



Mayor Michael B. Coleman

## BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 14310-00000-00086  
Date Received: 10 FEB. 2014  
Commission/Civic: NONE  
Existing Zoning: \_\_\_\_\_ Application Accepted by: AF Fee: \$ 320  
Comments: \_\_\_\_\_

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3332.38 G  
We propose to build a 2 car detached garage with matching pitch roof  
which is 21' High, and it sits 10' from E. Main Rd 3332.21 D2  
in addition there is an exsisty fence which is in the vision clearance triangle.

### LOCATION

1. Certified Address Number and Street Name 132 S. Chesterfield Rd  
City Columbus State Ohio Zip 43209  
Parcel Number (only one required) 010 090 754

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Shawn McNeil  
Address 370 Charleston Ave City/State Columbus Oh Zip 43214  
Phone # 354 8361 Fax # 474 5613 Email Justgarages@hotmail.com

### PROPERTY OWNER(S):

Name Bradford Colegate Andrew Mitchell  
Address 132 S. Chesterfield Rd City/State Columbus Ohio Zip 43209  
Phone # 284 0608 Fax # X Email BColegate24@gmail.com  
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Same as Applicant  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Shawn McNeil  
PROPERTY OWNER SIGNATURE Andrew Mitchell + Bradford Colegate  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer



14310-00000-00086  
132 SOUTH  
CHESTERFIELD ROAD

Power Of Attorney

I, Bradford Colegate and James Mitchell,  
Owners of 132 South Chesterfield rd. Columbus, Ohio 43209, Give  
Shawn McNeil the power to represent us in the matter of obtaining  
a variance for the above mentioned property on 22, April 2014.

Signature of Affiants

Bradford Colegate  
James A. Mitchell

Subscribed to me in my presence and before me this 10th day of  
February, in the year 2014.

Signature of Notary Public

[Signature]  
06 - 16 - 2018

My Commission expires:

Notary Seal Here



OLUWAFUNKE FADIPE  
Notary Public, State of Ohio  
My Comm. Expires 06-16-2018



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## AFFIDAVIT

14310-00000-00086  
132 SOUTH  
CHESTERFIELD ROAD

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Shawn McNeil  
of (1) MAILING ADDRESS 370 Charleston Ave Columbus Ohio 43214  
deposed 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 the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) 2/10/2014

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Bradford Colgate, Andrew Mitchell  
132 S. Chesterfield Rd Columbus  
Ohio 43209

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

Shawn McNeil  
614 354 8361

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

(5) N/A

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 10 day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

12/6/2017



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### STATEMENT OF HARDSHIP

14310-00000-00086  
132 SOUTH  
CHESTERFIELD ROAD

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That 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. That 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 the 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 sheet

Signature of Applicant

Date

2/9/14

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**14310-00000-00086**  
**132 SOUTH**  
**CHESTERFIELD ROAD**

Colegate  
Statement of Hardship  
132 S Chesterfield rd  
Columbus, Ohio

Certain properties, built before the zoning code was enacted, do not conform to today's standards. 132 S Chesterfield is one of those properties. The lot is a corner lot and code does not allow for a logical place to build a garage. Due to the lot having two front yards and very little rear yard, there is only one feasible location that we can build a garage which extends into the setback on Elbern ave. We are requesting a variance to code 3332.21 D1, to reduce setback requirement from 20' to 10'.

In addition, the owners would like to build a garage that blends well with and compliments the current home. The zoning code establishes criteria to allow the height limitation to be exceeded if a site is located in an architectural review district. A general policy has been derived from code 3332.38 G to support cases involving architectural compatibility only that are not in Historic districts. Similar variances have been approved by the board when applicants commit to conditions intended to preclude conversion of the additional story to habitable space, and design commitments. We are also requesting variance to code 3332.38 G to allow the garage to be 21' 6" in total height in order to build a garage that matches the character of the house.

The current owners recently purchased the home which included a fence along Elbern Avenue side. The fence is constructed along the property line. We are requesting a variance to code 3321.05 B1, to permit the fence in it's current, existing location.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/7/14



