



# 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: 12310-0-00342  
Date Received: 6/18/12  
Commission/Group: German Village  
Existing Zoning: \_\_\_\_\_ Application Accepted by: W. Reiss Fee: \$315.00  
Comments: 8/28/12

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

requesting to allow accessory use that is not normally  
appurtenant to single family use. specific use to  
be bedroom and bathroom in a detached garage. Applicable code is 3332.35

## LOCATION

1. Certified Address Number and Street Name 246 E. sycamore street  
City Columbus State OH Zip 43206  
Parcel Number (only one required) 010-049521-00

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Fairfax Homes, Inc.  
Address 345 Forest St City/State Columbus OH Zip 43206  
Phone # 740 404 1210 Fax # \_\_\_\_\_ Email hal@fairfaxhomesinc.com

## PROPERTY OWNER(S):

Name George Barrett & Debbie Neimeth  
Address 246 sycamore st City/State Columbus OH Zip 43206  
Phone # 267 240 0661 Fax # \_\_\_\_\_ Email happygoluckyhome@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 \_\_\_\_\_  
PROPERTY OWNER 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 all checks payable to the Columbus City Treasurer



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## AFFIDAVIT

12310-00342

246 E. Sycamore St.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Hal Lieberman  
of (1) MAILING ADDRESS 345 Forest St Columbus Ohio 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) George Barnett & Debbie Reimeth  
3246 Sycamore  
Columbus OH 43206

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

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

(5) German Village Commission

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

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Pamela J. Dawley  
4-25-14

Notary Seal Here

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**APPLICANT**

Fairfax Homes Inc.  
c/o Hal Lieberman  
345 Forest Street  
Columbus, OH 43206

**PROPERTY OWNER**

Debbie Neimeth  
George Barrett  
246 E. Sycamore Street  
Columbus, OH 43206

**AREA COMMISSION**

Cristin A. Moody – GV Commission  
Historic Preservation Office  
109 N. Front Street  
Columbus, OH 43215-9031

**SURROUNDING PROPERTY  
OWNERS**

Elizabeth Hingsbergen  
247 E. Sycamore Street  
Columbus, OH 43206

Kathy Anderson  
247 E. Sycamore Street  
Columbus, OH 43206

Marilyn & Ronnie Stone  
262 E. Sycamore Street  
Columbus, OH 43206

Elizabeth Hewitt  
234 Lear Street  
Columbus, OH 43206

Stephanie Tessaro  
629 Jaeger Street  
Columbus, OH 43206

Nancy Levenson  
629 Jaeger Street  
Columbus, OH 43206

Susan & Taylan Altan  
614 6<sup>th</sup> Street  
Columbus, OH 43206

Elizabeth & Thomas Wickizer  
284 Lear Street  
Columbus, OH 43206

Gary Helf  
244 Lear Street  
Columbus, OH 43206

Amanda Greiner  
227 E. Sycamore Street  
Columbus, OH 43206

John Petro  
231 E. Sycamore Street  
Columbus, OH 43206

Rosemarie Keidel  
239 E. Sycamore Street  
Columbus, OH 43206

Carmen Miller  
240 Alexander Alley  
Columbus, OH 43206

Sarah Ruppert & Gabriel Gigliello  
266 E. Sycamore Street  
Columbus, OH 43206

John Tafel & Sandra Miller  
255 E. Sycamore Street  
Columbus, OH 43206

Lillian C. Strouss  
242 E. Sycamore Street  
Columbus, OH 43206

Patrick & Patricia Phillips  
247 Lear Street  
Columbus, OH 43206

James Helf  
222 E. Sycamore Street  
Columbus, OH 43206

William & Karen Conner  
250 E. Sycamore Street  
Columbus, OH 43206

Stephen Koczwarra  
643 S. 6<sup>th</sup> Street  
Columbus, OH 43206

Mary Midlam  
255 Lear Street  
Columbus, OH 43206

**12310-00342**  
**246 E. Sycamore St.**



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00342  
246 E. Sycamore St.

One Stop Shop Zoning Report Date: Wed Jun 20 2012

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 246 E SYCAMORE ST COLUMBUS OH 43206

Mailing Address: 246 E SYCAMORE ST  
COLUMBUS OH 43206

Owner: BARRETT GEORGE NEIMETH DEBO

Parcel Number: 010049521

### 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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246 E. Sycamore

