



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. GINTHER, 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

BZA16-048

OFFICE USE ONLY

Application Number: BZA16-048 Date Received: SEP 15 4:28
Application Accepted by: HF N/A Fee: \$320
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

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 830

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: 1245 NEIL 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: 614.562-4792
Address: 540 TETERIDGE ROAD 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: Gary J. Alexander
PROPERTY OWNER SIGNATURE: Edward Gaughan
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

AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME GARY J. ALEXANDER (ARCHITECT)
of (1) MAILING ADDRESS 1265 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 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

AND MAILING ADDRESS

(4) EDWARD G. GAUGHAN
ALICE A. BICKERSTAFF
540 TETERIDGE ROAD
COLUMBUS, OHIO 43214

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

GARY J. ALEXANDER
614 487-0637

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) _____

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
<u>MARK SEGNA</u>	<u>557 TETERIDGE RD</u>	<u>557 TETERIDGE RD, COLS. 43214</u>
<u>MICHAEL FRIZZELL</u>	<u>4429 OLENTAGUE RIVER RD.</u>	<u>COLS. 43214</u>
<u>SEAN & JALIE TEMPLE</u>	<u>4416 LUMMISFORD LAKE E.</u>	<u>COLS. 43214</u>
<u>MARJORY GOLDEN</u>	<u>4428 "</u>	<u>"</u>
<u>JOLI & DEBORAH CREAL</u>	<u>4440 "</u>	<u>"</u>

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

(8) SIGNATURE OF AFFIANT

Gary J. Alexander

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

(8) SIGNATURE OF NOTARY PUBLIC

Christine E. Strehl

No expiration date
My Commission Expires _____

Notary Seal Here

CHRISTINE E. STREHL
ATTORNEY AT LAW
Notary Public, State of Ohio



My Commission Has No Expiration Date

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Section 147.03 ORC

STATEMENT OF HARDSHIP

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 DOCUMENTS

Signature of Applicant

Ray J. Alexander

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

**Gary J. Alexander
Architect**

1265 Neil Ave. Columbus, Ohio 43201
(614) 487-0637

Zoning Variance Application – 540Teteridge 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.

540 TETERIDGE ROAD

Gary J. Alexander
Architect

1265 Neil Ave. Columbus, Ohio 43201
(614) 487-0637

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
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 4/13/16



Disclaimer

Scale = 50



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

**PARCEL NUMBER:**

010-134669-00
16,416 SQ. FT.

