BZA16-066
653 GARDEN ROAD

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report **Date: Tue May 24 2016**

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 653 GARDEN RD COLUMBUS, OH
Mailing Address: 6053 FASHION SQUARE DR STE 99
SALT LAKE CITY UT 84107-5439

Owner: ALDER JEREMY C ALDER MICHELLE L
Parcel Number: 010084694

ZONING INFORMATION

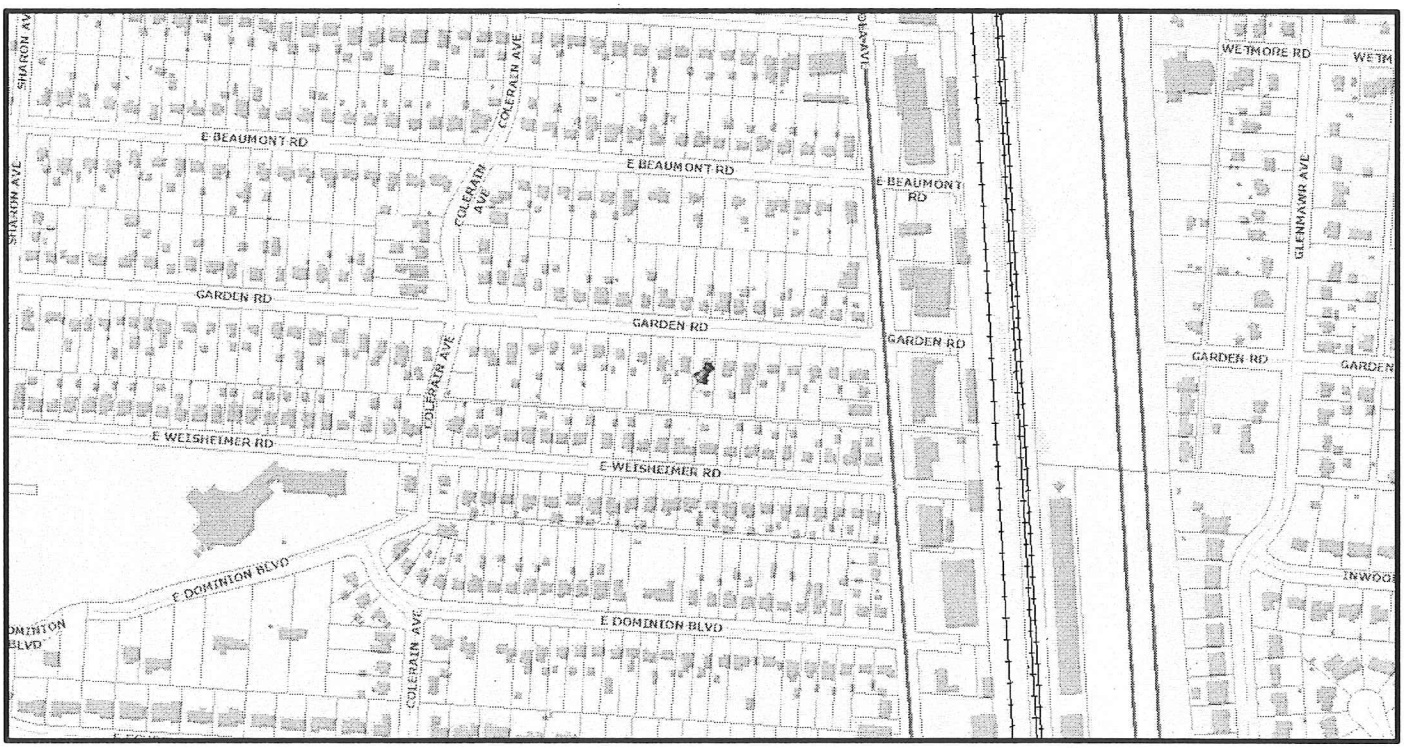
Zoning: ORIG, Residential, R3
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Clintonville Area Commission
Planning Overlay: N/A

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): N/A

Council Variance: N/A
Graphic Commission: N/A



BZA16-066
653 GARDEN ROAD

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-066 Date Received: 9 MAY 2016
Application Accepted by: JF Fee: $320
Commission/Civic: CLINTONVILLE
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:

We propose to build a detached garage that exceeds, by 3 feet, the maximum allowable height of 15 feet per Columbus City Code 3332.38 15' to 18'