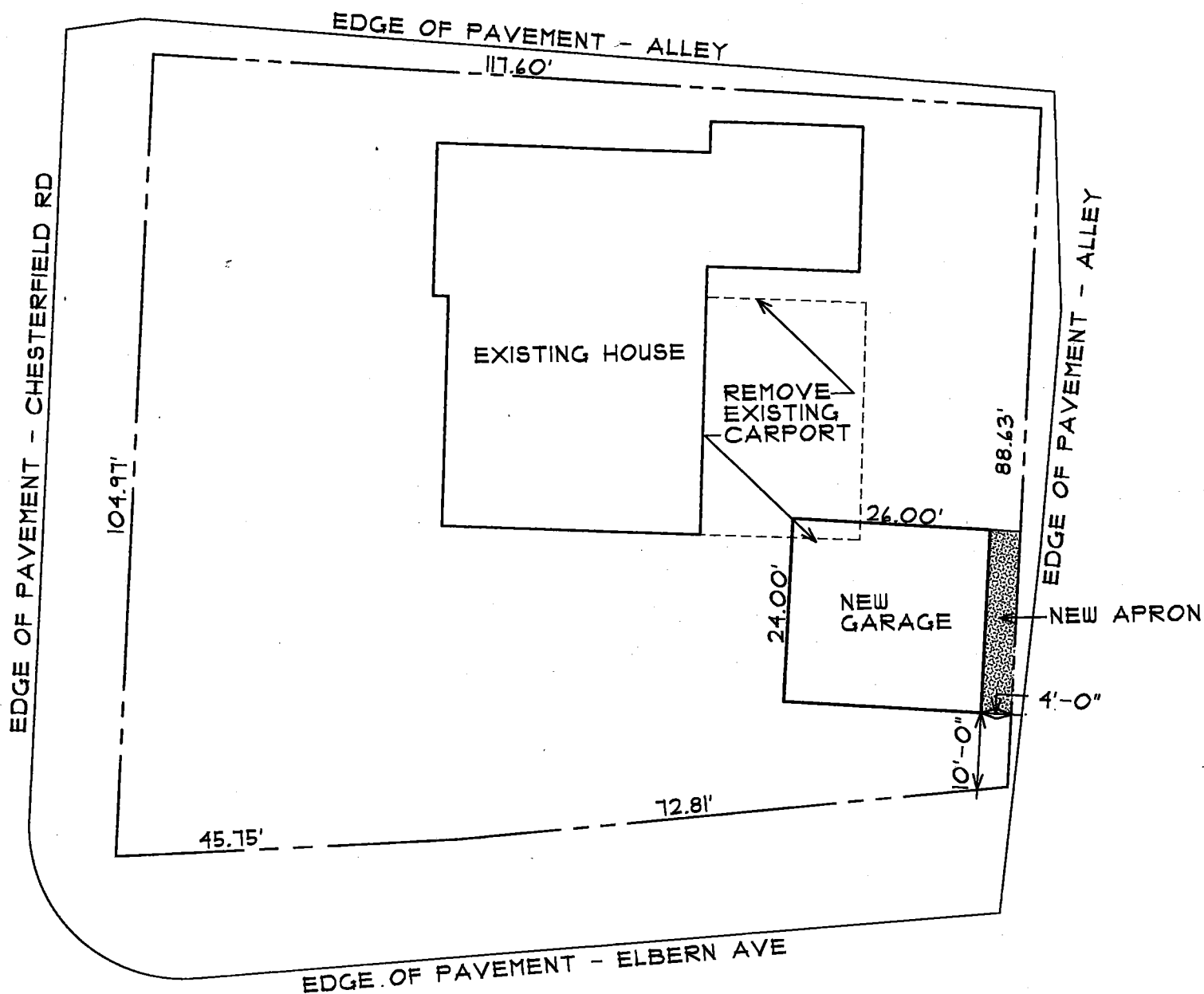
Disclaimer

Scale = 100

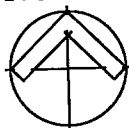


This map is prepared for the real property inventory within this county. Users of this map should be consulted for verification of the information sources should be consulted for verification of the information within the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

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**132 SOUTH**  
**CHESTERFIELD ROAD**



