

DEPARTMENT OF  
DEVELOPMENT

## Zoning Report

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### Site Information

Address	3574 OAKLAWN ST, COLUMBUS, OH
Mailing Address	2375 N GLENVILLE DR RICHARDSON TX 75082-4315
Owner	MCTAGGART CONNIE M
Parcel Number	010107114
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	674, Residential, R2, 10/19/1956, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	North Linden Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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# Board of Zoning Adjustment Application

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

<b>OFFICE USE ONLY</b>	Application Number: <u>BZA 17-128</u>	Date Received: <u>25 Oct. 2017</u>
	Application Accepted by: <u>FF</u>	Fee: <u>\$320</u>
	Commission/Civic: <u>NORTH LINDEN AC</u>	
	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:

CONSTRUCT A PRIVATE 2 CAR, 2 STORY GARAGE. VARIANCES: # 3332.35 - AN ACCESSORY BLDG;

# 3332.33 - INCREASE HEIGHT OF DETACHED GARAGE FROM 15'-0" TO 26'-0";

# 3332.33(F) - INCREASE GARAGE LIMITS FROM 720 SF TO 1,012 SF

## LOCATION

Certified Address: 3574 OAKLAWN ST. City: COLUMBUS Zip: 43224

Parcel Number (only one required): 010.107114.00

## APPLICANT (If different from Owner):

Applicant Name: ANTONIO COLOSIMO Phone Number: 614.464.3600 Ext.: \_\_\_\_\_

Address: 266 N. 4TH ST. #200 City/State: COLUMBUS, OH Zip: 43215

Email Address: tonyc23dgroup.com Fax Number: 614.464.9331

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

Name: CONSTANCE M. SWEITZER Phone Number: 614-206-6009 Ext.: \_\_\_\_\_

Address: 3574 OAKLAWN ST City/State: Columbus, Ohio Zip: 43224

Email Address: \_\_\_\_\_ 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 Antonio Colosimo

PROPERTY OWNER SIGNATURE Constance M Sweitzer

ATTORNEY / AGENT SIGNATURE Antonio Colosimo

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

# 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

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ANTONIO COLOSIMO

of (1) MAILING ADDRESS 266 N. 4TH ST. #200 COLUMBUS, OH 43215

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 3574 OAKLAWN ST.

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) CONSTANCE M. SWEITZER (MCTAGGART)  
3574 OAKLAWN ST.  
COLUMBUS, OH 43224

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

ANTONIO COLOSIMO  
614.464.3600

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

(5) NORTH LINDEN  
JENNIFER ADAIR - CHAIR  
1385 NORRIS DR. 43224

and that the attached document (6) 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

(7) SIGNATURE OF AFFIANT

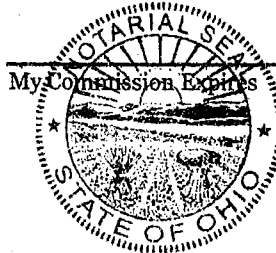
*Antonio Colosimo*

Sworn to before me and signed in my presence this 10 day of October, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

*Laural S. Flanagan*

Notary Seal Here



LAURAL S. FLANAGAN  
Notary Public, State of Ohio  
My Commission Expires August 24, 2019

**3574 OAKLAWN STREET**

Jennifer & Meredith Englehart  
Or Current Resident  
3553 Oaklawn Street  
Columbus, OH 43224

Connie McTaggart  
Or Current Resident  
3574 Oaklawn Street  
Columbus, OH 43224

Denise Bozung  
Or Current Resident  
3589 Kenlawn Street  
Columbus, OH 43224

Ricardo & Maria Garcia  
Or Current Resident  
3559 Oaklawn Street  
Columbus, OH 43224