LOCATION

Certified Address: 653 Garden Rd City: Columbus Zip: 43214

Parcel Number (only one required): 010084694

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: Jeremy and Michelle Alder Phone Number: 614-588-9273 Ext.:

Address: 653 Garden Rd City/State: Columbus Ohio Zip: 43214

Email Address: jeremyalder@sbcglobal.net 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 Jeremy C. Alder

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

tmt 12/15

BZA16-066
653 GARDEN ROAD

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jeremy C. Alder
of **(1)** MAILING ADDRESS 653 Garden Rd Columbus Ohio 43214
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 653 Garden Rd
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)** Jeremy Alder
653 Garden Rd
Columbus Ohio 43214

APPLICANT'S NAME AND PHONE # (same as listed on front application) Jeremy Alder
614-588-9273

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)** Clintonville Area Commission
Dana Bagwell
3982 N. High St. Columbus, OH 43214

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
Brian & Karen Jacob	664 Garden Rd	664 Garden Rd Columbus OH 43214
Carol Luaces	661 Garden Rd	661 Garden Rd Columbus OH 43214
Jordan Anderson	669 Garden Rd	669 Garden Rd Columbus OH 43214
Emily Sites	652 Garden Rd	652 Garden Rd Columbus OH 43214
Megan Dean	677 Garden Rd	677 Garden Rd Columbus OH 43214

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

(8) SIGNATURE OF AFFIANT Jeremy C Alder

Sworn to before me and signed in my presence this 9 day of May, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9-17-2018

STEVEN A. IDREOLI - NOTARY PUBLIC
Notary Seal Here
COMM. EXP. JUL 17, 2018
STATE OF OHIO

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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 br 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:

1. The special condition that applies to our request is architectural in nature. We would like to build a 2 car garage which matches the cape cod style or our home which is characterized by, among other features, steep roof pitches.
   The house has a 9/12 roof pitch all around, with a gable facing the street. The garage gable will be facing the same direction and we would like the pitch to match.

2. Our cape cod style house was built in 1940. It was originally built with a single car garage tucked in behind the house where it is not easily seen from the street. Besides being inadequately sized for a modern family, this original garage now has five mature trees growing around it. The only space to build a two car garage is at the end of our driveway, facing and visible from the street.

3. We believe and hope that you will agree that it is our right to maintain the architectural integrity of the buildings on our property. It is important to us to match the style of the new building with the style of our home. Surrounding homes may be able to match their new garages with the architectural style of their homes without a variance because they vary in architectural style.

4. We believe that granting of this variance will improve the overall aesthetics of our property, which will benefit our neighborhood.

Signature of Applicant Jay C Alston **Date** 5-9-2016

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CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: N **DATE: 5/5/16**



