BZA16-124
4059 Glenmont Place

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report **Date: Fri Sep 2 2016**

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4059 GLENMONT PL COLUMBUS OH 43214
Mailing Address: 4059 GLENMONT PL
COLUMBUS OH 43214-3213

Owner: NEFFENGER CATHERINE A
Parcel Number: 010071137

ZONING INFORMATION

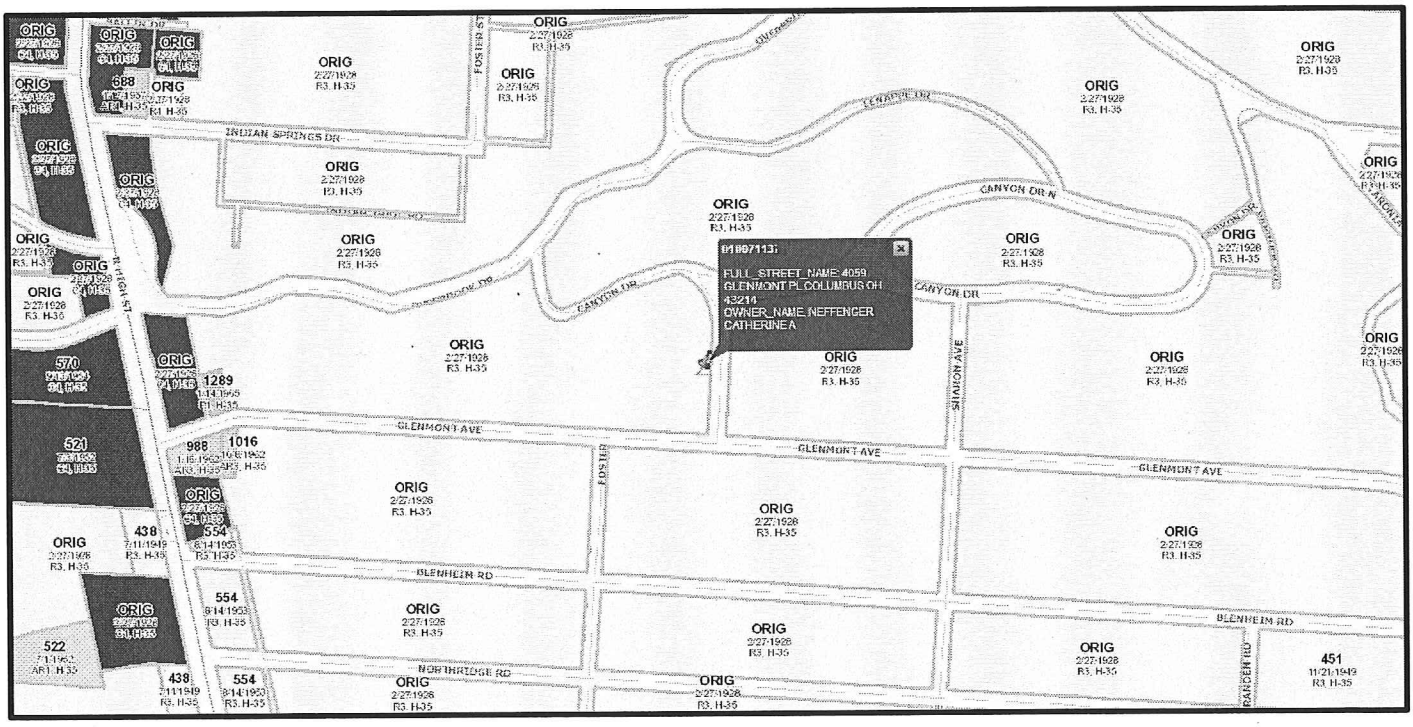
Zoning: ORIG, Residential, R3
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Clintonville Area Commission
Planning Overlay: N/A

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



BZA16-124
4059 Glenmont Place

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-124 Date Received: 9/1/16
Application Accepted by: D Reiss Fee: $320.00
Commission/Civic: Clintonville
Existing Zoning: R-3
Comments: 11/15/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

LOCATION

Certified Address: 4059 GLENMONT PLACE City: COLUMBUS Zip: 43214

Parcel Number (only one required): 010-071137-00

APPLICANT (If different from Owner):

Applicant Name: SANDRA LAFONTAINE Phone Number: 614.436.5800 Ext.:

Address: 5844 N. HIGH ST City/State: WORTHINGTON Zip: 43085

Email Address: Sandra@lafontainearchitecture.com Fax Number: N/A

PROPERTY OWNER(S) ☐ *Check here if listing additional property owners on a separate page*

