



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

OFFICE USE ONLY

Application Number: # 14310-00000-00087

Date Received: _____

Commission/Civic: _____

Existing Zoning: _____ Application Accepted by: _____ Fee: _____

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Build a carriage house with living space above (detached) proposed
Variances 3332.38(F) garage size 3332.38(G) garage height
3332.38(H) living space above garage.
720-1203.9, 15'

LOCATION

1. Certified Address Number and Street Name 4109 Olentangy River Rd

City Columbus State OH Zip 43214

Parcel Number (only one required) 010121675

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Juliet Bullock Architects LLC

Address 1182 Wyandotte Rd City/State Columbus OH Zip 43212

Phone # 614-935-0944 Fax # _____ Email bullock.juliet@gmail.com

PROPERTY OWNER(S):

Name Chad E Carpenter / Robert Andrew Haines

Address 4109 Olentangy River Rd City/State Columbus OH Zip 43214

Phone # 614-5707574 Fax # _____ Email chadec@gmail.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE Juliet A. Bullock

PROPERTY OWNER SIGNATURE Chad E. Carpenter / R. Andrew Haines

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 all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00087
4109 OLENTANGY RIVER
ROAD

One Stop Shop Zoning Report Date: Fri Feb 28 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4109 OLENTANGY RIVER RD COLUMBUS, OH 43214

Mailing Address: PO BOX 2848

GRAND RAPIDS, MI 49501-24

Owner: CARPENTER CHAD E HAINES R

Parcel Number: 010121675

ZONING INFORMATION

Zoning: 767, Residential, RR

effective 4/21/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

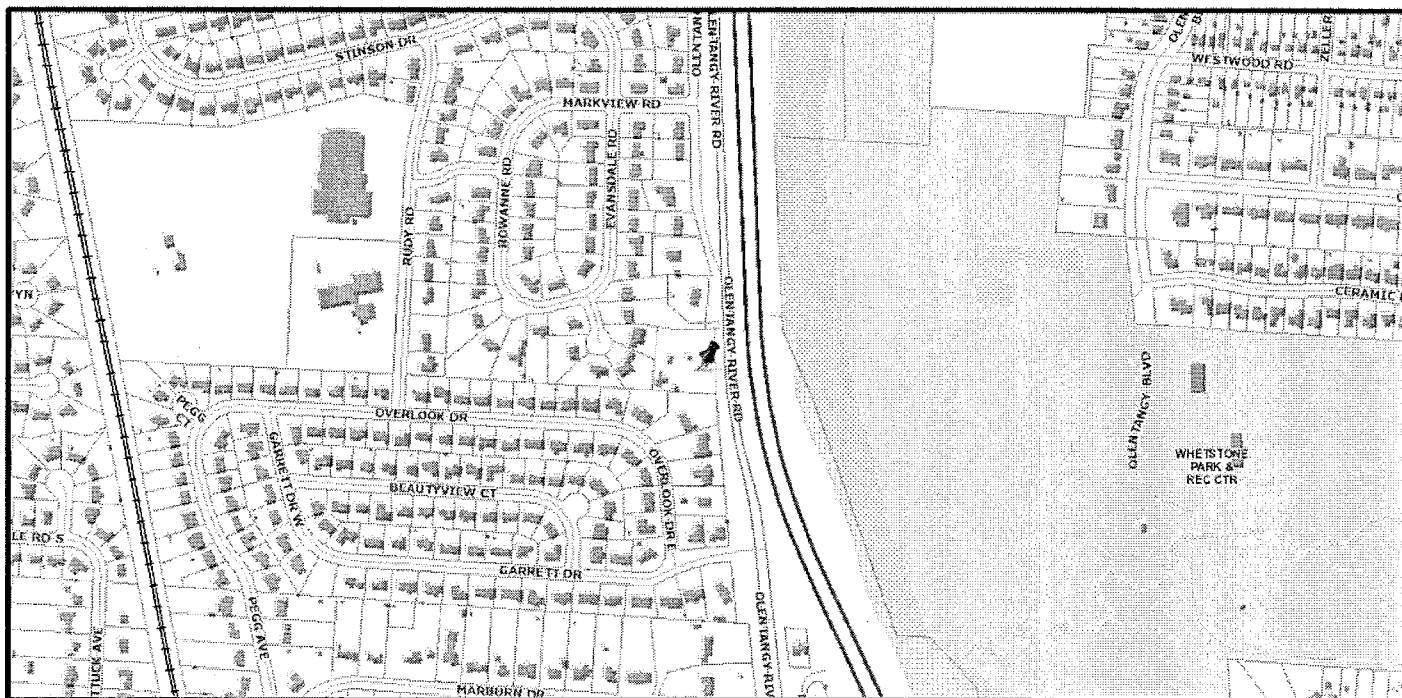
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-00000-00087
4109 OLENTANGY RIVER
ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Juliet A. Bullock
of (1) MAILING ADDRESS 1182 Wyandotte Rd
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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Chad Carpenter/ Robert Andrew Haines
4109 Olentangy River Rd
Columbus, Ohio 43214

