

**BZA15-032**  
**537 GLENMONT AVE**



**CITY OF COLUMBUS**

**DEPARTMENT OF BUILDING AND ZONING SERVICES**

**One Stop Shop Zoning Report** Date: Thu Apr 2 2015

General Zoning Inquiries: 614-645-8637

**SITE INFORMATION**

**Address:** 537 GLENMONT AVE COLUMBUS, OH

**Mailing Address:** 3637 SENTARA WAY

VIRGINIA BEACH, VA 23452

**Owner:** BEZANT ANDREW J BEZANT JE

**Parcel Number:** 010071337

**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

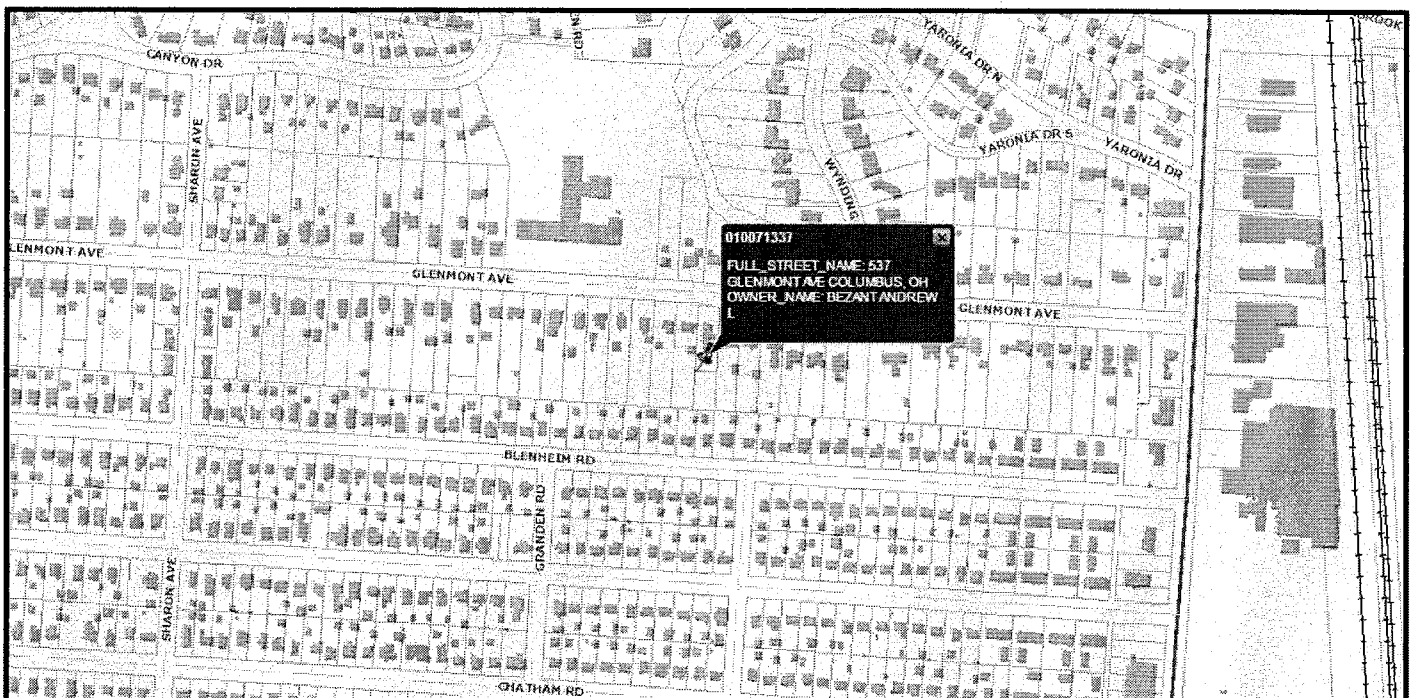
**PENDING ZONING ACTION**

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A



**BZA15-032****537 GLENMONT AVE**THE CITY OF  
**COLUMBUS**

MICHAEL B. COLEMAN, MAYOR

**Board of Zoning Adjustment Application**DEPARTMENT OF BUILDING  
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-032 Date Received: 11 MAR. 2015

Application Accepted by: HF Fee: \$320

Commission/Civic: CLINTONVILLE

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:

PROPOSED IS A TWO CAR ATTACHED GARAGE TO THE NORTH ELEVATION (FACING GLENMONT)

VARIANCES REQUESTED ARE 3332.25(B) TO REDUCE MAXIMUM SIDE YARD WIDTH FROM 20% 12'

TO 19.2% AND 3332.2(B) TO REDUCE MINIMUM EAST SIDE YARD SETBACK FROM 5'-0" TO 3'-0".

11.5

**LOCATION**Certified Address: 537 GLENMONT AVE. City: COLUMBUS Zip: 43214Parcel Number (only one required): 010-071337-00**APPLICANT** (If different from Owner):Applicant Name: JOHN NICHOLSON - ARCHITECT Phone Number: 614-846-7388 Ext.: \_\_\_\_\_Address: 6525 BUSCH BLVD. City/State: COLUMBUS Zip: 43229Email Address: John@nicholsonbuilders.com Fax Number: 614-846-7390**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate pageName: ANDREW & JESSICA BEZANT Phone Number: 614-286-1510 Ext.: \_\_\_\_\_Address: 537 GLENMONT AVE. City/State: COLUMBUS Zip: 43214Email Address: Jessicaa711@gmail.com Fax Number: \_\_\_\_\_**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☒ AgentName: JOHN NICHOLSON Phone Number: 614-846-7388 Ext.: \_\_\_\_\_Address: 6525 BUSCH BLVD. City/State: COLUMBUS Zip: 43229Email Address: John@nicholsonbuilders.com Fax Number: 614-846-7388**SIGNATURES** (All signatures must be provided and signed in **blue ink**)APPLICANT SIGNATURE John NicholsonPROPERTY OWNER SIGNATURE Jessica A. BezantATTORNEY / AGENT SIGNATURE John Nicholson**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

**BZA15-032**  
**537 GLENMONT AVE**  
**Board of Zoning Adjustment Application**

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 ERIK MAXWELL

of (1) MAILING ADDRESS 6525 BOSCH BLVD. COLUMBUS, OH 43229

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 537 GLENMONT AVE LOT #371 SUBDIVISION: INDIAN SPRINGS

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) ANDREW & JESSICA BEZANT  
537 GLENMONT AVE.  
COLUMBUS, OH 43214

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

JOHN NICHOLSON - ARCHITECT  
614-846-7388

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

(5) CLINTONVILLE AREA COMMISSION  
DANA BAGWELL - 614-937-7868  
dbcac5@yahoo.com

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
<u>SEE ATTACHED</u>		

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

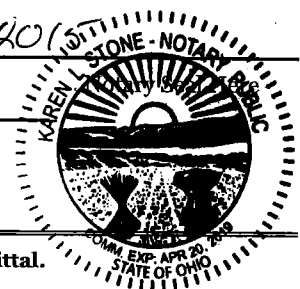
(8) SIGNATURE OF AFFIANT

Erik Maxwell

Sworn to before me and signed in my presence this 9th day of March, in the year 2019

(8) SIGNATURE OF NOTARY PUBLIC

Karen L. Stone  
My Commission Expires 4-20-2019



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**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov**STATEMENT OF HARDSHIP**

APPLICATION #

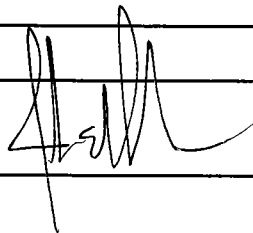
**3307.09 Variances by Board.**

- 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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. 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. 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 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



Date

3/9/15
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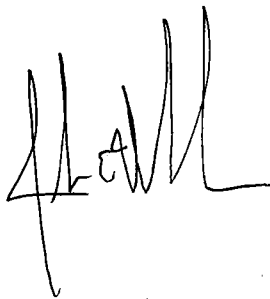
**BZA15-032**  
**537 GLENMONT AVE**

**Statement of Hardship:**

Currently the single family residence at 537 Glenmont Avenue has an attached one car garage to the rear, south elevation, which is inadequate for a family with four young children. The concrete block garage as built greatly obscures and decreases the natural light levels into the primary living areas, specifically the kitchen and family room. The attached garage to the rear of the house is also a concern for the family as it impedes the ability of the homeowners to watch the children while they are playing in the yard. The removal of the garage piece to the south will also dramatically increase the site lines for the neighboring properties. The amount of greenspace, which is a significant factor for most Glenmont properties is increased by the removal of the current attached garage.

Our proposal is to move the attached garage to the front, north elevation, of the house creating a functional and gracious two car garage. The addition of the garage greatly enhances the current façade by adding proportion and visual balance. This area of Glenmont has a significant grade change from the road to the homes on the south side of the street. Therefore we are proposing to decrease the finish floor elevation of the garage by 18" thus reducing the ridge height and impact. Positioning the addition on the north side of the home will not impact the light quality for the current living spaces of the home.

We are requesting a reduction in the side yard setback from 5'-0" to 3'-0" on the east side of the property. Clintonville is quite diverse architecturally. On Glenmont you will find front loading one and two car garages facing the street, side loading garages and detached garages to the rear of the property. The density and character of Clintonville provides many similar situations to ours in close proximity to our site. R-3 zoning section 3332.26 Minimum Side Yard (B) (1) states that: "On a lot 40 feet wide or less, the least dimension shall be no less than – three feet". Applying the current zoning code, two properties next to one another could have a minimum distance between the homes of six feet. While we are not on a 40 foot lot our proposed addition will be 8'-7 ¾" away from the neighboring home, which is 2'-7 ¾" better than the least minimum side yard setback for R-3.

 3/10/15

 3-10-15

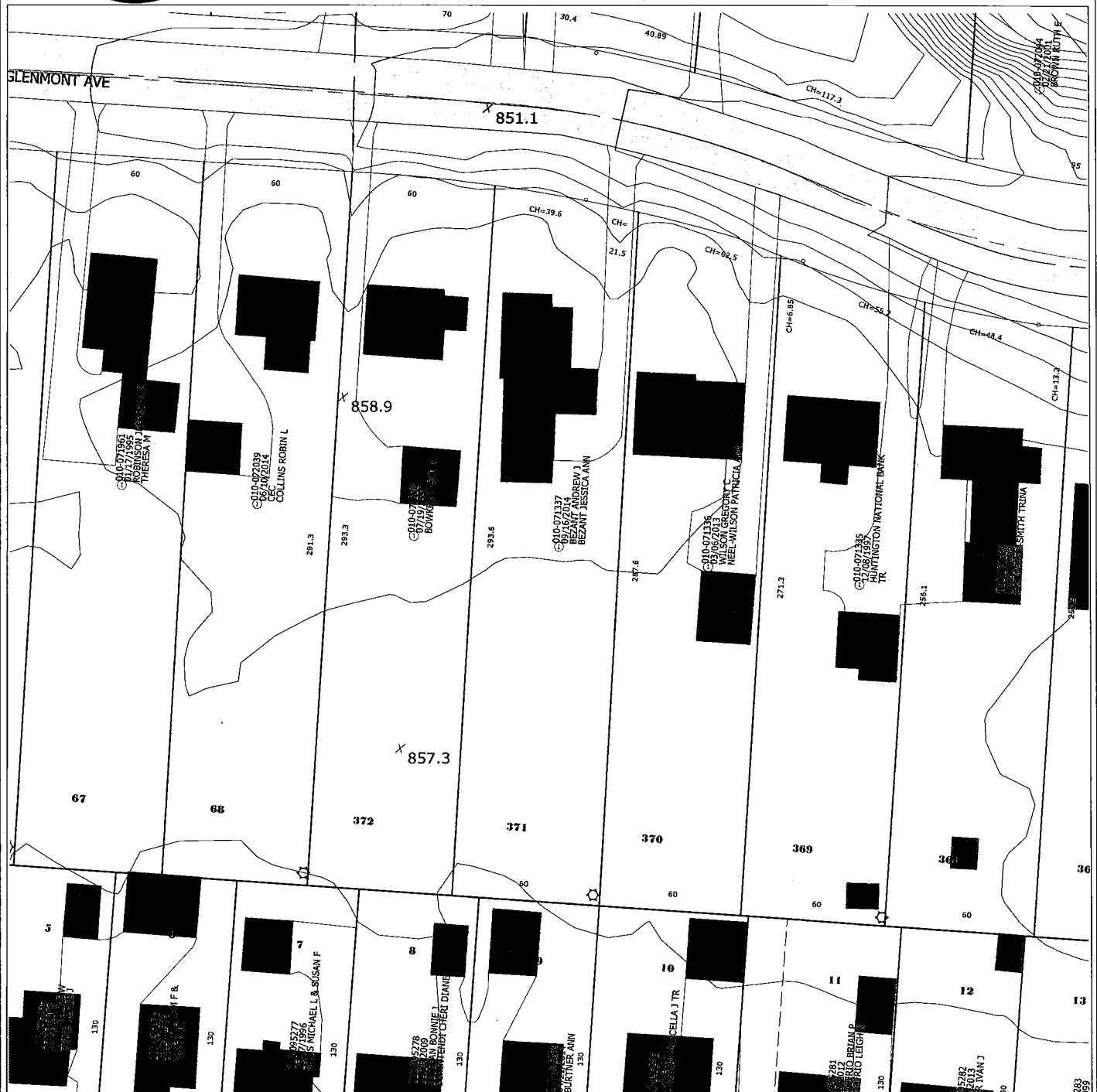
**537 GLENMONT AVE**

# CLARENCE E MINGO II

# FRANKLIN COUNTY AUDITOR

**MAP ID: C**

**DATE: 3/10/15**



## Disclaimer

Scale = 60



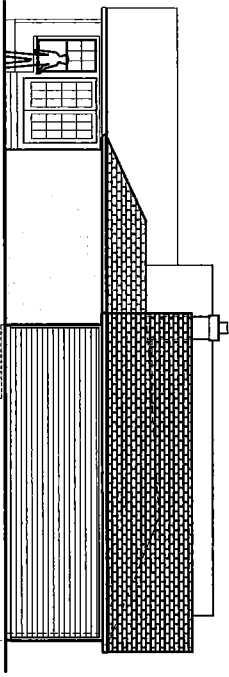
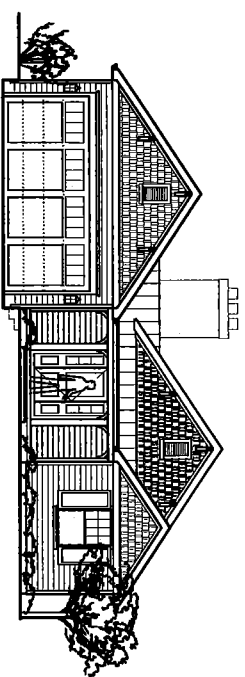
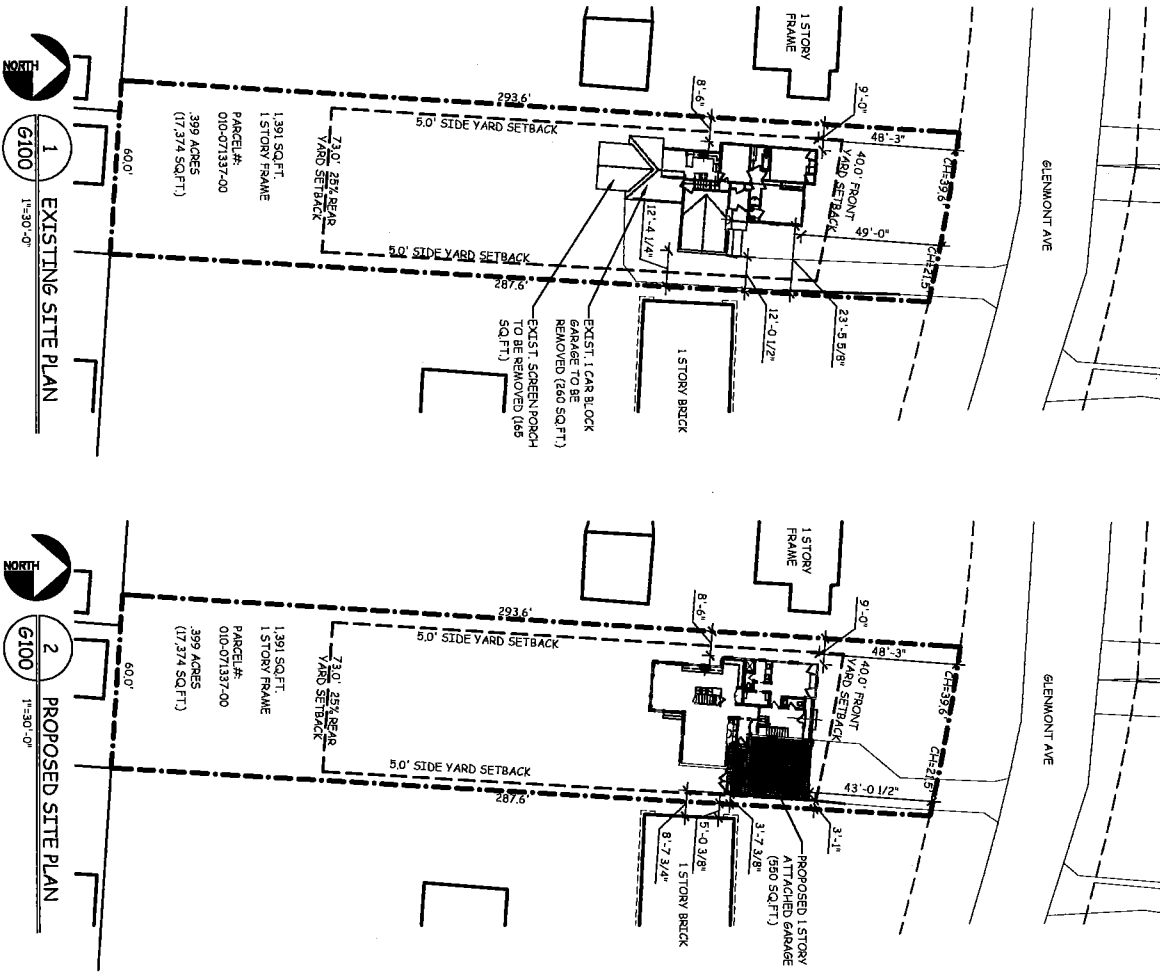
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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

**BUILDING CODE INFORMATION**

PROPOSED 550 SQ. FT. ATTACHED GARAGE TO AN EXISTING SINGLE FAMILY RESIDENCE  
 PARCEL # 010-071337-00  
 ZONING VARIANCE(S)  
 (8) - MAXIMUM SIDE YARD REQUIRED 5'-0" (REDUCE SUM OF THE WIDTHS OF EACH SIDE YARD FROM 20% (60.0' x 20% = 12.0') TO 19.2% (60.0' x 19.2% = 11.5'))  
 (9) - MINIMUM SIDE YARD SETBACK FROM 5'-0" TO 3'-0")

**537 GLENMONT AVE**



<p>DESIGNED BY: J.N./E.M.                  DRAWN BY: E. MAXWELL                  CHECKED BY: J. NICHOLSON                  SHEET NO. G100</p>		<p>03-04-15</p>	
<p><b>BIA</b>                  THE BIRDA BUILDERS                  NARI</p>		<p><b>NICHOLSON BUILDERS</b>                  DESIGN • BUILD • REMODEL                  6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7386 Fax (614) 846-7390</p>	

**Board of Zoning Adjustment Application**DEPARTMENT OF BUILDING  
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) JOHN NICHOLSONof (COMPLETE ADDRESS) 6525 BUSCH BLVD COLUMBUS OH 43229

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

ANDREW JESSICA BERANT537 GLENMONT AVE. COLUMBUS OH 43214

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 9<sup>th</sup> day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

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