



Mayor Michael B. Coleman

# 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: # 12310-00000-00626

Date Received: 18 Oct. 2012

Commission/Group: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Application Accepted by: AF Fee: \$315

Comments: \_\_\_\_\_

## 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.

3312.49 reduce parking from 2 to 0  
3332.27 25% rear yard vacant from structure, proposing 19.9%  
of rear yard vacant

## LOCATION

1. Certified Address Number and Street Name 326 E Sycamore Street

City Columbus State Ohio Zip 43206

Parcel Number (only one required) 010052104

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name Nathan Sockman, Kaitlin Sockman

Address 326 E Sycamore Street City/State Columbus, OH Zip Ohio 43206

Phone # 614-551-2375 Fax # - Email SockmanN@Grangeinsurance.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 Nathan Sockman Kaitlin Sockman 10/18/12

PROPERTY OWNER SIGNATURE Nathan Sockman Kaitlin Sockman 10/16/12

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



# City of Columbus Address Plat



## CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 010052104

Project Name: SINGLE FAMILY HOME

House Number: 326

Street Name: E SYCAMORE ST

Lot Number: 23 E1/2

Subdivision: BORN & JENNERS

Work Done: REMODEL

Complex: N/A

Owner: NATHAN SOCKMAN

Requested By: NATHAN SOCKMAN (OWNER)

Printed By: Phil J. Smith

Date: 10/12/2012



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

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 114122



12310-00626  
326 EAST SYCAMORE  
STREET

# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Oct 19 2012

General Zoning Inquiries: 614-645-8637

## SITE INFORMATION

Address: 326 E SYCAMORE ST COLUMBUS, OH

Mailing Address: 2375 N GLENVILLE DR  
RICHARDSON, TX 75082

Owner: SOCKMAN NATHAN E ANDOI

Parcel Number: 010052104

## 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

**12310-00626**  
**326 EAST SYCAMORE**  
**STREET**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nathan Sockman  
of (1) MAILING ADDRESS 326 E Sycamore Street 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) Nathan Sockman  
326 E Sycamore Street  
Columbus, OH 43206

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

Nathan Sockman 614-551-2375

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

(5) German Village Commission  
588 S 3rd 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  
List attached

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 16<sup>th</sup> day of OCTOBER, in the year 2012

SIGNATURE OF NOTARY PUBLIC  
My Commission Expires  
September 20, 2016

(8)

Notary Seal Here

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### STATEMENT OF HARDSHIP

APPLICATION # \_\_\_\_\_

**12310-00626**  
**326 EAST SYCAMORE**  
**STREET**

#### 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:**

The home was purchased in German Village with the intent to add an addition due to the size and lack of a clear cut bedroom. The lot has a vast amount of open space when compared to others in the area as most residents have added additions to their residences at one point. The proposed addition is not affecting the neighbors negatively as their homes have benefited from additions that take up a larger foot print than our proposal. In addition, we are not making the neighborhood any more dense than it already stands. In the two years and five months for which we have lived in the residence we have never used off street parking and the same is true for the previous owner.

