



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Sep 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 186 E SYCAMORE ST COLUMBUS OH 43206

Mailing Address:

Owner: KLINE DANIEL S

Parcel Number: 010053073

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

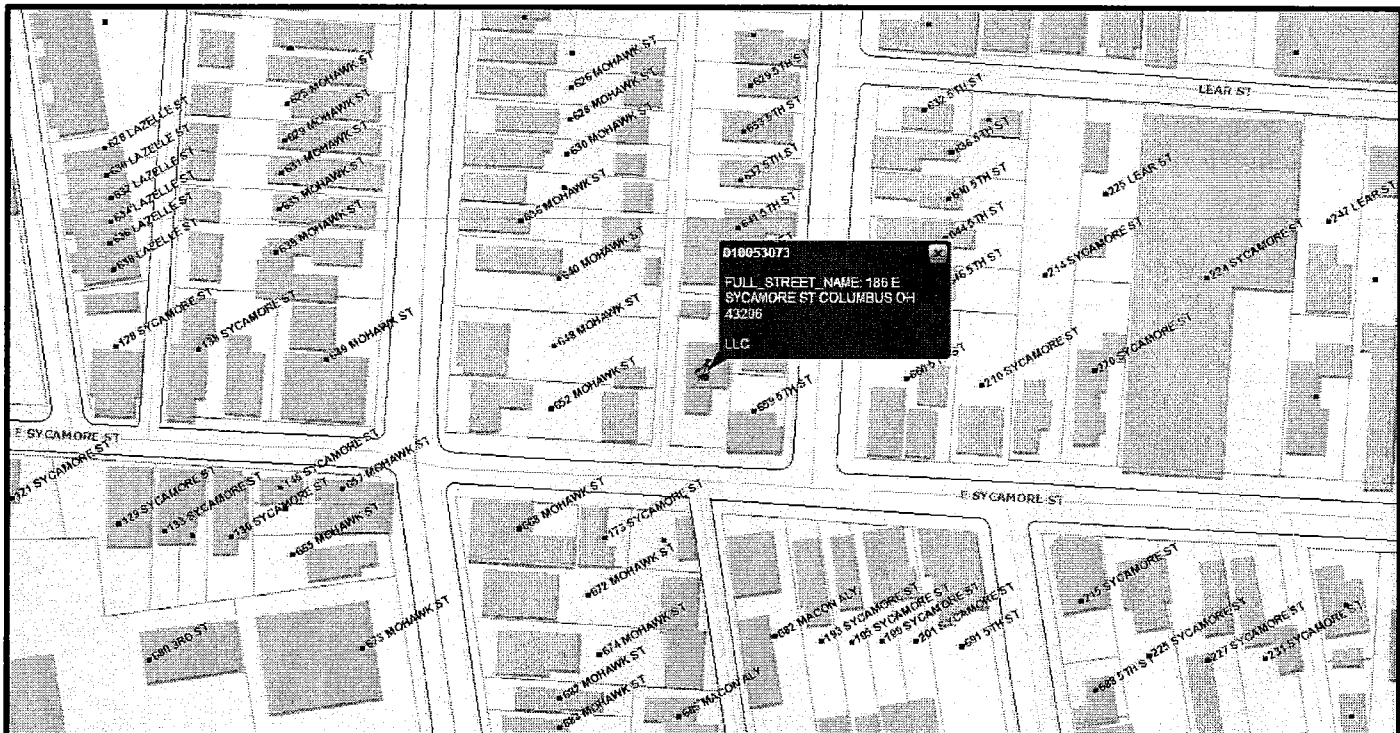
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA16-128
Date Received:
Application Accepted by:
Fee:
Commission/Civic: GERMAN VILLAGE
Existing Zoning: R-2F
Comments:

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

[X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

SECTION 3342.19 PARKING SPACES: TO REDUCE REQ'D WIDTH FROM 9.00' TO 8.67'

LOCATION

Certified Address: 186 E. SYCAMORE ST. City: COL Zip: 43206

Parcel Number (only one required): 010-053073

APPLICANT (If different from Owner):

