



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: # 14310-00000-00503

Date Received: _____

Commission/Civic: _____

Existing Zoning: _____ 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.

Addition of a 2-story attached structure with a 2-car garage on the first floor and master suite on the second floor. Reduce lot coverage, 2332.18; Rear yard, 2332.21; and minimum sideyard permitted, 2332.26.

1. Certified Address Number and Street Name 292 E. Sycamore St

City Columbus State OH Zip 43206

Parcel Number (only one required) 010-0257103

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Jill Shin & Zarko Piliak

Address ~~6000~~ 292 E. Sycamore St City/State ~~OH~~ Columbus, OH Zip 43206

Phone # 614-530-6008 Fax # 614-573-7409 Email surezare@gmail.com

PROPERTY OWNER(S):

Name Jill Shin

Address 292 E. Sycamore St. City/State ~~OH~~ Columbus, OH Zip 43206

Phone # 614-530-6008 Fax # 614-573-7409 Email surezare@gmail.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent, Architect

Name Heidi Machal Belvard, AIA Simplified Living Architecture + Design

Address 75 S. High St., Suite 4 City/State OH Zip 43207

Phone # 614-774-2440 Fax # 614-633-1052 Email: heid @simplifiedarchitecture.com

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

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

14310-00000-00503
292 EAST SYCAMORE
STREET



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jul 31 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 292 E SYCAMORE ST COLUMBUS, OH

Mailing Address: 303 E GATES ST
COLUMBUS OH 43206

Owner: ALBERT ROSEMARY L TR

Parcel Number: 010025563

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

14310-00000-00503
292 EAST SYCAMORE
STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill Shin
of (1) MAILING ADDRESS 292 E Sycamore St. Columbus, OH 43206
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
AND MAILING ADDRESS

(4) Jill Shin
292 E Sycamore St.
Columbus, OH 43206

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

Jill Shin & Zarko Piljak
614.430.6008

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

(5) German Village Society
279 S. Third 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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

Mr. Ahmad

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

SIGNATURE OF AFFIANT

(8) Jill Shin
3 day of July, in the year 2014

Subscribed to me in my presence and before me this



SHANNON TINNEY
Notary Public, State of Ohio
My Commission Expires
03-29-2016

(8) Shannon Tinney
3.29.2016

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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. 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:

see Attached

Signature of Applicant

Heidi M. Boland

Date

7/14/19

Heidi M. Boland for Jill Smith

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**STATEMENT OF HARDSHIP
292 E. Sycamore Street**

Attachment to Council Variance Application for **292 E. Sycamore Street:**

This variance request is to build a two-car attached garage behind an existing residence in the location of an existing surface parking area facing the alley. The dilapidated, one-story structure off the back of the existing two-story home will be removed and replaced with a two-story addition with a two-car garage on the first floor and master suite on the second floor.

Most residential properties in the City of Columbus have many diverse ways to add more living space. However this home is restricted due to small size lot. This creates a hardship that requires a variance from the city zoning code for a reduced lot coverage and rear setback. The location of the existing structure on the property requires a variance from the city zoning code for a reduced side yard setback.

Since this structure will allow parking for two vehicles it will reduce the amount of occupied off street parking spaces.

Variance needed:

Section: Maximum Lot Coverage, 3332.18

We would like to request a variance for lot coverage from the maximum 50% to 54%. The current lot coverage is 44%.

Section: Minimum Rear Yard, 3332.27

We would like to request a variance for the rear yard setback from 25% (675 square feet) of the total lot coverage to 10.5% (283.5 square feet). The current rear yard is 14.5% (393 square feet)

Section: Minimum Side Yard Setback, 3332.26

We would like to request a variance for the side yard setback on the East side of the property from 3' minimum to 1'-6". The rear one-story structure that is dilapidated and will be demolished is set at 4.5" +/- from the property line. The new structure will align with the existing structure that is set in 1'-2 1/2" +/- from the original brick structure.

**14310-00000-00503
292 EAST SYCAMORE
STREET**



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/2/14



Disclaimer

Scale = 40

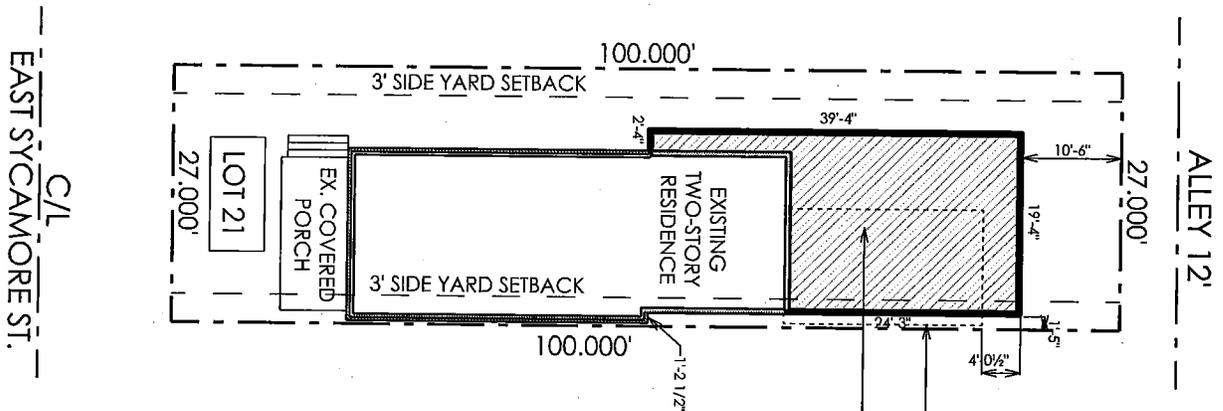


This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map should consult the mapping companies assume no legal responsibility for the information sources should be consulted for verification of the information.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

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STREET

Department

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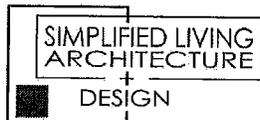
NORTH

SITE PLAN

SCALE: 1" = 20'-0"

LOT COVERAGE
 LOT: 2,700 SQUARE FEET
 EXISTING HOUSE: 1,189 SQUARE FEET
 TO BE REMOVED: 242 SQUARE FEET
 ADDITION: 515 SQUARE FEET
 TOTAL FOOTPRINT: 1,462 SQUARE FEET
 TOTAL LOT COVERAGE: 54%

75 S. High Street . Suite 4
 Dublin, Ohio 43017
 614.774.2490 Phone
 614.633.1053 Fax
 simplifiedarchitecture.com



Jill Shin + Zarko Piljak
 292 E. Sycamore Street
 Columbus, Ohio 43206

071414	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION



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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, provided.

14310-00000-00503

APPLICATION

**292 EAST SYCAMORE
STREET**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

Bill Shin

292 E. Sycamore 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

*Zarko Piljak, 292 E. Sycamore St, Columbus, OH 43206
614.430.6088*

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 3 day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Shannon Tinney

3.29.2016



SHANNON TINNEY
Notary Public, State of Ohio
My Commission Expires
03-29-2016

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