



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

OFFICE USE ONLY

Application Number: # 13320-00000-00837
Date Received: 11-18-13
Commission/Civic: GERMAN VILLAGE
Existing Zoning: R-2F Application Accepted by: _____ Fee: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

VARIANCE FROM SECTIONS 3332.27 REAR YARD & 3332.28(E) REAR YARD
OBSTRUCTION FROM 18.80% TO 16.50% IN ORDER TO BUILD A FREE-
STANDING GARAGE

LOCATION

1. Certified Address Number and Street Name 186 E SYCAMORE ST.
City COLUMBUS State OHIO Zip 43206
Parcel Number (only one required) 010-053073-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name WILLIAM HUGGS
Address 750 MOHAWK ST City/State COL OHIO Zip 43206
Phone # 221 2724 Fax # - Email b.h@williamhuggs.com

PROPERTY OWNER(S):

Name MARY L. RABER
Address 186 E SYCAMORE ST City/State COL, OHIO Zip 43206
Phone # 309-9755 Fax # - Email mraber1@gmail.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

\$315.00

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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AFFIDAVIT

13310-00000-00837

STATE OF OHIO
COUNTY OF FRANKLIN

186 E. SYCAMORE
STREET

Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, Columbus, OH 43215

deposed 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 the 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

(4) Mary L. Raber

AND MAILING ADDRESS

186 E. Sycamore St.

Columbus, OH 43206

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

109 N. Front 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:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
187-189 Sycamore Street LLC	682-684 Macon Columbus, OH 43206	297 S. Cassady Ave. Columbus, OH 43206
Gabriele & Kelcie Dillmann	646-648 S. Fifth St. Columbus, OH 43206	646 S. Fifth St. Columbus, OH 43206
Bryan H. Dow	636 Mohawk Street Columbus, OH 43206	636 Mohawk Street Columbus, OH 43206
Earl F. Epstein	173 Sycamore St. Columbus, OH 43206	173 Sycamore St. Columbus, OH 43206
Wilmer & Juanita Furuta	664 - 668 Mohawk St. Columbus, OH 43206	13000 Bevelheimer Rd. Westerville, OH 43081

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

SIGNATURE OF AFFIANT

(8)

Chad M. Draheim

Subscribed to me in my presence and before me this

15th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

Brian S. Artz

My Commission Expires:



BRIAN S. ARTZ, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO

My commission has no expiration date.

Section 147.03 R.C.

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STATEMENT OF HARDSHIP

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186 E. SYCAMORE
STREET

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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 to construct a new one car garage in order to _____
 _____ accommodate the neighboring property acquiring a rear portion of this property in order _____
 _____ for that property to have off street parking, as many other properties already have _____
 _____ in the district. The neighboring property is landlocked and parking in this area is difficult _____
 _____ and is a hardship. This condition is not a result of actions by this property owner and will _____
 _____ not be injurious to adjacent properties. _____

Signature of Applicant

Date

11-18-13

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CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 11/13/13



Disclaimer

Scale = 60



This map is prepared for the real property inventory within the county, including survey plats, and other public records and data. Users of this information should be consulted for verification of the accuracy of the information. The county and the mapping companies assume no legal responsibility for the accuracy of this map. Please notify the Franklin County GIS Division of any discrepancies.

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Real Estate / GIS Department



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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 MOHAWK ST COLUMBUS OHIO 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
<u>MARY L. RABER</u>	<u>186 E. SYCAMORE ST. COL, OH 43206</u>

SIGNATURE OF AFFIANT [Handwritten Signature]

Subscribed to me in my presence and before me this 15th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires: 9/26/15



Chad M. Draheim
Notary Public, State of Ohio
My Commission Expires 09-26-2015

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