Name: CATHERINE NEFFENGER Phone Number: 614.205.6858 Ext.:

Address: 4059 GLENMONT PL. City/State: COL. OH Zip: 43214

Email Address: kneffenger@gmail.com Fax Number: N/A

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: Same as Applicant Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

SIGNATURES (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE Sandra Lafontaine

PROPERTY OWNER SIGNATURE Catherine Neffenger

ATTORNEY / AGENT SIGNATURE Sandra Lafontaine

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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME SANDRA LAFONTAINE
of **(1)** MAILING ADDRESS 5844 N. HIGH ST WORTHINGTON, OH
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 4059 GLENMONT PL. COL. OH
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)** CATHERINE NEFFENGER
4059 GLENMONT PL
COLUMBUS, OH 43214

APPLICANT'S NAME AND PHONE #
(same as listed on front application) SANDRA LAFONTAINE
614.436.5800

AREA COMMISSION OR CIVIC GROUP **(5)** CLINTONVILLE AREA COMMISSION
AREA COMMISSION ZONING CHAIR ~~DANA BAGNELL~~ STEPHEN HARDWICH
OR CONTACT PERSON AND ADDRESS ~~3982~~ N. HIGH ST 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
SEE SEPARATE	PAGE	

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

(8) SIGNATURE OF AFFIANT Sandra LaFontaine

Sworn to before me and signed in my presence this 24 day of AUGUST in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC Glen E. Brich

My Commission Expires: 4-19-2021

NOTARIAL SEAL
STATE OF OHIO

GLEN E. BRICH
Notary Seal Here
Notary Public
In and for the State of Ohio
My Commission Expires
April 19, 2021

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Please make checks payable to the Columbus City Treasurer

tmt 12/15

ITEM #6:

APPLICANT

Sandra LaFontaine
LaFontaine Architecture
& Design, Inc.
5844 North High Street
Worthington, Ohio 43085

PROPERTY OWNER

Catherine Neffenger
4059 Glenmont Place
Columbus, Ohio 43214

AGENT

Sandra LaFontaine
LaFontaine Architecture & Design, Inc.
5844 North High Street
Worthington, Ohio 43085

AREA COMMISSION

Clintonville Area Commission
Zoning Chair: Stephen Hardwich
94 Clinton Heights Ave.
Columbus, Ohio 43202
Stephenhardwich@gmail.com 614.209.9508

