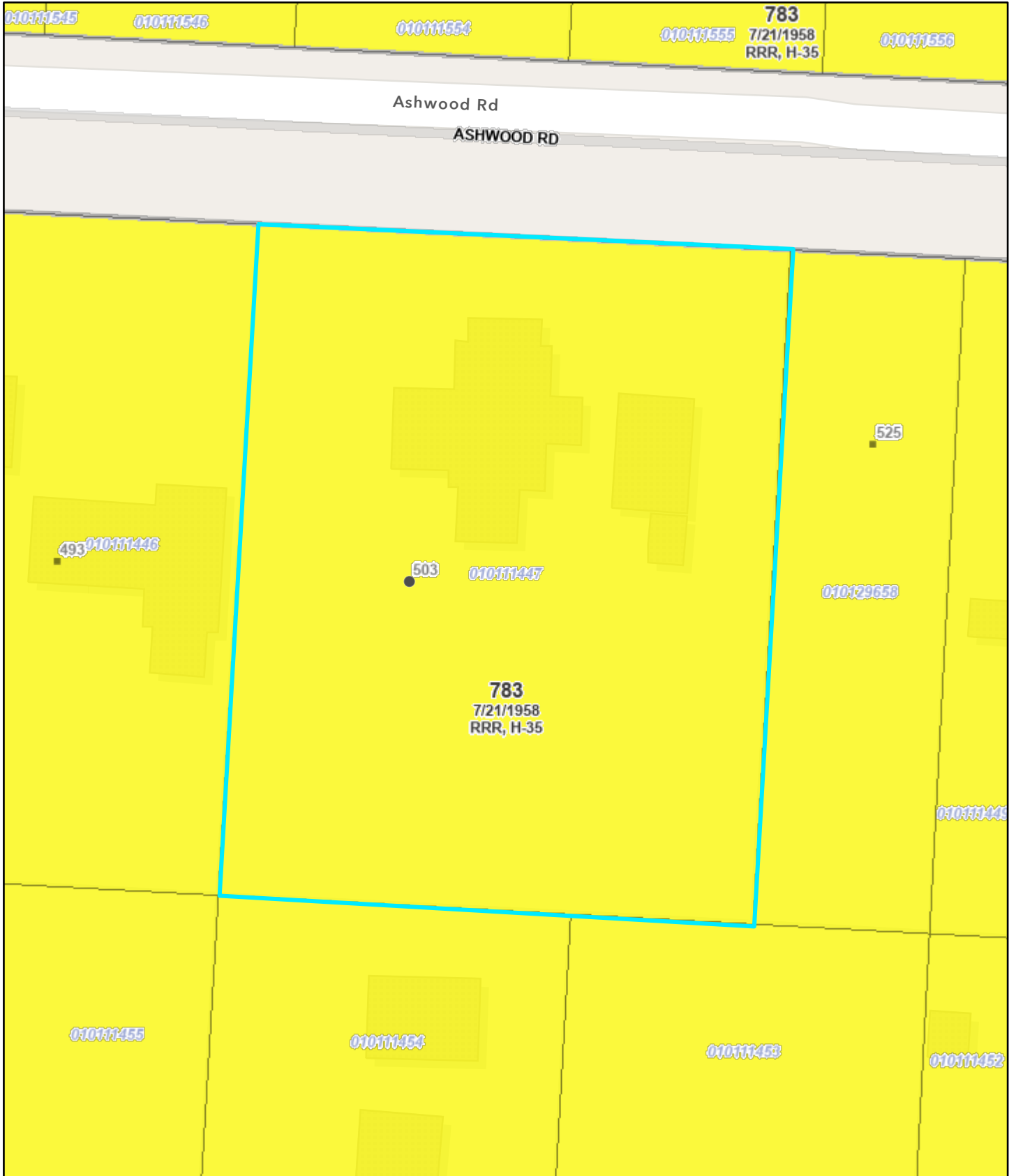
**SIGNATURES**

APPLICANT SIGNATURE \_\_\_\_\_

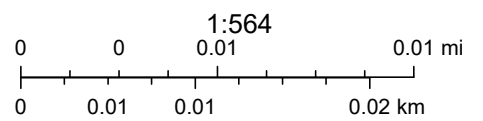
PROPERTY OWNER SIGNATURE 

AGENT SIGNATURE \_\_\_\_\_

# 503 Ashwood Road



11/22/2024, 1:44:43 PM



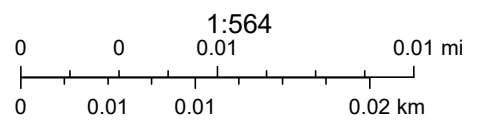
City of Columbus GIS, Esri Community Maps Contributors, Franklin County Auditor, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



# 503 Ashwood Road



11/22/2024, 1:43:17 PM



City of Columbus GIS



## STATEMENT IN SUPPORT OF VARIANCE(S)

### 3307.09 Variances by Board.

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.**

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. Please answer in detail the following and check either Y or N.

