City of Worthington
BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 40-15
Date Received 9/4/15
Fee $25.00 Pd
Meeting Date 10/1/15
Filing Deadline

1. **Property Location** LOT 34 27 E. RIVERGLEN
2. **Present/Proposed Use** RESIDENTIAL
3. **Zoning District** R10
4. **Applicant** NANCY SAYLOR

   Address 27 E. RIVERGLEN DRIVE

   Phone Number(s) 614-315-6509
5. **Property Owner** SAME / APPLICANT

   Address

   Phone Number(s)
6. **Action Requested** (ie. type of variance) SIDEYARDS SETBACK
7. **Project Details:**

   a) **Description** 6' + 10' = 16' TOTAL SIDEYARDS; 10' WEST 6' EAST

   b) **Expected Completion Date** TBD

   c) **Approximate Cost** TBD

PLEASE READ THE FOLLOWING STATEMENTAND 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.

Applicant (Signature) — Date 9/4/15

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

Abutting Property Owners List for
27 E. Riverglen Dr.

Heather Mann	32 E. Riverglen Dr.	Worthington, OH 43085
Stephanie Cannon	28 E. Riverglen Dr.	Worthington, OH 43085
Kristen Curry	2078 Woodlands Pl.	Powell, OH 43065
Resident	36 E. Riverglen Dr.	Worthington, OH 43085
Louise & Richard Shiels	574 Stublyn Rd.	Granville, OH 43023
Resident	37 E. Riverglen Dr.	Worthington, OH 43085
Mercedes Katz	36 E. Southington Ave.	Worthington, OH 43085
Barry Gross	28 E. Southington Ave.	Worthington, OH 43085
Lori Finefrock	22 E. Southington Ave.	Worthington, OH 43085
Robert & Susan Davidson	8564 Turnberry Ct.	Dublin, OH 43017

Supplement to Zoning Variance Application 9/4/15

Property: 27 E. Riverglen Drive, Worthington
PPN 100-000913-00 Lot 34
Owner: Nancy Saylor

Supporting Statements:

1. Current setbacks are not consistent with setbacks approved for adjacent properties, negatively impacting Use and valuation of Lot 34. Approval of variance will allow construction of home consistent with size and position of neighboring homes along Alleyway.

2. Variance request is not substantially impactful to area and approval of the request would allow for future construction of the same structure/fence positions as those already in place for adjacent properties along Alleyway.

3. Proposed setbacks are the same or greater as those already in place for adjacent properties along Alleyway; would not alter essential character of the neighborhood; and would not be a substantial detriment to adjoining properties.

4. Proposed variance would not adversely impact delivery of governmental services. Proposed setback would be consistent with existing conditions and methods of service for neighboring properties. Improves fire access to subject property and adjacent parcel at 27 East Riverglen.

5. Owner purchased the property without knowledge of current sideyard setback; Owner anticipated ability to build on the parcel consistent with improvements and setbacks currently in place for adjacent lots along the Alleyway.

