

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

BZA16-034

567 Lathrop Street

OFFICE USE ONLY

Application Number: BZA16-034 Date Received: 14 MAR 2016
Application Accepted by: [Signature] Fee: \$320
Commission/Civic: GERMAN VUNGE
Existing Zoning: R-2F
Comments: 5/24/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

LOCATION

Certified Address: 567 Lathrop City: Columbus Zip: 43206
Parcel Number (only one required): 010-044548-00

APPLICANT (If different from Owner):

Applicant Name: Hal Lieberman, Pres. Fairfax Homes Inc Phone Number: 740 404 1210 Ext.:
Address: 345 Forest ST City/State: Columbus OH Zip: 43206
Email Address: hal@fairfaxhomesinc.com Fax Number:

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: man R property rentals LLC Phone Number: 614 843 3388 Ext.:
Address: 2775 Sherwood City/State: Bexley OH Zip: 43209
Email Address: ryan_m_szymanski@yahoo.com Fax Number:

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: Hal Lieberman Phone Number: 740 404 1210 Ext.:
Address: 345 Forest ST City/State: Columbus OH Zip: 43206
Email Address: hal@fairfaxhomesinc.com Fax Number:

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature] - Partner
ATTORNEY / AGENT SIGNATURE [Signature] - Pres.

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

AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS

Hal Lieberman
345 Forest St Columbus OH 43206

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

567 Lathrop Columbus OH

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) Mand P Property Rentals
2775 Sherwood Bexley OH 43209

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Hal Lieberman
740404 1210

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) German Village
CAISTIN MOODY
Historic preservation office
50 W Gay St Columbus OH 43215

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

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

(8) SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 12 day of March, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

Mar 18, 2017
My Commission Expires



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Please make checks payable to the Columbus City Treasurer

APPLICANT

Hal Lieberman
345 Forest Street
Columbus, OH 43206

**SURROUNDING PROPERTY
OWNERS**

Filippidis Annastacia
557 Lathrop St.
Columbus, OH 43206

**SURROUNDING PROPERTY
OWNERS**

Matthew S. White
386 Jackson St.
Columbus, OH 43206

PROPERTY OWNER

M&R Property Rentals LLC
2775 Sherwood Rd.
Bexley, OH 43209

Heritage Investments of Ohio
392 Jackson Street
Columbus, OH 43206

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Cristen Moody
Historic Preservation Office/
German Village
50 W. Gay Street
Columbus, OH 43215

Livingston Lathrop LTD
415 East Livingston Ave.
Columbus, OH 43215

Andrew R. Hanas
569 Lathrop St.
Columbus, OH 43206

Education First Credit
399 Livingston Ave.
Columbus, OH 43215

Ball Alley Properties
2762 East Broad St.
Columbus, OH 43209

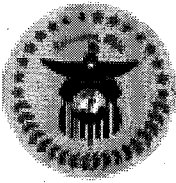
Fred Marcum Jr.
416 Jackson St.
Columbus, OH 43206

Nathan J. Kaufman
575 S. Ninth St.
Columbus, OH 43206

Robert and Betty Messer
424 Jackson St.
Columbus, OH 43206

Timothy M. Hazzard
569 Ninth St.
Columbus, OH 43206

Livingston 431 LLC
431 Livingston Ave.
Columbus, OH 43215



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Mar 22 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 567 LATHROP ST COLUMBUS OH 43206

Mailing Address: 1123 PARK VIEW DR
COVINA CA 91724-3748

Owner: M & R PROPERTY RENTALS LL

Parcel Number: 010044548

ZONING INFORMATION

Zoning: Z72-055, Residential, R2F
effective 6/21/1972, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: German Village

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



March 14, 2016

City of Columbus
Board of Zoning Adjustment
757 Carolyn Ave.
Columbus, Ohio 43224
Phone: 614-645-7433

RE: Statement of Hardship - ⁵⁶⁷~~565~~ Lathrop Ave. - Columbus, Ohio 010-044548

To Whom it May Concern:

We have been hired by the property owner of 565 Lathrop St. to design a two story residence. The property is at the northwest corner of Lathrop and Briggs Streets and is a part of the German Village Historic District.

