



Plain Township Board of Zoning Appeals
Variance Application

45 Second Street
P.O. Box 273
New Albany, Ohio 43054
Phone 614.855.7770
Fax 614.855.2087

PLAIN TOWNSHIP ZONING USE ONLY

BZA Case Number Fee Paid Date Received

APPLICANT

Applicant Aaron Swihart Company Solid Rock Construction & Installation
Address 904 Windbourne Ct Gahanna, OH 43230
Phone Number 419-235-0248 Email aaron@solidrockcolumbus.com

PROPERTY LOCATION DESCRIPTION

Property Type Residential Commercial Owner Gregory Kovacs
Subdivision Name NEW ALBANY CONDIT RD R16 T2 1/4T1 (If not a platted sub-division, attach a legal description)
Address 12862 Bevelhymer Rd. Westerville, OH 43081
Phone Number 440-487-6780 Email gregkovacs@hotmail.com
Parcel Number 220-002255-00 Property Zoned Residential Total Acres 2.755

NATURE OF VARIANCE

Plain Township Zoning Resolution Section: 406.02 Describe specifically the nature of the variance:

REQUIRED TO SUBMIT WITH APPLICATION

Six sets of plans drawn to scale must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, location of well, location of septic system, and any natural or topographic peculiarities of the lot in question.

JUSTIFICATION OF VARIANCE

In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true (Please attach these comments on a separate sheet):

- A. Special conditions exist peculiar to the land or building in question.
B. That a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners.
C. That the special conditions do not result from previous actions of the applicant.
D. That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

I certify that the information contained in this application and its supplements is accurate and true. The Owner/ Applicant, as signed below, hereby authorizes Plain Township representatives to visit, photograph, and post a notice on the property described in this application.

(Applicant Signature)

10/18/2020 (Date)

BZA VARIANCE REQUEST CHECKLIST

- Application
- Application Fee
- Six (6) sets of plans. The plans must show:
 - Drawn to scale
 - Plot plan showing dimensions and shape of the lot
 - Size and locations of existing buildings
 - Locations and dimensions of proposed buildings or alterations
 - Natural or topographic peculiarities of the lot
 - Location of well
 - Location of septic system
- Justification of Variance – Include statement of:
 - Special conditions exist peculiar to the land or building in question.
 - That a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners.
 - That the special conditions do not result from previous actions of the applicant.
 - That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.
- Legal Description
- Current list of property owners within 200 feet

BOARD OF ZONING APPEALS

1. Review Application
 - A. Variance, Conditional Use, and/or Appeals
 - B. Legal description
 - C. Plot plan/ vicinity map including location of water well and septic system/ sewer services
 - D. Statement or letter of proposed change or amendments (shows hardships - also why application is necessary to the preservation and enjoyment of your property)
 - E. Current list of property owners within 200 feet contiguous to, directly across, or around property
 - F. Fees paid
 - G. Vote to accept or deny the application
2. Set hearing date and time (at least fifteen not more than thirty (30) days)
3. Assign Case Number
4. May request Planning Commission Opinion or Full Report

NOTICES

1. Planning Commission - Five days after acceptance of applications
2. Newspaper - Ten days prior to hearing dates
3. Property Owners - Ten days prior to hearing dates

AREA VARIANCE APPROVAL FACTORS (DUNCAN V. VILLAGE OF MIDDLEFIELD)

1. Will the property in question yield a reasonable return or can there be a beneficial use of the property without the variance?
2. Is the variance substantial?
3. Is the essential character of the neighborhood substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance?
4. Will the variance adversely affect the delivery of governmental services (e.g., water, sewer, garbage)?
5. Did the property owner purchase the property with knowledge of the zoning restriction?
6. Can the property owner's predicament feasibly be obviated through some method other than a variance?
7. Does the variance violate the spirit and intent behind the zoning requirement or deny substantial justice by granting the variance?

Franklin County Auditor - Michael Stinziano 220-002253-00

Owner Name	KOVACS GREGORY A TR KOVACS KALEENA D TR	Prop. Class	R - Residential
Site Address	BEVELHYMER RD	Land Use	511 - ONE-FAMILY DWLG UNPLT: 0-9.99
Legal Descriptions	BEVELHYMER RD R16 T2 1/4T1 3.414 ACRES	Tax District	220 - PLAIN TOWNSHIP
Owner Address	4143 GUSTON PLACE COLUMBUS OH 43230	Sch. District	2508 - NEW ALBANY-PLAIN LSD
Transfer Date	09/02/2015	App Nbrhd	05600
Transfer Price	151,470.00	Tax Lein	No
Instrument Type	FD	CAUV Property	No
		Owner Occ. Credit	2019: Yes 2020: Yes
		Homestead Credit	2019: No 2020: No
		Rental Registration	No
		Board of Revision	No
		Zip Code	43081
		Annual Taxes	15,037.70
		Taxes Paid	15,037.70
		Calculated Acreage	3.44
		Legal Acreage	3.41