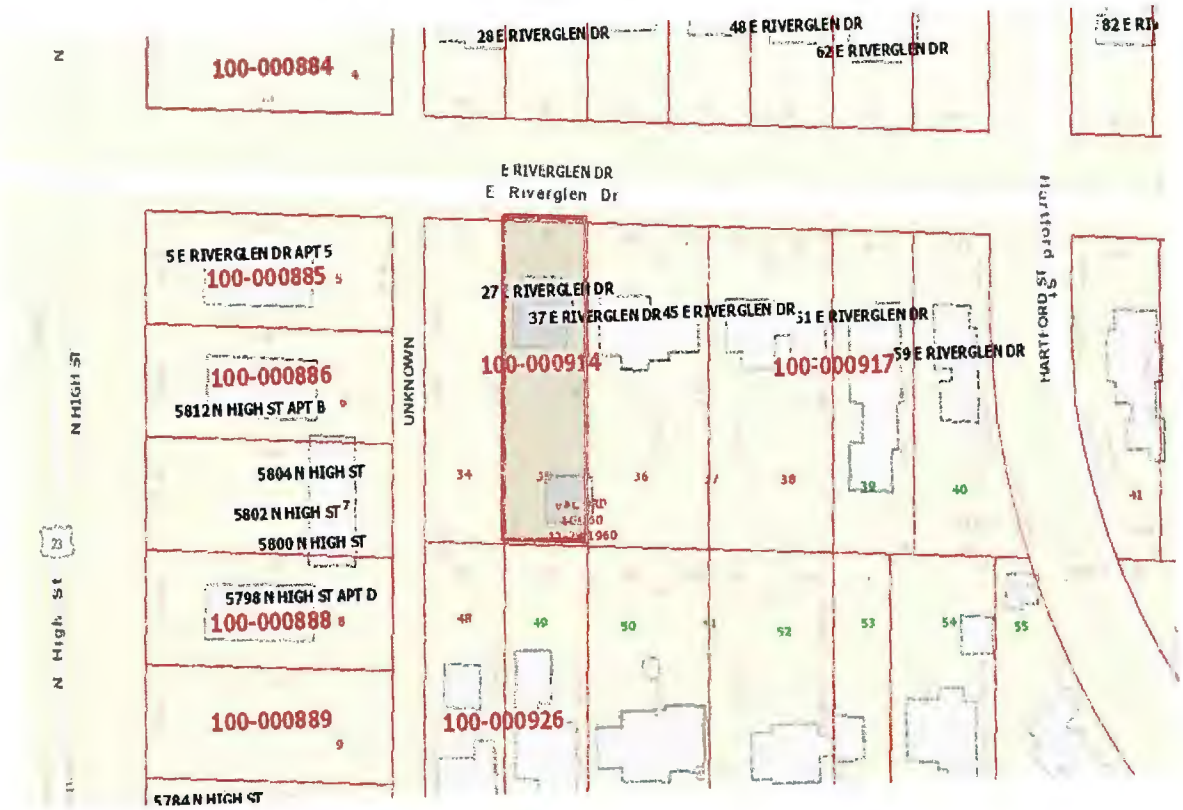
6. Use of parcel is negatively impacted at current setback requirements. Without a variance, future home/fence positions would be offset from position of homes/fence lines of adjacent properties along existing Alley. Property Owner does not see a means to mitigate such impacts without approval of this variance request.

7. In granting approval of this request, the spirit and intent of City of Worthington's zoning would be observed and justice accomplished by allowing the Property Owner to design improvements consistent with those of neighboring properties along the subject alleyway. Surrounding neighborhood properties would benefit from improved visual consistency in site design as well as improved property valuation of the subject parcel. It is the Property Owner's intent to ensure future construction is beneficial to the surrounding neighborhood.

Site Plan:
Please refer to attached Site Plan dated 9/4/15, overlay on Myers Surveying Company Inc. parcel survey for 27 E Rivergien, original dated 1/13/2004

Elevations:
No elevations are provided since no building/structures exist currently. Future home and fence would be designed and permitted in accordance with City Ordinance.