NORTH



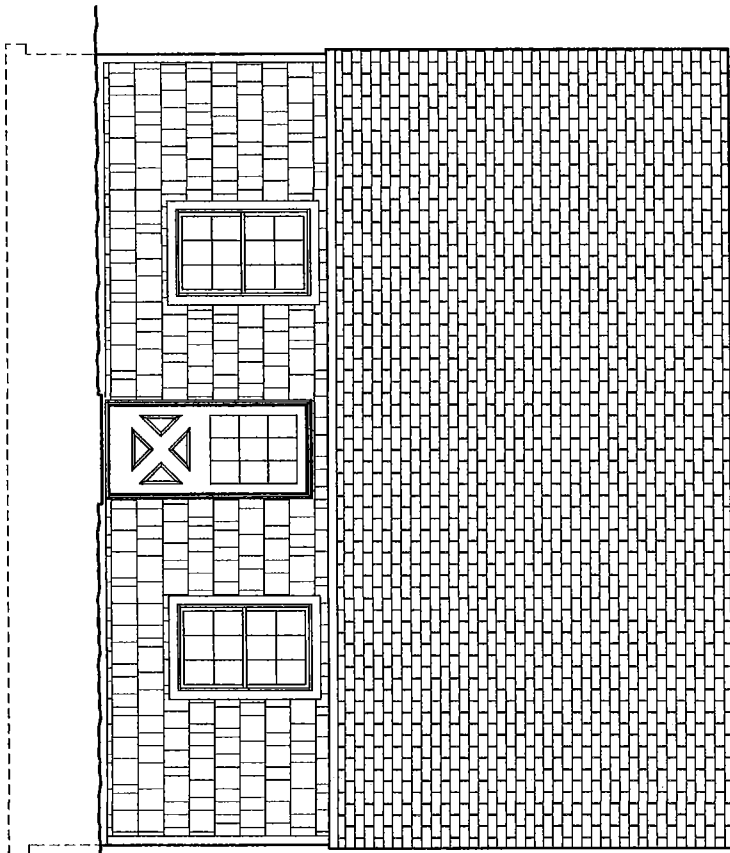
SITE PLAN



SCALE: 1" = 20'-0"

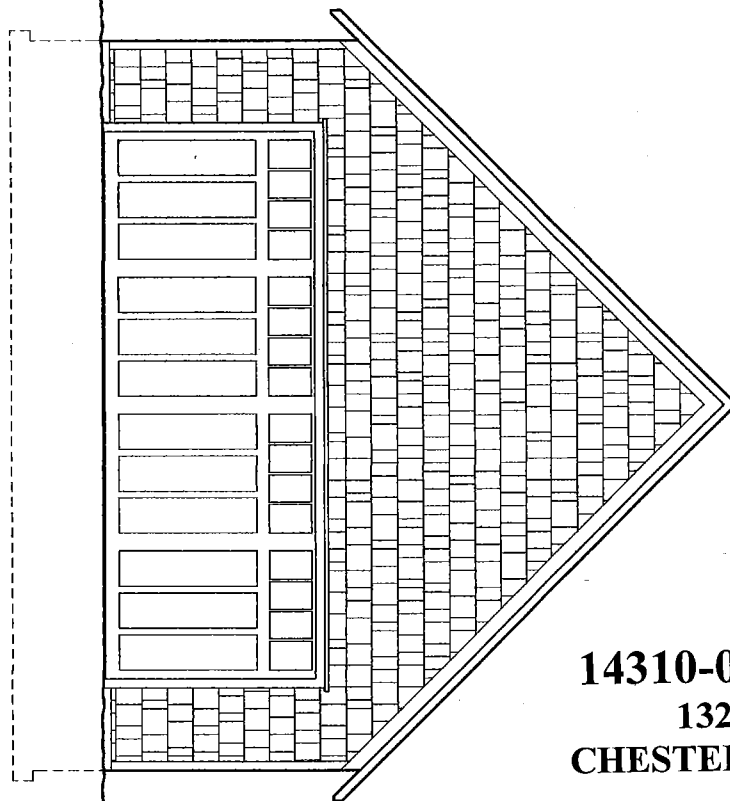
14310-00000-00086  
132 SOUTH  
CHESTERFIELD ROAD





**LEFT ELEVATION**

0 1 2 3 4 5 6 7 8  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

0 1 2 3 4 5 6 7 8  
SCALE: 1/4" = 1'-0"

**14310-00000-00086**  
**132 SOUTH**  
**CHESTERFIELD ROAD**

**The Garage Guys**  
Project #20100201  
Date 02/26/11  
Designed by JH  
Drawn by JH  
Checked by JH  
Reviewed  
Sheet No. **2.0**  
2 of 3 Sheets

