

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
 DEVELOPMENT

Zoning Report

Site Information

Address	270 E WELCH AVE
Mailing Address	1500 SOLANA BLVD BLDG 1 ROANOKE TX 76262-1720
Owner	KUPERSCHMIDT RADA
Parcel Number	010000771
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z05-022, Residential, R2F, 2/9/2005, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Columbus Southside Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

THE CITY OF
COLUMBUS

AMERICAN CITY GOVERNMENT

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

OFFICE USE ONLY

Application Number: BZA17-116 Date Received: 25 Sept. 2017
Application Accepted by: HF Fee: \$320
Commission/Civic: COL. SOUTH SIDE
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:

333238.38 Section 6:
We are building a garage and would like to build a storage
space above. This will put us over the 15 ft allowed,
to a height of 22'4 1/2 ft.

LOCATION

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

Parcel Number (only one required): 010-000771-00

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) 352-6562 Ext.: _____

Address: 270 E Welch Ave City/State: Columbus Zip: 43207

Email Address: Rada-kuperschmidt@yahoo.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

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

of (1) MAILING ADDRESS

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

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

(4)

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

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

(5)

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

(7) SIGNATURE OF NOTARY PUBLIC

day of

in the year

My Commission Expires

Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

BZA17-116
270 EAST WELCH AVE.

Stephen J Mundy and Pauline Mundy
or current occupant
265 E MARKISON AV
Columbus, OH 43207

Joshua Park Larue
or current occupant
265 E WELCH AV
Columbus, OH 43207

Gerald D Tr Abrigg
or current occupant
252 E WELCH AV
Columbus, OH 43207

Rada Kuperschmidt
or current occupant
270 E WELCH AV
Columbus, OH 43207

Nicholas W Yaeger
or current occupant
266 E WELCH AV
Columbus, OH 43207

Jared P Morris and Brandy L Shingary-
Morris
or current occupant
274 E WELCH AV
Columbus, OH 43207

Digital Nostalgia LLC
or current occupant
1609 S EIGHTH ST
Columbus, OH 43207

Paul R Williams
or current occupant
262 E WELCH AV
Columbus, OH 43207

Jordan M Schmelzer
or current occupant
1600 BRUCK ST
Columbus, OH 43207

Deibel Properties LLC
or current occupant
269 E MARKISON AV
Columbus, OH 43207

Robert M Hensley
or current occupant
281 E MARKISON AV
Columbus, OH 43207

Betty L and Joe D Tanner
or current occupant
273 E MARKISON AV
Columbus, OH 43207

Todd Parker and Anna Caudell
or current occupant
259 E MARKISON AV
Columbus, OH 43207

James Jr Jackson and Patricia Jackson
or current occupant
285 E MARKISON AV
Columbus, OH 43207

Korey Ferguson
or current occupant
277 E MARKISON AV
Columbus, OH 43207

Betty Kay Shea
or current occupant
258 E WELCH AV
Columbus, OH 43207

Debra S Hurtt
or current occupant
255 E WELCH AV
Columbus, OH 43207

James Strebing and Stephanie S
Strebing
or current occupant
1615 1617 S EIGHTH ST
Columbus, OH 43207

Hinman Holdings LLC
or current occupant
269 E WELCH AV
Columbus, OH 43207

Debra S Hurtt
or current occupant
261 E WELCH AV
Columbus, OH 43207

Daniel J Purdy and Cory Lawson
or current occupant
278 E WELCH AV
Columbus, OH 43207

Michael Calhoun and Melissa Calhoun
or current occupant
282 E WELCH AV
Columbus, OH 43207

Dawn M Davis
or current occupant
1613 S EIGHTH ST
Columbus, OH 43207

Merion Village Association
or current occupant
1330 S Fourt St
Columbus, OH 43206

Curtis Davis Columbus Southside Area
Commission
or current occupant
584 E. Moler St.
Columbus, OH 43207

Rada Kuperschmidt
270 E WELCH AV
Columbus, OH 43207

Rada Kuperschmidt
270 E WELCH AV
Columbus, OH 43207

Rada Kuperschmidt
270 E WELCH AV
Columbus, OH 43207

Rada Kuperschmidt
270 E WELCH AV
Columbus, OH 43207

Rada Kuperschmidt
270 E WELCH AV
Columbus, OH 43207

Board of Zoning Adjustment ApplicationDEPARTMENT OF BUILDING
AND ZONING SERVICES757 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:

A garage 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 rather than moving.