We are requesting two variances from The City of Columbus' Zoning Code for this property. The parcel is a non-conforming R2F corner lot with dimensions of 54.83' x 27.62' (1,514 sf). The footprint of the proposed two-story residence is 548 sf.

The small amount of buildable area on this diminutive non-conforming parcel creates a hardship for this property. This hardship was not caused by any actions of the property owner. Granted variances will not be injurious to any of the adjacent properties.

Variance #1 – 3332.21.f Building Lines; Conditions and Amount of Existing Frontage – 10' Min.

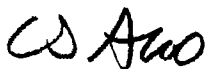
We are requesting a variance from 3332.21f to reduce the front yard building setback line from 10' to 1'. Two 10' wide off-street uncovered parking spaces are being provided behind the home accessed from Briggs St. These two spaces coupled with the 10' front yard building setback along Lathrop St. leave 34.83' of buildable lot area. We are requesting an additional 9' of building area along Lathrop St. to achieve the program requirements of the proposed two story residence.

Variance #2 – 3332.26 Minimum Side Yard Permitted – 3'

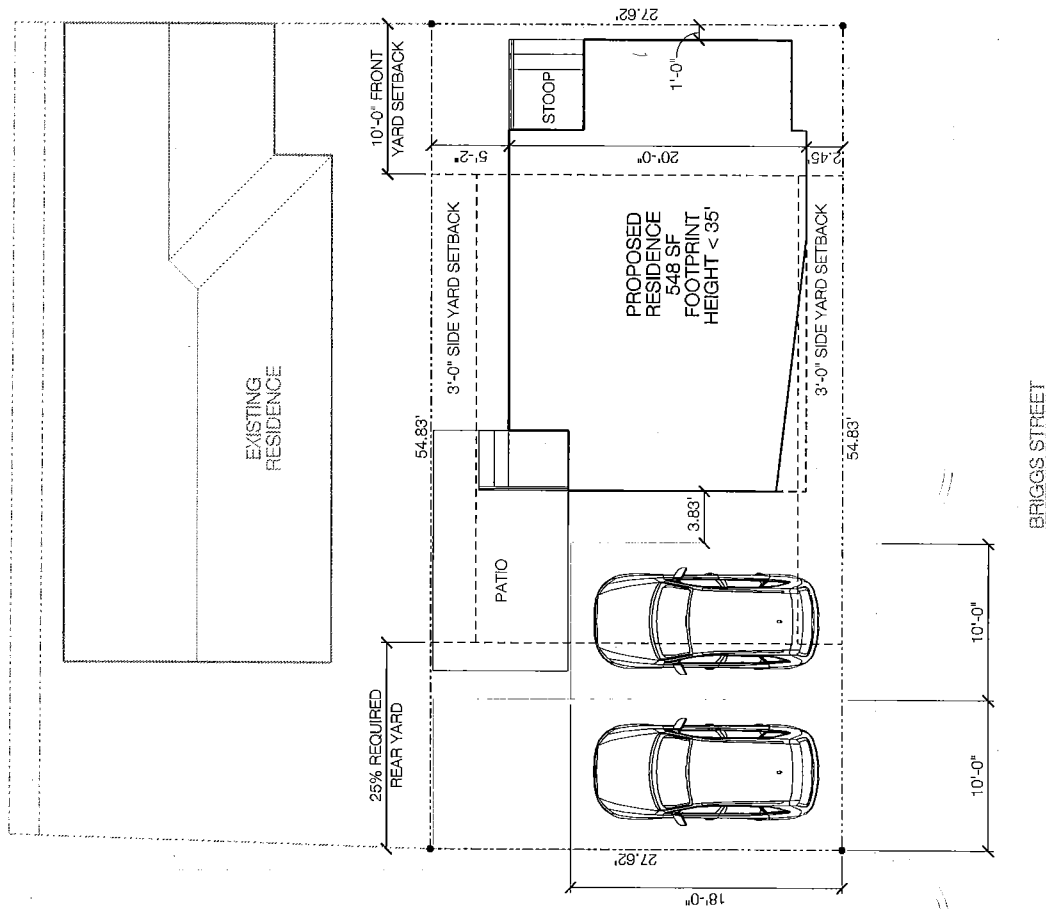
We are requesting a variance from 3332.26 to reduce the minimum side yard setback along Briggs St. from 3' to 2.25'. The proposed two story residence is located such that the north wall will not require a 1 hour fire rating. This leaves less than 3' from the building to the property line along Briggs St. We are requesting an additional .75' of building area along Briggs St. to achieve the program requirements of the proposed two story residence.