## STATEMENT OF HARDSHIP

12310-00342  
246 E. Sycamore 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:

requesting variance from 3332.35 want to vary from this section to allow accessory use that is not normally ~~apartment~~ to single family use. specific use to be a bedroom with a bath room. the home has 3 bedrooms and the owner has 3 children, the owner would like each to have their own bedroom and bath. the Bed & bath will be in detached garage

applicant

Signature of Applicant

Date

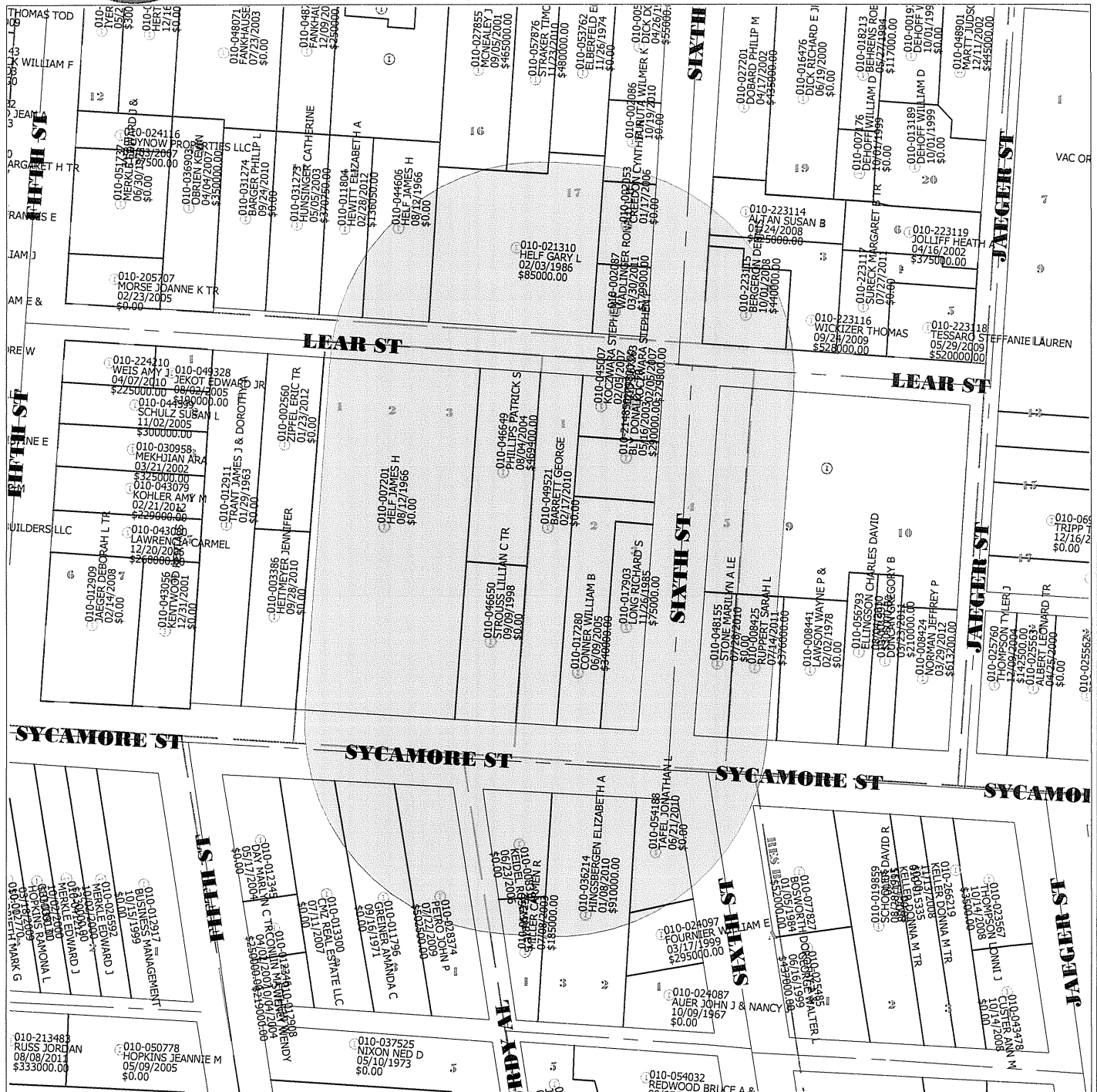
6/18/12

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: GIS DATE: 6/18/12



Disclaimer

Scale = 105'

Grid

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 are notified that the mapping companies assume no legal responsibilities for the information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities for the information. Please notify the Franklin County GIS Division of any discrepancies.

12310-00342  
246 E. Sycamore St.



