



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

OFFICE USE ONLY

Application Number: 13310-00097
Date Received: 2/8/13
Commission/Civic: Clintonville
Existing Zoning: _____ Application Accepted by: 10. Reiss Fee: \$315.00
Comments: 4/23/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

CC3332.38 Variance to exceed 720 ft² maximum allowable area and 15' maximum height. Garage proposed to be 832 ft² with 260 ft² Storage room and 24' 4" height due to roof pitch.

LOCATION

1. Certified Address Number and Street Name 650 Glemont Ave
City Columbus State OH Zip 43214
Parcel Number (only one required) 010-071319-00

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name Matthew and Robin Allen
Address 650 Glemont Ave City/State Columbus OH Zip 43214
Phone # 614-499-2621 Fax # N/A Email mallenski@gmail.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

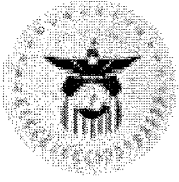
☐ Attorney ☐ Agent

Name N/A
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE [Signature]
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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00097
650 Glenmont Ave.

One Stop Shop Zoning Report Date: Tue Feb 12 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 650 GLENMONT AVE COLUMBUS, OH

Mailing Address: 650 GLENMONT AVE

COLUMBUS OH 43214

Owner: LAWRENCE JERRY M

Parcel Number: 010071319

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

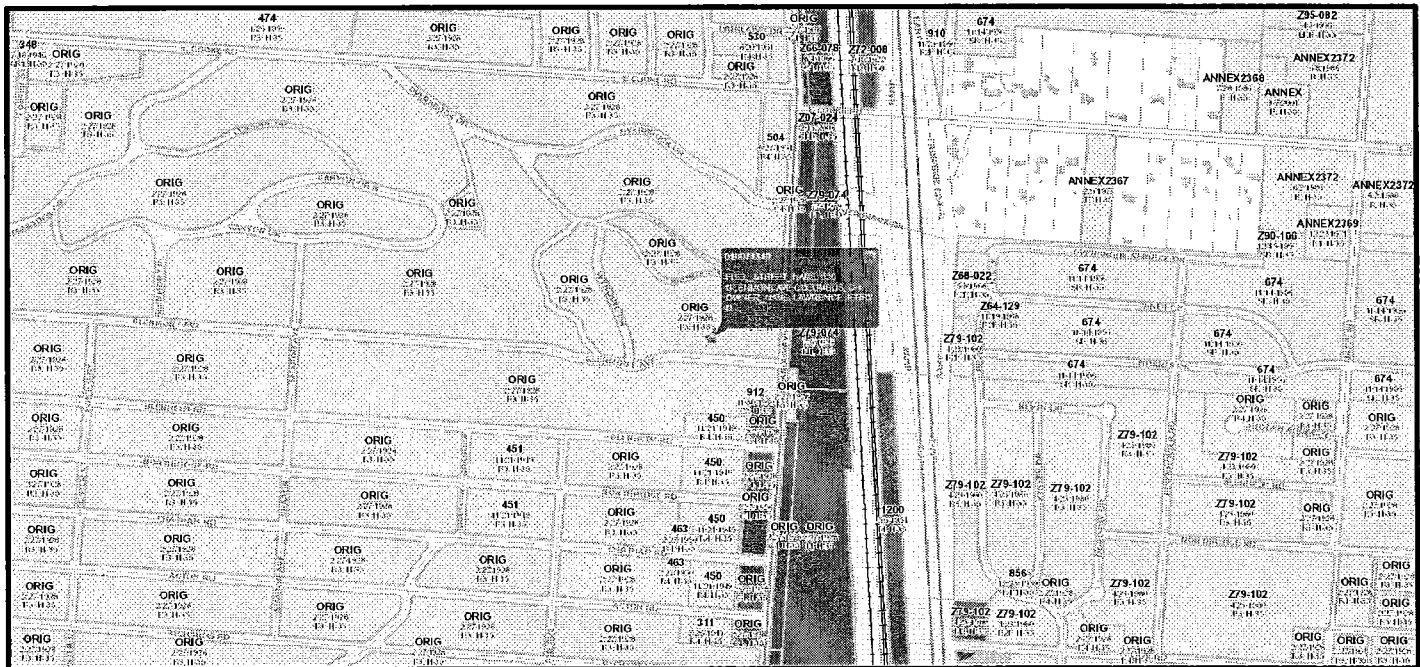
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

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AFFIDAVIT

13310-00097
650 Glenmont Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matthew Allen
of (1) MAILING ADDRESS 1650 Glenmont Ave 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) Matthew and Robin Allen
1650 Glenmont Ave
Columbus, OH 43214

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

Matthew Allen
614-499-2121

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

(5) Clintonville Area Commission
3982 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

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Has no expiration date. § 147.03 RC.

Notary Seal Here

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STATEMENT OF HARDSHIP

13310-00097

650 Glenmont Ave.

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:

The existing home is 1696 ft². The current attached garage will be converted to liveable space adding 350 ft². The existing screen porch is to be converted to a two-story addition in the next 12 months, adding 390 ft². The total area of the home will be 2436 ft². The total area per CC3332.38 is 812 ft². The new garage will only exceed the allowable area by 20 ft². The attached lawn storage shed will replace the existing and should not be included in the area. A variance for area would not be necessary if other improvements were able to be completed first. Total building footprint will be less than 10% of the entire rear yard. The existing home has 12:12 roof pitch. In order for the new garage to match the architecture of the existing home, the height would be 24' 4" with a 12:12 pitch.

Signature of Applicant

Date

2/7/13

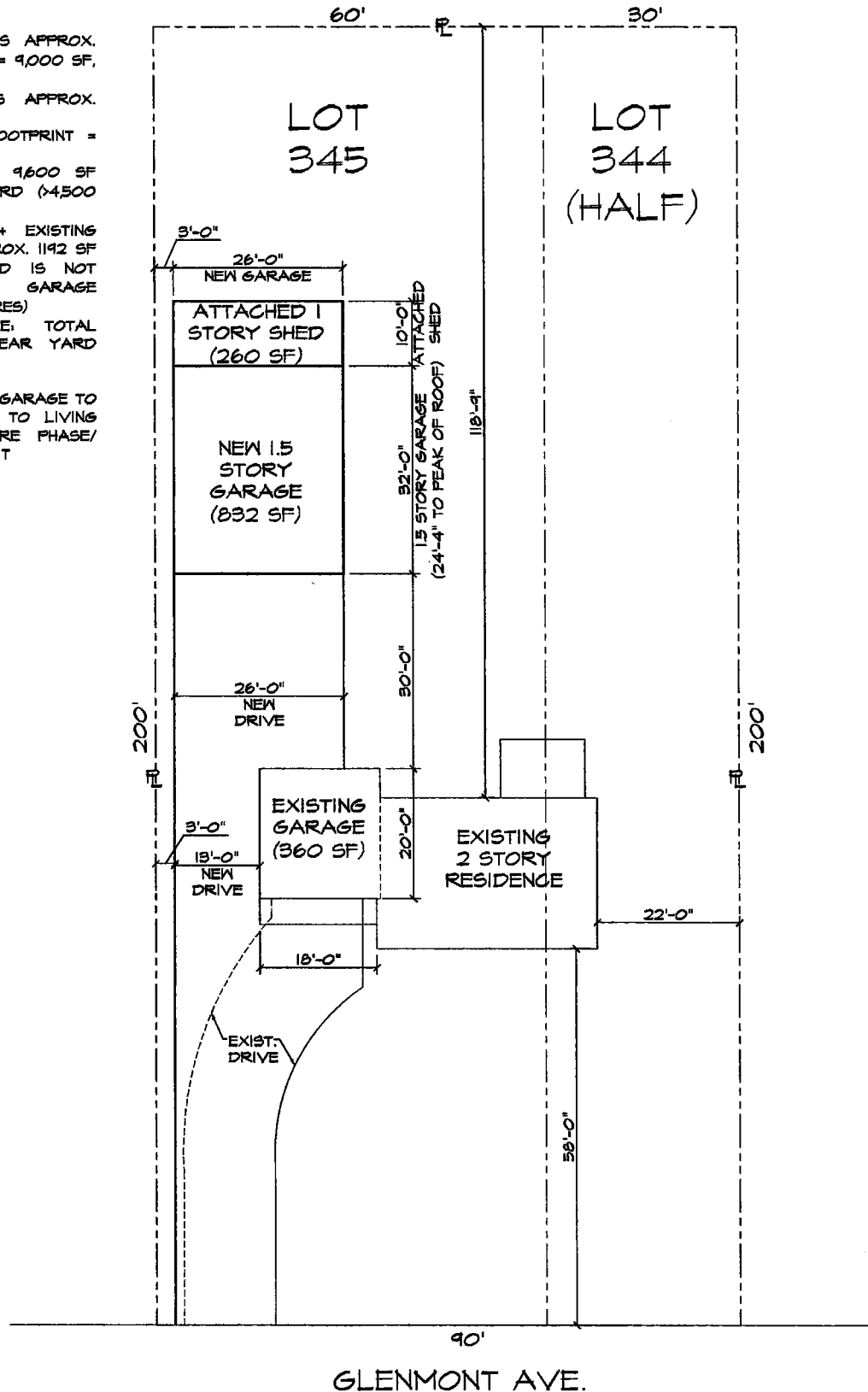
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NOTES:

- OVERALL LOT IS APPROX. 18,000 SF (50% = 9,000 SF, 25% = 4,500 SF)
- REAR YARD IS APPROX. 10,692 SF
- NEW GARAGE FOOTPRINT = 1,092 SF
- $10,692 - 1,092 = 9,600$ SF OPEN REAR YARD (>4,500 AS REQUIRED)
- NEW GARAGE + EXISTING GARAGE = APPROX. 1,192 SF (ATTACHED SHED IS NOT INCLUDED IN GARAGE COVERAGE FIGURES)
- LOT COVERAGE: TOTAL GARAGE TO REAR YARD RATIO IS 11.15%
- EXISTING 18'x20' GARAGE TO BE CONVERTED TO LIVING SPACE IN FUTURE PHASE/ SEPARATE PERMIT



SITE PLAN

New Garage for Allen Residence
650 Glenmont Avenue
Columbus, Ohio 43214

13310-00097
650 Glenmont Ave.

date: 02.07.13

A-01

MORTGAGE LOCATION SURVEY

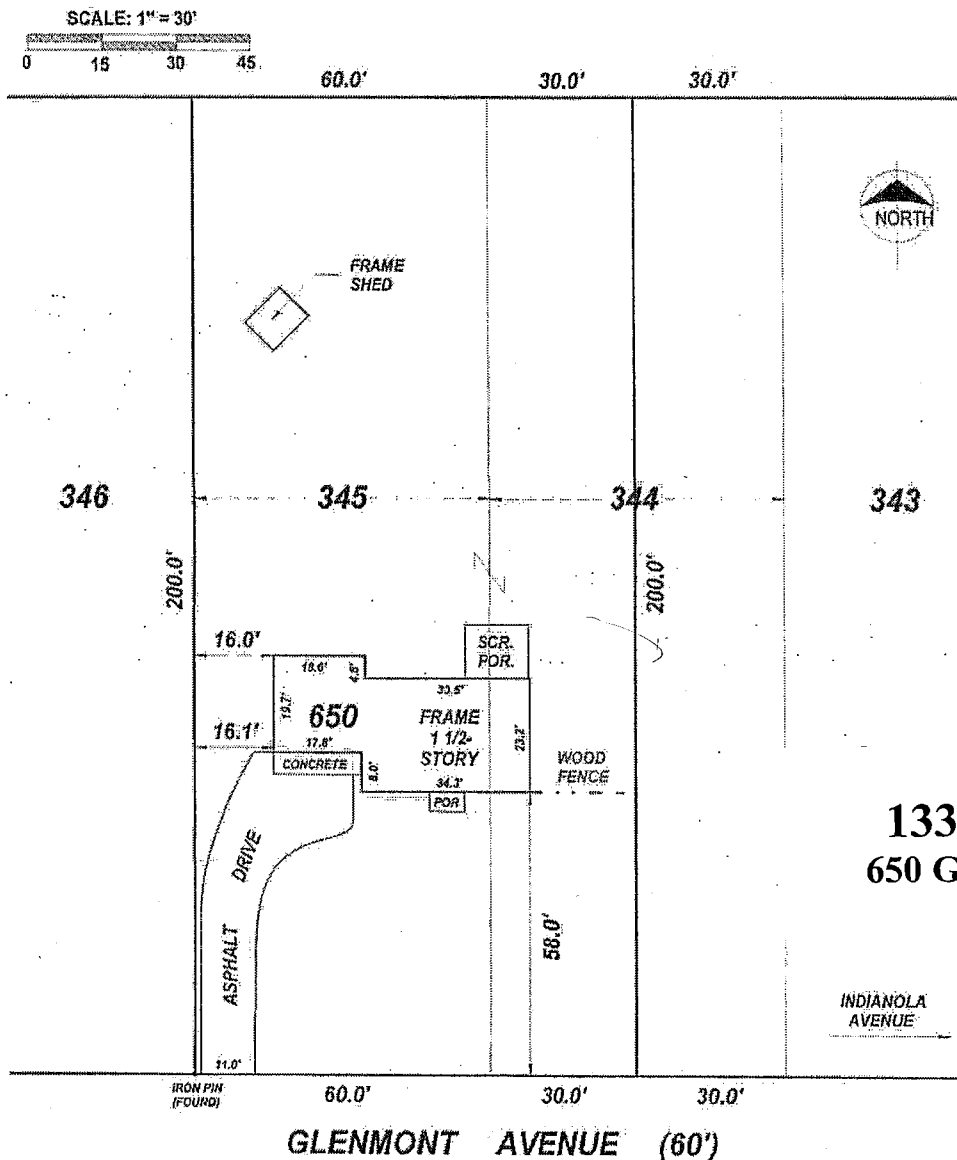
TITLE COMPANY: LAND AND MORTGAGE TITLE AGENCY
 LENDER: EQUITY RESOURCES, INC.
 BUYER: MATTHEW R. AND ROBIN L. ALLEN
 SELLER: JEREMY M. LAWRENCE
 DATE: 10/31/12
 ORDER NO.: 281-12

LEGAL DESCRIPTION: BEING LOT NO. 345 AND 1/4 OF LOT NO. 344 OF INDIAN SPRINGS ADDITION, OF RECORD IN PLAT BOOK 9, PAGES 34 AND 35, FRANKLIN COUNTY RECORDER'S OFFICE, CITY OF COLUMBUS, STATE OF OHIO.

PARCEL NO. 010-071319-00



APPARENT ENCROACHMENTS: NONE.



13310-00097
 650 Glenmont Ave.



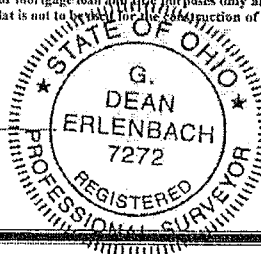
ERLENBACH
 LAND
 SURVEYING

635 Park Meadow Road, Suite 205
 Westerville, Ohio 43081
 Phone: (614)891-5888
 Fax: (614)891-5889
 ErlenbachSurveying@sbcglobal.net

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and does not show the location of fences or landscaping. This plat is not to be used for the construction of any improvements.

By

G. Dean Erlenbach
 Ohio Registered Surveyor No. 7272



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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 #

13310-00097

STATE OF OHIO

COUNTY OF FRANKLIN

650 Glenmont Ave.

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Matthew Allen
650 Glenmont Ave. 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

Matthew Allen

650 Glenmont Ave Columbus, OH 43214

Robin Allen

650 Glenmont Ave Columbus, OH 43214

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 7th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

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