SURROUNDING PROPERTY OWNERS

Colleen and Joseph Szymanski
240 Glenmont Ave
Columbus, Ohio 43214

Patrick and Katherine Morgan
260 Glenmont Ave
Columbus, Ohio 43214

Patrick and Melissa Bowman
4050 Glenmont Pl.
Columbus, Ohio 43214

Radrdon and Ida Young
4068 Glenmont Pl.
Columbus, Ohio 43214

Aveni and Valerie Pellegrino
4091 Glenmont Pl.
Columbus, Ohio 43214

Julia Schirmer
4071 Glenmont Pl.
Columbus, Ohio 43214

Ectore and Heather Tranquillo
246 Glenmont Ave
Columbus, Ohio 43214

Julia Dutton
4044 Glenmont Pl.
Columbus, Ohio 43214

James Reeder
4056 Glenmont Pl.
Columbus, Ohio 43214

Jane Sinclair
261 Canyon Drive
Columbus, Ohio 43214

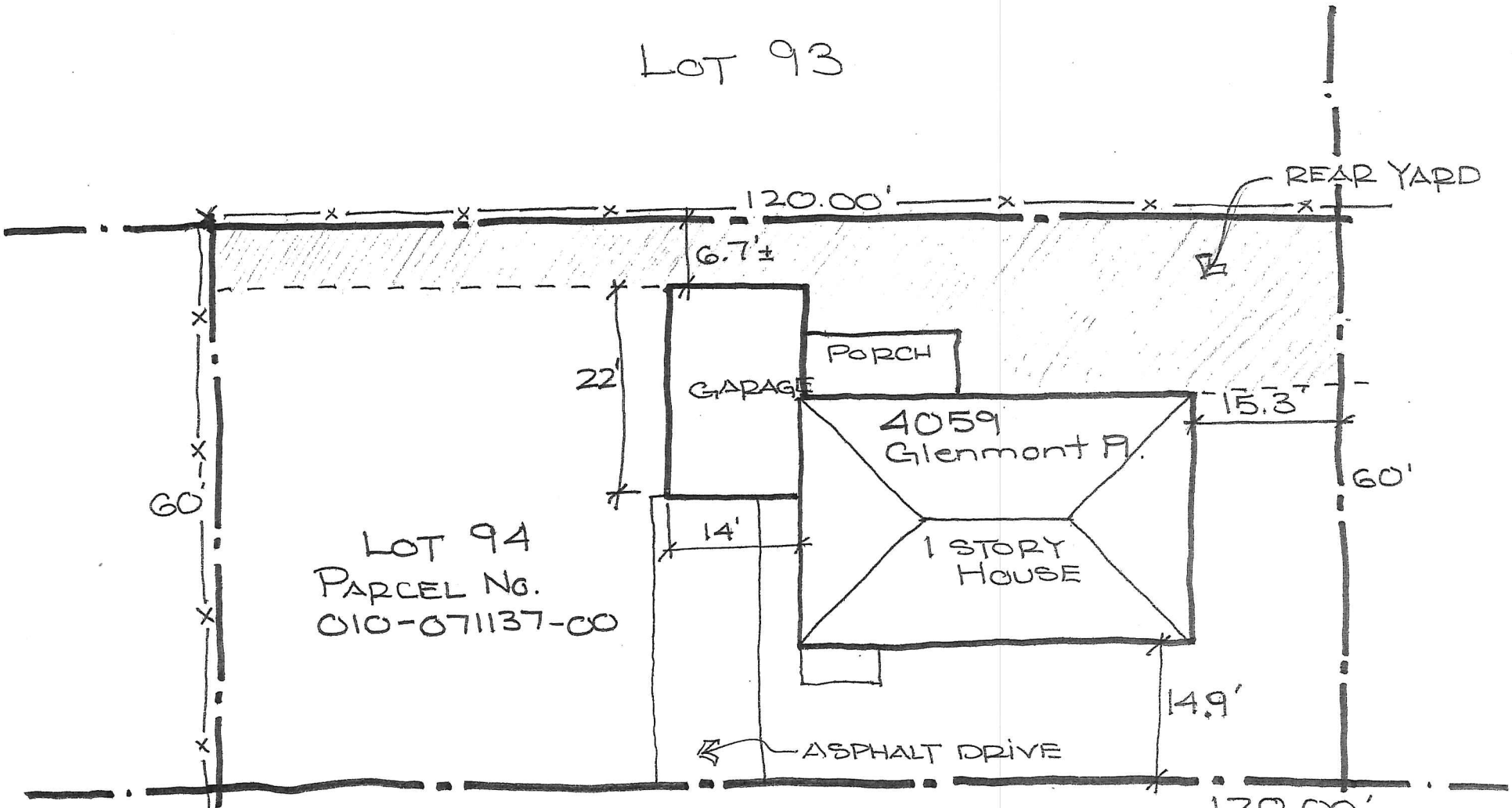
Patricia Eshman
4077 Glenmont Pl.
Columbus, Ohio 43214

Colleen and Joseph Szymanski
240 Glenmont Ave
Columbus, Ohio 43214

Variance Request Information:

This application seeks a variance for an addition to the existing single car garage and covered porch for the single family residence located at 4059 Glenmont Place. **Section 3332.27 Rear yard states: Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.** This variance is requested to reduce the rear yard area from 25% to 18% (1800 square feet to 1285 square feet). The existing rear yard is currently at 19% (1370 square feet).

1. This lot has a special circumstances due to the orientation of the lot. Most of the lots in this zoning district are orientated so that the longest dimension of the lot runs front to back; for this lot the longest dimension runs side to side. This creates the majority of the lot area on the sides of the property and not the rear.
2. None of the circumstances described above arose from the actions of the applicant or the Owner.
3. The variance is being requested to allow the Owner to expand the existing garage to protect and provide safe storage of motorized vehicles, tools and other equipment and expand the existing screened porch to allow enough space for a useable enclosed porch in the limited rear yard.
4. This project would increase the value of the property by providing an esthetically pleasing and useable garage and screened porch area.



LOT: 60' × 120' = 7,200 ☐'

REAR YARD: PER CODE 25%

ACTUAL = 1,370 ☐'

25% = 1,800 ☐'