Signature of Applicant

Rob Kupschmidt

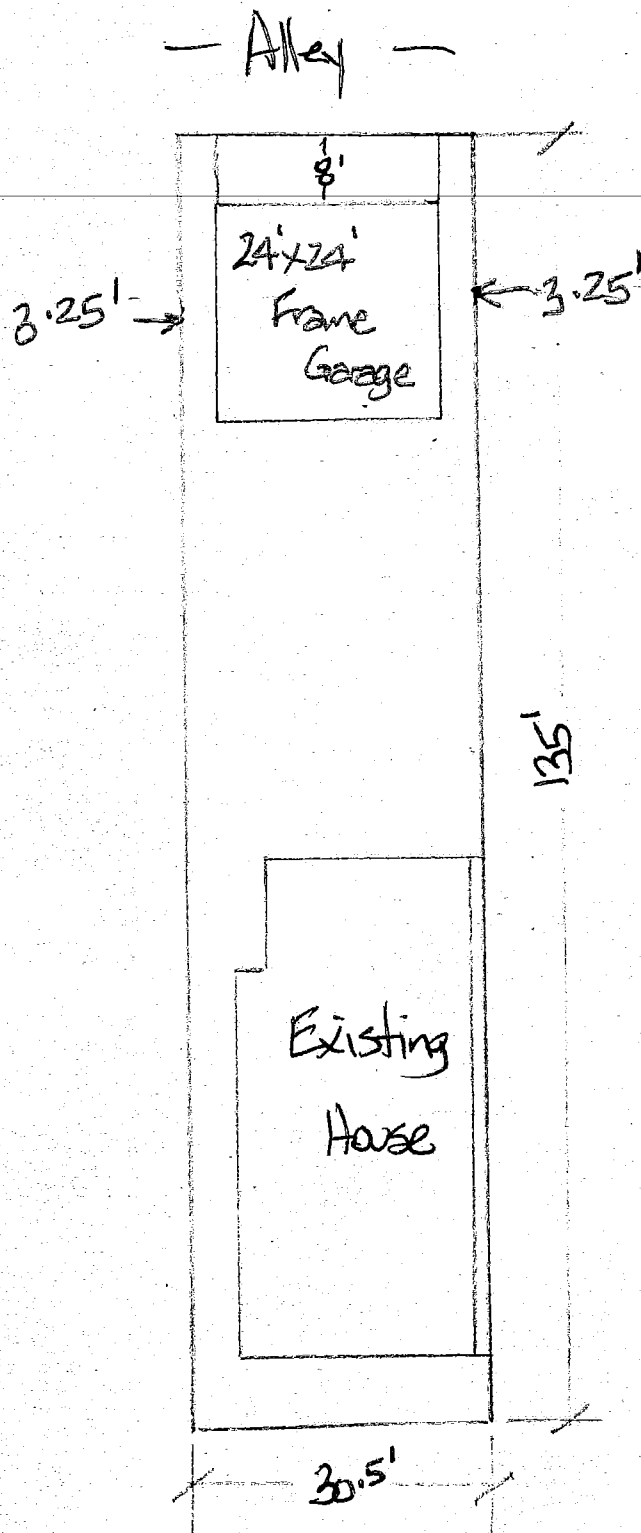
Date

9/19/2017

PRIESTAS BROTHERS BUILDERS

BZA17-116
270 EAST WELCH AVE.