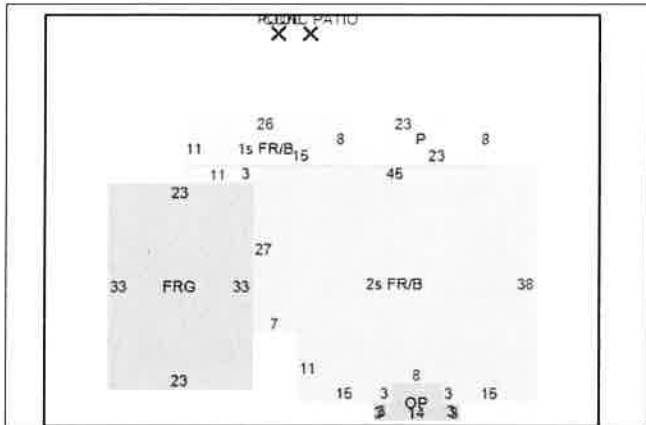
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$166,100	\$382,200	\$548,300	\$58,140	\$133,770	\$191,910
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$166,100	\$382,200	\$548,300	\$58,140	\$133,770	\$191,910
CAUV	\$0					

Building Data

Year Built	2016	Full Baths	4
Finished Area	3459	Half Bath	2
Rooms	9	Heat/AC	2
Bedrms	5	Wood Fire	/
Dining Rooms	1	Stories	2

Sketch Legend

- 0 2s FR/B 1609 Sq. Ft.
- 1 FRG - 15:FRAME GARAGE 759 Sq. Ft.
- 2 1s FR/B - 32/10:UNF BASEMENT/ONE STORY FRAME 241 Sq. Ft.
- 3 P - 40:CONCRETE PATIO 184 Sq. Ft.
- 4 OP - 13:OPEN FRAME PORCH 66 Sq. Ft.
- 1 POOL - RP2:PREFABRICATED VINYL POOL 760 Sq. Ft.
- 2 CONC PATIO - PD1:CONC PATIO/PARKING PAD 1350 Sq. Ft.



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Franklin County Auditor - Michael Stinziano 220-002255-00

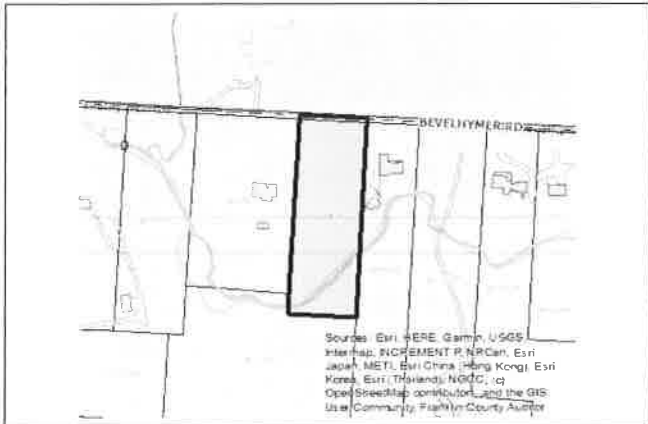
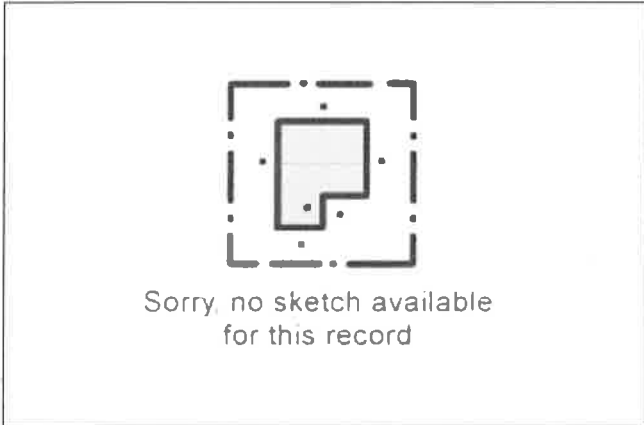
Owner Name	KOVACS GREGORY A TR KOVACS KALEENA D TR	Prop. Class	R - Residential
Site Address	NEW ALBANY CONDIT RD BEVELHYMER	Land Use	501 - VAC UNPLT RES LAND: 0-9.99 AC
Legal Descriptions	NEW ALBANY CONDIT RD R16 T2 1/4T1 2.755 ACRES	Tax District	220 - PLAIN TOWNSHIP
Owner Address	12862 BEVELHYMER RD WESTERVILLE, OH 43081	Sch. District	2508 - NEW ALBANY-PLAIN LSD
Transfer Date	04/04/2018	App Nbrhd	05600
Transfer Price	150,000.00	Tax Lein	No
Instrument Type	WD	CAUV Property	No
		Owner Occ. Credit	2019: No 2020: No
		Homestead Credit	2019: No 2020: No
		Rental Registration	No
		Board of Revision	No
		Zip Code	43081
		Annual Taxes	2,781.44
		Taxes Paid	2,781.44
		Calculated Acreage	2.56
		Legal Acreage	2.76

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$99,300	\$0	\$99,300	\$34,760	\$0	\$34,760
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$99,300	\$0	\$99,300	\$34,760	\$0	\$34,760
CAUV	\$0					

Building Data

N/A

Sketch Legend



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198'-10"

605'-5"

200'-0"

Proposed New Garage
56 x 24

5'-0"

600'-0"