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010049521

Zoning Number: 246

Street Name: E SYCAMORE ST

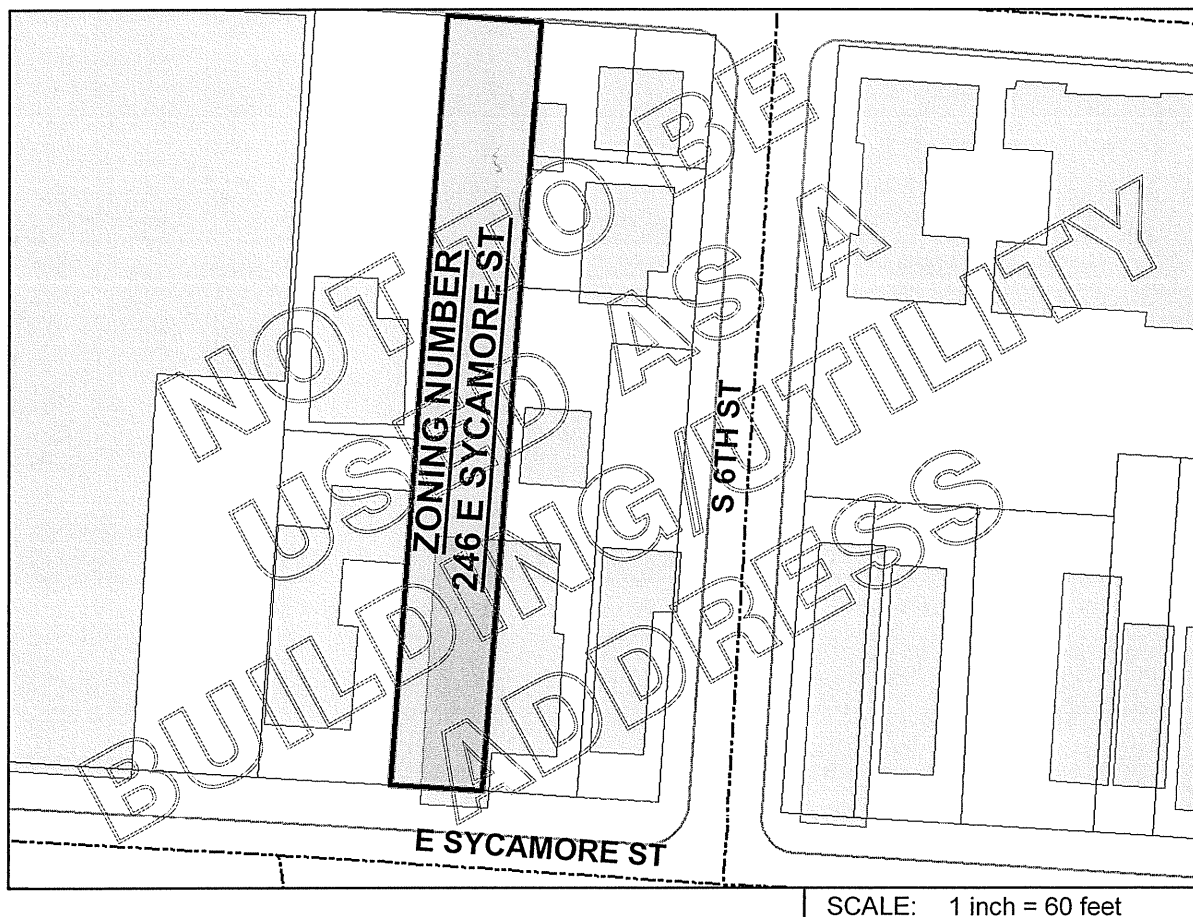
Lot Number: N/A

Subdivision: N/A

Requested By: FAIR FAX HOMES (HAL LIEBERMAN)

Issued By: *Adugna Amarian*

Date: 6/18/2012



SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 9362



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

George S. Barrett  
Chairman and Chief Executive Officer

Cardinal Health  
7000 Cardinal Place  
Dublin, OH 43017  
614.757.7770 dir  
614.757.8770 fax



**CardinalHealth**

cardinalhealth.com

June 18, 2012

To whom it may concern,

I hereby authorize Mr. Hal Lieberman of Fairfax Homes to act on our behalf in securing a variance for 246 E. Sycamore St., Columbus, OH 43026.

Sincerely,

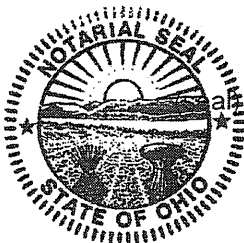
George S. Barrett

**Certificate of Acknowledgement**

State of: Ohio  
County of: Franklin

On June 18, 2012, before me, Diane Cennane, personally appeared, George S. Barrett, who is personally known to me.

**WITNESS my hand and official seal**



DIANE CENNAME  
Notary Public, State of Ohio  
My Commission Expires 08/19/2014

  
(notary signature)

**12310-00342**  
**246 E. Sycamore St.**





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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 #

**12310-00342**

STATE OF OHIO  
COUNTY OF FRANKLIN

**246 E. Sycamore St.**

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 345 Forest 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

George Barrett and Debbie Reimeth  
246 Sycamore Street  
Columbus Ohio 43206

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18<sup>th</sup> day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Pamela J. Dawley  
4-25-14

My Commission Expires:

*Notary Seal Here*

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