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



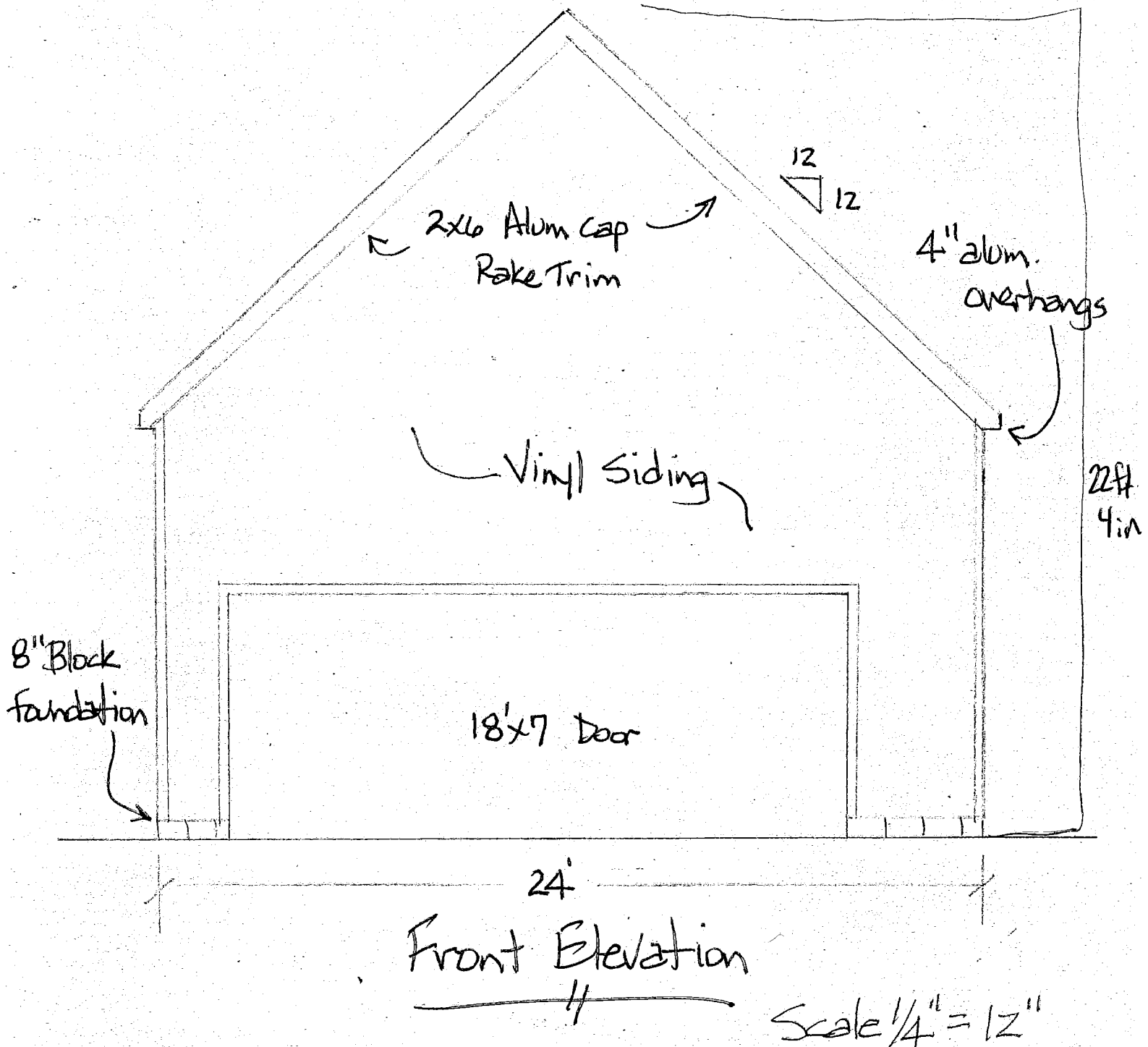
*Rada Kuperschmidt
270 E. Welch Ave

Scale 1" = 20'