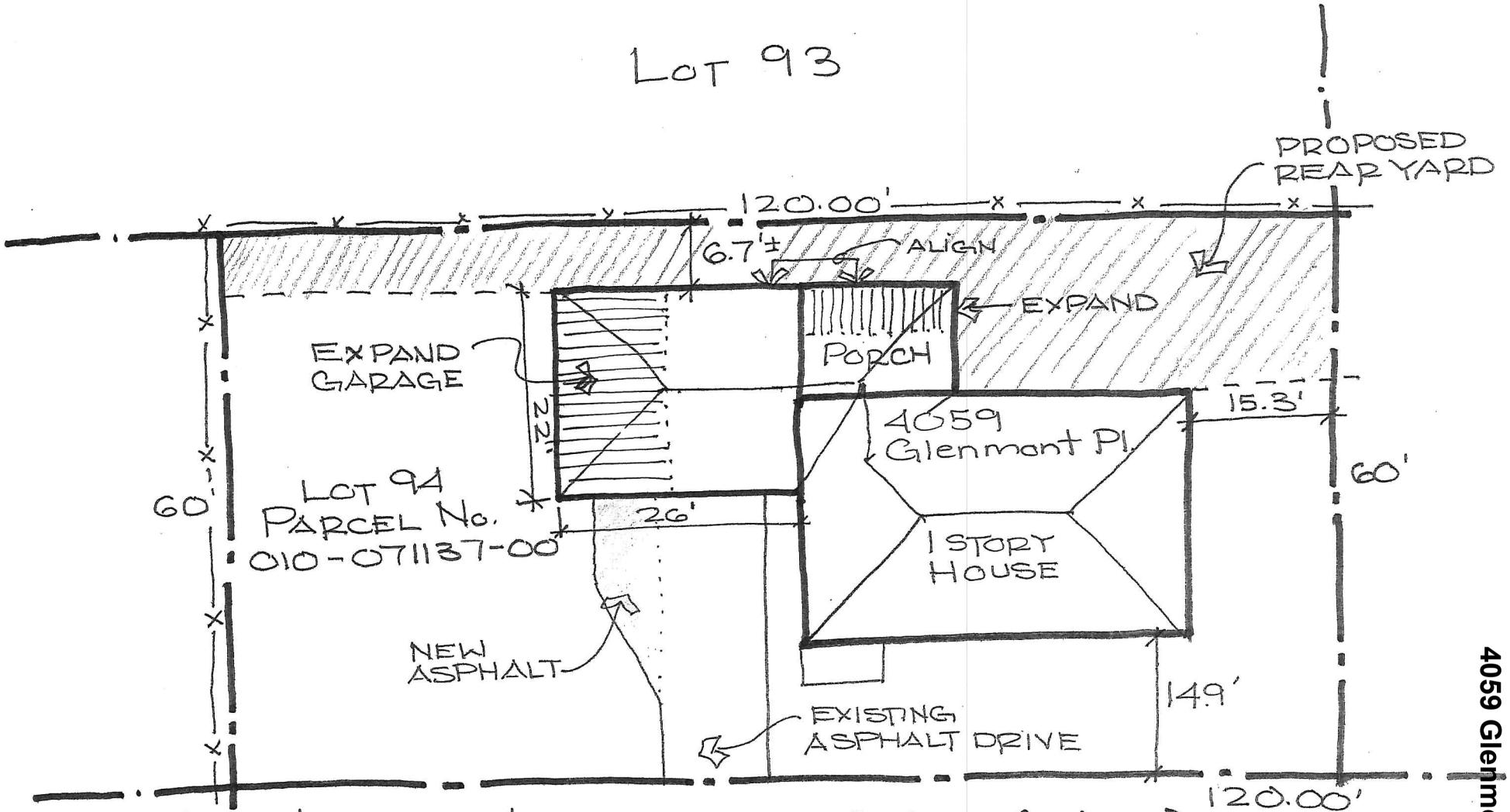
ZONING = R-3

GLENMONT PLACE (60' R/W)

EXISTING SITE PLAN 1/16" = 1'-0"

9 AUG. 2016

BZA16-124
4059 Glenmont Place



LOT: 60' x 120' = 7,200 ☐'

REAR YARD: 1,285 ☐'

25% = 1,800 ☐'

PROPOSED = 18%

PROPOSED SITE PLAN 1/16" = 1'-0"

