# Zoning Report

## Site Information

<table>
<thead>
<tr>
<th>Address</th>
<th>270 E WELCH AVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>1500 SOLANA BLVD BLDG 1 ROANOKE TX 76262-1720</td>
</tr>
<tr>
<td>Owner</td>
<td>KUPERSCHMIDT RADA</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>010000771</td>
</tr>
<tr>
<td>In Columbus?</td>
<td>Yes</td>
</tr>
<tr>
<td>County</td>
<td>FRANKLIN</td>
</tr>
</tbody>
</table>

## Zoning Information

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic District</td>
<td>None</td>
</tr>
<tr>
<td>Short North Special Parking Area</td>
<td>Out</td>
</tr>
<tr>
<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Board of Zoning Adjustment (BZA) Variance</td>
<td>None</td>
</tr>
<tr>
<td>Commercial Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Planning Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
<tr>
<td>Area Commission</td>
<td>Columbus Southside Area Commission</td>
</tr>
<tr>
<td>Historic Site</td>
<td>No</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>Out</td>
</tr>
<tr>
<td>Airport Overlay Environments</td>
<td>None</td>
</tr>
</tbody>
</table>

## Pending Zoning Action

<table>
<thead>
<tr>
<th>Zoning</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board of Zoning Adjustment (BZA) Variance</td>
<td>None</td>
</tr>
<tr>
<td>Council Variance</td>
<td>None</td>
</tr>
<tr>
<td>Graphics Variance</td>
<td>None</td>
</tr>
</tbody>
</table>
Board of Zoning Adjustment Application

Application Number: BZA17-116  
Date Received: 25 Sept. 2017

Application Accepted by:  
Commission/Civic:  
Existing Zoning:  
Comments:  

TYPE(S) OF ACTION REQUESTED (Check all that apply):
☑ Variance  ☐ Special Permit

Indicate what the proposal is and list applicable code sections: 3332 38 Sections G, H
We are building a garage and would like to build a storage space above. This will put us over the 15 feet allowed to a height of 22 feet.

LOCATION
Certified Address: 270 E Welch Ave  
City: Columbus  
Zip: 43207

Parcel Number (only one required): 010-000-771-00

APPLICANT (If different from Owner):
Applicant Name:  
Phone Number:  
Ext.:  
Address:  
City/State:  
Zip:  
Email Address:  
Fax Number:  

PROPERTY OWNER(S)  ☐ Check here if listing additional property owners on a separate page
Name: Rada Kuperschmidt  
Phone Number: (614) 352-6567  
Ext.:  
Address: 270 E Welch Ave  
City/State: Columbus  
Zip: 43207
Email Address: Rada.Kuperschmidt@ymail.com  
Fax Number:  

ATTORNEY / AGENT (Check one if applicable):  ☐ Attorney  ☐ Agent
Name:  
Phone Number:  
Ext.:  
Address:  
City/State:  
Zip:  
Email Address:  
Fax Number:  

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE  
PROPERTY OWNER SIGNATURE  Rada Kuperschmidt
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.
The City of Columbus

Department of Building and Zoning Services

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RAJA KUPERSCHMIDT
of (1) MAILING ADDRESS 270 E. WELCH AVE., COLUMBUS, OH 43207
deposes 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 270 E. WELCH AVE., COLUMBUS, OH 43207
for which 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

RAJA KUPERSCHMIDT
270 E. WELCH AVE.,
COLUMBUS, OH 43207

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

RAJA KUPERSCHMIDT
614-352-6562

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

SOUTH SIDE AREA COMMISSION
MERRIMAN VILLAGE ASSOCIATION

and that the attached document (6) 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

(7) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 30th day of September, in the year 2019