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

Juliet Bullock Architects LLC
Juliet Bullock 614-935-0944

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

(see attached)

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

SIGNATURE OF AFFIANT

(8)

Juliet A. Bullock

Subscribed to me in my presence and before me this 6th day of February, in the year 2014

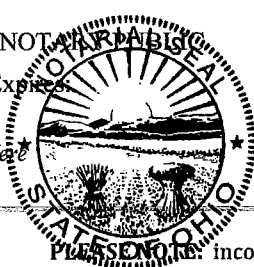
SIGNATURE OF NOTARY PUBLIC

(8)

Guy Williams

My Commission Expires _____

Notary Seal Here



GUY WILLIAMS, III
Notary Public, State of Ohio
My Commission Expires 10-19-16

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STATEMENT OF HARDSHIP

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4109 OLENTANGY RIVER
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 attached)

Signature of Applicant

Juliet Bullock

Date

2/15/14

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ROAD

Statement of Hardship

The home on this property is a very unique. It maintains its colonial character both inside and outside, including hand hewn log beamed ceilings and 12" wide plank floors. An addition to the home could destroy the architectural integrity of portions of the home. An attached garage of the scale we are proposing is allowable under the zoning code, but it would not be an appropriate addition for this historic home.

The original detached garage for the house is small, and does not accommodate a car. We are proposing a detached carriage house structure with a studio home office above for the client. His work is off site staging productions, so this space is simply a home office base for him. There will be no plumbing or kitchen proposed in this carriage house building. Once the carriage house is built, the existing garage will be converted to a pool house for the property.