Scale = 45

Grid North

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

2740 East Main Street, Columbus 43209 (Bexley) USA
614-235-8677 FAX: 614-235-4559

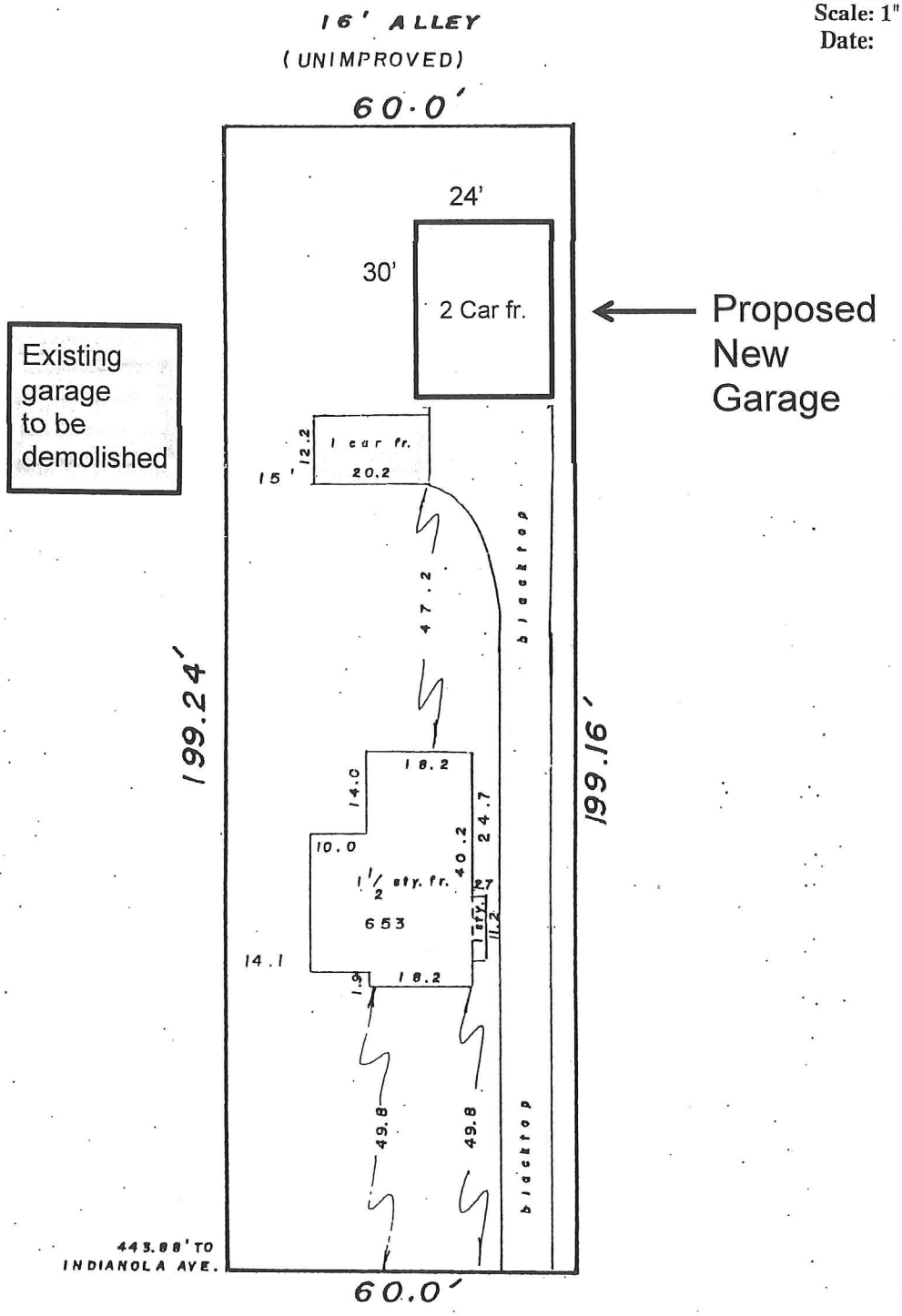
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A Mortgage Location Survey prepared for and certified to:
Chicago Title Insurance Company and/or Colony Mortgage

Legal Description: Situated in Ohio, County of Franklin, City of Columbus, Being Lot 294 Highland Gardens Addition Plat Book 12, Page 3
Applicant: Alder, Jeremy 21120998R
Posted Address: 653 Garden Road, Columbus, Ohio
F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390170 0142H
Apparent Encroachments: 1) None

