



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 13310-00000-00 838  
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 SECTION 3332.26(E) MINIMUM SIDE YARD PERMITTED FOR A FREESTANDING GARAGE FROM 3'0" TO 0' ON SOUTH SIDE & 1'0" ON NORTH SIDE. EXISTING LOT COVERAGE IS NON-CONFORMING @ 64.38% AND NEW LOT COVERAGE IS NON-CONFORMING @ 60.21%.

## LOCATION

1. Certified Address Number and Street Name 649 S. FIFTH ST.  
City COLUMBUS State OHIO Zip 43206  
Parcel Number (only one required) 010-014836-00

## 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 MARIE LOGOTHETIS & DANIEL S. KLINE  
Address 649 S FIFTH ST. City/State COL OHIO Zip 43206  
Phone # 204-2488 Fax # - Email marie.logothetis@kpetroleum.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] Dan Kline  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

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

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Please make all checks payable to the Columbus City Treasurer

\$315.00



13310-00000-00838

649 S. FIFTH ST.

# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Fri Nov 29 2013

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 647 S 5TH ST COLUMBUS, OH

Mailing Address: 649 S 5TH ST

COLUMBUS OH 43206

Owner: LOGOTHETIS MARIE KLINE DAI

Parcel Number: 010014836

### 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: German Village Area Commission

Planning Overlay: N/A

Historic District: German Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

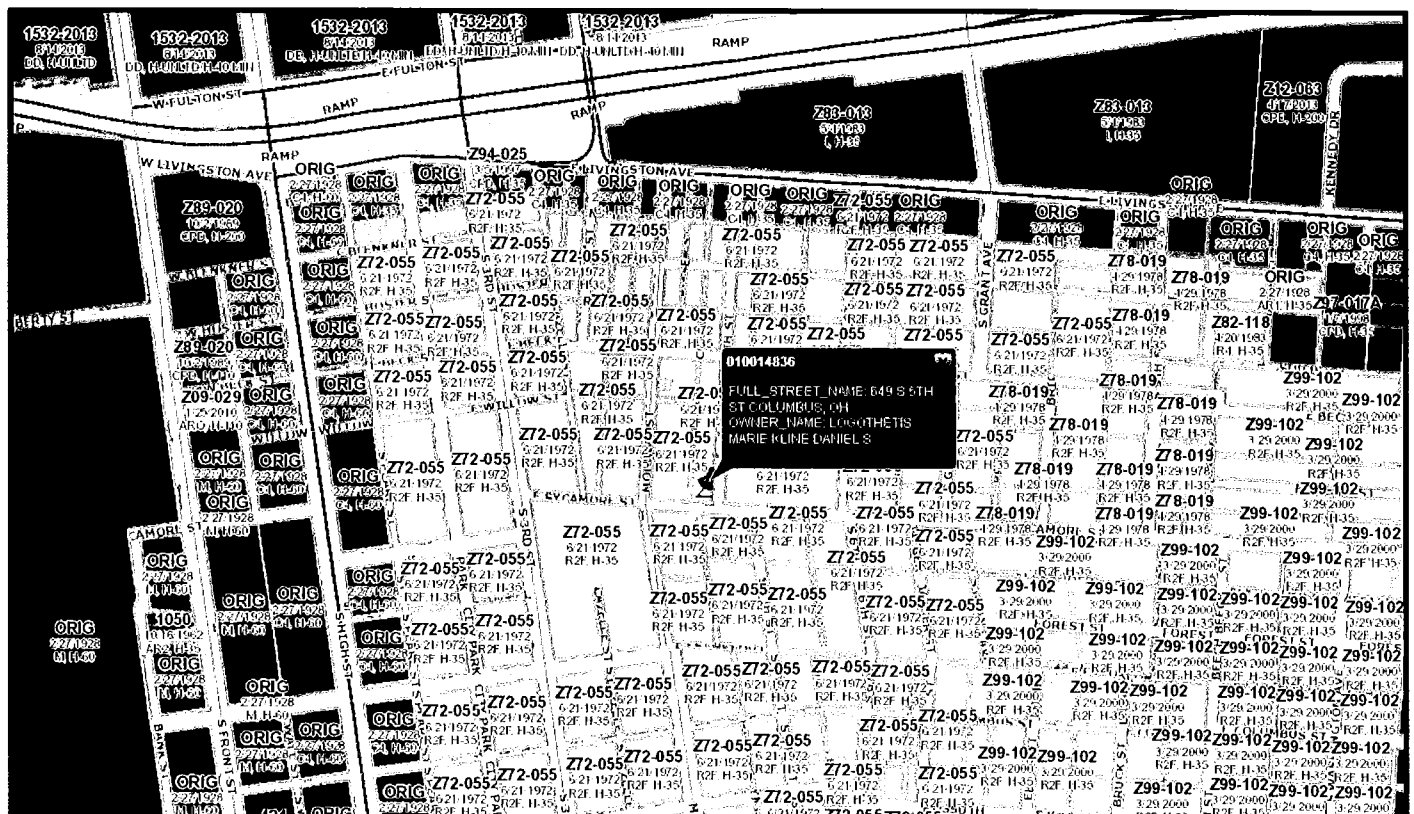
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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### AFFIDAVIT