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephen J Mundy and Pauline Mundy</td>
<td>265 E MARKISON AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Joshua Park Larue</td>
<td>265 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Gerald D Tr Abrigg</td>
<td>252 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Rada Kuperschmidt</td>
<td>270 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Nicholas W Yaeger</td>
<td>266 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Jared P Morris and Brandy L Shingary-Morris</td>
<td>274 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Digital Nostalgia LLC</td>
<td>1609 S EIGHTH ST Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Paul R Williams</td>
<td>262 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Jordan M Schmelzer</td>
<td>1600 BRUCK ST Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Deibel Properties LLC</td>
<td>269 E MARKISON AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Robert M Hensley</td>
<td>281 E MARKISON AV Columbus, OH 43207</td>
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<td>or current occupant</td>
</tr>
<tr>
<td>Betty L and Joe D Tanner</td>
<td>273 E MARKISON AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Todd Parker and Anna Caudell</td>
<td>259 E MARKISON AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>James Jr Jackson and Patricia Jackson</td>
<td>285 E MARKISON AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Korey Ferguson</td>
<td>277 E MARKISON AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Betty Kay Shea</td>
<td>258 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Debra S Hurt</td>
<td>255 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>James Strebing and Stephanie S Strebing</td>
<td>1615 1617 S EIGHTH ST Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Hinman Holdings LLC</td>
<td>269 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Debra S Hurt</td>
<td>261 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Daniel J Purdy and Cory Lawson</td>
<td>278 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Michael Calhoun and Melissa Calhoun</td>
<td>282 E WELCH AV Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Dawn M Davis</td>
<td>1613 S EIGHTH ST Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Merion Village Association</td>
<td>1330 S Fourt St Columbus, OH 43206</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Curtis Davis Columbus Southside Area Commission</td>
<td>584 E. Moler St Columbus, OH 43207</td>
<td></td>
<td></td>
<td>or current occupant</td>
</tr>
<tr>
<td>Rada Kuperschmidt</td>
<td>270 E WELCH AV Columbus, OH 43207</td>
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<td></td>
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Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT IN SUPPORT OF VARIANCE(S)

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). The board shall take into account all of the following facts and conditions when considering variances:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
2. Whether the variance is substantial.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
5. Whether the property owner purchased the property with knowledge of the zoning restriction.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

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 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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

Per code 333238.38 Section 6:

Aggregate can only be 15 ft. tall. We would like to build a garage that is 22'4" tall to allow for additional storage. We are foster parents and we never know what ages of children will be in our home and need ample storage to be prepared for any age child. Since we are building a new garage this presented a good opportunity.

Signature of Applicant: 

Date: 9/19/2017

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PRIESTAS BROTHERS BUILDERS

270 EAST WELCH AVE.

• Residential
• Small Commercial
• Room Additions
• Garages

• Driveways
• Trenching
• Grading

BZA17-116

270 EAST WELCH AVE.

* Rada Kuperschmidt
270 E. Welch Ave

Scale 1" = 20'
PRIESTAS BROTHERS BUILDERS

* Rada Kupersmidt
  270 E. Welch Ave

BZA17-116
270 EAST WELCH AVE.

- Residential
- Small Commercial
- Room Additions
- Garages
- Driveways
- Trenching
- Grading

18'x7' Door

8" Block Foundation

24'

Front Elevation

Scale 1/4" = 12"
PRIESTAS BROTHERS BUILDERS

* Rada Kuperschmidt
270 E. Welch Ave

BZA17-116
270 EAST WELCH AVE.

- Residential
- Small Commercial
- Room Additions
- Garages
- Driveways
- Trenching
- Grading

Asphalt Roofing

Vinyl Siding

8" Block Foundation

24'

Side Elevation

Scale 1/4" = 12"
PRIESTAS BROTHERS BUILDERS

*270 EAST WELCH AVE*

- Residential
- Small Commercial
- Room Additions
- Garages
- Driveways
- Trenching
- Grading

16"x32" Footer

36" Steel 6 panel Door

Floor Slope

48" Stairs

4x4' Landing

24'

36" Block foundation

1/2" Anchor Bolts 6'OC

12" to corner + Plate Ends

18' overhead door

Foundation Plan

Scale 1/4" = 12"
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) of (COMPLETE ADDRESS) deposits and states that (he/she) is the APPLICANT, AGENT, OR DUTY 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
Rada Kuperschmidt

COMPLETE MAILING ADDRESS
270 E WELCH AVE, COLUMBUS, OH 43207

SIGNATURE OF AFFIANT
Rada Kuperschmidt

Sworn to before me and signed in my presence this 80th day of September, in the year 2021.

SIGNATURE OF NOTARY PUBLIC
My Commission Expires

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