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.

Yes  No

*A lot width less than the required minimum width is essential to the development of this property*

2. Whether the variance is substantial.

Yes  No

*Due to the existing structure on the lot, the lot split line must be at the proposed location, thus conforming to the side yard setback requirements*

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.

Yes  No

*There was a pre-existing split in lot 12 in the past*

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes  No

*going through lot split*

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

Yes  No

*No, I did not*



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

Yes  No

I can not feasibly without a lot split.

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

Yes  No

THE Variance will allow the development of the properties

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.

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):

RRR 3332.08 AREA district requirements no less than 20,000 sq ft

in area to 9059.5 sq ft (Parcel with the garage) / to 10355 sq ft (Parcel where the existing house) / to 6462.16 sq ft (vacant lot)

RRR 3332.05 100 Feet lot width required to

\* Parcel where the existing garage (50'-ft wide)

\* Parcel where the existing house (57.21'-ft wide)

\* Vacant parcel 136.29'-ft wide

3332.26 Minimum set back 7 1/2' to 3'-ft.

Signature of Applicant: \_\_\_\_\_



Date: 11/19/2024



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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MOHAND AZZABENE

of (1) MAILING ADDRESS 1702 BENNIGAN DR HILLIARD OHIO 43026

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 503 ASHWOOD Rd 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) MOHAND AZZABENE  
1702 BENNIGAN DR HILLIARD  
OHIO 43026

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


MOHAND AZZABENE  
614 828 7413

NEIGHBORHOOD GROUP  
ZONING CHAIR OR CONTACT PERSON  
AND EMAIL ADDRESS

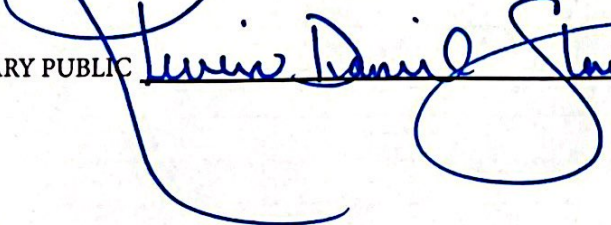
(4) Far SOUTH COLUMBUS area  
~~XXXXXXXXXX~~ Michael Walker  
~~XXXXXXXXXX~~

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 

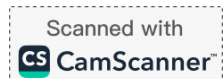
Sworn to before me and signed in my presence this 19 day of November, in the year 2024

SIGNATURE OF NOTARY PUBLIC  My Commission Expires 02/17/27

Notary Seal Here



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





## 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) MOHAND AZZABENE  
of (COMPLETE ADDRESS) 1702 BENNIGAN DR HILLIARD OHIO 43026  
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:

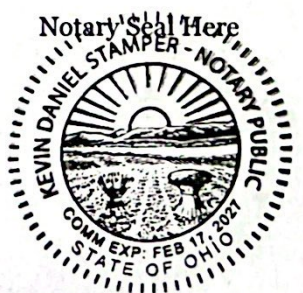
NAME	COMPLETE MAILING ADDRESS
<u>MOHAND AZZABENE</u>	<u>1702 BENNIGAN DR</u> <u>HILLIARD OHIO 43026</u>

SIGNATURE OF AFFIANT *Amy*

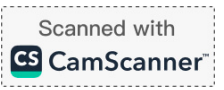
Sworn to before me and signed in my presence this 19 day of November, in the Year

