



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: # 14310-00000-00574
Date Received: 13 Aug 2014
Commission/Civic: CLEVELANDVILLE
Existing Zoning: _____ Application Accepted by: ff 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.

Construct a 2 1/2 car carriage house (garage) with a finished
rec room and bath on second floor.
INCREASE FROM 845 sq ft (1/3 NET LIVING) TO 1,051 sq ft (200)

LOCATION

1. Certified Address Number and Street Name 368 E. Dunedin Rd
City Columbus State OH Zip 43214
Parcel Number (only one required) 010-058286

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Anderson M. III and Katherine M. Renick
Address 368 E. Dunedin Rd City/State Columbus OH Zip 43214
Phone # 614-359-3260 Fax # _____ Email renick.9@osu.edu
☐ 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 _____
PROPERTY OWNER SIGNATURE Anderson M. Renick
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

14310-00000-00574
368 EAST DUNEDIN ROAD

One Stop Shop Zoning Report Date: Thu Sep 4 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 368 E DUNEDIN RD COLUMBUS, OH

Mailing Address: 820 FOLLIN LN SE
VIENNA, VA 22180

Owner: RENICK ANDERSON M RENICK I

Parcel Number: 010058286

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

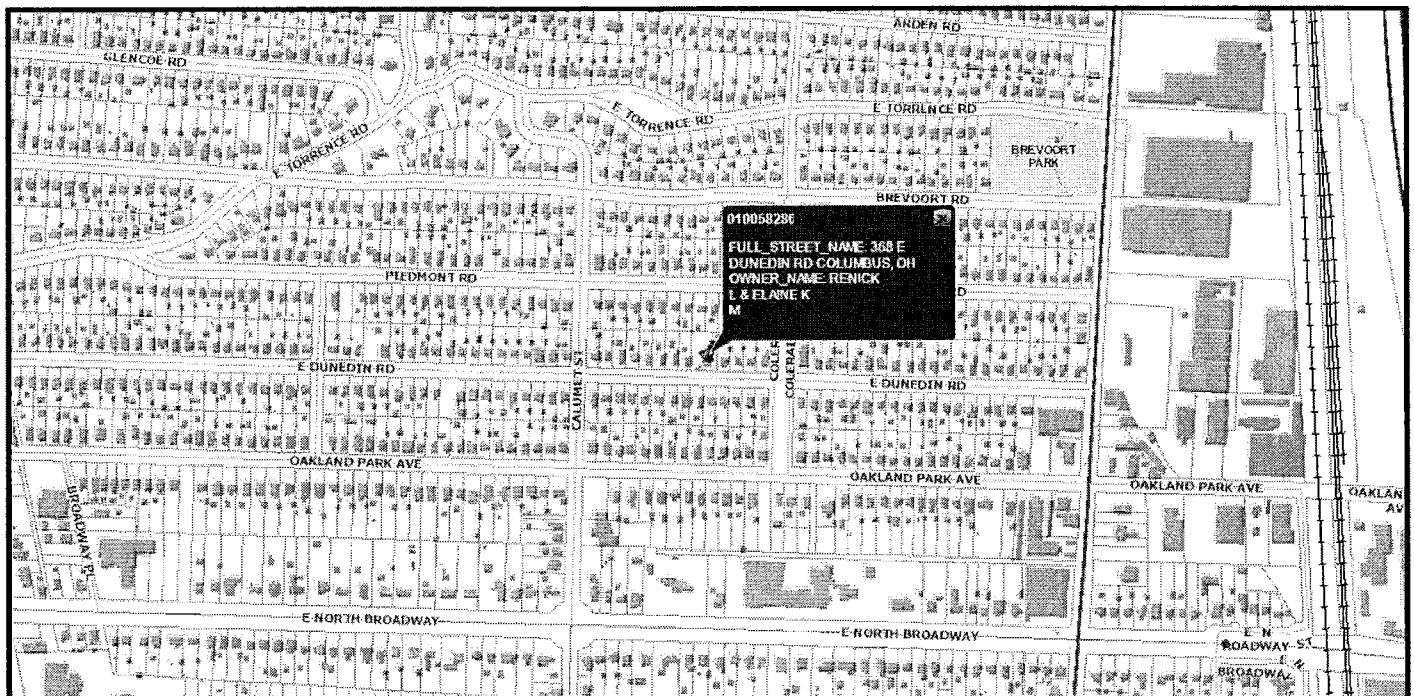
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

