



BZA16-122
503 East Sycamore Street

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Aug 24 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 503 E SYCAMORE ST COLUMBUS OH 43206

Mailing Address: 465 FOREST ST

COLUMBUS OH 43206-2330

Owner: METZGER GARY

Parcel Number: 010057099

ZONING INFORMATION

Zoning: Z99-102, Residential, R2F

effective 3/29/2000, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside 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



OFFICE USE ONLY

Application Number: BZA 16-122 Date Received: 8/18/16
Application Accepted by: D. Reiss Fee: \$ 320.00
Commission/Civic: South Side
Existing Zoning: R2-F
Comments: 10/25/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

construct a new single family home with detached 1 car garage
the home shall be a 2 story home.

LOCATION

Certified Address: 503 sycamore st City: Columbus Zip: 43206

Parcel Number (only one required): 010-057099

APPLICANT (If different from Owner):

Applicant Name: Hal Lieberman Fairfax Homes, Inc Phone Number: 7404041210 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: Gary Metzger Phone Number: Ext.:
Address: 465 Forest St. City/State: Columbus OH Zip: 43206
Email Address: Fax Number:

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

Name: Phone Number: Ext.:
Address: same as applicant City/State: Zip:
Email Address: Fax Number:

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

APPLICANT SIGNATURE [Signature] Pres.
X PROPERTY OWNER SIGNATURE [Signature] Gary Metzger
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

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

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)

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

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

(5)

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

Sworn to before me and signed in my presence this

in the year

(8) SIGNATURE OF NOTARY PUBLIC



Patrick S. Phillips
Notary Public, State of Ohio

My Commission Expires 11-15-2016

Notary Seal Here

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503 East Sycamore Street

Labels for 503 Sycamore

Edward Little
P.O. BOX 35
Commercial Point, OH 43116

Robert and Laura Geist
43 E. Mithoff St.
Columbus, OH 43206

G. Duane Welsh
3792 Blue Water Ct.
Powell, OH 43065

Julie Van De Mark
481 Sycamore Street
Columbus, OH 43206

Deborah G. Geldis
2703 Sherwood Rd.
Columbus, OH 43209

Rita A. Karsen
566 Blenheim Rd.
Columbus, OH 43214

Matt Zimmer
637 S. 3rd St.
Columbus, OH 43206

Applicant

Grover and Roelena Manning
472 Forest Street
Columbus, OH 43206

Sara Lahman
492 Sycamore St.
Columbus, OH 43206

Hal Lieberman
Fairfax Homes
345 Forest St.
Columbus, OH 43206

Charles Rosemarie
493 Sycamore St.
Columbus, OH 43206

Richard and Lida Jackson
488-490 Sycamore Street
Columbus, OH 43206

**Area Commissions/Neighborhood
Groups**

James Daley
P.O. Box 21050
Columbus, OH 43221

John & Erin McNeal
480 Forest St.
Columbus, OH 43206

Zoning Chairperson
South Side Area
584 E. Moler St.
Columbus, OH 43207

John Phillips and Kelly Schleppi
506 Sycamore Street
Columbus, OH 43206

Nickolas and Deborah Geldis
2703 Sherwood Rd.
Columbus, OH 43209

Zoning Chairperson
Schumacher Place Civic Association
P.O Box 6404
Columbus, OH 43206

Bigelow Moped Ltd.
516-518 Sycamore St.
Columbus, OH 43206

Eric Buchanan
487 Sycamore St.
Columbus, OH 43206

Property Owner

Tim Boggs
512 Forest St.
Columbus, OH 43206

Gary Metzger
465 Forest St.
Columbus, OH 43206

statement of Hardship and Variances 503 sycamore

From section 3332.21 D(2) We request front building setback ~~line~~ along sycamore to be 10' instead of 14' like adjoining property. In addition building setback line along Washington to be 9' instead of 10'.

From section 3321.05 B2 We request to reduce the transportation Triangle from 30' to 14'6".

From section 3312.49C We request to have one off street parking space instead of two.

Due to the size (40x74) of the non-conforming lot the hardship is our ability to construct a single family home with detached garage that keeps in character with existing homes in the neighborhood in terms of placement of home and garage on the lot and architectural integrity. The one off street parking space allows for a small but reasonable outdoor living space.

NEW HOME

503 E SYCAMORE STREET
COLUMBUS, OH 43208
PITCH 1/4" 010-05/1005-00

PROPERTY OWNER:
GARY METZGER
121 THURMAN AVENUE
COLUMBUS, OH 43208

BZA16-122
503 East Sycamore Street



moderarchitects
121 THURMAN AVENUE COLUMBUS, OH 43208
614.221.1111
WWW.MODERARCH.COM

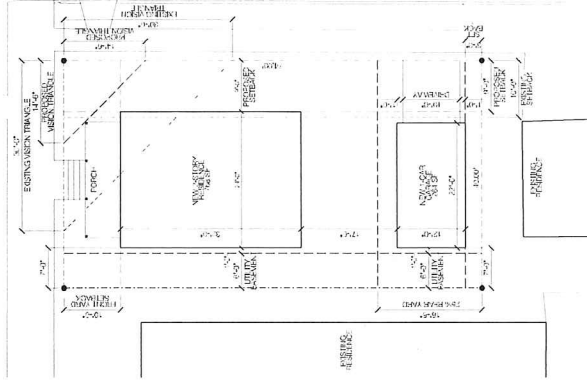
SITE PLAN

PROJECT # 2016-37
DATE 08.12.2016
SCALE AS NOTED

A1



1 LOCATION PLAN
1"=50'



2 SITE PLAN
1"=10'-0"



DATE: 8/9/16



Grid
North

Real Estate / GIS Department

LIMITED POWER OF ATTORNEY

For the purposes described herein, Gary Metzger who resides at 415 Forest St., Columbus, OH 43206 ("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-~~000000~~-00 (herein referred to as the "property"). **057099**
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.

