



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jun 30 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 112 GLENCOE RD COLUMBUS OH 43214

Mailing Address: 112 GLENCOE RD

COLUMBUS OH 43214-3712

Owner: BARLOW MATTHEW T BARLOW SARAH

Parcel Number: 010071984

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

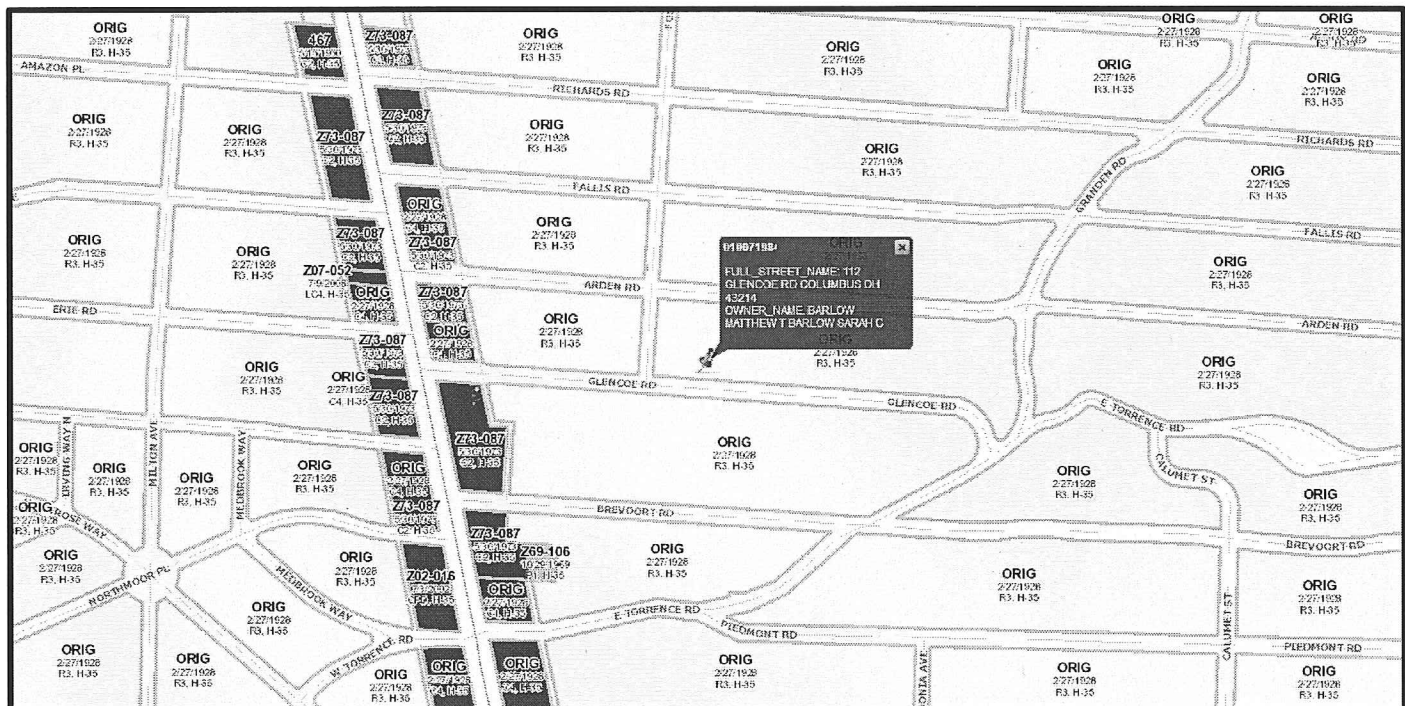
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA16-095 Date Received: 6/30/16
Application Accepted by: D. Keiss Fee: \$320.00
Commission/Civic: Clintonville
Existing Zoning: R-3
Comments: 8/27/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Proposal is to reduce side yard from 5' to 3' 7", affecting code section 3332.26
Proposal does not affect 3332.25. Proposed addition still provides 20% maximum
side yard