27 E. Riverglen Dr.



100-000914 03/26/2014

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

Chicago Title Insurance Company and/or Fifth Third Bank of Columbus

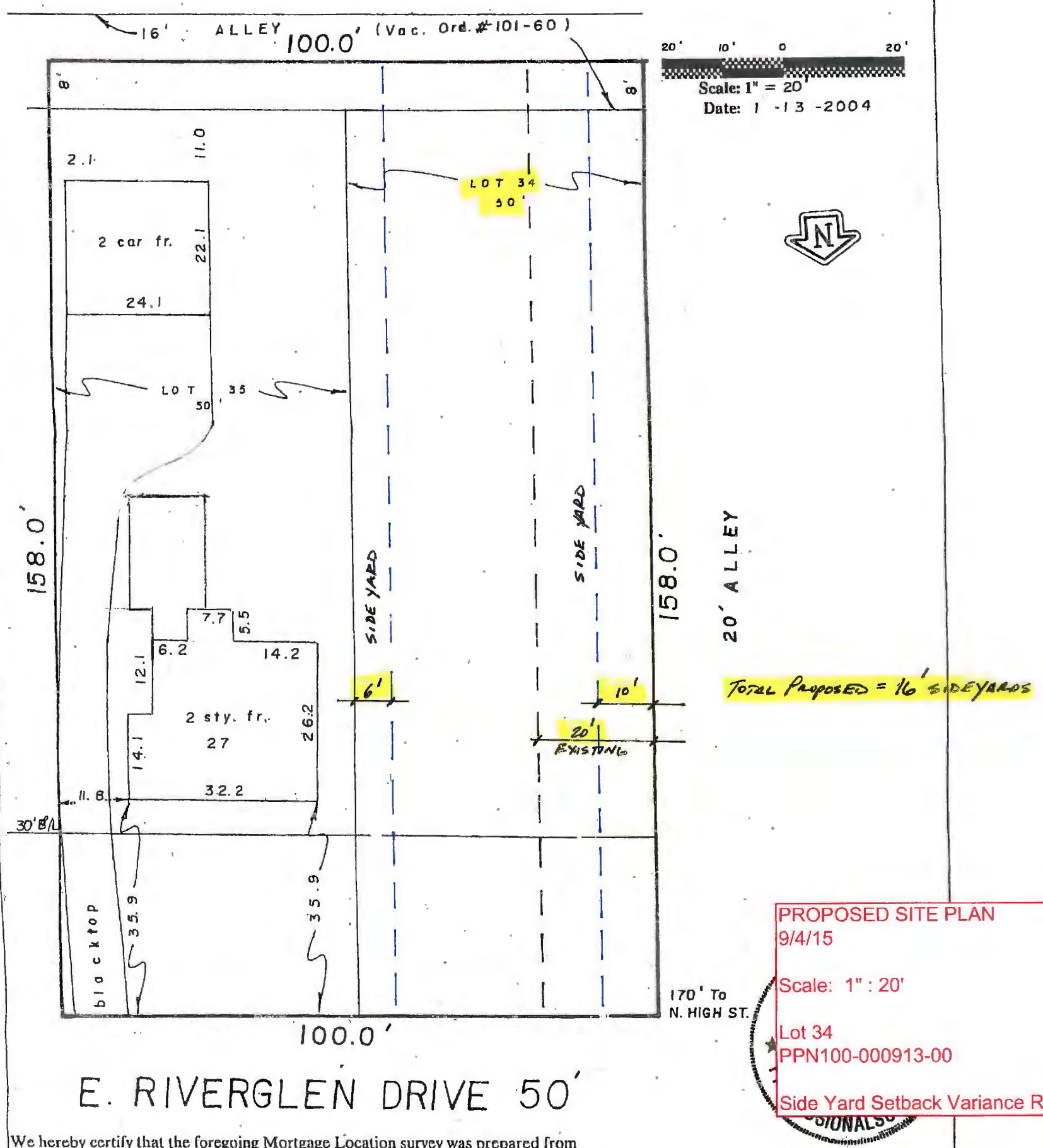
Legal Description: Situated in Ohio, County of Franklin, City of Worthington, Being Lots 34 and 35 Colonial Hills Sub. PLat Book 19, Page 38 and part of Vacated alley

Applicant: Saylor 24120014 WOR

Posted Address: 27 E. Riverglen Drive, Worthington, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390181 0135H

Apparent Encroachments: 1) None



PROPOSED SITE PLAN
9/4/15

Scale: 1" : 20'

Lot 34
PPN100-000913-00

Side Yard Setback Variance Request

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By _____
Professional Surveyor

Myers Order No. [illegible]

CITY OF WORTHINGTON
BZA 40-15
DRAWING NO.

DATE 9-4-15