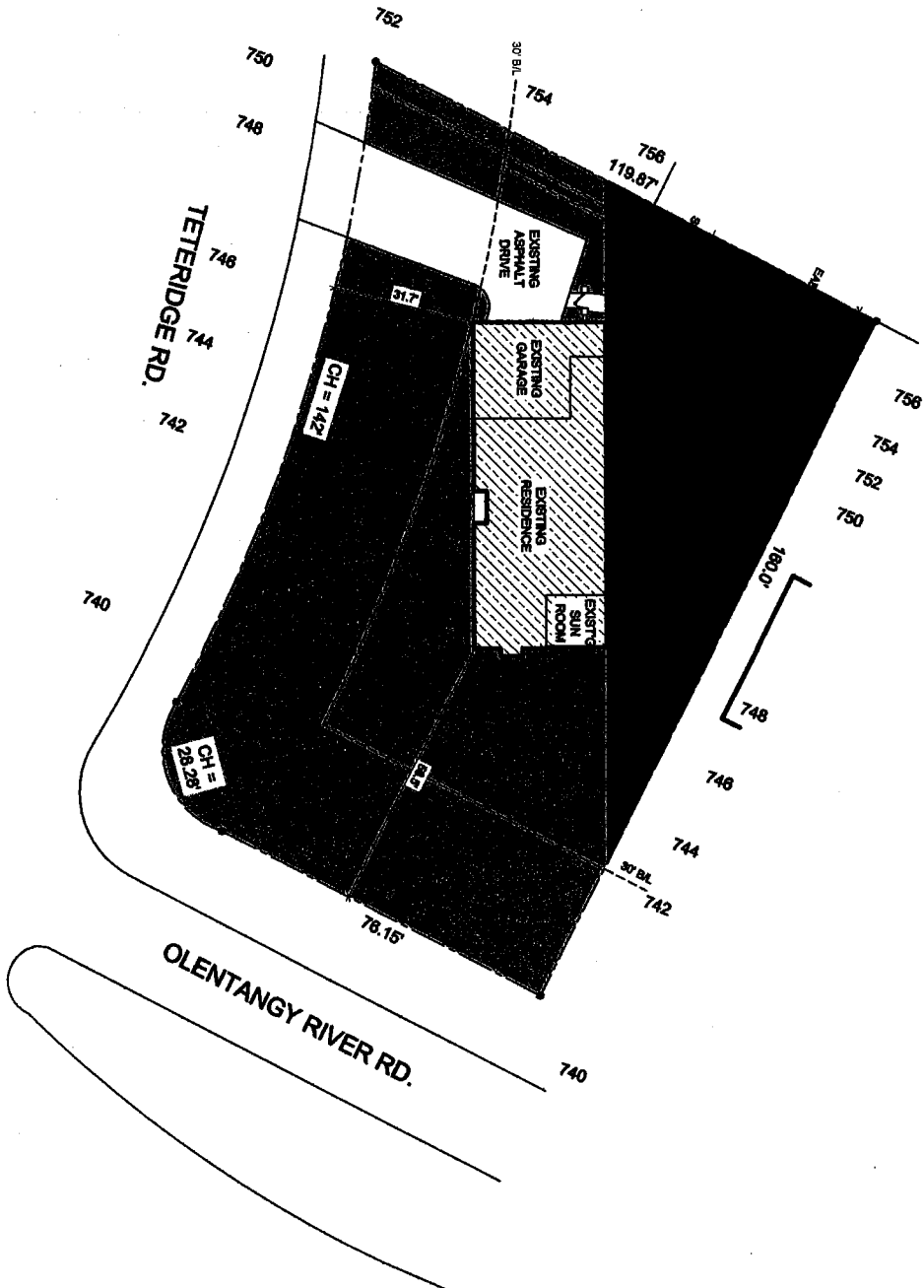
30'

30'

7'-6"