9 AUG. 2016

BZA16-124
4059 Glenmont Place

BZA16-124
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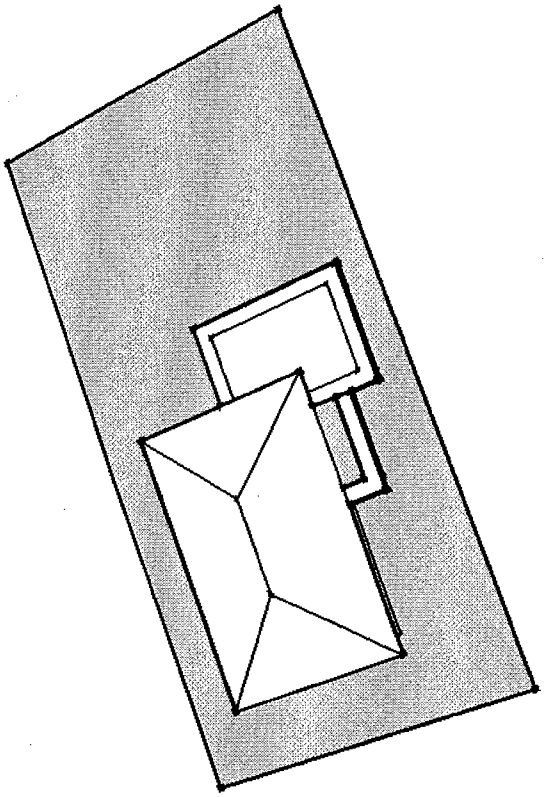

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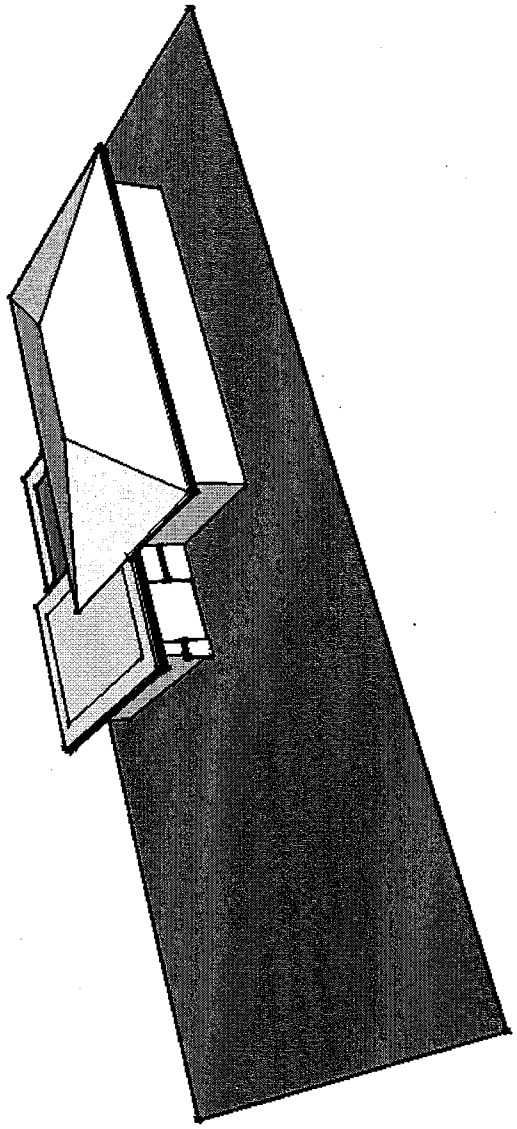

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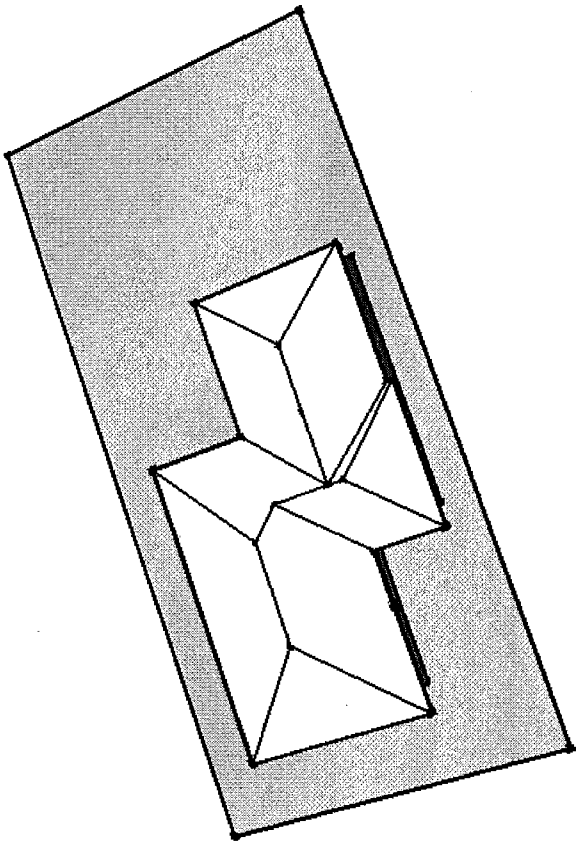