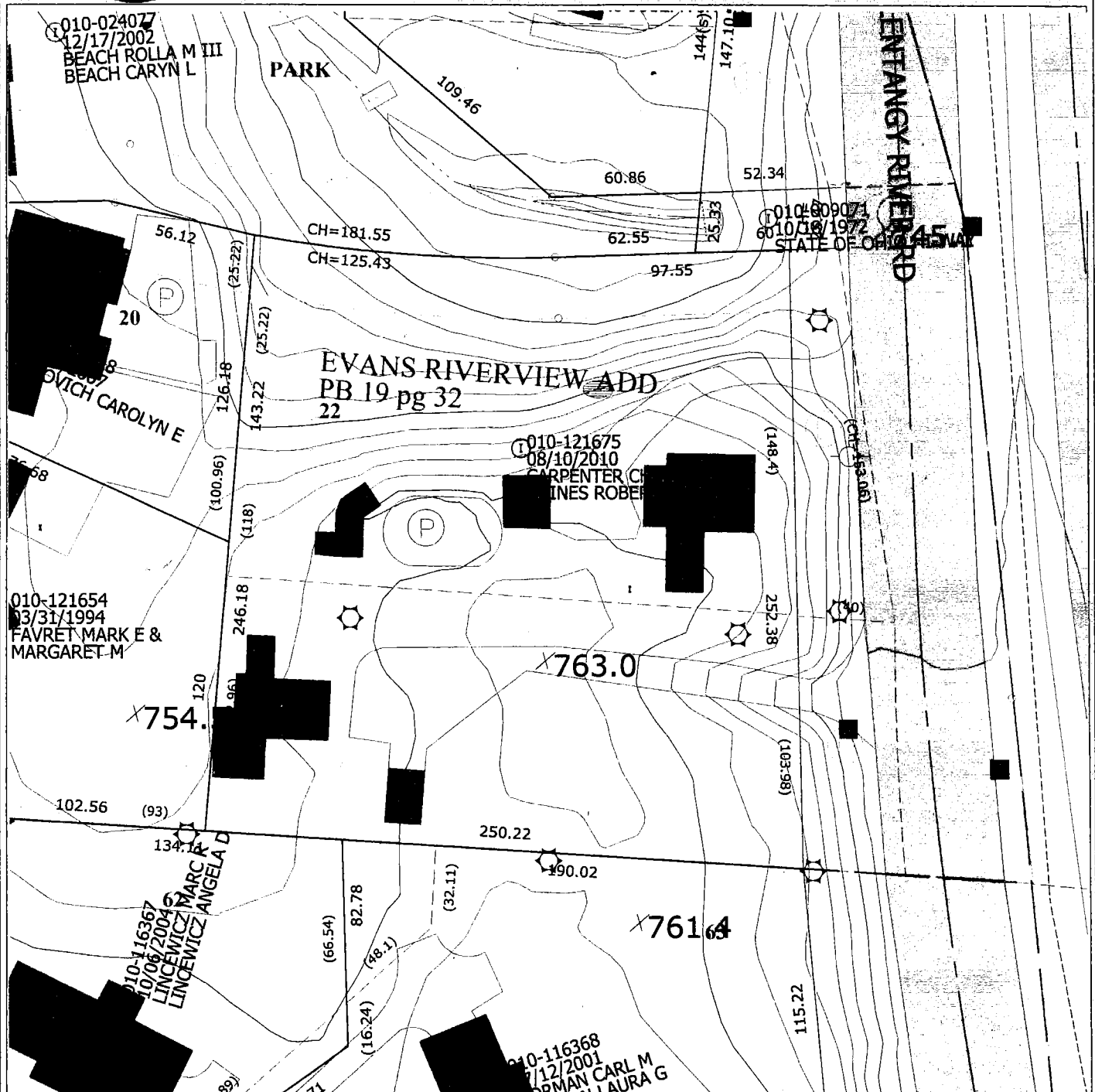
This estate size lot is larger than most and the carriage house is appropriately scaled for the property, so we feel this is a reasonable request. The carriage house location takes advantage of an existing drive and gated entrance, and due to dense vegetation and a grade differential it should not be visible from Olentangy River Road. The carriage will be located between two large existing trees on the property.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 12/30/13



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county using survey plats, and other public records and data. Users of this map should consult the information sources for verification of the information. The county and the mapping companies assume no legal responsibility for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

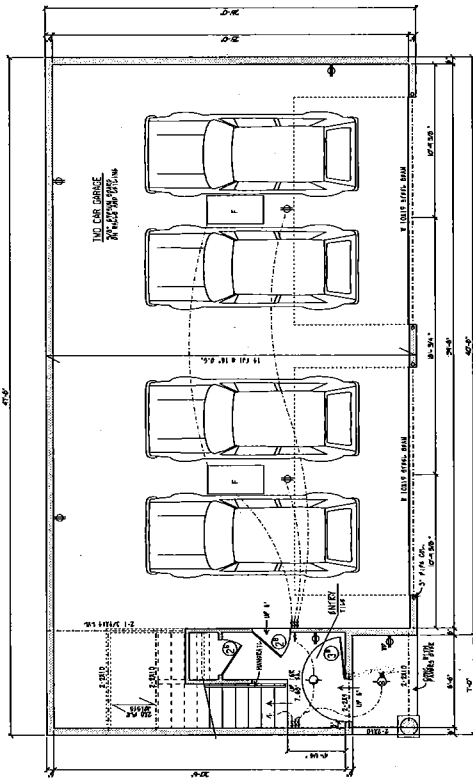
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Real Estate / GIS Department