4,102 SQ. FT. MIN. REQUIRED

4,102 SQ. FT. MIN. REQUIRED
4,184 SQ. FT. EXISTING
25.5 % OF LOT AREA EXISTING AT REAR

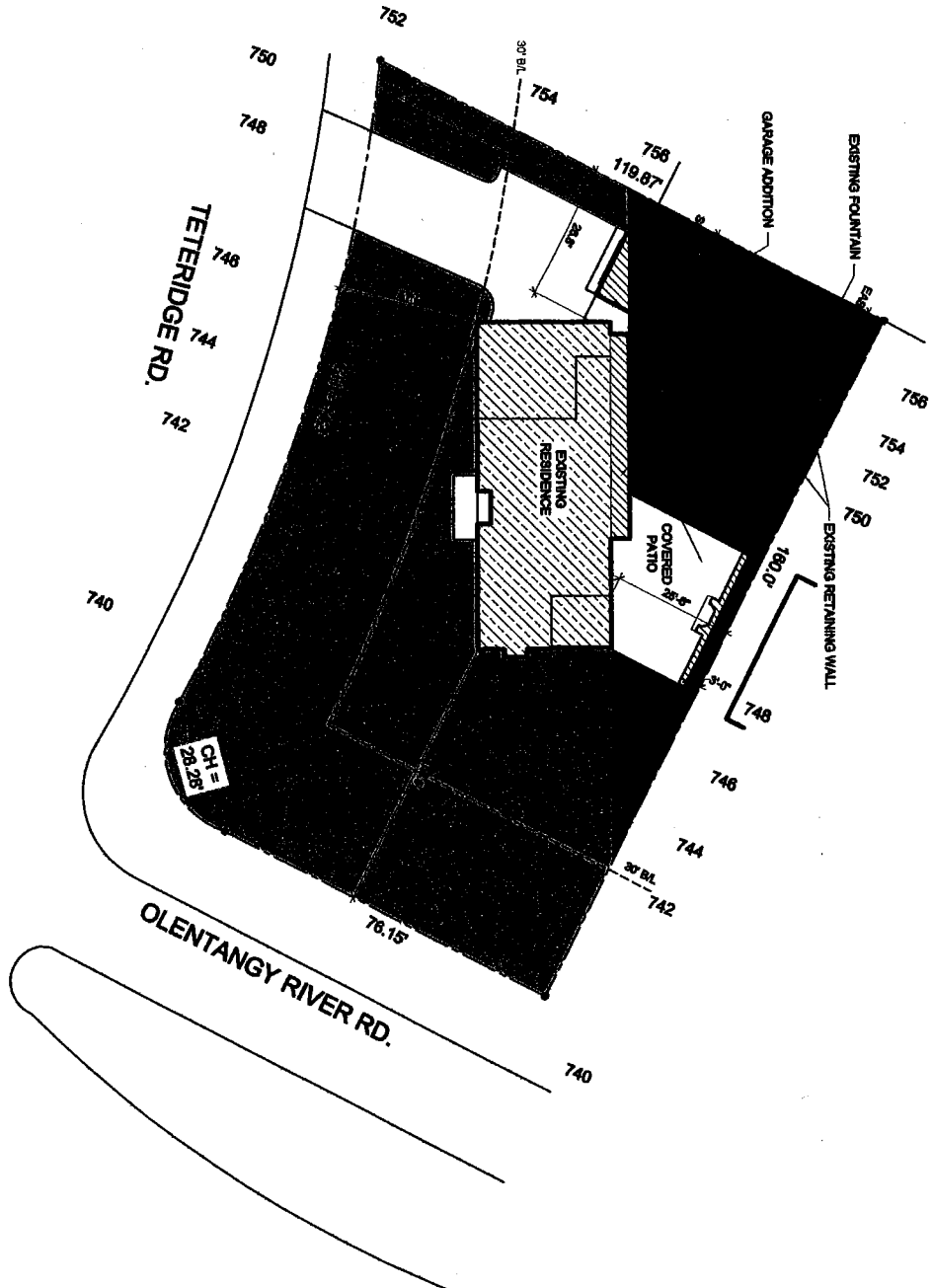




SITE PLAN - PROPOSED
 SCALE: 1" = 40'-0"

PARCEL NUMBER: 010-134689-00
 LOT AREA: 16,416 SQ. FT.
 FRONT (TETERIDGE RD) SETBACK: 30'
 SIDE (OLENTANGY RIVER RD) SETBACK: 30'
 SIDE (WEST) SETBACK: 7'-6"
 REAR
 REAR YARD NO LESS THAN 25% OF LOT AREA
 4,102 SQ. FT. MIN. REQUIRED
 3,145 SQ. FT. PROPOSED*

* DETACHED GARAGE NOT INCLUDED DUE TO REAR YARD EXCEPTION FOR DETACHED GARAGES.



<p>ADDITION & REMODELING THE GAUGHAN RESIDENCE 540 TETERIDGE RD.</p>	
<p>Copyright 2015 THE FOLLOWING INFORMATION AND OTHER DOCUMENTS ARE HEREBY SUBMITTED TO THE BOARD OF ZONING ADJUSTMENTS FOR REVIEW AND ACTION. THE INFORMATION IS THE PROPERTY OF THE ARCHITECT OR ALTERNATE, WITHOUT LIABILITY TO THE ARCHITECT.</p>	<p>Architect Gary J. Alexander 1280 N. Avenue - Columbus, Ohio 43201 (614) 467-0017</p>
<p>DATE: 05/14/2015 TIME: 10:00 AM PLACE: 1280 N. Avenue - Columbus, Ohio 43201</p>	
<p>7. VARIANCE: 05-12-15</p>	

TETERIDGE RD.

OLENTANGY RIVER RD.



SITE PLAN - HARDSHIP CLARIFIED

SCALE: 1" = 40'-0"

PARCEL NUMBER:
LOT AREA:

010-134689-00
16,416 SQ. FT.