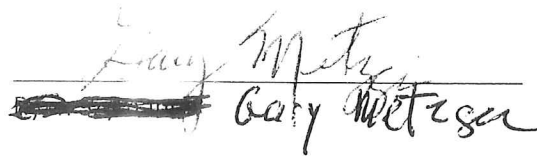
ACCOUNTABILITY

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 until 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 14 day of August, 2016.

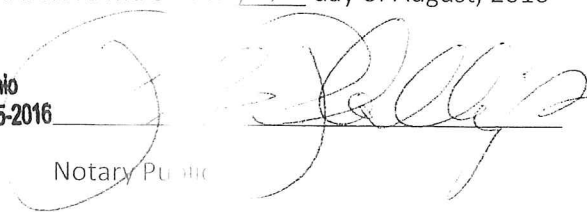

~~_____~~ Gary Metzger

State of Ohio, Franklin County

The foregoing instrument was acknowledged before me on the 14 day of August, 2016



Patrick S. Phillips
Notary Public, State of Ohio
My Commission Expires 11-15-2016


Notary Public

QUIT-CLAIM DEED*

503 East Sycamore Street

Patrick W. McCarthy, unmarried of Franklin County, for valuable consideration paid, grant(s) to Gary Metzger, whose tax-mailing address is 465 FOREST ST the following **REAL PROPERTY**:

TRACT A:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being 66 feet off of the south end of Lot Number Twenty (20) of CHAPMAN'S ADDITION, as numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 1, Page 168, Recorder's Office, Franklin County, Ohio.

Parcel No. 010-057173

Property Address: 749 Washington Ave., Columbus, OH 43206

TRACT B:

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being Lot Number Twenty (20) of CHAPMAN'S ADDITION to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 168, Recorder's Office, Franklin County, Ohio, excepting, however, Sixty-six (66) feet off of the South end thereof, heretofore conveyed.

Parcel No. 010-057099

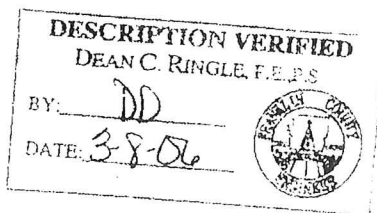
Property Address: 503 Sycamore Street, Columbus, OH 43206

Parcel No. 010-057173 & 010-057099

Property Address: 749 Washington Av. & 503 Sycamore St. Columbus, OH 43206

Subject to: a) Unpaid taxes and special assessments, if any, all of which the Grantee herein assumes and agrees to pay as a further consideration for this conveyance. b) Conditions, Covenants, legal highways, restrictions and easements, of record

Prior Instrument Reference: Instrument Number 200406040129497 and Instrument Number 200406040129501 Recorder's Office, Franklin County, Ohio.



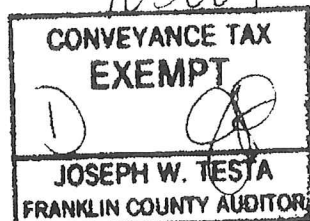
GRANTOR:

Patrick W. McCarthy
Patrick W. McCarthy

TRANSFERRED

MAR 08 2006

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



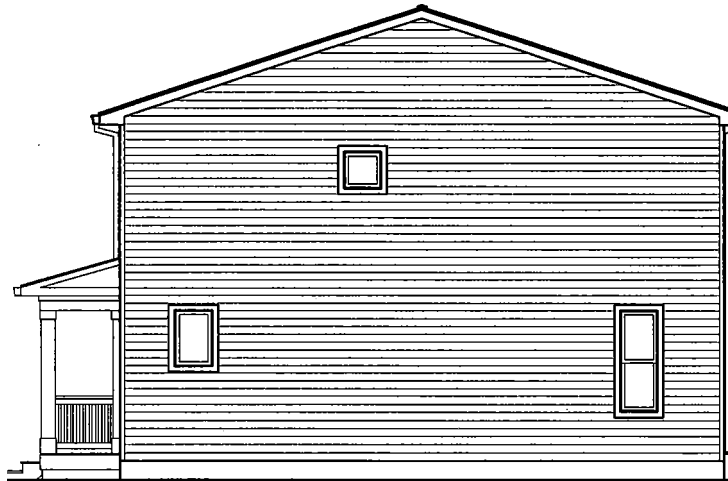
Vision Triangle 3321.05 B2
front set back 3332.21 D2
1 parking space 3312.49
side yard/washington

J-16
allof
(010)
57173

J-16
allof
(010)
57173
+
57099



FRONT (NORTH) ELEVATION
SYCAMORE ST.



SIDE (WEST) ELEVATION

FAIRFAX HOMES

Proudly Presents
503 Sycamore St. Columbus, Ohio 43206

For Information Call
Hal Lieberman

740-404-1210

DI ID 1n



REAR (SOUTH) ELEVATION

SIDE (EASI) ELEVATION

001N
.....10

10.
.....



BZA16-122



BZA16-122

s03 E. XC

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 Heberman
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

Gary Metzger 465 Forest St. Columbus, OH 43206

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13TH day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC



Patrick S. Phillips

Notary Public, State of Ohio
My Commission Expires 11-15-2016

Notary Seal Here

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