CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Thu Apr 28 2016
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 540 TETERIDGE RD COLUMBUS, OH
Mailing Address: 540 TETERIDGE RD
COLUMBUS OH 43214-2962

Owner: GAUGHAN EDWARD G BICKERSTAFF
Parcel Number: 010134669

ZONING INFORMATION
Zoning: 767, Residential, RR
     effective 4/21/1958, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): 13310-00510

Council Variance: N/A
Graphic Commission: N/A
THE CITY OF COLUMBUS
ANDREW J. GUNTHER, MAYOR
DEPARTMENT OF BUILDING
AND ZONING SERVICES

540 TETERIDGE ROAD
Board of Zoning Adjustment Application

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

Application Number: BZA16-048 Date Received: 4/15/16
Application Accepted by: N/A Fee: $520
Commission/Civic: 
Existing Zoning: 
Comments: 

TYPE(S) OF ACTION REQUESTED (Check all that apply):
☑ Variance □ Special Permit

THE PROPOSAL IS TO REDUCE THE REQUIRED REAR YARD AREA FROM 25% TO 19.2%. (CODE SECTION 3332.27 REAR YARD) GARAGE, FROM 720 TO 630

LOCATION
Certified Address: 540 TETERIDGE ROAD City: COLUMBUS Zip: 43214
Parcel Number (only one required): 010-134669-00

APPLICANT (If different from Owner):
Applicant Name: GARY J. ALEXANDER, ARCHITECT Phone Number: 614.487.0637
Address: 1255 NEW AVE. City/State: COLS. OHIO Zip: 43201
Email Address: gary@garyjalexanderarchitect.com Fax Number:

PROPERTY OWNER(S) □ Check here if listing additional property owners on a separate page
Name: EDWARD G. GAUGHAN Phone Number: 614.562.4798 Ext.:
Address: 540 TETERIDGE RD AD City/State: COLS. OHIO Zip: 43214
Email Address: edwardgaughan@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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

tnt 1/15
Board of Zoning Adjustment Application

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME [GARY J. ALEXANDER (ARCHITECT)]
of (1) MAILING ADDRESS [1265 NEW AVENUE, COLUMBUS, OHIO 43201]
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

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

(4) [ALICE A. BICKERSTAFF]
AND MAILING ADDRESS

540 TETERIDGE ROAD
COLUMBUS, OHIO 43214

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

(5) [GARY J. ALEXANDER]
614-487-0637

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

and that the following 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:

(6) PROPERTY OWNER NAME

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

[MARK SEGNA] 557 TETERIDGE RD

[MICHAEL FRIEZE] 4429 OICHEMAUGH ROAD
[SENIOR & JANET TEMPLE] 4416 LUMISFORD LANE E.
[MARJORI GOLDEN] 4428
[JONI E. DEGRAUDE] 4440

[ ] (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15 day of APRIL, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Notary Seal Here

CHRISTINE E. STREHL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 ORC
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). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

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 Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

SEE ATTACHED DOCUMENT

___________________________________________________________
Signature of Applicant
Date 04.15.13

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer
Zoning Variance Application – 540 Teteridge Road
April 15, 2016

Statement of Hardship

The special circumstance, unique to this property, that led to this variance request is the placement of the original house on the property. The house is not built along the front building line of the street that it is addressed to, Teteridge Road. The house is set at an angle resulting in a significantly reduced buildable area at the rear of the house. The existing buildable area at the rear of the house is 25.5% of the lot area. As a result, the opportunity to add to the rear of this house is extremely limited. If this home had been constructed along the Teteridge Road building line, as is normally the practice, the proposed addition could be constructed and the rear yard would be in compliance with the zoning code. (See the site plan titled “Site Plan – Hardship Clarified.”)

The covered patio, which projects furthest in the rear yard, is located to retain a protected play area for the owners’ children, maintain the open views from the back patio and rear yard of the neighboring property, and visually integrate the additions of 540 Teteridge with the one-story structures along Olentangy River Road. The property’s topography not only limits the buildable area on the site, but also the areas where children can have supervised play. The placement of the covered patio allows the property to maintain a controlled place for supervised play. Had the covered porch been located further to the west the neighbors’ view from their patio and rear yard and their feeling of open space across the properties would have been blocked. The roof pitch and alignment of the covered porch help integrate the 2-story structure of 540 Teteridge with the adjacent one-story structures along Olentangy. The covered patio will never be enclosed as interior living space.
Zoning Variance Application – 540 Teteridge Road
April 15, 2016

Listing of Additional Property Owners

(6) Property Owner(s) Name    (6A) Address of Property    (6B) Property Owner(s) Mailing Add
Beth E. Arnold                 4441 Olentangy River Rd.    7180 Blessington Court, Dublin, Oh
                                  43017
Edward and Mary Basinger       541 Teteridge Road        Columbus, Ohio 43214
BZA16-048
540 TETERIDGE ROAD

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: N  DATE:  4/13/16

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department
SITE PLAN - HARDSHIP CLAIMED

540 TETERIDGE RD

FAR AGES.

DETACHED GARAGE NOT INCLUDED Due TO REAR YARD EXCEPTION FOR DETACHED

33.3 % OF LOT AREA REMAINS AT REAR

5,950 SF

Rear Yard No Less Than 25% Of Lot Area

Lot Area

16,416 SF

Parcel Number

010-1188-000

SCALE 1 = 40'
THE CITY OF
COLUMBUS
ANDREW J. GUTIERREZ, MAYOR
DEPARTMENT OF BUILDING
AND ZONING SERVICES
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

540 TETERIDGE ROAD
Board of Zoning Adjustment Application

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) CARY, J. ALEXANDER (ARCHITECT)
of (COMPLETE ADDRESS) 1205 NEIL AVE, COLUMBUS, OHIO 43201
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
EDWARD G. GAUGHALI        540 TETERIDGE RD.
ALICE A. DICKERSTAFF      COLUMBUS, OHIO 43214

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15 day of APRIL, in the year 2016

SIGNATURE OF NOTARY PUBLIC

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer