City of Worthington
BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 41-15
Date Received ~~4-15~~ 9/4/15
Fee $25
Meeting Date 10-1-15
Filing Deadline
Rcpt # 60801

1. **Property Location** 547 Greenglade Ave
2. **Present/Proposed Use** Residential
3. **Zoning District** R10
4. **Applicant** Kent Hofacre
   Address 547 Greenglade Ave
   Phone Number(s) 614-431-9211
5. **Property Owner** Kent Hofacre
   Address 547 Greenglade Ave
   Phone Number(s) 614-431-9211
6. **Action Requested** (ie. type of variance) Rear yard setback for shed
7. **Project Details:**
   a) **Description** Shed, 192 ft² (16x12 ft)
   b) **Expected Completion Date** 30 Oct 2015
   c) **Approximate Cost** $1400.00

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Kent Hofacre — Applicant (Signature) — Date 9/4/15

Kent Hofacre — Property Owner (Signature) — Date 9/4/15

Abutting Property Owners List for
547 Greenglade Ave.

Robert & Jansirani Staveler	540 Greenglade Ave.	Worthington, OH 43085
Harold & Laurie Keller	543 Greenglade Ave.	Worthington, OH 43085

Justification and Supporting Input

for

Rear Yard Setback for Shed

Supporting Statement. The project described here is to construct a shed in the rear of my residential property located at 547 Greenglade Ave. This variance request is to build the 12 ft x 16 ft (192 ft^2) shed within 6 ft of the property rather than the standard requirement of 10 ft, or more. In summary, locating the shed within 6 ft of the property line does not adversely affect neighbors or surrounding properties. The selected location places the shed in the least obtrusive location, keeping the back yard unobstructed and open. Specific factors addressed are:

1. The property will not yield any return from the variance request other than the nominal value of the shed.
2. The variance is not considered substantial with respect to any impact of surrounding properties. The setback request places the shed closer to the property line that abuts scrub between the residential property and Wilson Bridge Road.
3. The essential character of the neighborhood will not be substantially altered. The shed will be placed along the back yard property line that borders scrub between the residential property and Wilson Bridge Road; there are no neighbors behind 547 Greenglade Ave that would be affected. The shed will be positioned such that it is not within the line of sight by either neighbor flanking 547 Greenglade Ave. (The property is at the end of a cul-de-sac.) The shed will be placed under pine trees that further hinder the view of the shed.
4. The variance will not adversely affect the delivery of governmental services.
5. I was generally aware of potential restrictions at time of purchase of the property, but not specifics regarding shed square footage and distance requirements from property lines.
6. There are no other viable solutions with the same effect to keep the shed recessed from the yard to the extent possible and without impact to neighbors other than the variance requested. The site selected for the shed minimizes the profile of the shed.
7. In my opinion, the spirit and the intent of the zoning requirement is observed and no injustice is done by granting the variance for reasons cited above.

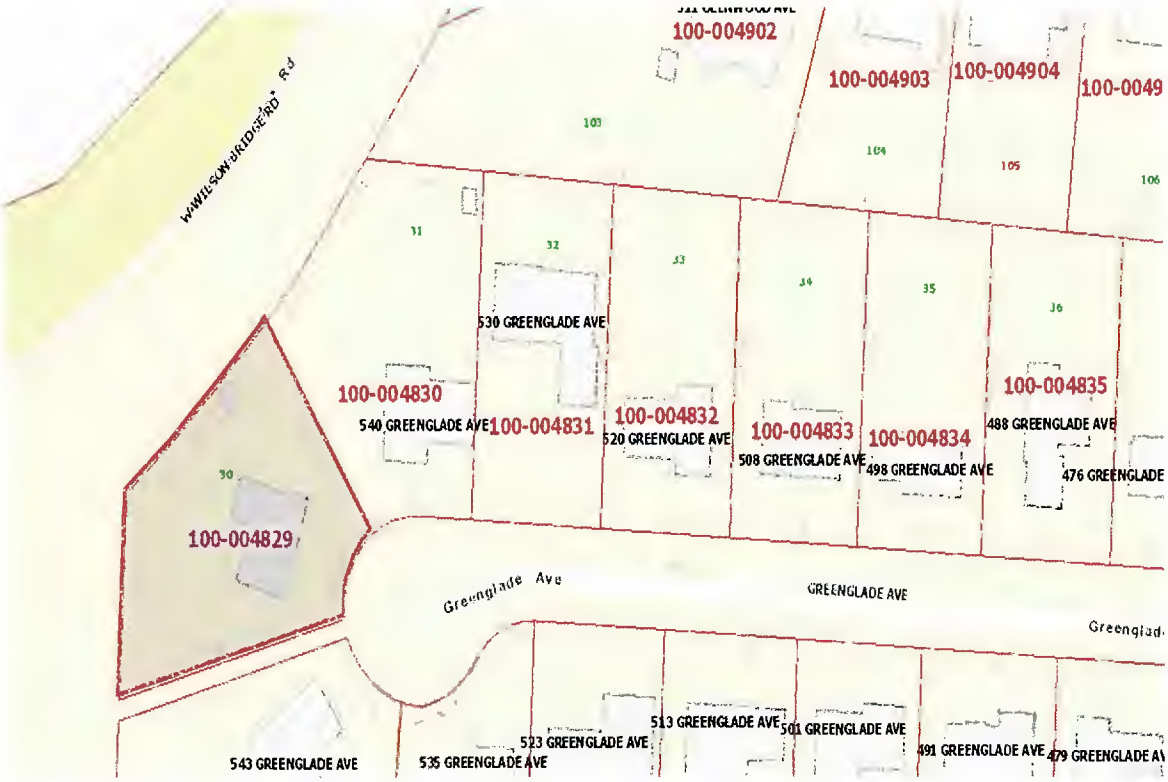
Site Plan. See attached GIS map for property 100-004829 depicting the location of the shed on the property.

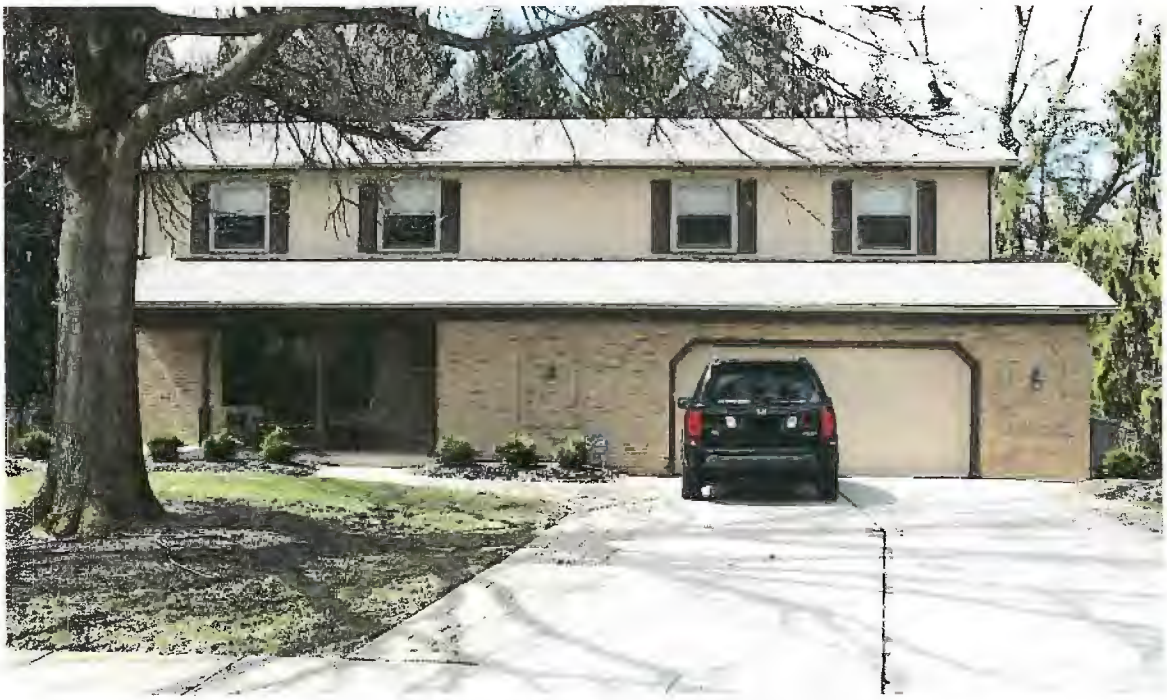
Elevations. See attached photograph.

Floor Plan. See attached drawing denoting key features and dimensions.

Socialization. I will alert and discuss plans with my immediate neighbor in the adjoining residence located at 543 Greenglade Ave. Note, the adjoining residence at 540 Greenglade Ave is vacant at time of submitting this application.

547 Greenglade Ave.





100-004829 04/05/2014

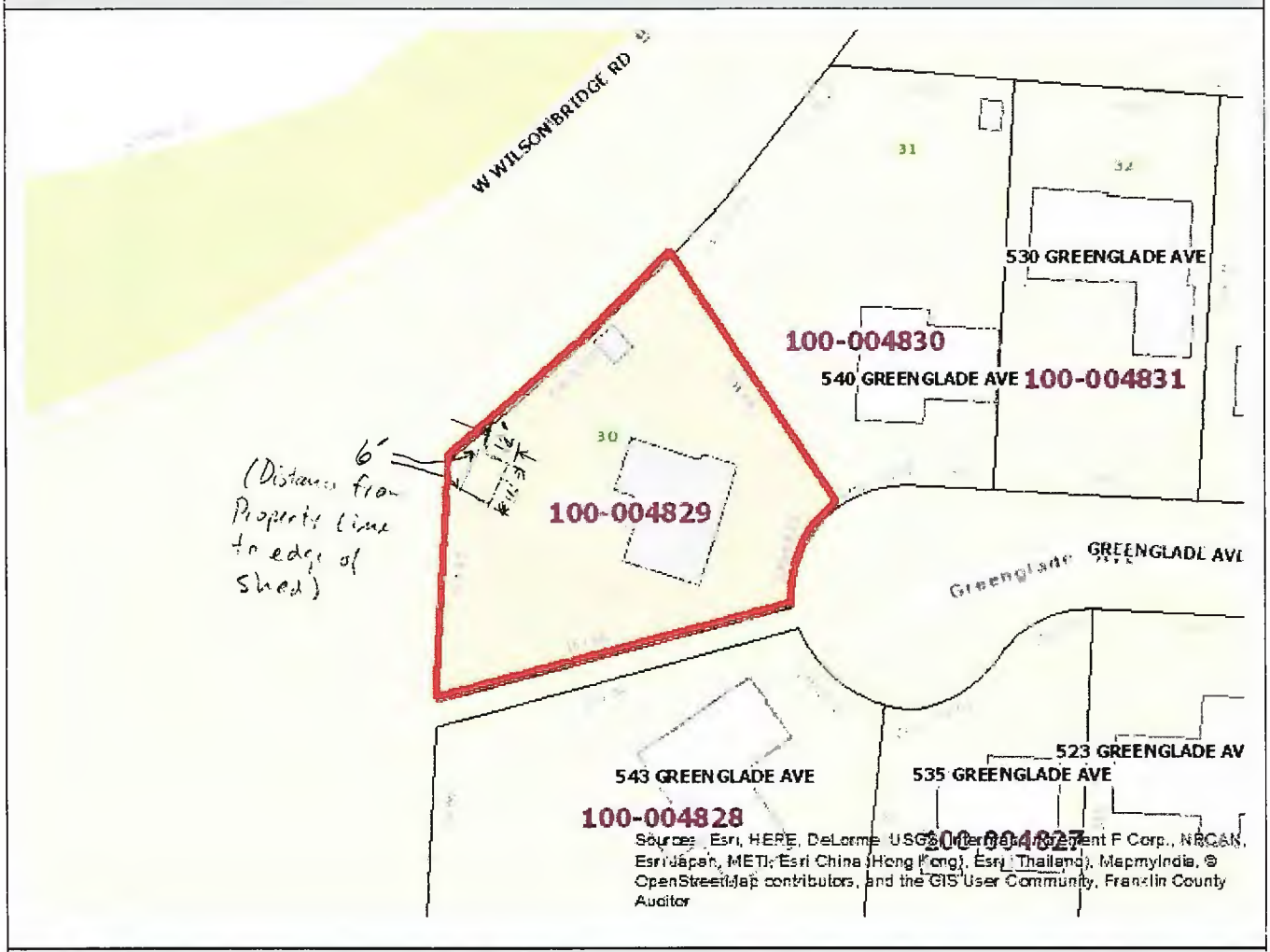
Clarence E. Mingo, II
Franklin County Auditor