It is our assumption that the above list of requested variances is complete and will allow the property owner to build the commissioned two-story residence. If this list is found to be lacking, please inform us immediately so we may amend / alter our application to satisfy the requirements of the Board of Zoning Adjustment.

Thank you:



CJ Andrews – Associate





Real Estate / GIS Department



DATE: 3/10/16



Real Estate / GIS Department



City of Columbus

Address Plat

BZA16-034
567 Lathrop Street



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-044548

Project Name: SINGLE FAMILY HOME

House Number: 567

Street Name: LATHROP ST

Lot Number: 4

Subdivision: KRAUSS ADD

Work Done: NEW

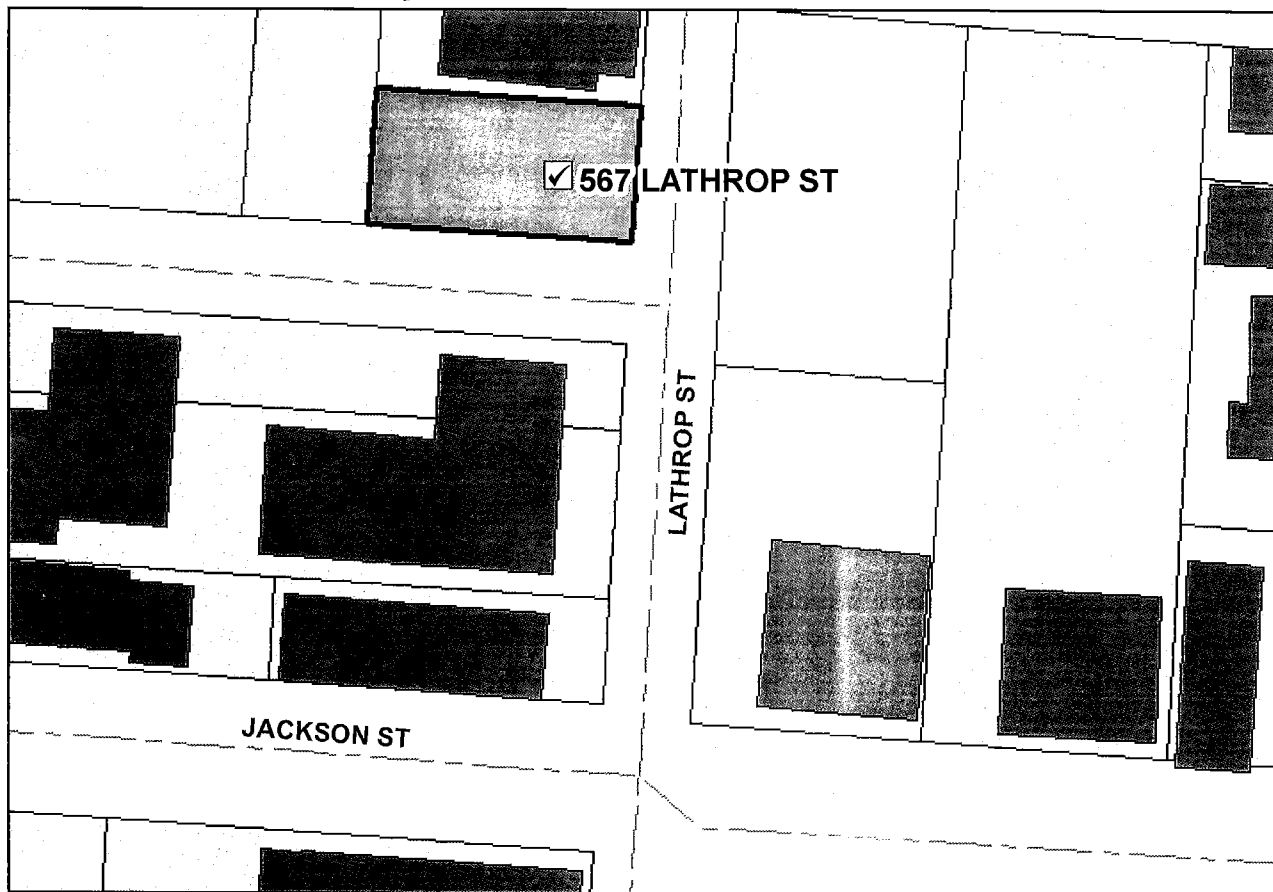
Complex: N/A

Owner: M & R PROPERTY RENTALS LL

Requested By: FAIRFAX HOMES INC

Printed By: Phil Y Shih

Date: 3/11/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 1635851

LIMITED POWER OF ATTORNEY FOR REAL ESTATE TRANSACTION

For the purposes described herein, Ryan Szymanski, as Partner of M & R Property Rentals LLC, residing at 2775 Sherwood, Bexley, OH 43209 ("Grantor") does hereby appoint FAIRFAX HOMES, INC., AN OHIO CORPORATION, BY HAL LIEBERMAN who resides at 345 Forest St., Columbus, OH 43206 as my/our true and lawful attorney-in-fact, herein called "Attorney," who is hereby to act for me, on my behalf and in my stead, as set forth below.

AUTHORIZATION TO ACT

Grantor authorizes and empowers the Attorney to do any of the following for Grantor and in Grantor's name, place and stead:

1. To act on my behalf in communications and participation in organizational meetings and committees with the City of Columbus and any other necessary third parties in the resolution of zoning and permit matters with regards to our real property, parcel number 010-044548-00 (herein referred to as the "property").
2. To execute, acknowledge, and deliver my name where required to accomplish the above referenced processes including but not limited to signing documents required by myself during these communications and transactions.
3. Grantor further grants to the Attorney, in the Attorney's sole discretion, full power and authority to do and perform everything that may be necessary, desirable or appropriate in connection with the foregoing, as fully, to all intents and purposes, as Grantor could do if personally present.

DURABILITY