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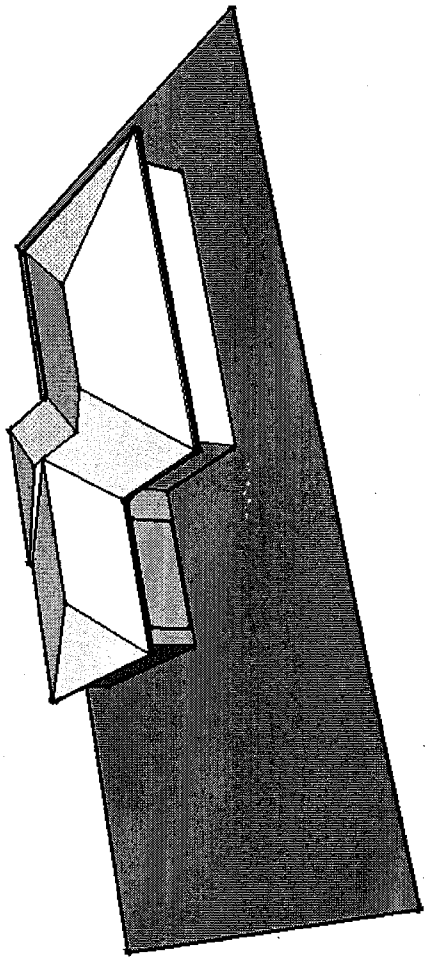


036814

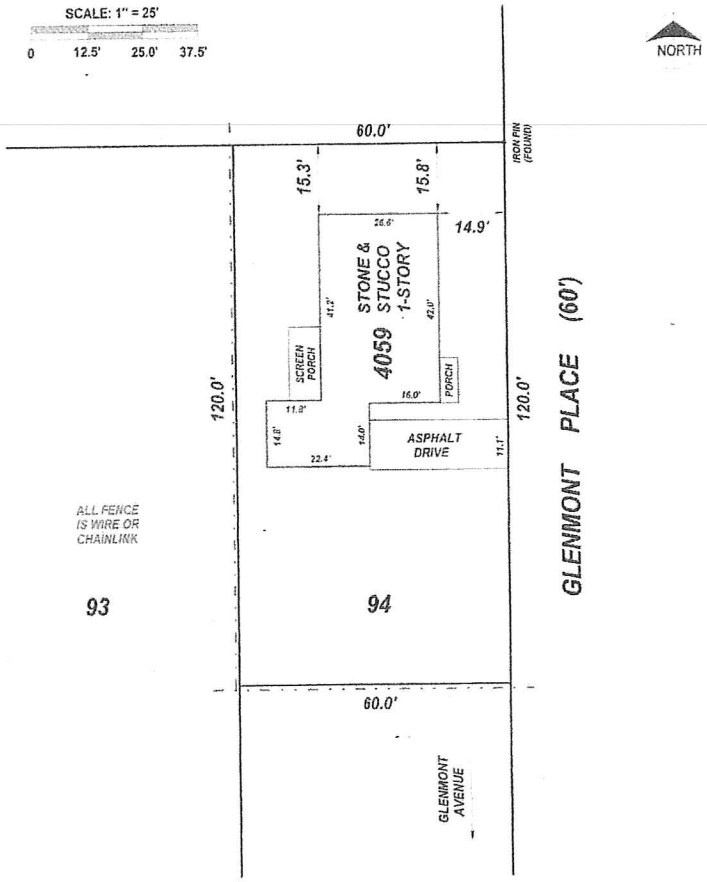
MORTGAGE LOCATION SURVEY

TITLE COMPANY: NORTHWEST SELECT TITLE AGENCY, LLC
LENDER: KEMBA FINANCIAL CREDIT UNION
BUYER: KATHERINE NEFFENGER
SELLER: DIANNA LYNN WEAR
DATE: 05/07/14
ORDER NO.: 0368-14

LEGAL DESCRIPTION: BEING PART OF LOT NO. 94 OF GLENMONT, OF RECORD IN PLAT BOOK 8, PAGE 18-B, FRANKLIN COUNTY RECORDER'S OFFICE, CITY OF COLUMBUS, STATE OF OHIO.

PARCEL NO. 010-071137-00 TITLE CO. FILE NO. NWS-11702

APPARENT ENCROACHMENTS: NONE.