Signature of Applicant

*Matthew Keith*

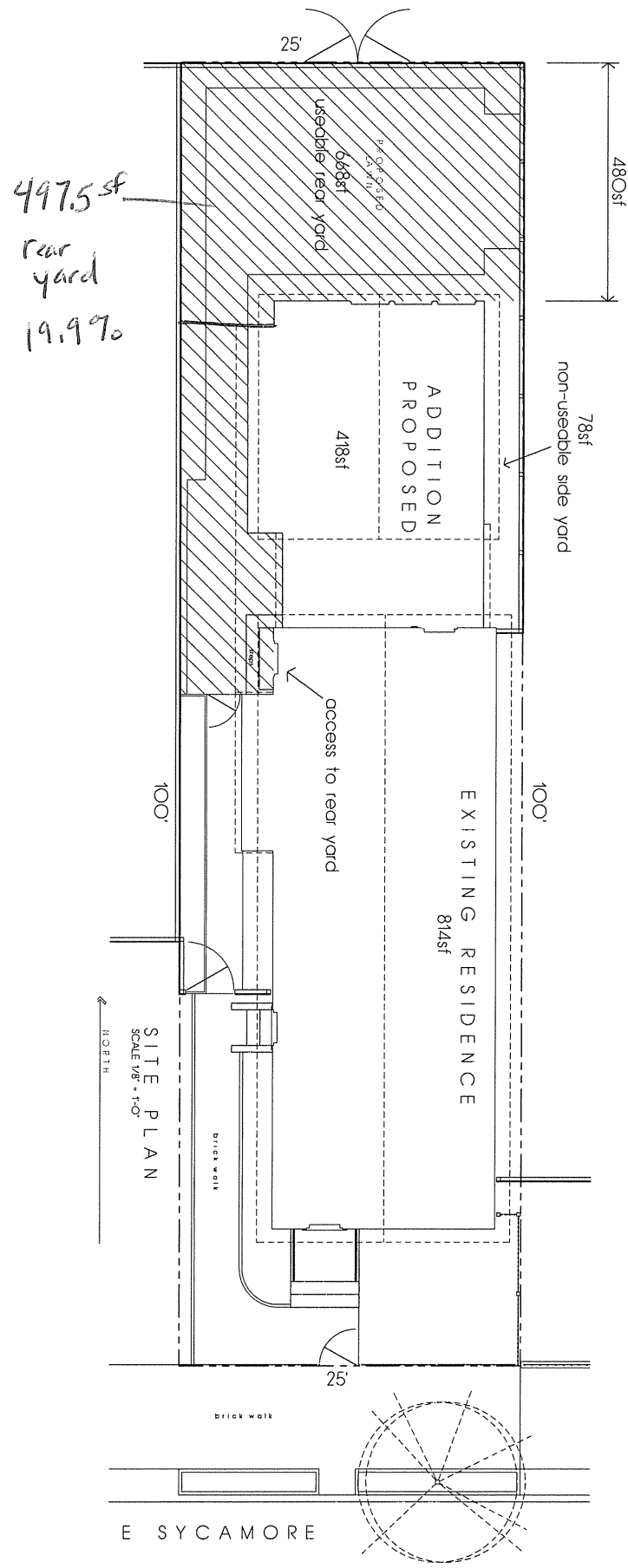
Date

10-16-12

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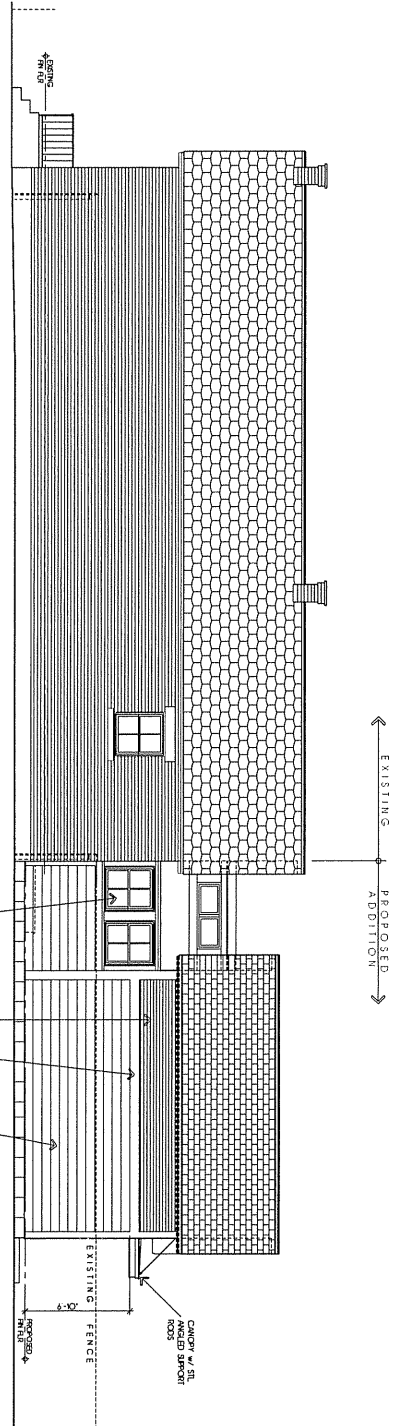
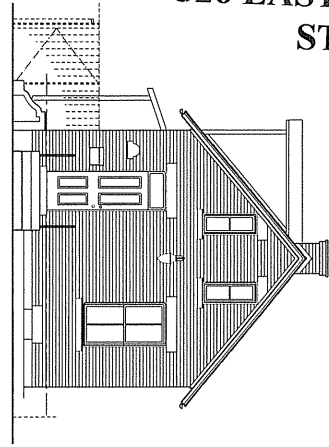


12310-00626  
326 EAST SYCAMORE  
STREET





12310-00626  
326 EAST SYCAMORE  
STREET

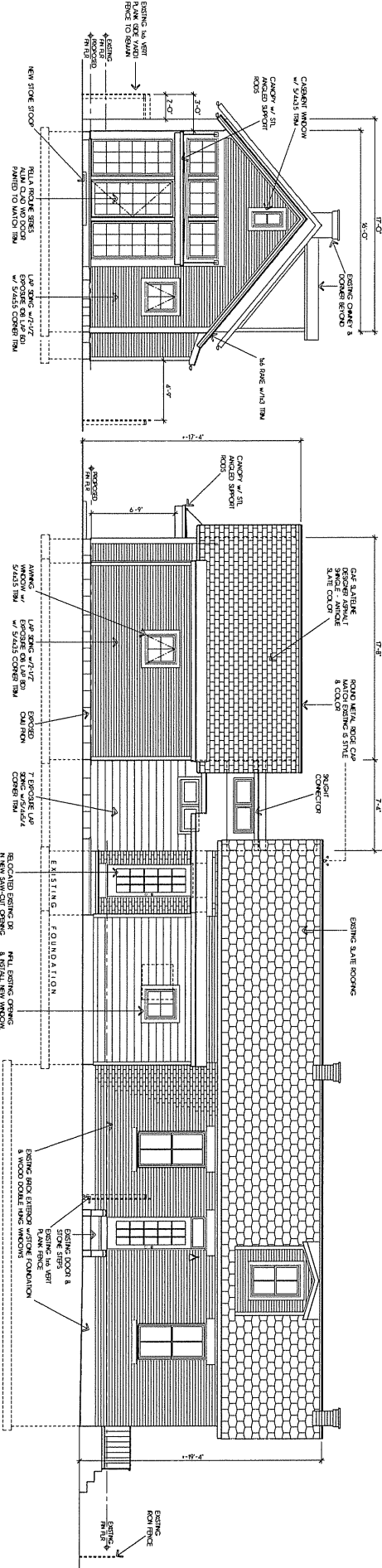


SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

WEST ELEVATION







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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 #

**12310-00626**

STATE OF OHIO  
COUNTY OF FRANKLIN

**326 EAST SYCAMORE  
STREET**

Being first duly cautioned and sworn (NAME) Nathan Sockman  
of (COMPLETE ADDRESS) 326 E Sycamore Street, 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

Nathan Sockman

326 E Sycamore Street

Kaitlin Sockman

Columbus, OH 43206

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 16<sup>th</sup> day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

JONATHAN ROBERT MOORE



JONATHAN ROBERT MOORE  
Notary Public, State of Ohio  
My Commission Expires  
September 20, 2016

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