FRONT (TETERIDGE RD) SETBACK:
SIDE (OLENTANGY RIVER RD) SETBACK:
SIDE (WEST) SETBACK:
REAR

30'
30'
7'-6"

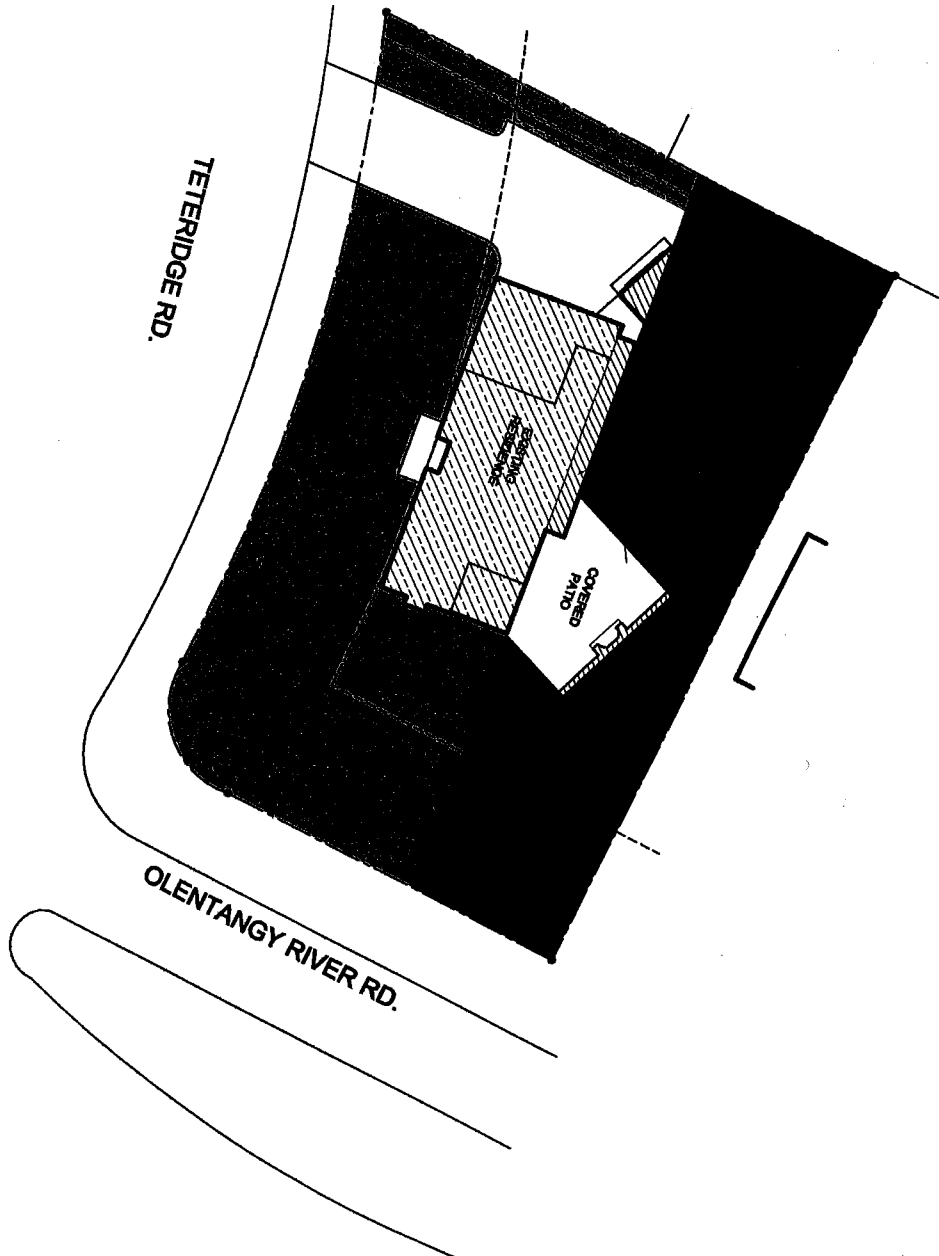
REAR YARD NO LESS
THAN 25% OF LOT AREA

4,102 SQ. FT. MIN. REQUIRED

5,560 SQ. FT.*

33.9 % OF LOT AREA REMAINING AT REAR

* DETACHED GARAGE NOT INCLUDED DUE TO REAR YARD EXCEPTION FOR DETACHED GARAGES.