COMPASS
SURVEYING
SOLUTIONS

P.O. Box 1902
Westerville, Ohio 43086-1902
Phone: (614)378-9140
Fax: (614)891-5889
CompassSurveying@yahoo.com

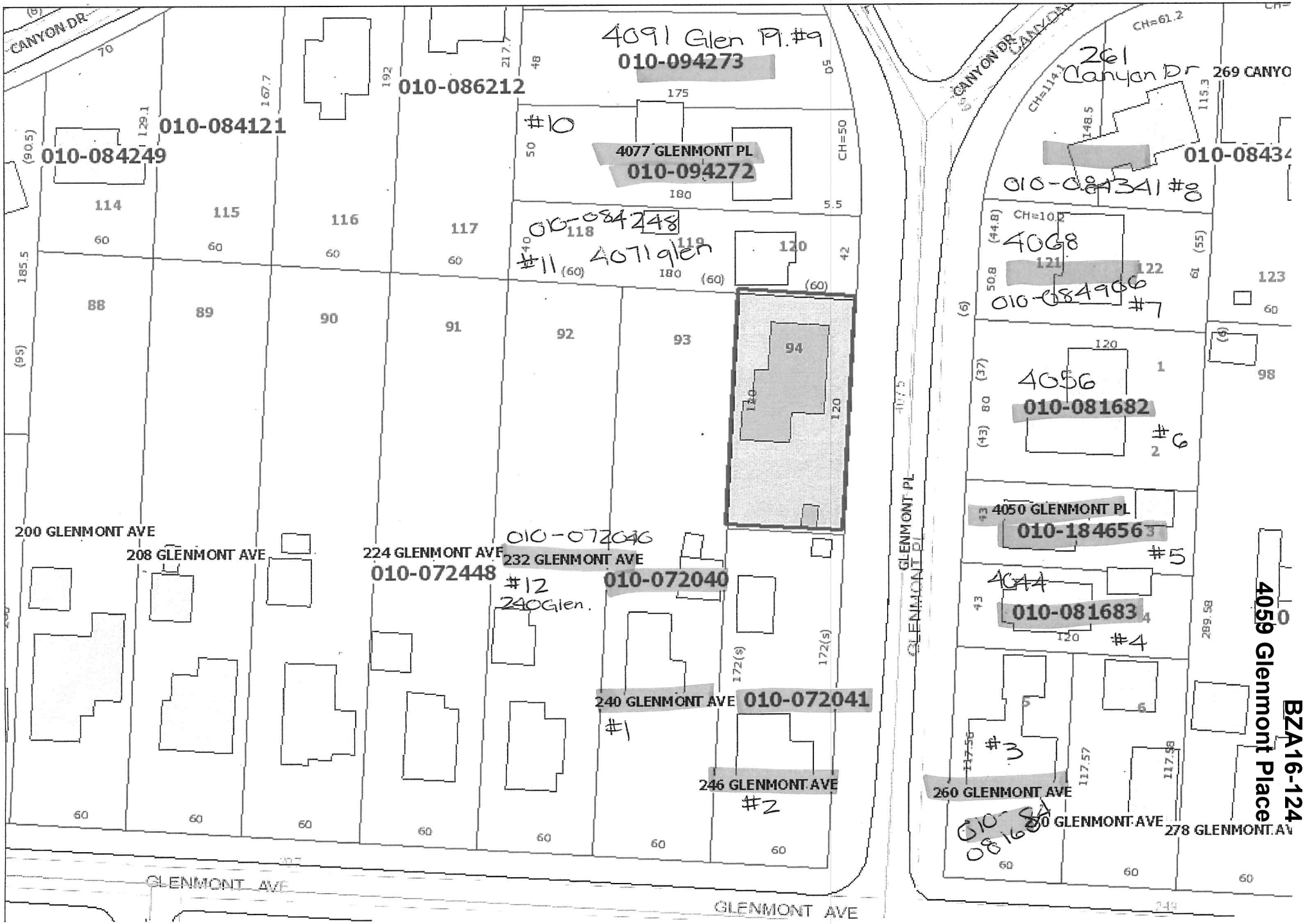
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and does not show the location of fences or landscaping. This plat is not to be used for the construction of any improvements. Liability for this survey limited to actual cost of survey.