14310-00000-00574
368 EAST DUNEDIN ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Anderson m. Renick III
of (1) MAILING ADDRESS 368 E. Dunedin Rd, Columbus, OH 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Anderson m. Renick III
Katherine m. Renick
368 E. Dunedin Rd
Columbus, OH 43214

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

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

(5) Clintonville Area Commission
c/o Dana Bagwell
3909 N. High St, Columbus OH 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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
see attached list

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

SIGNATURE OF AFFIANT

(8) Anderson M. Renick III

Subscribed to me in my presence and before me this 12th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Holly True Shaver

My Commission Expires:

HOLLY TRUE SHAVER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Notary Seal Here

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



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

STATEMENT OF HARDSHIP

14310-00000-00574

368 EAST DUNEDIN 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

Adean M. Reinick

Date

8/12/14

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

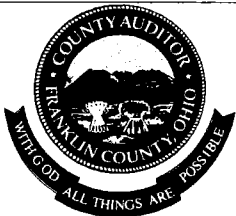
STATEMENT OF HARDSHIP
RENICK – 368 E Dunedin Rd, Columbus 43214

We are planning to build a 2-story detached garage in the style of a carriage house, which will complement the historical character and style of our home. We understand that this new carriage house will require variances related to square footage, height and habitable space.

There is an existing historical outbuilding on the property that is not suitable for use as a garage. However the existing outbuilding is serving a useful purpose as a garden shed/workshop, and thus we would like to keep and continue to use it. Considering both the existing outbuilding (361 square feet) and new garage (690 square feet), the total square footage would be 1051 square feet, just 206 over the allowed amount based on the floor area of our home.

The height variance is required to build a structure that has a roof pitch which is compatible with the architectural character of our home, a turn-of-the-century brick four square. Within this higher roof line, we would like to include habitable space on the second floor that can serve as a hobby room, guest area, and conditioned storage space. Our house has a stone foundation with causes the basement to remain damp, and together with the low ceiling height of the basement, it is not suitable either for living space or for storing certain items, such as electronics and furniture.

We are working with both a local architectural firm and a landscape architect to ensure that the new garage and landscaping fits the character of our neighborhood. Other factors we believe support our request include: (1) Our property is located on a double lot that has more than sufficient space for the garage, thus a variance related to lot coverage is not needed. (2) The size of the new driveway will be approximately $\frac{1}{2}$ the surface area of the existing driveway, thus significantly increasing the green-space on the property. (3) We do not plan to remove trees, but additional trees and other landscaping will be planted. (4) Because we have personally discussed our plans with all adjacent neighbors (except for one vacant property) and no concerns were expressed, we have no reason to believe our plans would negatively impact or cause a burden to our neighbors.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 8/11/14



Disclaimer

Scale = 60



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

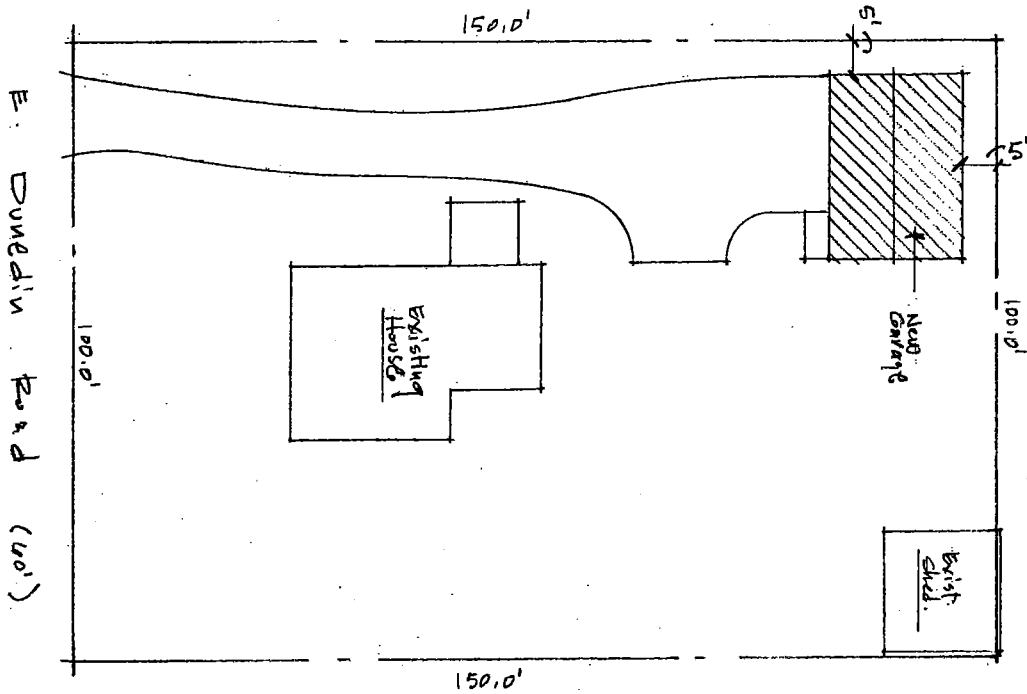
14310-00000-00574
368 EAST DUNEDIN ROAD

ap.

Real Estate / GIS Department

14310-00000-00574
368 EAST DUNEDIN ROAD

New Garage for The Kenick Residence
368 Dunedin Road - Clintonville - Urbanorder Architecture



Site Plan
Scale 1" = 20'-0"
August 11, 2014

Zoning Information

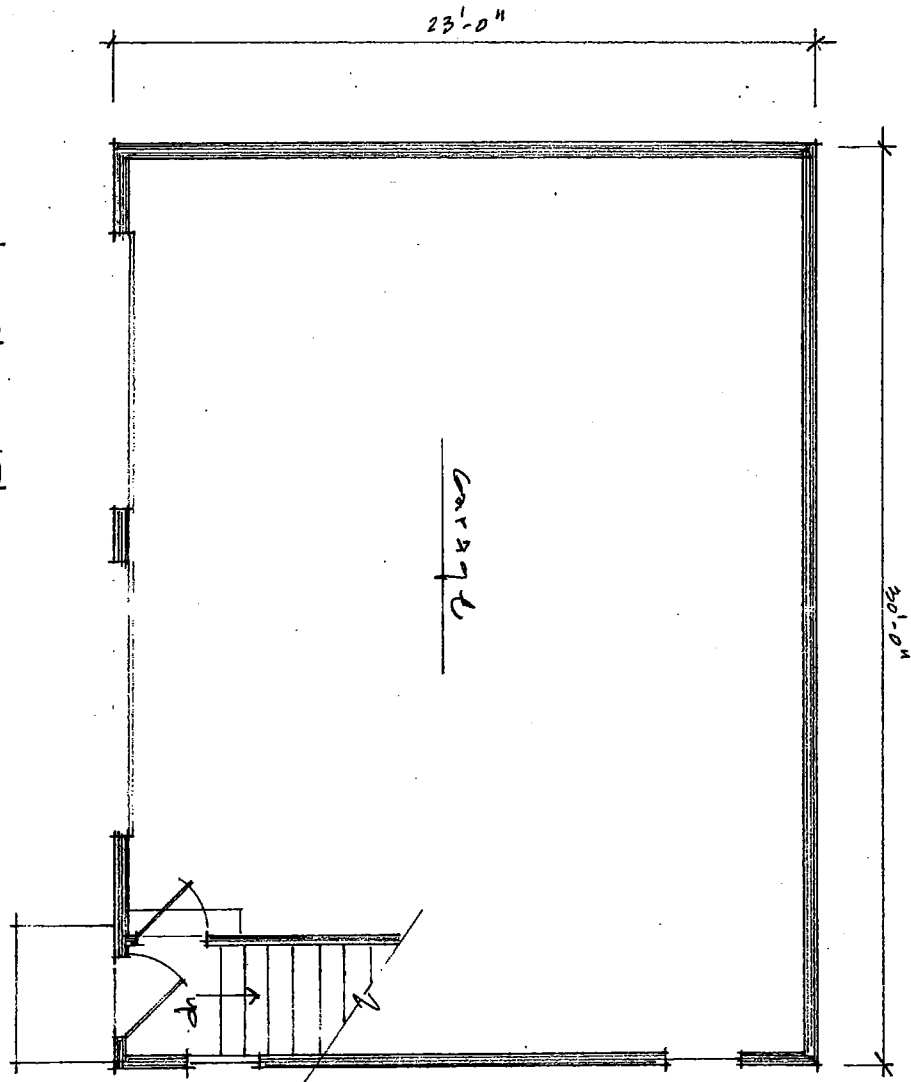
Parcel Number 010-0582860
Zoning R-3
Use Single Family