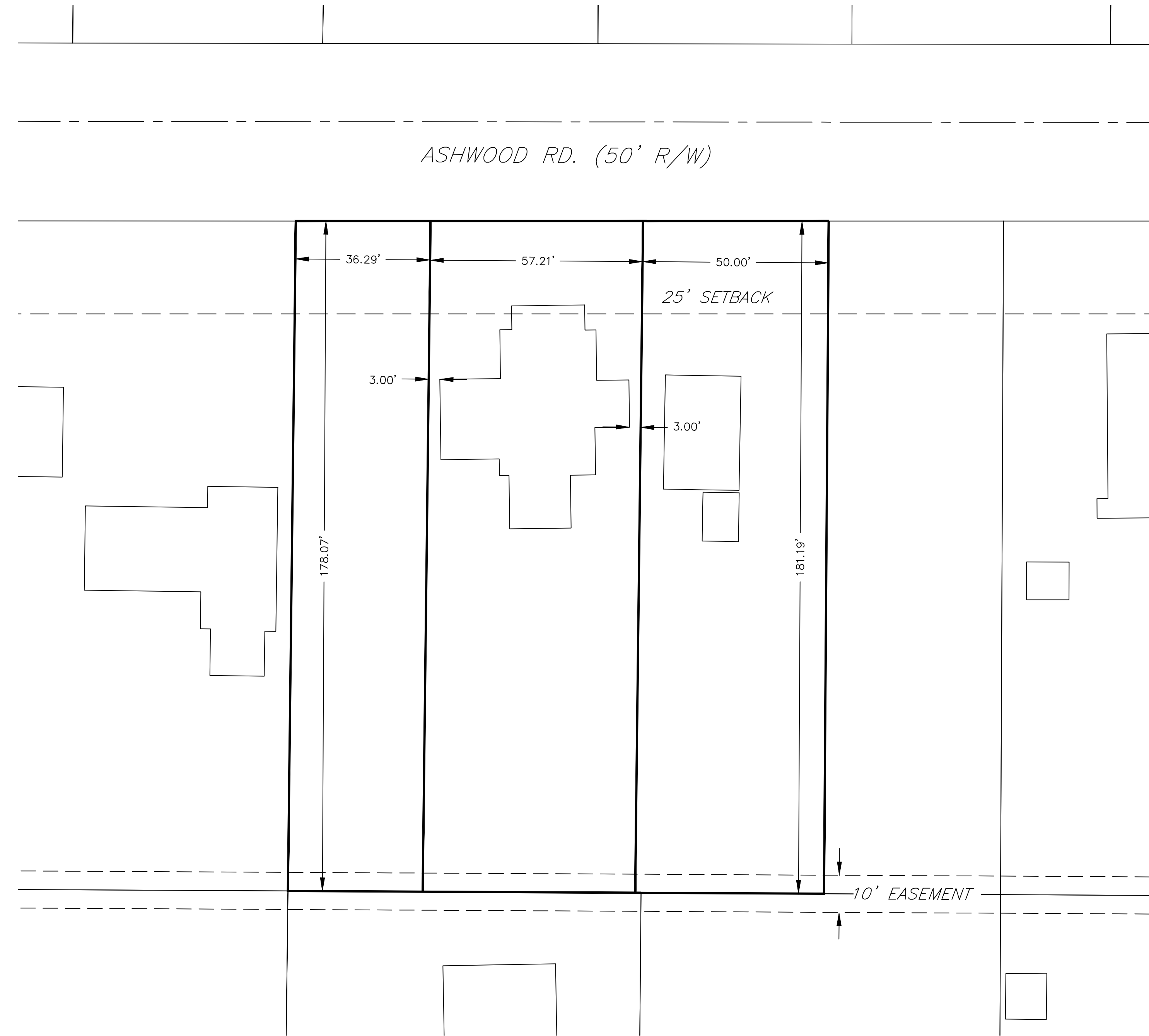
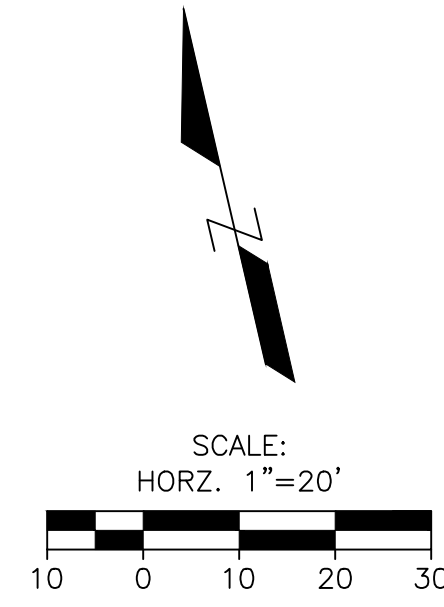
*Kevin Daniel Stampler*  
SIGNATURE OF NOTARY PUBLIC

02/17/22  
My Commission Expires



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





PREPARED FOR:  
 LYN AND MOE LLC  
 1702 BENNIGAN DR.  
 HILLIARD, OHIO

**LOT SPLIT REQUEST**  
 503 ASHWOOD ROAD  
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 11/18/24