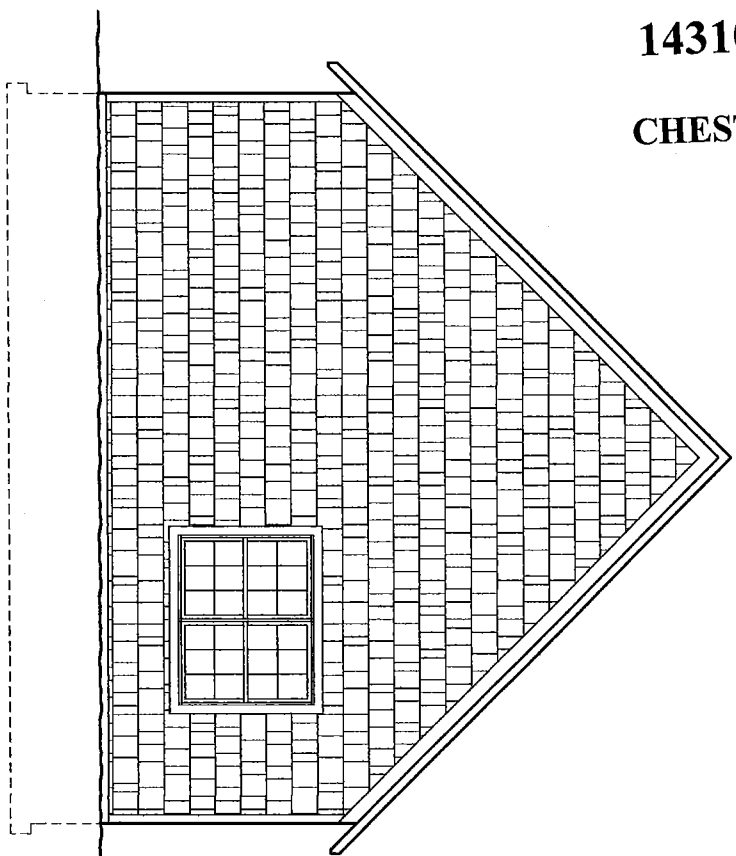
**JAMISON & ASSOCIATES**  
**DESIGN & DRAFTING**  
CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING  
132 SOUTH CHAMPION AVENUE, COLUMBUS, OHIO 43206 (614) 902-2544

**ELEVATIONS**  
**COLEGATE GARAGE**  
132 S. SCHUSTERFIELD ROAD  
COLUMBUS, OHIO 43215

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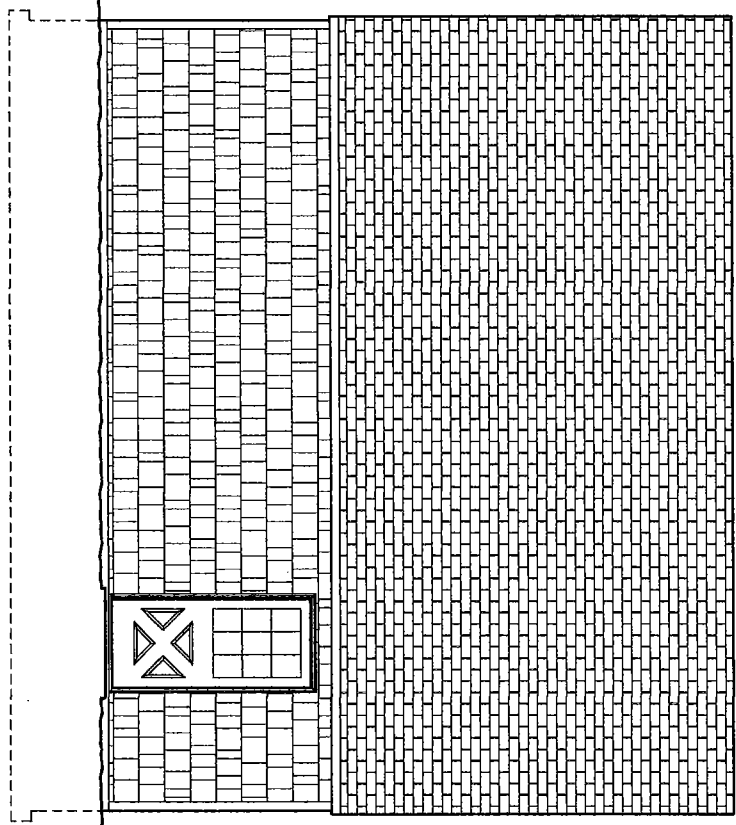
REAR ELEVATION

0 1 2 3 4 5 6 7 8  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

0 1 2 3 4 5 6 7 8  
SCALE: 1/4" = 1'-0"





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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 #

**14310-00000-00086**

**132 SOUTH**

**CHESTERFIELD ROAD**

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Shawn McNeil  
370 Charleston Ave 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

Bradford Colegate

132 S. Chesterfield Rd Columbus Ohio 43209

Andrew Mitchell

same ↑

SIGNATURE OF AFFIANT

[Signature]

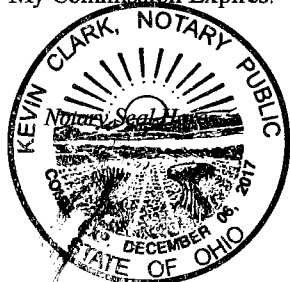
Subscribed to me in my presence and before me this 10 day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

12/6/2017



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