PRIESTAS BROTHERS BUILDERS

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

* Rada Kuperschmidt
270 E. Welch Ave



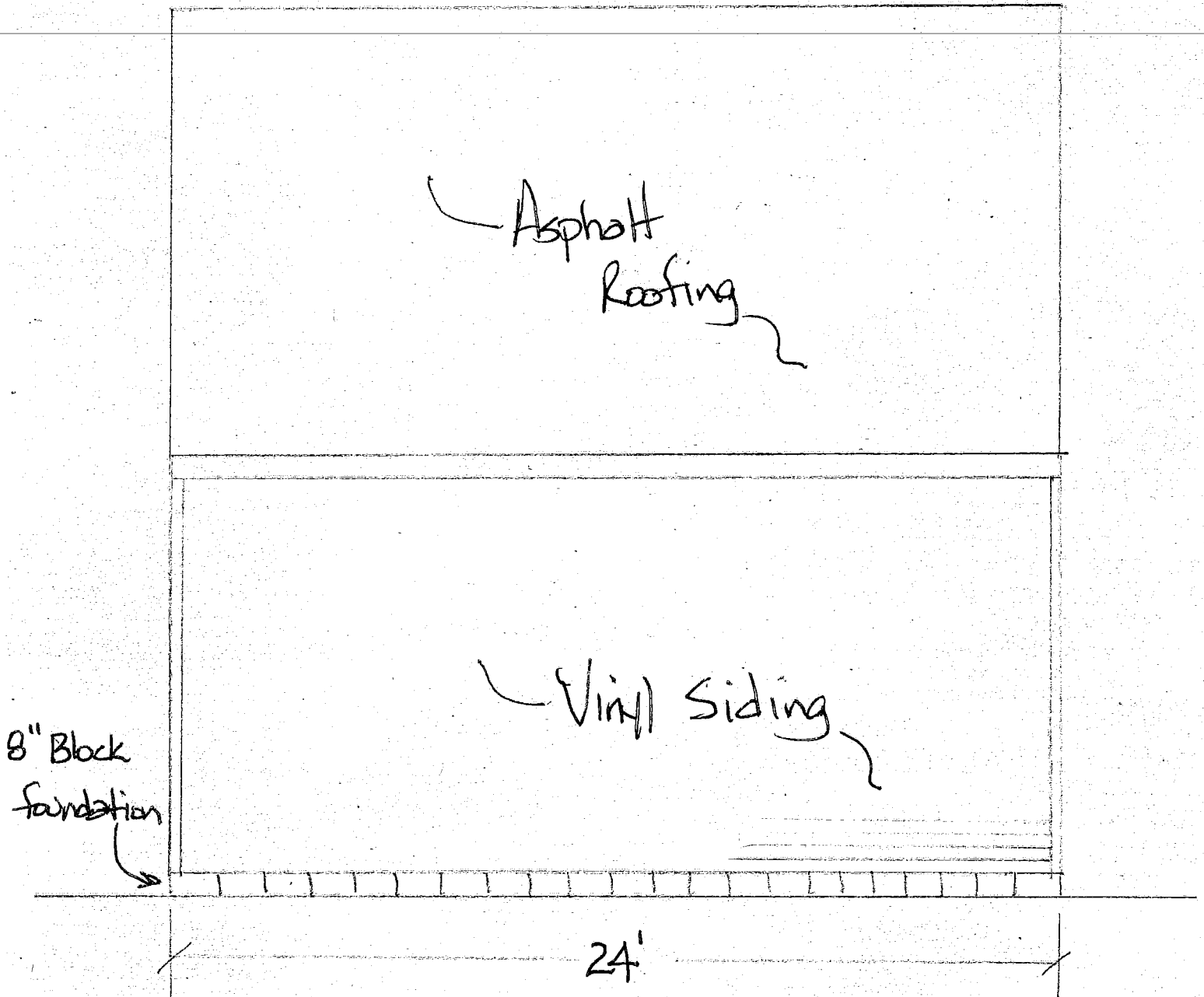
BZA17-116

270 EAST WELCH AVE.

PRIESTAS BROTHERS BUILDERS

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

* Rada Kuperschmidt
270 E. Welch Ave

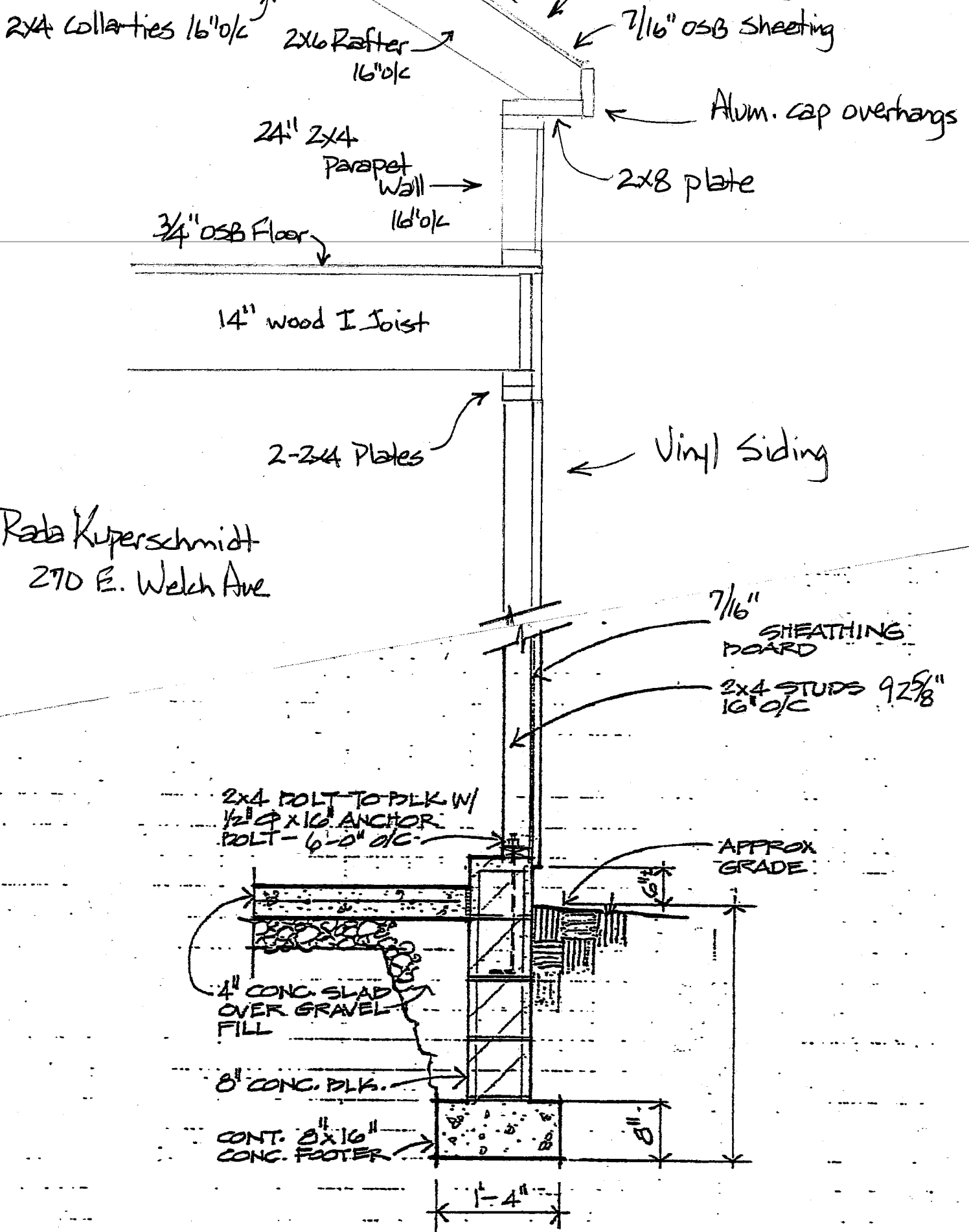


Side Elevation

— " — Scale $\frac{1}{4}'' = 12''$

BZA17-116

270 EAST WELCH AVE. #1 Felt



* Rada Kupersmidt
270 E. Welch Ave