LOCATION

Certified Address: 112 GLENCOE RD City: COLUMBUS Zip: 43214

Parcel Number (only one required): 010-071984-00

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: MATTHEW T. & SARAH C. BARLOW Phone Number: 614.447.9226 Ext.: _____

Address: 112 GLENCOE RD City/State: COLUMBUS OH Zip: 43214

Email Address: matthewbarlow@yahoo.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: Matthew Barlow Sarah Barlow

PROPERTY OWNER SIGNATURE: Matthew Barlow Sarah Barlow

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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matthew T. Barlow
of (1) MAILING ADDRESS 112 Glencoe Rd Columbus OH 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 112 Glencoe Rd Columbus OH 43214

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) Matthew T and Sarah C Barlow
112 Glencoe Rd Columbus OH 43214

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

Matthew T. Barlow 614-447-9226

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Clintonville Area Commission
Stephen Hardwick
94 Clinton Heights Columbus OH 43202-1244

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

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

(8) SIGNATURE OF AFFIANT

[Signature of Matthew T. Barlow]

Sworn to before me and signed in my presence this 29 day of June, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

[Signature of Christopher Lynch]
My Commission Expires March 6, 2018



CHRISTOPHER LYNCH
Notary Public, State of Ohio
My Commission Expires
March 6, 2018

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BZA16-095
112 Glencoe Road

Property Owners:
Matt and Sarah Barlow
112 Glencoe Rd
Columbus, OH 43214

Clintonville Area Commission
Stephen Hardwick
94 Clinton Heights Avenue
Columbus, OH 43202

Michael and Kathleen Matthews
100 Glencoe Rd
Columbus, OH 43214

Beverly Goudy
103 Arden Rd
Columbus, OH 43214

Michael and Julie Forejt
126 Glencoe Rd
Columbus, OH 43214

David Binkovitz
135 Arden Rd
Columbus, OH 43214

Yutan Getzler & Elizabeth Conrey
109 Glencoe Rd
Columbus, OH 43214

Ted Rose
121 Arden Rd
Columbus, OH 43214

Karen Droll
99 Glencoe Rd
Columbus, OH 43214

Matt and Lisa LaMantia
106 Glencoe Rd
Columbus, OH 43214

Cindy Torges
123 Glencoe Rd
Columbus, OH 43214

Brian Heyob
129 Glencoe Rd
Columbus, OH 43214

Dale Crandell
120 Glencoe Rd
Columbus, OH 43214

Paul and Rosemary Fuerst
129 Glencoe Rd
Columbus, OH 43214

Larry and Kelly Nelson
141 Arden Rd
Columbus, OH 43214

Janet Mushrush
91 Glencoe Rd
Columbus, OH 43214

Michael and Jamie O'Leary
115 Arden Rd
Columbus, OH 43214

Joseph Rust
129 Arden Rd
Columbus, OH 43214

Jack and Suzanne Smith
111 Glencoe Rd
Columbus, OH 43214

David Marino
90 Glencoe Rd
Columbus, OH 43214

Anthony and Sarah Shumick
107 Arden Rd
Columbus, OH 43214

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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 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:

We are requesting a variance because we are seeking to modernize the kitchen. The current site plan has the house situated near the eastern edge of the property. The structure of the house - specifically, the support piers in the basement and the location of the back stairs largely prevents us from adding usable kitchen space without also adding some space to the east side of the house, which is the variance we seek. We are seeking to encroach on the 5-foot setback by just 17 inches. We are seeking to add to the house in a way that respects architectural style and feel of a neighborhood that we are deeply committed to. The siding work that is currently being done, restores the house to its original look - including crown molding at the roof line and along the porch railing and bed

Signature of Applicant

Graham C. Barlow
[Signature]

Date

6/28/16
6/28/16

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molding at along the soffits - after having been covered by vinyl siding for over 30 years. The clad wood windows specified in this plan match the look and proportions of the original, existing windows in the rest of the house, to its original look which have all been painstakingly restored. The roofline of the proposed addition ties in to the existing slate roofline, and the appearance of the addition is intended to make it look like it was a part of the original structure. In addition to providing the names and addresses of the nearby affected homeowners on the listing from the county map office, we spoke directly to many of them to invite their input and participation in this process. We know them personally and respect their

Signature of Applicant

[Signature]
Sara C Barlow

Date

6/28/16
6/28/16

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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:

properties and rights and value, their friendships and our relationships. We believe that the work that we would like to do on our house will not negatively affect our neighbors' use of their properties and will enhance the quality of the neighborhood.