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HEREIN, SHALL REMAIN THE PROPERTY OF THE
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**ADDITION & REMODELING
THE GAUGHAN RESIDENCE
540 TETERIDGE RD.**



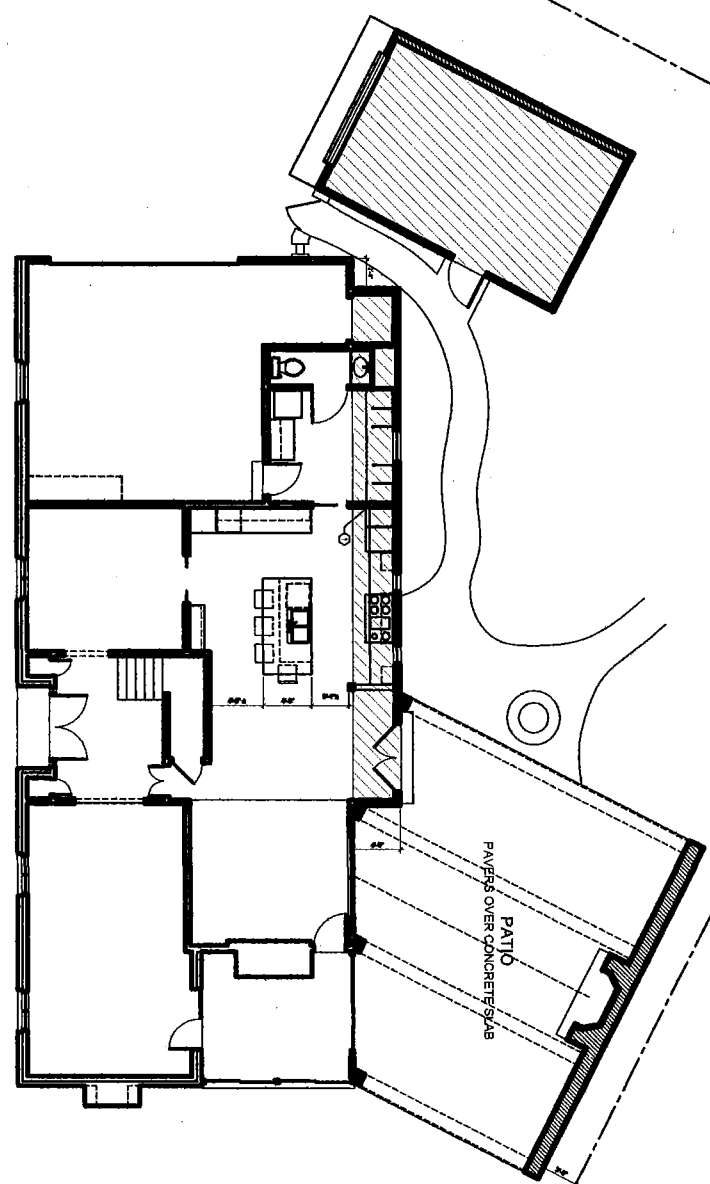
Gary J. Alexander,
Architect
1565 Mid Avenue, Columbus, Ohio 43201
(614) 487-0077

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

○ FIRST FLOOR PLAN NOTES


- 1. OWNER AND ARCHITECT TO CONSIDER THAT FREEZER DOOR CAN OPEN COMPLETELY IN THIS LOCATION



COPYRIGHT 2016

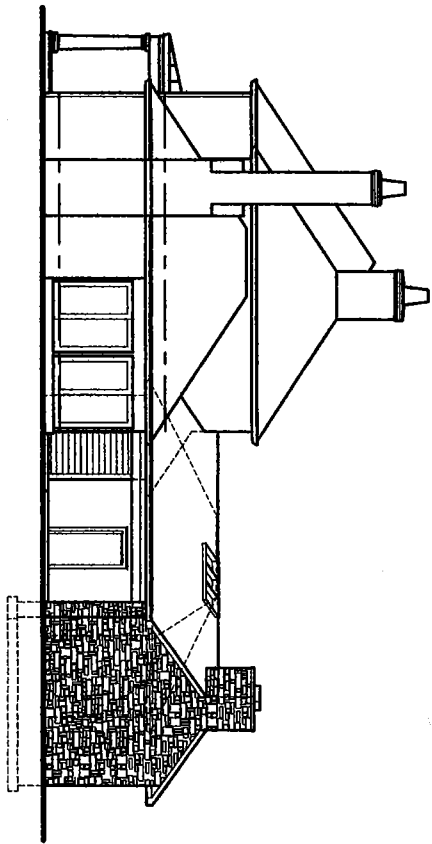
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**ADDITION & REMODELING
 THE GAUGHAN RESIDENCE
 540 TETERIDGE RD.**