Applicant Name: WILLIAM HUGES ARCHITECTS, LTD. Phone Number: 614-221-2724 Ext.:

Address: 750 MOHAWK ST City/State: COL OH Zip: 43206

Email Address: HUGESBILL@GMAIL.COM Fax Number: X

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

Name: DANIEL KUNE Phone Number: 614-221-2724 Ext.:

Address: 186 E SYCAMORE ST City/State: COL OH Zip: 43206

Email Address: HUGESBILL@GMAIL.COM Fax Number: X

ATTORNEY / AGENT (Check one if applicable): [] Attorney [] Agent

Name: Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE

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

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim of (1) MAILING ADDRESS 560 E. Town Street, Columbus, OH 43215

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 186 E. Sycamore Street, Columbus, OH 43206

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) Daniel S. Kline 186 E. Sycamore Street Columbus, OH 43206

APPLICANT'S NAME AND PHONE # (same as listed on front application) William Hugus (614) 221-2724

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) German Village Commission (Cristin Moody) 50 W. Gay Street 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:

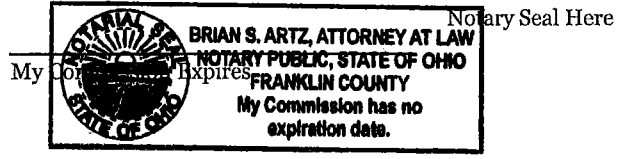
Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Lists owners like David & Michele Whitaker, Kevin Helton & Megan Smith, etc.

(7) Check here if listing additional property owners on a separate page. [X]

(8) SIGNATURE OF AFFIANT [Handwritten signature]

Sworn to before me and signed in my presence this 2nd day of September, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Handwritten signature]



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Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

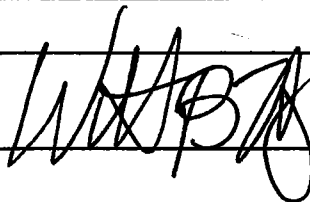
3307.09 Variances by Board.

- 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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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:

THIS APPLICANT IS REQUESTING A VARIANCE IN ORDER TO ADD 1 PARKING SPACE ALONG ALLEY TO HELP THE PARKING SITUATION , WHICH IS NEAR LINDEYS RESTAURANT. THESE CONDITIONS ARE NOT A RESULT OF ACTIONS BY THIS HOMEOWNER AND WILL NOT BE INJURIOUS TO ADJACENT PROPERTIES.

Signature of Applicant



Date

9-6-16

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

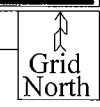
MAP ID: N

DATE: 8/31/16



Disclaimer

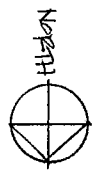
Scale = 40



This map 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 map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