Terry Stohr  
Or Current Resident  
3566 Oaklawn Street  
Columbus, OH 43224

Jose Hernandez  
Or Current Resident  
3567 Oaklawn Street  
Columbus, OH 43224

Adan Gomez  
Or Current Resident  
3560 Oaklawn Street  
Columbus, OH 43224

Michael Gary  
Or Current Resident  
3575 Oaklawn Street  
Columbus, OH 43224

Paul Williamson  
Or Current Resident  
3552 Oaklawn Street  
Columbus, OH 43224

Barbara Bryan  
Or Current Resident  
3581 Oaklawn Street  
Columbus, OH 43224

Turina Boothe  
Or Current Resident  
3547 Kenlawn Street  
Columbus, OH 43224

Myron Debrosse  
Or Current Resident  
3589 Oaklawn Street  
Columbus, OH 43224

Melvin Moyert  
Or Current Resident  
3555 Kenlawn Street  
Columbus, OH 43224

Andrew Elford  
Or Current Resident  
3595 Oaklawn Street  
Columbus, OH 43224

Zbigniew Pryjda  
Or Current Resident  
3561 Kenlawn Street  
Columbus, OH 43224

Peggy O'Brien  
Or Current Resident  
3596 Oaklawn Street  
Columbus, OH 43224

Robert Whitlock  
Or Current Resident  
3569 Kenlawn Street  
Columbus, OH 43224

Todd Van Vlack  
Or Current Resident  
3588 Oaklawn Street  
Columbus, OH 43224

Thanh Le  
Or Current Resident  
3575 Kenlawn Street  
Columbus, OH 43224

Cathy McNeal  
Or Current Resident  
3580 Oaklawn Street  
Columbus, OH 43224

Robert Doerring  
Or Current Resident  
3583 Kenlawn Street  
Columbus, OH 43224

# Board of Zoning Adjustment Application

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

## STATEMENT IN SUPPORT OF VARIANCE(S)

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). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
  2. Whether the variance is substantial.
  3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
  4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
  5. Whether the property owner purchased the property with knowledge of the zoning restriction.
  6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
  7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**PLEASE NOTE:** It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

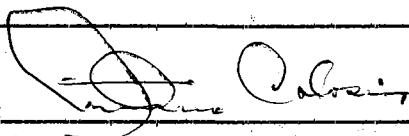
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

\* 3332.35 - CONSTRUCT AN ACCESSORY BUILDING CONSTRUCTED ON SITE.

\* 3332.38 - INCREASE HEIGHT OF DETACHED GARAGE FROM 15'-0" TO 26'-0"

\* 3332.38(F) - INCREASE GARAGE LIMITS FROM 720 SF TO 1,012 SF.

Signature of Applicant



Date

October 10, 2017



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/10/17



Disclaimer

Scale = 30



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

# BZA17-128

## 3574 OAKLAWN STREET

### ZONING

PRESENT ZONING: RESIDENTIAL	SINGLE FAMILY
EXISTING USE:	SINGLE FAMILY
PROPOSED CHANGE:	NO CHANGE

### PARCEL INFORMATION

LEGAL DESCRIPTION: 3574 OAKLAWN ST  
KENMORE KNOLLS 2  
LOT 41

LOT AREA:	0.14 AC/ 6,050 SF
TAX DISTRICT:	010-CITY OF COLUMBUS
PARCEL #	010-107114.00
BUILDING AREA:	EXISTING HOUSE 989 S.F.
	EXISTING GARAGE 576 S.F.
	NEW GARAGE 576 S.F.
	TOTAL 2,141 S.F.

SECTION 3332.18 (D) : NO MORE THAN 50 PERCENT OF THE LOT AREA SHALL BE WITH A DWELLING OR OTHER BUILDINGS.

PROPOSED =	2,141 GSF
EXISTING PARCEL =	6,050 GSF
	= 35% LOT COVERAGE

SECTION 3332.26 (C)(2): FOR A SINGLE FAMILY DWELLING ON A LOT MORE THAN 40 FEET WIDE, MINIMUM SIDEYARD SHALL NOT BE LESS THAN 5 FT.

SECTION 3332.27: REAR YARD NEEDS TO BE 25% OF TOTAL PARCEL OR 1500 SF.

SECTION 3332.28 (E): A PRIVATE DETACHED GARAGE MAY OCCUPY UP TO 45 PERCENT OF REAR YARD.

SECTION 3332.29: HEIGHT IN RESIDENTIAL DISTRICTS SHALL NOT EXCEED THIRTY-FIVE (35) FEET.

#### VARIANCES REQUESTED:

3332.38 (F): GARAGE SIZE IS LIMITED TO 720 S.F. OR  $\frac{1}{3}$  OF THE LIVING AREA OF THE HOUSE, WHICHEVER IS GREATER. WHEREAS, A TOTAL OF 1012 S.F. IS PROPOSED, 292 S.F. OVER THE MAXIMUM.

332.35, ACCESSORY BUILDING: TO ALLOW AN ACCESSORY BUILDING TO CONTAIN FINISHED SPACE WHICH IS NOT ORDINARILY APPURTENANT TO THE PERMITTED PRINCIPAL USE.