13310-00000-00838

649 S. FIFTH ST.

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

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) Marie Logothetis & Daniel S. Kline

AND MAILING ADDRESS

649 S. Fifth 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

(5) German Village Commission (Cristin Moody)

AREA COMMISSION ZONING CHAIR OR

109 N. Front Street

CONTACT PERSON AND ADDRESS

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
Ernest & Ronni Glenesk	636 S. Fifth St. Columbus, OH 43206	636 S. Fifth St. Columbus, OH 43206

☒ (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 147.03-2.C

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## STATEMENT OF HARDSHIP

**13310-00000-00838**

**649 S. FIFTH ST.**

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 Variances to construct a new one car garage in order to accommodate off street parking, as many other properties already have in the district. 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 \_\_\_\_\_

11-18-12

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/13/13



Disclaimer

Scale = 60



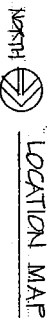
This map is prepared for the real property inventory, survey plats, and other public records and data. Users of this information should be consulted for verification. The county and the mapping companies assume no liability for errors. Please notify the Franklin County GIS Division of any errors.

**13310-00000-00838**  
**649 S. FIFTH ST.**

Recorded deeds, primary map. The information is based on this map.

Real Estate / GIS Department

**649 S. FIFTH ST.**

[illegible]

1966 FAST SW/MORE ST SITE DATA		1966 FAST SW/MORE ST SITE DATA	
010-03537-007 R-2P SINGLE FAMILY		010-03537-007 R-2P SINGLE FAMILY	
ORIGINAL	PROPOSED	ORIGINAL	PROPOSED
CODE LOT AREA	4,943.00 SF	4,255.38 SF	
COVERAGE	1,993 SF = 32.89 %	1,577 SF = 21.76 %	
REAR YARD	1,356.97 SF = 27.60 %	703 SF = 16.52 %	
		per 332.24(6) min. code required	per 332.24(6) min. code required
		res. yard = 77.60 sf = 1.81(1) %	res. yard = 77.60 sf = 1.81(1) %
MIN. SIDE YARD (GARAGE)	(existing)	9.7% side yard	9.7% side yard
		per 332.26 (E) min. code required	per 332.26 (E) min. code required
		side yard = 3.0'	side yard = 3.0'
PARKING	1 AUTO	1 AUTO	1 AUTO
669 SOUTH, FIFTH ST SITE DATA		669 SOUTH, FIFTH ST SITE DATA	
010-01493-000 R-2P SINGLE FAMILY		010-01493-000 R-2P SINGLE FAMILY	
ORIGINAL	PROPOSED	ORIGINAL	PROPOSED
CODE LOT AREA	2,165.31 SF	2,719.82 SF	
COVERAGE	1,194 SF = 64.38 %	1,658 SF = 60.21 %	
REAR YARD	223 SF = 10.30 %	547 SF = 19.86 %	
		per 332.24(6) min. code required	per 332.24(6) min. code required
		res. yard = 524.5 SF = 15.41 %	res. yard = 524.5 SF = 15.41 %
MIN. SIDE YARD (GARAGE)	DNA	9.7% SOUTH, 10% NORTH	9.7% SOUTH, 10% NORTH
		per 332.26 (E) min. code required	per 332.26 (E) min. code required
		side yard = 3.0'	side yard = 3.0'
PARKING	NONE	1 AUTO	1 AUTO

NEW COMMON GARAGE FOR  
186 E. SYCAMORE ST &  
649 S. FIFTH ST. COLO. 110

The drawings and written materials appearing herein constitute the original and unpublished work and remain the property of WILLIAM HUGOS ARCHITECTS LTD. and the same may not be duplicated, used or disclosed without the written consent of WILLIAM HUGOS ARCHITECTS LTD.



750 Mohawk Street • Columbus • Ohio 43206 614-221-2724



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649 S. FIFTH ST.

## 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 HUEBS  
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

MARIE LOGOTHETIS

649 S. FIFTH ST COL, OH 43206

DANIEL S. KUNZ

649 S. FIFTH ST COL, OH 43206

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/26/15



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

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