Gary J. Alexander,
 Architect
 1281 NW 11th Ave., Suite 400
 Fort Lauderdale, FL 33311
 (954) 561-0007

A-4



SIDE (EAST) ELEVATION

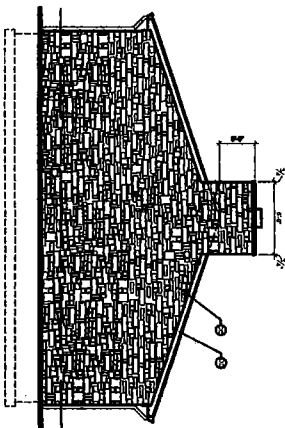
SCALE: 1/16" = 1'-0"

ELEVATION NOTES

-ALL EXTERIOR WOOD TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

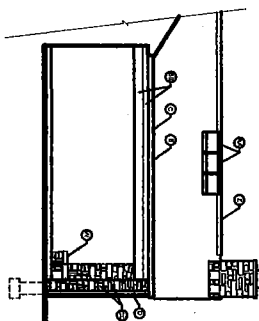
-ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO DAYLIGHT. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS

- A. DIMENSIONAL ROOF SHINGLES
B. 1 X 6 WOOD FASCIA
C. 5" PREFINISHED OGEE PROFILE ALUMINUM GUTTER
D. 3" X 4" PREFINISHED ALUMINUM DOWNSPOUT
E. DOWNSPOUT BOOT
F. CROWN MITRED AT CORNERS WITH HEAD FLASHING, CAPITAL CITY MILL WORK CCM 312 1/2" X 2 1/2" CROWN
G. 1/2" X 4 HEAD AND JAMB TRIM
H. 1 1/2" WOOD SILL
I. 1 1/2" X 4 CORNER BOARD
J. 1 1/2" WOOD TRIM
K. 1/2" X 2 INSIDE CORNER BOARD
L. 1/2" X 4 INSIDE CORNER BOARD
M. 1/2" X 4 INSIDE CORNER BOARD
N. EXPOSED C. MILL
O. EXTEND WALL FLASHING UP UNDER SIDING, SMOOTH FINISH, BLIND NAILED, 6" ABOVE SHINGLES
P. 3/4" WOOD KICK PLATE
Q. SIZE REPLACEMENT WINDOWS TO EXISTING OPENINGS
R. RUBBER MEMBRANE ROOF
S. PRECAST CONCRETE PAVERS OVER CONCRETE STEP
T. WATER PROOF WALL WITH TUFF-ANDRI
U. HOLD 1/2" X 4 TRIM 2" ABOVE FINISHED GRADE
V. RIDGE VENT BENEATH SHINGLES
W. 4" TALL CUT LIMESTONE
X. CUT LIMESTONE
Y. 8 X 8 DISTRESSED WOOD MANTLE
Z. RIDGE VENT BENEATH SHINGLES
AA. VELUX FIXED SKYLIGHT
BB. 1X WOOD TRIM
CC. CULTURED STONE
DD. 1X 6 PINE BOARD



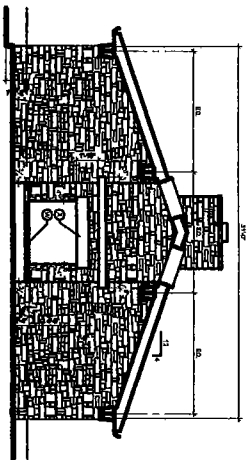
REAR (NORTH) ELEVATION

SCALE: 1/16" = 1'-0"



SIDE (EAST) ELEVATION

SCALE: 1/16" = 1'-0"



SECTION

PATIO ROOF

SCALE: 1/16" = 1'-0"

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) EARY, J. ALEXANDER (ARCHITECT)
of (COMPLETE ADDRESS) 1265 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
<u>EDWARD G. GAUGHAN &</u>	<u>540 TETERIDGE RD.</u>
<u>ALICE A. BICKERSTAFF</u>	<u>COLUMBUS, OHIO 43214</u>

SIGNATURE OF AFFIANT Eary J Alexander

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

Christine E. Strehl
SIGNATURE OF NOTARY PUBLIC

No expiration date
My Commission Expires



Notary Seal Here
CHRISTINE E. STREHL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 ORC