186 EAST SYCAMORE STREET

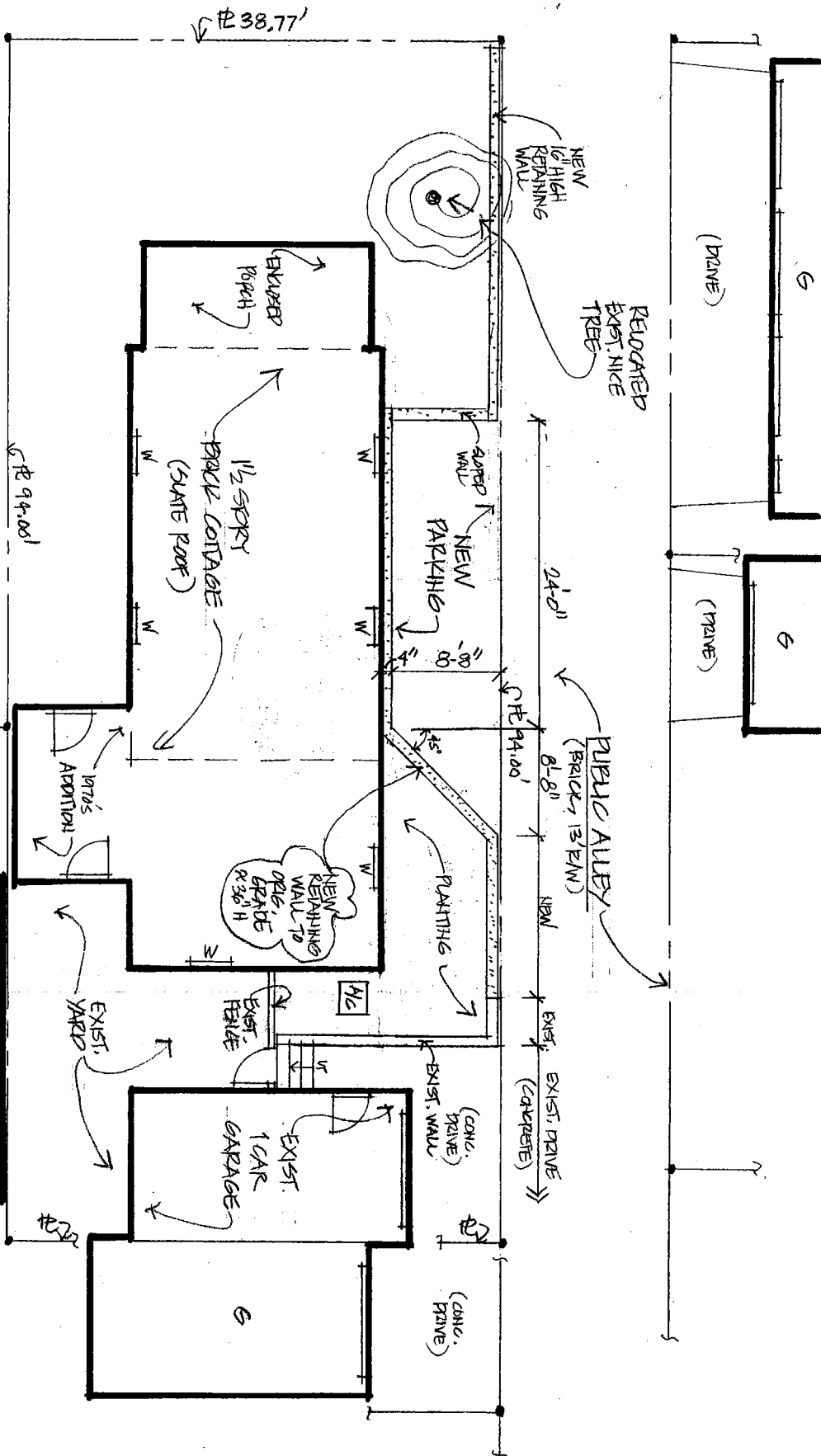
E. SYCAMORE ST.



1

SITE PLAN

1/8" = 1'-0"



SITE DATA
 010-053073 R / 2F SINGLE FAMILY USE
 CODE LOT AREA = 4,278 SF
 COVERAGE = 1,518 SF = 35.40 %
 REAR YARD = EXISTING
 SIDE YARD(S) = EXISTING
 PARKING = 2 AUTOS

W. HUGUS

A1

CONCEPT
 CON. DOCS 9-616
 REVISION

186 E. SYCAMORE
 COL, OHIO 43206

The drawings and written material appearing herein constitute the original and unaltered work and remain the property of WILLIAM HUGUS ARCHITECTS LTD. and the same may not be duplicated, used or disclosed without the written consent of WILLIAM HUGUS ARCHITECTS LTD.
 WILLIAM HUGUS ARCHITECTS LTD. IS AN AIA MEMBER



WILLIAM HUGUS ARCHITECTS LTD.
 750 Mohawk Street • Columbus • Ohio 43206 614-221-2724



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

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) WILLIAM HUGGS
of (COMPLETE ADDRESS) 750 MARIAN ST., COL, 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

DANIEL S. KLINE

186 E SYCAMORE ST., COL, OH 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2nd day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

9/26/2020

My Commission Expires: _____



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