Lot Size 15,000 SF
Lot Coverage 11.84 SF

Exist. House 341 SF
Exist. 'Barn' 341 SF
Proposed Garage 140 SF
Total 2237 SF (14.9%)

Liveable SF of Exist. House 2630 SF
Allowable Garage 2534 x 1/3 = 845 SF
Proposed Garage + Exist. 'Barn' 1051 SF (20% SF over)

14310-00000-00574
368 EAST DUNEDIN ROAD



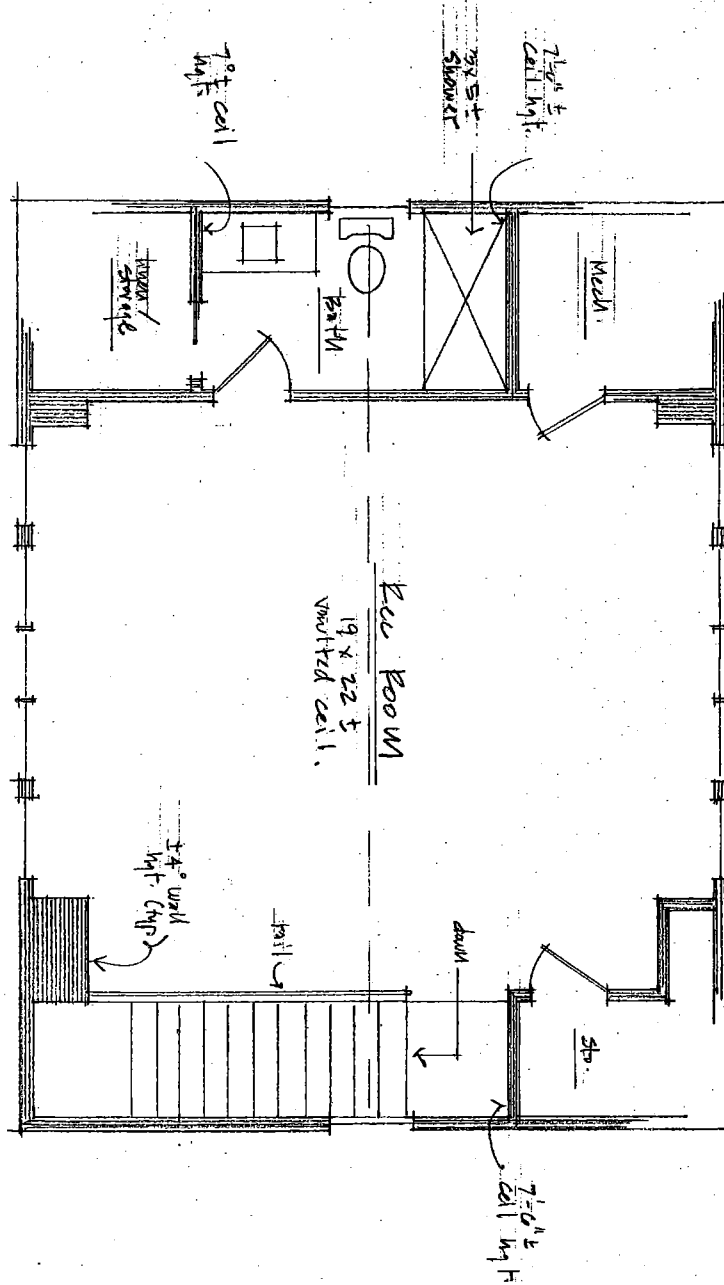
First Floor Plan
Scale 1/4" = 1'-0"
July 28, 2014