MAP(GIS)

Generated on 09/04/2015 at 03:42:07 PM

Parcel ID	Map Routing No	Owner	Location
10000482900	100N238F 03000	HOFACRE KENT C	547 GREENGLADE AV

GIS



Disclaimer

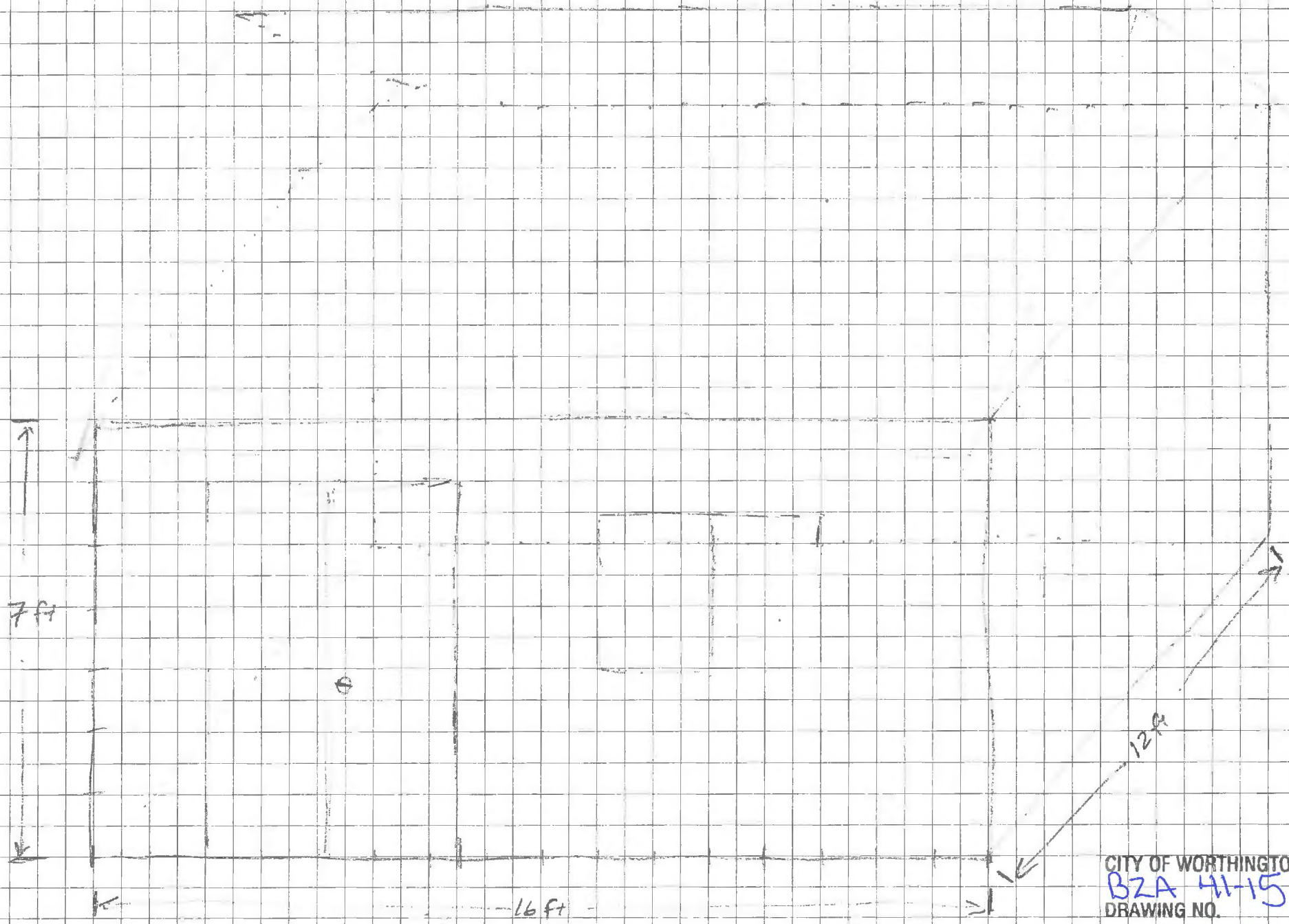
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

CITY OF WORTHINGTON
BZA 41-15
DRAWING NO.

DATE 9-4-15

Shed Floor Plan



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