Signature of Applicant

[Signature]
Sarah Barlow

Date

6/28/16
6/28/16

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PERMIT SET - 06.10.2016



CONTRACTOR

Gene Skinner
(937) 206 - 9923

COVER

112 Glencoe Road

columnbus, oh 43214

COVER SHEET

STUDY

#	DRAWING
COVER	COVER SHEET, GENERAL CONDITIONS, SITE PLAN

ZONING:	N/A
COUNCIL VARIANCE:	N/A
(BZA):	N/A
GRAPHIC COMMISSION:	N/A

1 Residential Code (IRC) 1/1/2013
Columbus Building Code
Ohio Plumbing Code
National Electric Code (NEC) - NF

TOTAL LOT AREA:	EXIST. BUILDING FOOTPRINT
	ADDITION FOOTPRINT
	GARAGE FOOTPRINT:
	EXTER. PATIO/TERRACE:
	DRIVEWAYS:
	WALKWAYS:
TOTAL LOT COVERAGE:	
% OF LOT COVERAGE:	

ORIG, RESIDENTIAL, R3
EFFECTIVE 2/27/1928,
HEIGHT DISTRICT H-35

[illegible]

The project includes renovation of and addition to an existing 1928 single family residence.

Addition and Renovation

The addition and renovation scope includes alterations and expansion of the existing kitchen. The addition is proposed to expand the existing kitchen north and east, while maintaining the existing exterior appearance. The addition will include a new kitchen, dining area, breakfast room and a bathroom. The addition will also include a new front porch and a new rear porch. The addition will also include a new front porch and a new rear porch. The addition will also include a new front porch and a new rear porch.

THIS SET OF DOCUMENTS IS FOR PROVIDED FOR DESIGN INTENT AND COST ESTIMATING PURPOSES. CONTRACTOR HOLDS SOLE LIABILITY FOR PERFORMANCE AND EXECUTION. CONTRACTOR RESPONSIBLE FOR MEETING ALL APPLICABLE CODES AND WHEN A DISCREPANCY BETWEEN THE DOCUMENTS AND CODE EXISTS, THE CODE SHALL PREVAIL.

1. THE GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS. SHOULD CONFLICTS EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS AND THE GENERAL STRUCTURAL NOTES, THE STRICTEST INTERPRETATION SHALL GOVERN.