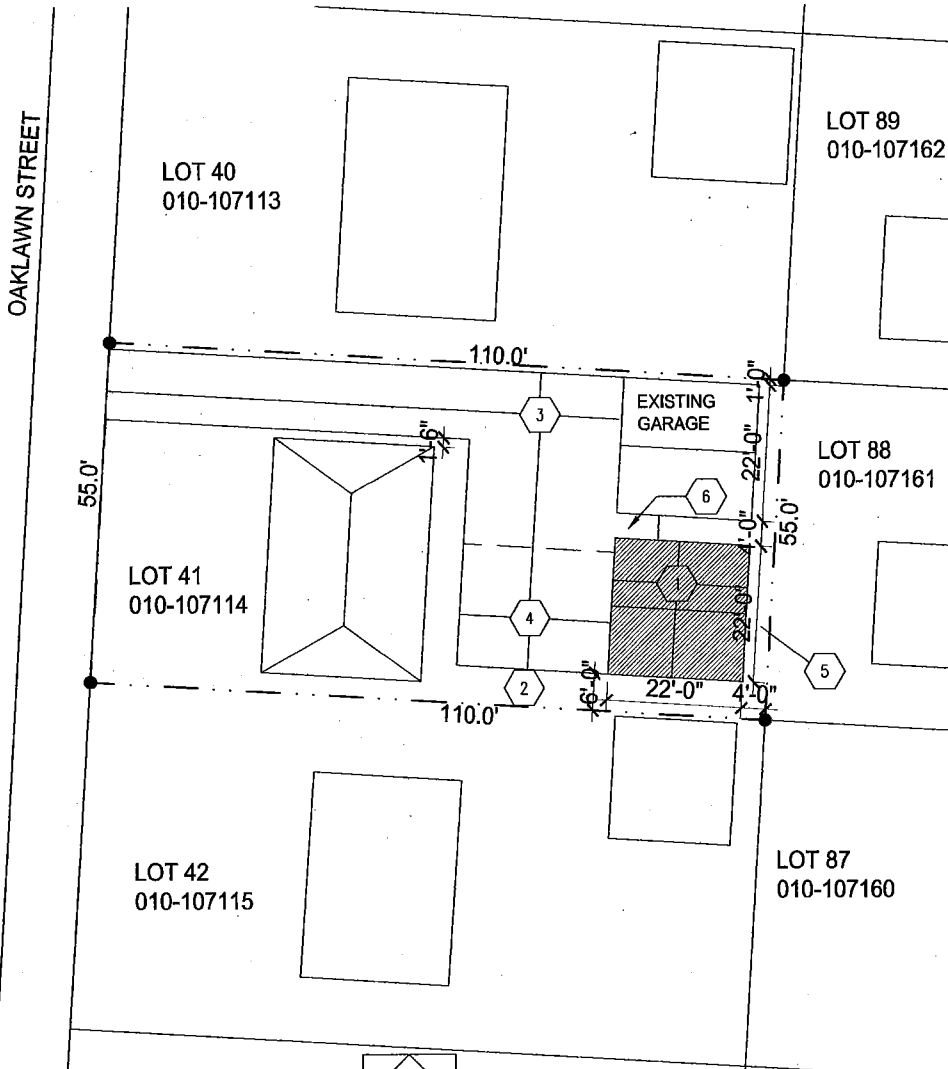
332.38, PRIVATE GARAGE: TO ALLOW FOR FINISHED SPACE ON THE SECOND FLOOR OF A DETACHED GARAGE AND TO INCREASE THE ALLOWABLE HEIGHT OF A DETACHED GARAGE FROM 15 FEET TO 26 FEET.

### GENERAL NOTES

1. PROTECT EXISTING TREES.

### CODED SITE PLAN NOTES

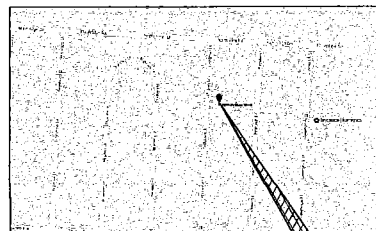
1. PROPOSED GARAGE.
2. SIDEYARD AT 6'-0".
3. EXISTING CONCRETE PAVEMENT.
4. EXPANDED CONCRETE DRIVEWAY.
5. EXISTING REARYARD AT 4'-0".
6. EXISTING CONCRETE STOOP.



**A SITE PLAN**  
SCALE: 1" = 30' (BASED ON 8.5"X11" PLOT)



ANTONIO COLOSIMO OHIO # 6520  
EXPIRATION DATE: 12-31-2017



3574 OAKLAWN ST  
COLUMBUS, OH 43224

### KEY LOCATION PLAN



### 3D / Group, Inc.

Architecture-Planning & Design-Project Management  
266 North Fourth St.  
Columbus, Ohio 43215  
Phone: 614.464.3600  
Fax: 614.464.9331  
3dinfo@3dgroup.com

PROPOSED GARAGE FOR:

## 3574 OAKLAWN STREET

COLUMBUS, OHIO 43224

DATE: 10-05-2017

REVISION:

SHEET REVISED:

COMM. #  
2017-034

1 of 1

**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) CONSTANCE M. SWEITZER  
of (COMPLETE ADDRESS) 3574 OAKLAWN ST Columbus, Ohio 43224  
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>Constance M. Sweitzer</u>	<u>3574 OAKLAWN ST Columbus Ohio</u> <u>43224</u>

SIGNATURE OF AFFIANT Constance M. Sweitzer

Sworn to before me and signed in my presence this 16 day of October, in the year 2017

[Signature]  
SIGNATURE OF NOTARY PUBLIC

March 30, 2020  
My Commission Expires

Notary Seal Here



**Erika L. Turklay**  
Notary Public, State of Ohio  
My Commission Expires  
March 30th 2020