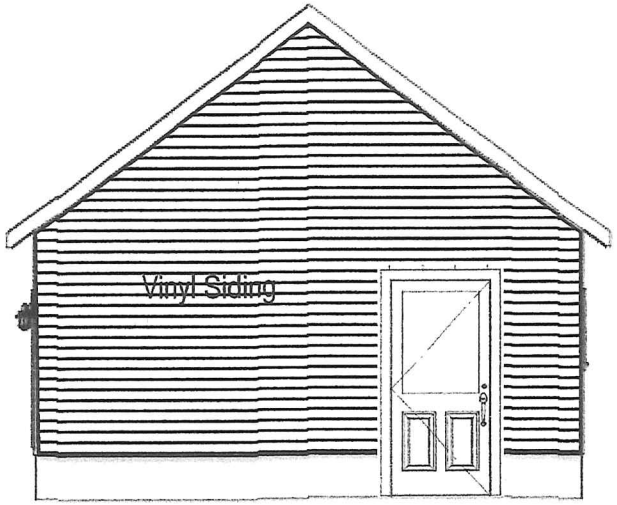
Site Plan

30' 15' 0' 30'
Scale: 1" = 30'
Date: 1-17-2002

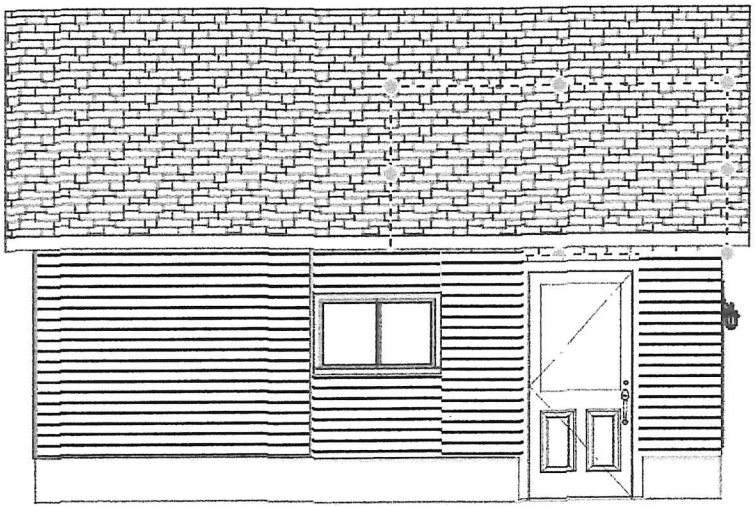


GARDEN RD. 60'

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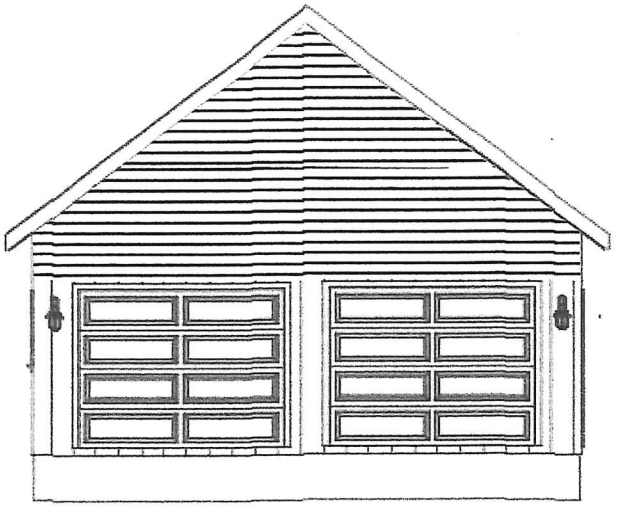


REAR ELEVATION



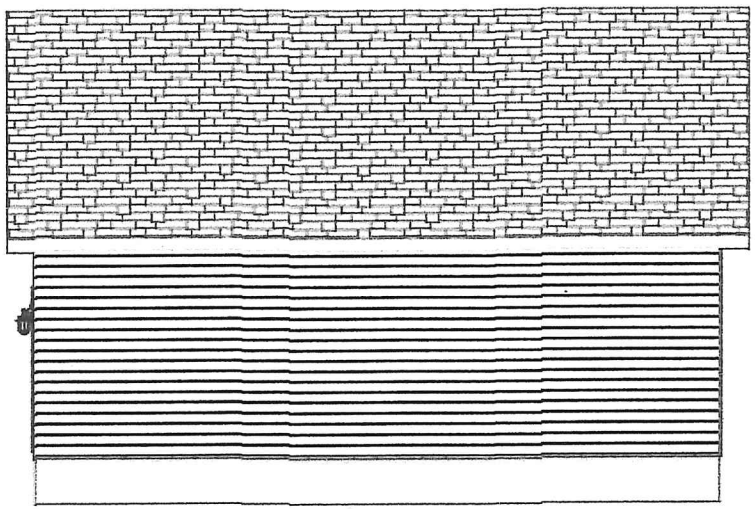
LEFT ELEVATION

Asphalt Shingles



FRONT ELEVATION

9' Tall 2 x Walls



RIGHT ELEVATION

SCALE
3/16"=1'

Residential Design
SDS-CAD
Specialized Design Systems

2
5

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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.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeremy C. Alder
of (COMPLETE ADDRESS) 653 Garden Rd Columbus Ohio 43214
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
Jeremy Alder	653 Garden Rd Columbus Ohio 43214
Michelle Alder	653 Garden Rd Columbus Ohio 43214

SIGNATURE OF AFFIANT Jeremy C Alder

Sworn to before me and signed in my presence this 9 day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

7-17-2018
My Commission Expires

Notary Seal Here
STEVEN ANDREA NOTARY PUBLIC
COMM. EXP: JUL 17, 2018
STATE OF OHIO

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