New Garage for: The Penick Residence
368 Dunedin Road - Clintonville - Urbanorder architecture

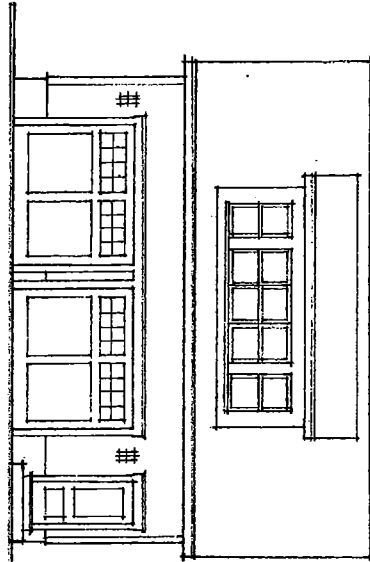
368 EAST DUNEDIN ROAD

343 Dune din - Road - Clintonville - Urban order architecture

Second Floor Plan
Scale 1/4" = 1'-0"
July 28, 2014

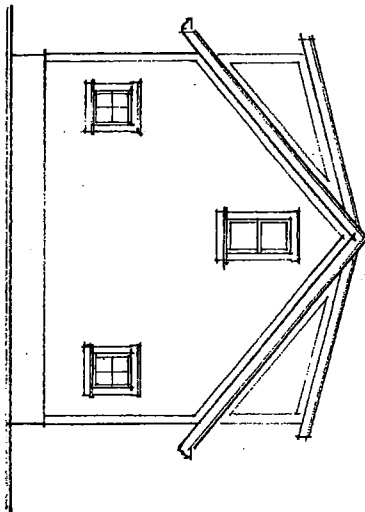


14310-00000-00574
368 EAST DUNEDIN ROAD

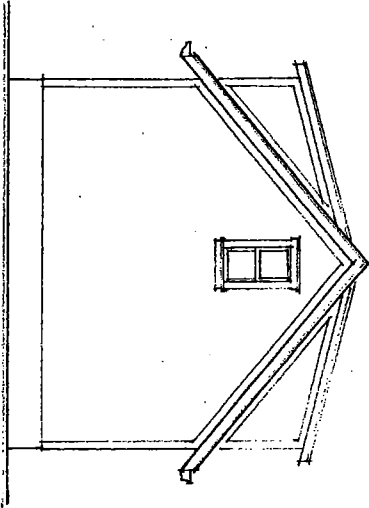


South Elevation

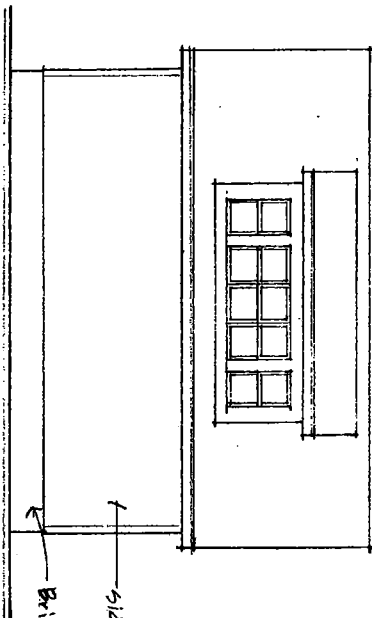
Scale 1/8" = 1'-0"
July 28, 2014



East Elevation



West Elevation



North Elevation

siding
Brick base

New Coverage for: The Renick Residence
368 Dunedin Road - Clintonville - Urbanover Architecture



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

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.
provided.

14310-00000-00574

APPLICATION: **368 EAST DUNEDIN ROAD**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Anderson M. Renick III
of (COMPLETE ADDRESS) 368 E. Dunedin 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

Anderson M. Renick III

368 E. Dunedin Rd, Columbus 43214

Katherine M. Renick

368 E. Dunedin Rd, Columbus 43214

SIGNATURE OF AFFIANT

Anderson M. Renick III

Subscribed to me in my presence and before me this 12th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Holly True Shaver

My Commission Expires:

HOLLY TRUE SHAVER, ATTORNEY AT LAW

NOTARY PUBLIC, STATE OF OHIO

My commission has no expiration date.

Section 147.03 R.C.

Notary Seal Here

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