By _____

G. Dean Erlenbach
Ohio Registered Surveyor No. 7272

STATE OF OHIO
G. DEAN ERLENBACH
7272
REGISTERED
PROFESSIONAL SURVEYOR

010M049 03600



BZA16-124
4059 Glenmont Place

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 8/30/16**

Scale = 60

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

BZA16-124
4059 Glenmont Place

City of Columbus Zoning Plat

N
W E
S

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

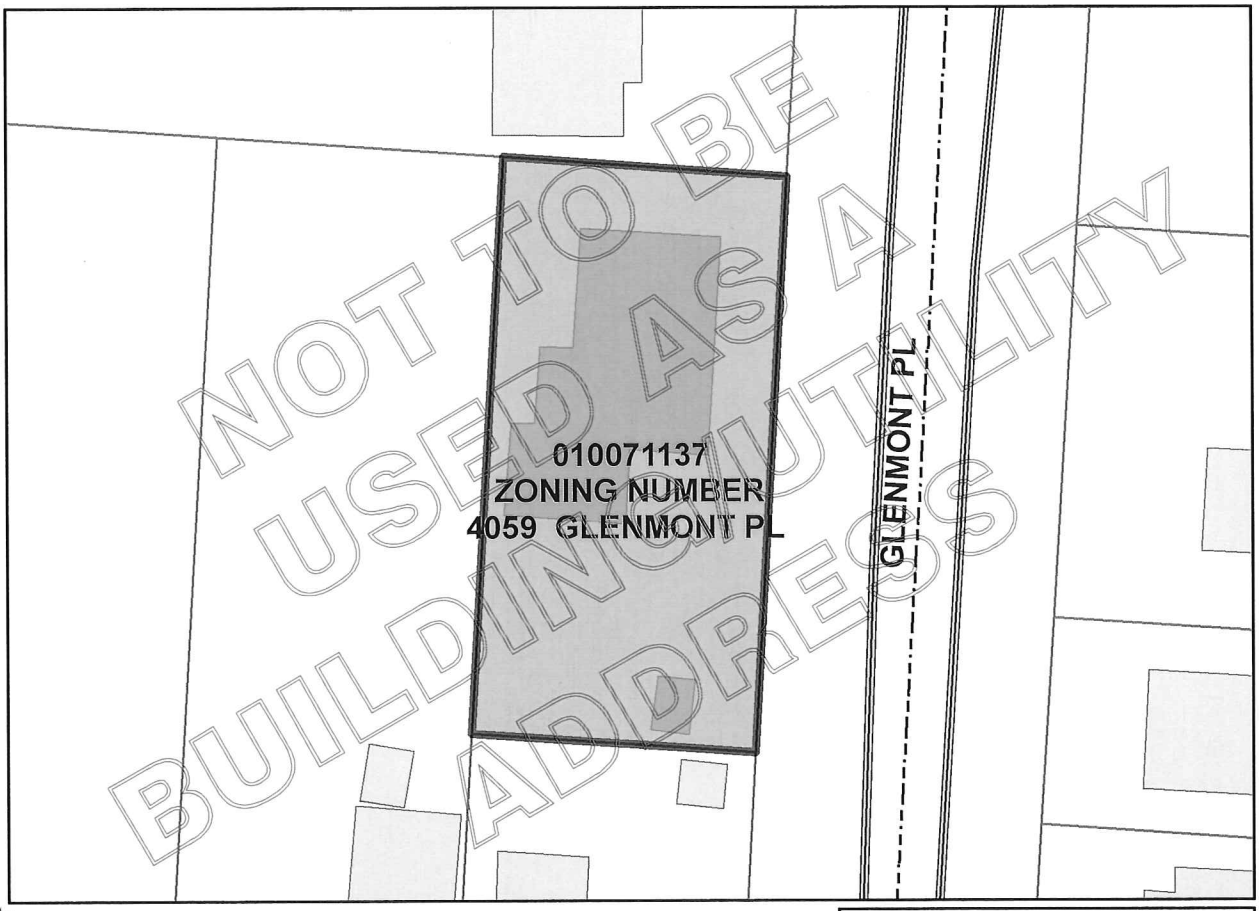
Parcel ID: 010071137

Zoning Number: 4059 **Street Name: GLENMONT PL**

Lot Number: N/A **Subdivision: N/A**

Requested By: LAFONTAINE ARCH. & DESIGN INC. (SANDRA LAFONTAINE)

Issued By: _____ **Date: 8/25/2016**



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 72756

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

Printed: 8/25/2016 9:20:05 AM - U:\ZONING_NUMBER_GIS_10-AL.mxd, amwoldemariam

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AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
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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) SANDRA LAFONTAINE
of (COMPLETE ADDRESS) 5844 N. HIGH ST. WORTHINGTON, OH 43085
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
CATHERINE NEFFENGER	4059 GLENMONT PL COLUMBUS, OH 43214

SIGNATURE OF AFFIANT Sandra LaFontaine

Sworn to before me and signed in my presence this 24 day of AUGUST, in the year 2016

SIGNATURE OF NOTARY PUBLIC Glen E Brich

My Commission Expires 04-19-2021

Notary Seal Here

NOTARIAL SEAL
STATE OF OHIO

GLEN E BRICH
Notary Public
In and for the State of Ohio
My Commission Expires
April 19, 2021

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tmt 12/15