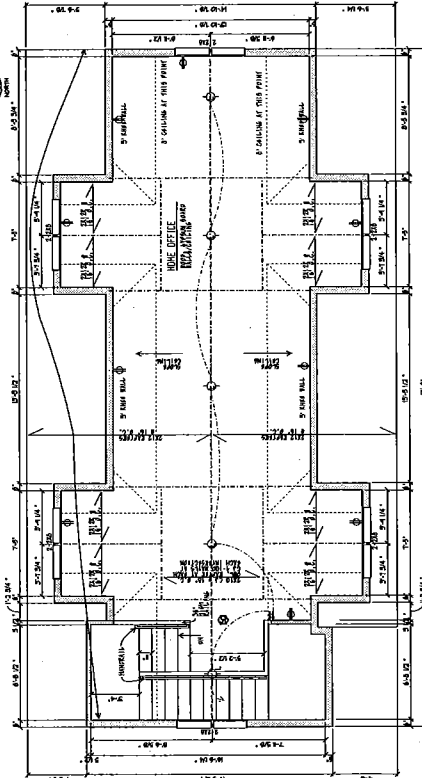
INDEX TO DRAWING
SHEET 1 SITE PLAN, FIRST FLOOR PLAN, ELEVATIONS
SHEET 2 FOUNDATION PLAN, SECTION
BUILDING CODE INFO
CONSTRUCT NEW DETACHED GARAGE
WITH LIVING SPACE ABOVE