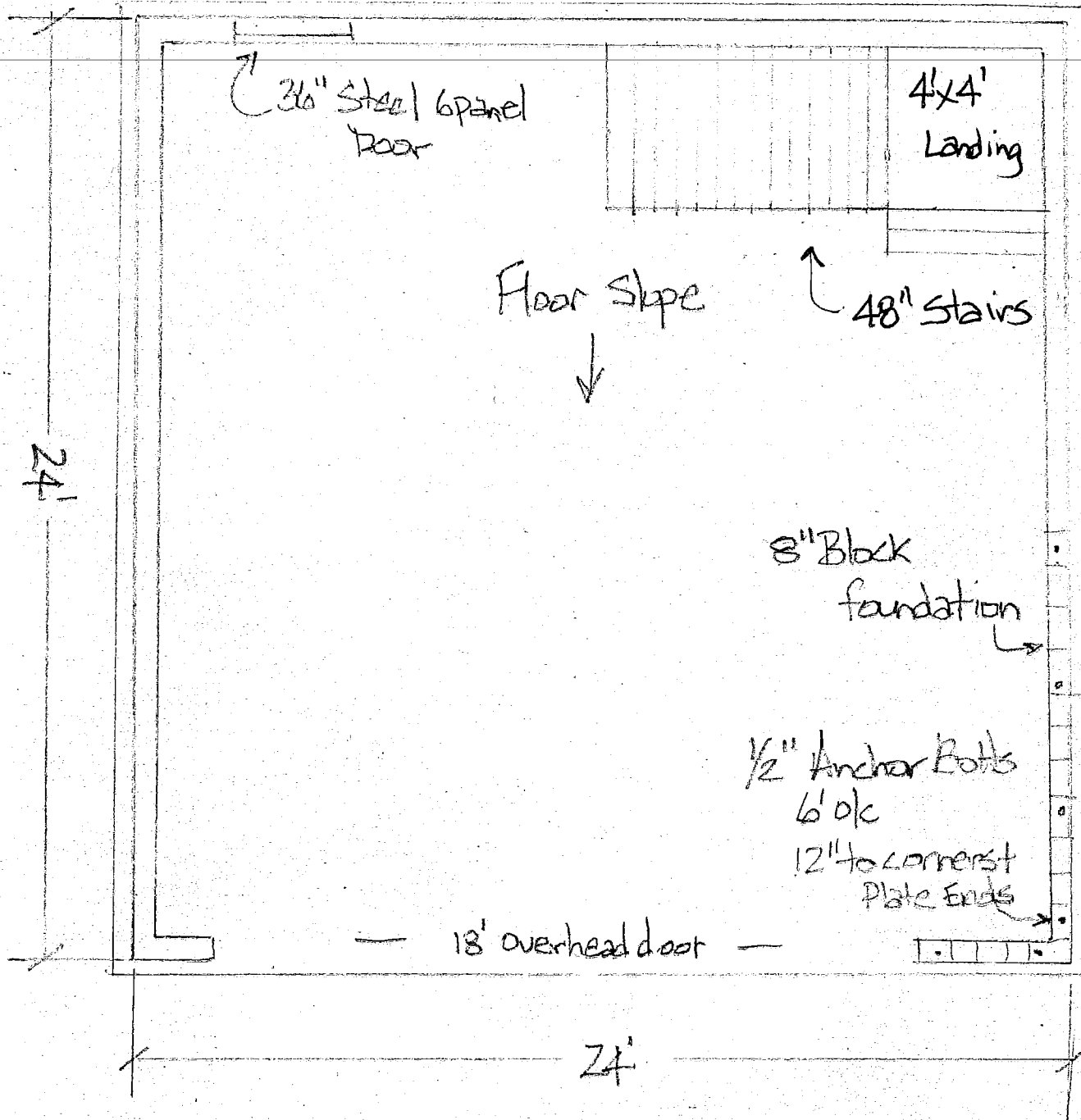
Priestas Brothers Builders 882-8510

PRIESTAS BROTHERS BUILDERS

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

* Rada Kuperschmidt
275 E. Welch Ave

16" x 32" Footer



* Foundation Plan

Scale 1/4" = 12"

THE CITY OF
COLUMBUS

ANDREW J. GRIFFIN, MAYOR

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**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 FRANKLINBeing first duly cautioned and sworn (NAME) Rada Kuperschnittof (COMPLETE 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 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

Rada Kuperschnitt270 E. Welch Ave. Columbus, OH 43207

SIGNATURE OF AFFIANT

Rada Kuperschnitt

Sworn to before me and signed in my presence this

20th

day of

September

, in the year

2017

SIGNATURE OF NOTARY PUBLIC

Anta M. Gillulan

My Commission Expires

07-21-21

Notary Seal Here

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

Applications must be submitted by appointment. Call 614-645-4522 to schedule.