This Power of Attorney shall not be affected by disability of the principal or lapse of time. It is Grantor's intention that the Attorney shall have all the powers stated above irrespective of any disability, incompetence or incapacity that Grantor may suffer at any future time or times, whether or not the same shall be adjudicated by any court.

RATIFICATION

Grantor ratifies all that the Attorney shall lawfully do or cause to be done by virtue of this Power of Attorney and Grantor declares that any act or thing lawfully done by the Attorney pursuant to this Power of Attorney shall be binding on Grantor and Grantor's heirs, personal representatives, successors and assigns, whether the same shall have been done before or after Grantor's death or other revocation of this instruments, unless and until notice has been received by the Attorney.

GOVERNING LAW

This Power of Attorney shall be governed by and interpreted in accordance with the laws of the State of Ohio.


ACCOUNTABILITY

Nothing contained in the Power of Attorney shall relieve the Attorney from a proper accounting to Grantor or Grantor's estate, as the case may be, but persons dealing with the Attorney shall be under no duty to see that this is done.

DEFINITIONS

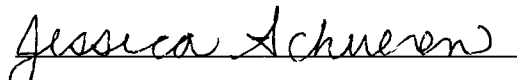
The Power of Attorney shall remain in full force and effect unit either the transaction has been completed and all documents signed and matters handled, or 120 days from my signing hereof has elapsed. By signing below, I certify that I have read the foregoing, and that I understand its terms, and hereby ratify all action which may be taken by my attorney.

Executed this 11 day of March, 2016.


Ryan Szymanski

State of Ohio, Franklin County

The foregoing instrument was acknowledges before me on the 11th day of March, 2016


Notary Public



Jessica Schueren
Notary Public, State of Ohio
My Commission Expires 01-09-2019

Board of Zoning Adjustment Application

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BZA16-034

567 Lathrop Street

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 FRANKLIN

Being first duly cautioned and sworn (NAME) Hal Lieberman
of (COMPLETE ADDRESS) 345 Forest St Columbus OH 43206

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

Mandp Property rentals 2775 Sherwood Bexley OH 43209

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 12 day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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