2. GOVERNING CODE: 2013 RESIDENTIAL CODE OF OHIO

3. ASSUMED SOIL BEARING PRESSURE - 2,500 PSF

**4. ROOF SNOW LOAD:
GROUND SNOW LOAD
SNOW EXPOSURE FACTOR**

IMPORTANCE FACTOR
FLAT ROOF SNOW LOAD

BASIC WIND SPEED
IMPORTANCE FACTOR (I)
EXPOSURE CLASSIFICATION

6. SEISMIC DESIGN CATEGORY

BUILDING IS FULLY COMPLETED TO DETERMINE ERECTION OF THE BUILDING AND ITS

IT IS SOLEMNLY THE CONTRACTOR'S

9. THE CONTRACTOR IS RESPONSIBLE FOR THE CONDITIONS RELATING TO THE CONTRACT.

10. THE CONTRACTOR SHALL
WALLS, OPENINGS ETC. WITH
PROCEEDING WITH THE WORK

 BUILDING SECTION INDICATOR
 SHEET ON WHICH BUILDING SECTION INDICATOR IS LOCATED

BUILDING SECTION INDICATED

**SHEET ON WHICH BUILDING
SECTION APPEARS**

WALL SECTION INDICATOR

100-2

SHEET ON WHICH
ELEVATION APPEARS

SECTION DETAIL INDICATOR
SHEET ON WHICH DETAIL

SECTION DETAIL INDICATOR

SHEET ON WHICH DETAIL
APPEARS

ENLARGED PLAN INDICATOR
SHEET ON WHICH

SEE DOOR SCHEDULE

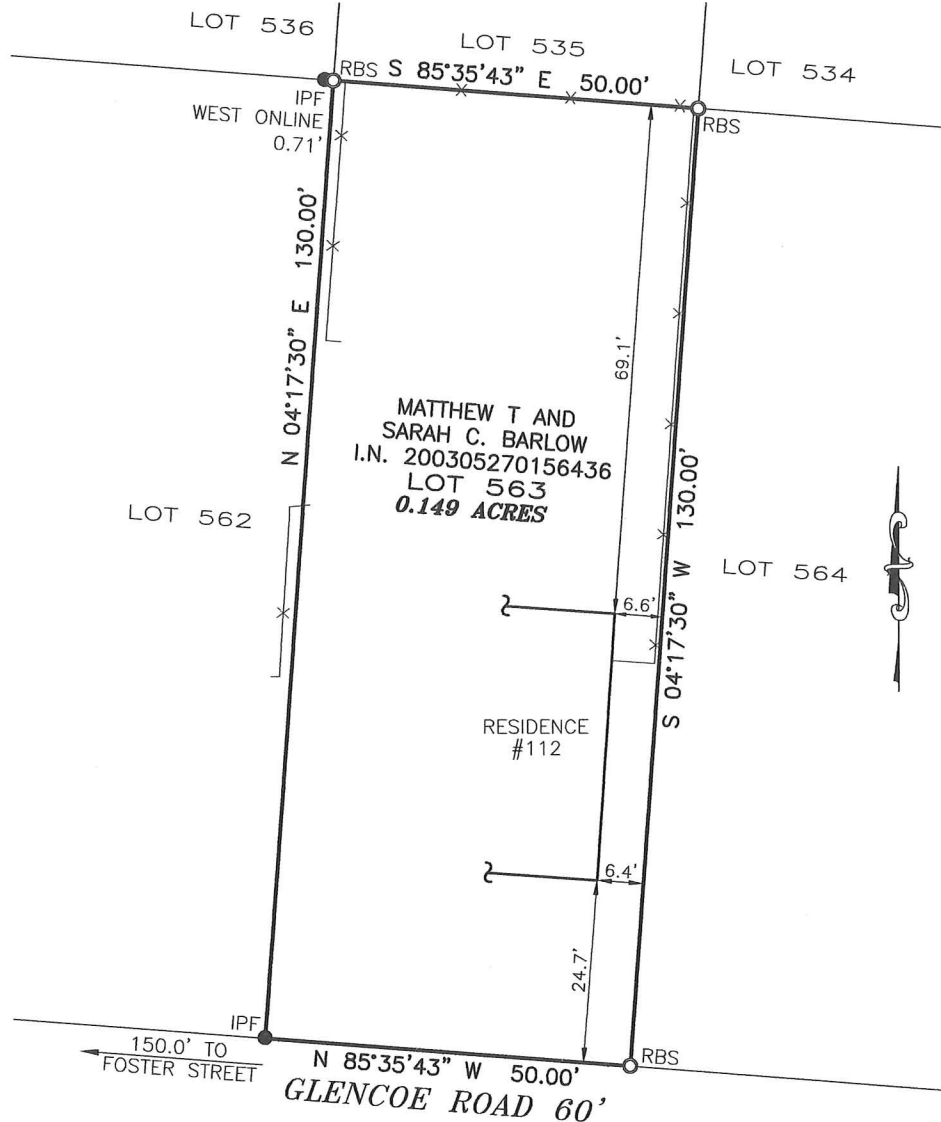
INDICATOR. COW SCHEDULE	FINISH / ACCESSORIES REFERENCE NUMBER
	XXXX

INDICATOR. FINISH / ACCESSORIES

KEY NOTES

ELEVATION

ON APPEARS



LEGEND

- IPF 3/4" IRON PIN FOUND
- RBS REBAR SET
- X— EXISTING FENCE LINE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

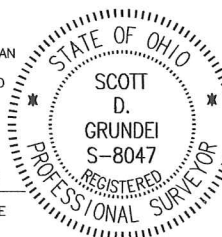
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JUNE OF 2016 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundei

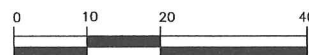
SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

6/13/16

DATE



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

SURVEY OF
LOT 563

LYING IN

DOMINION PARK ADDITION
PLAT BOOK 12, PAGE 1
CITY OF COLUMBUS,
COUNTY OF FRANKLIN,
STATE OF OHIO

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 6/13/16

FILE NO. 184199

DRAWN BY: DJH



**City of Columbus
Zoning Plat**



**BZA16-095
112 Glencoe Road**

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010071984

Zoning Number:

Street Name: GLENCOE RD

Lot Number: N/A

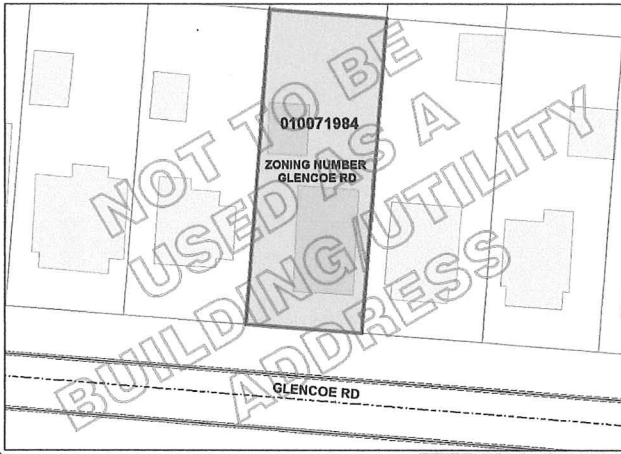
Subdivision: N/A

Requested By: MATTHEW BARLAW (OWNER)

Issued By:

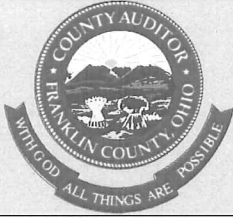
Matthew Barlaw

Date: 6/17/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

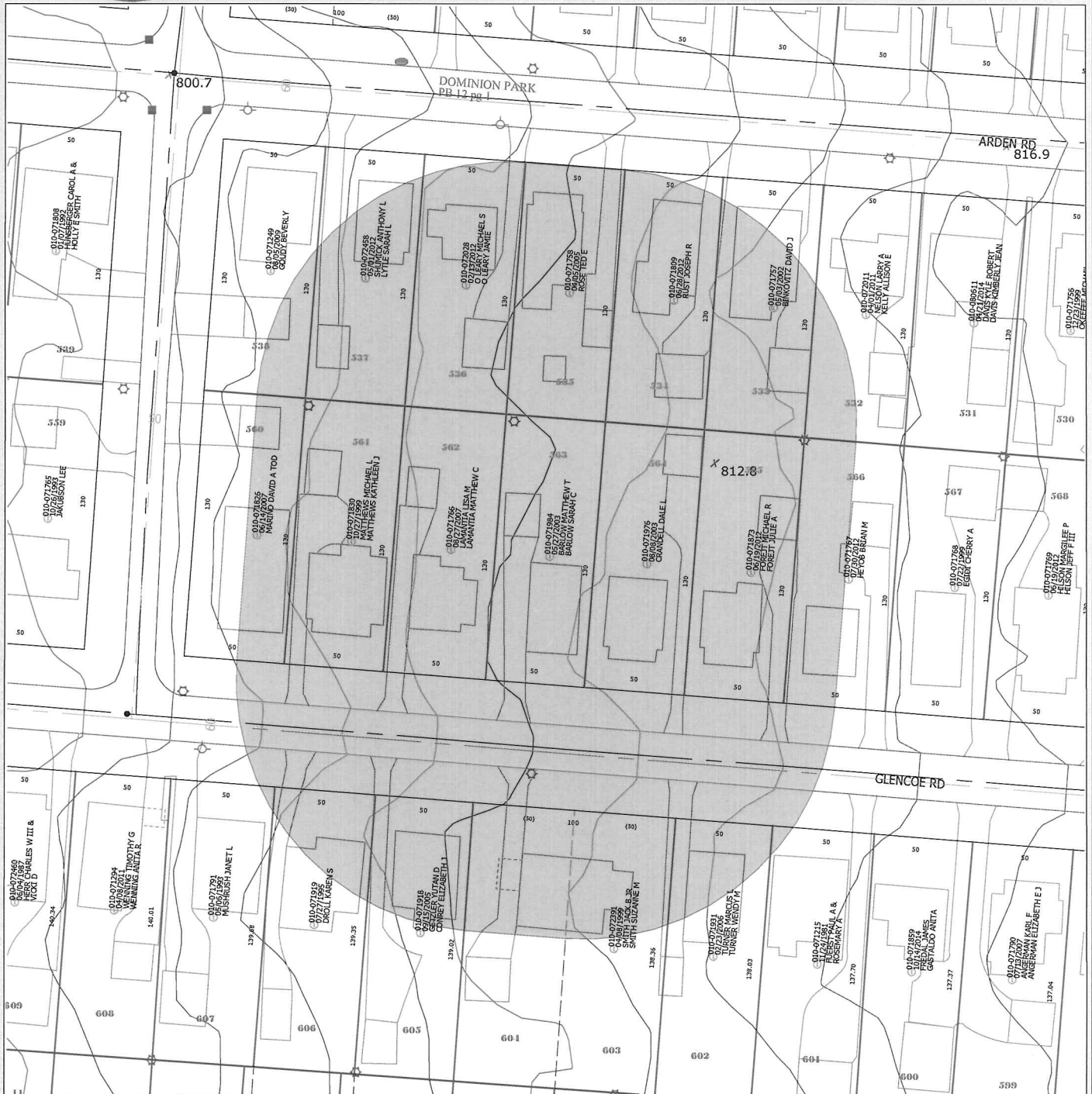
SCALE: 1 inch = 40 feet
GIS FILE NUMBER: 66677



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 6/20/16



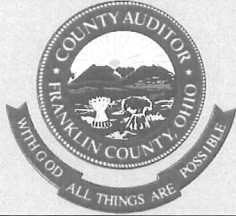
Disclaimer

Scale = 73'



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.