14310-00000-00087

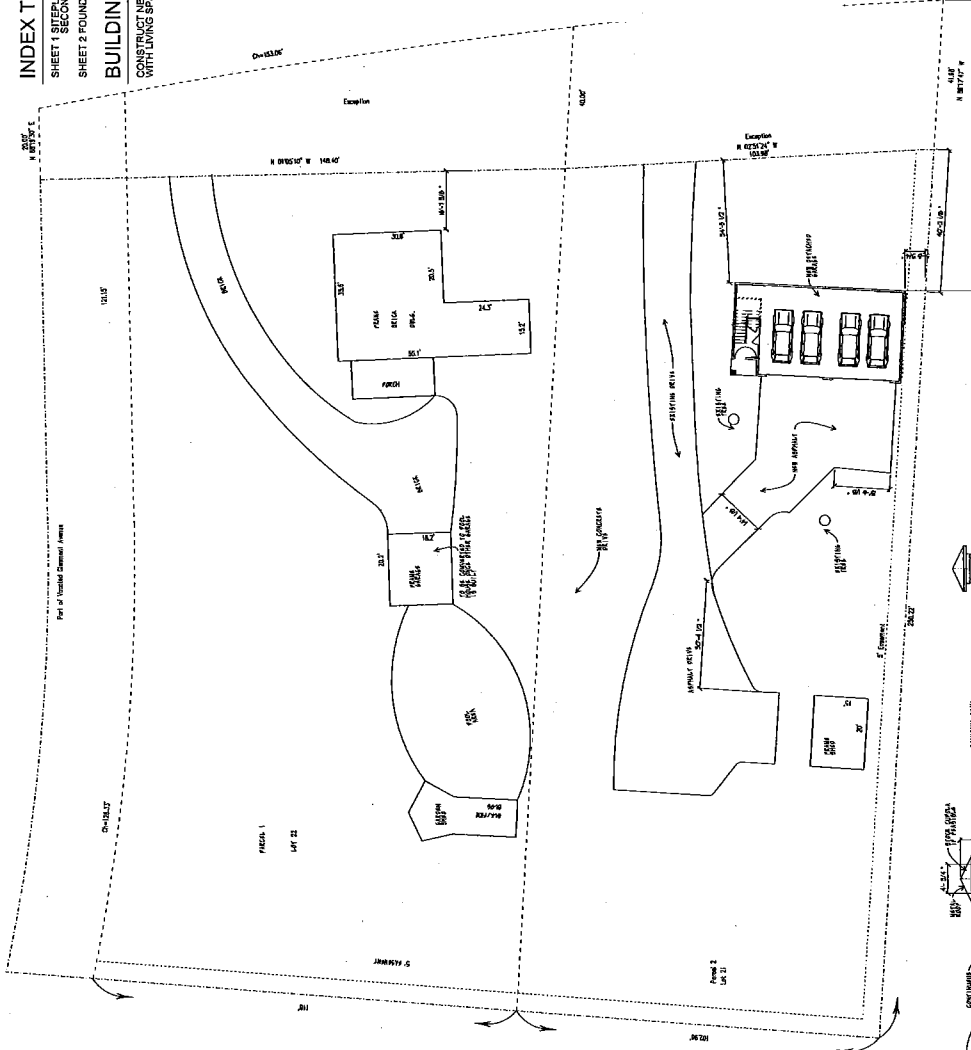
4109 OLENTANGY RIVER ROAD



PROPOSED GARAGE PLAN
SCALE: 1/4" = 1'-0"



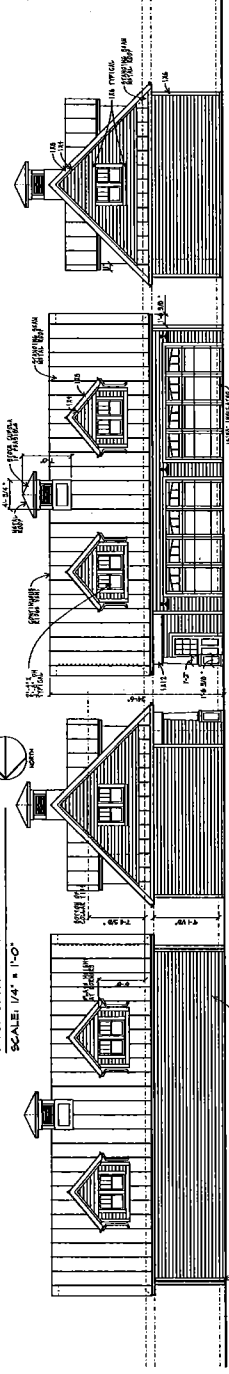
PROPOSED UPPER LEVEL STUDIO
SCALE: 1/4" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

ZONING INFORMATION

PARCEL NUMBER: 0102575
REAR PORCH: 14-35
CONSTRUCT A GARAGE WITH LIVING
SPACE ABOVE. 14-35 SE
GARAGE MUST BE 20' X 20' SE
TOTAL GARAGE FLOOR AREA: 2520 SF
LOT AREA: 88,833 SF
PROPOSED GARAGE: 2520 SF
335218 (6) LIVING SPACE ABOVE GARAGE





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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: **14310-00000-00087**
4109 OLENTANGY RIVER
ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Juliet Bullock
of (COMPLETE ADDRESS) 1182 Wyandotte Rd Columbus Ohio 43212
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>Chad E. Carpenter</u>	<u>4109 Olentangy River Rd Columbus 43214</u>
<u>Robert Andrew Haines</u>	<u>4109 Olentangy River Rd Columbus 43214</u>

SIGNATURE OF AFFIANT

Juliet A. Bullock

Subscribed to me in my presence and before me this 6th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Guy Williams, III

My Commission Expires:

10-19-16

Notary Seal Here



GUY WILLIAMS, III
Notary Public, State of Ohio
My Commission Expires 10-19-16

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