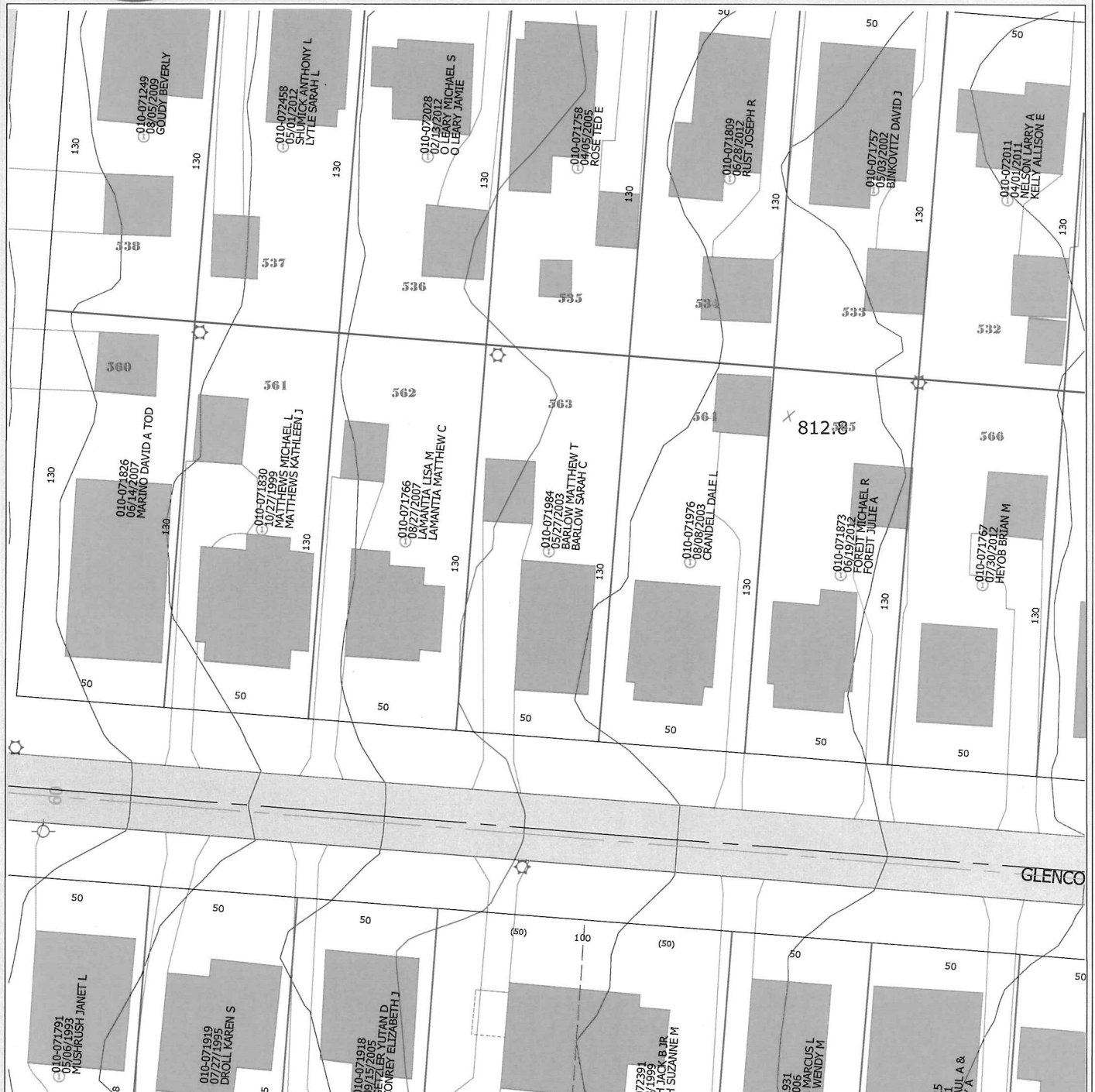
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 6/20/16



Disclaimer

Scale = 50



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Board of Zoning Adjustment Application

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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.

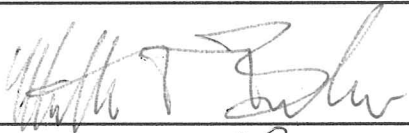
APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

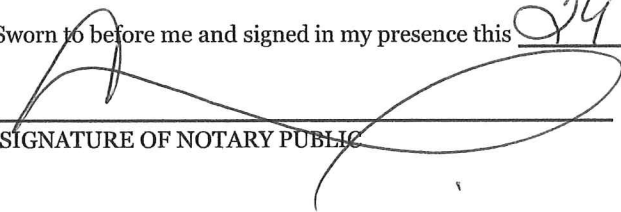
Being first duly cautioned and sworn (NAME) MATTHEW T. BARLOW
of (COMPLETE ADDRESS) 112 Glencoe Rd Columbus OH 43214

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
<u>Matthew T. Barlow</u>	<u>112 Glencoe Rd Columbus OH 43214</u>
<u>Sarah C. Barlow</u>	<u>112 Glencoe Rd Columbus OH 43214</u>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 29 day of June, in the year 2014.

 My Commission Expires March 6, 2018

Notary Seal Here



CHRISTOPHER LYNCH
Notary Public, State of Ohio
My Commission Expires
March 6, 2018

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