



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: 14310-0-00212
Date Received: 4/2/14
Commission/Civic: None
Existing Zoning: R Application Accepted by: D. Reiss Fee: \$320.00
Comments: 6/24/14

TYPE(S) OF ACTION REQUESTED (Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

3332.0401 - to allow agricultural use on 3.65 acres

LOCATION

1. Certified Address Number and Street Name 1200 Vera Place
City Columbus State ohio Zip 43204
Parcel Number (only one required) 425-266629-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Kevin and Christy Tschantz
Address 3054 El Paso Drive City/State Columbus/OH Zip 43204
Phone # 614-738-4351 Fax # _____ Email Kevin.Tschantz@yahoo.com
 Check here if listing additional property owners on a separate page.

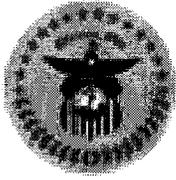
ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00212

1200 Vera Pl.

One Stop Shop Zoning Report Date: Wed Apr 2 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1200 VERA PL COLUMBUS, OH

Mailing Address: 3054 EL PASO DR
COLUMBUS OH 43204

Owner: TSCHANTZ KEVIN T TSCHANTZ CHRIS

Parcel Number: 425266629

ZONING INFORMATION

Zoning: ANNEX, Residential, R
effective 4/17/2003, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

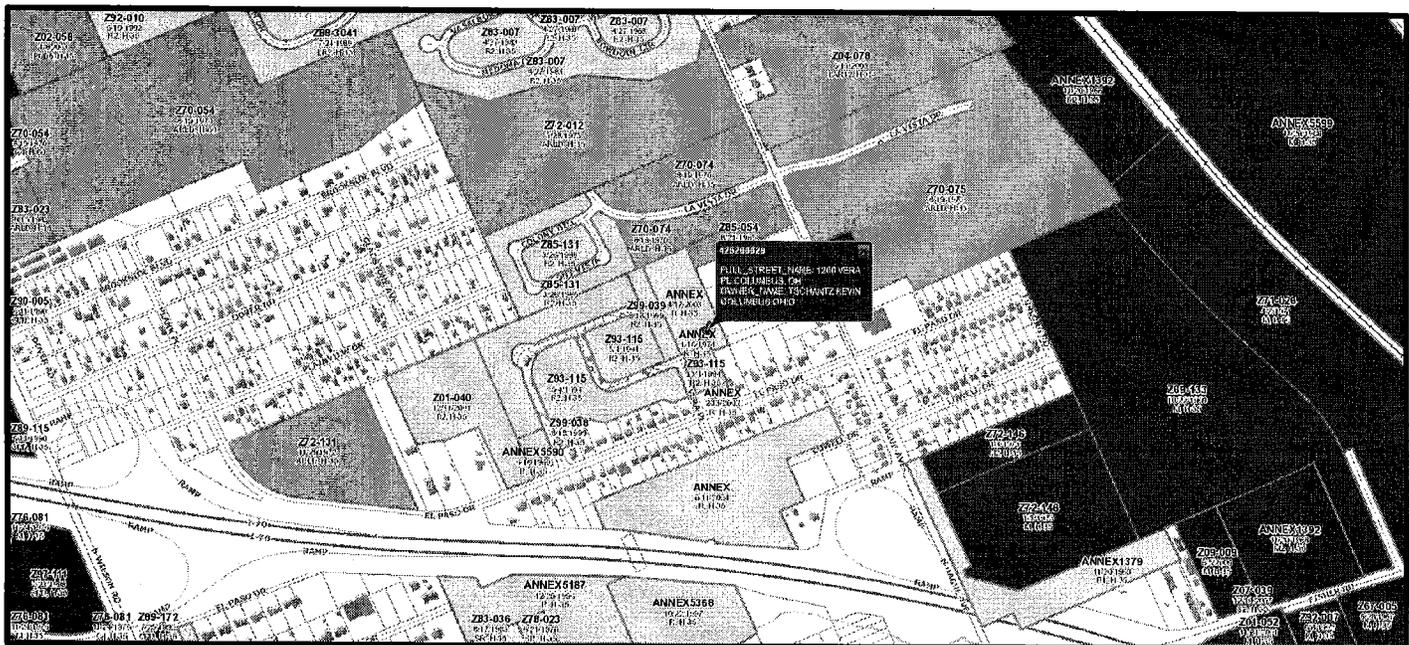
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-00212
1200 Vera Pl.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kevin Tschantz
of (1) MAILING ADDRESS 3054 El Paso Drive, Columbus Ohio 43204
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) Kevin Tschantz
3054 El Paso Drive
Columbus, Ohio 43204

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

Kevin Tschantz
(614) 738-4351

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

(5) NONE

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

(8) Kevin Tschantz

Subscribed to me in my presence and before me this 2nd day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) David J. Reiss

My Commission Expires:

DAVID J. REISS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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JOHN AND ELAINE LOMBARDI
1184 EL TORO DR
COLUMBUS OH 43204

CHRISTOPHER SMITH
1210 EL TORO DR
COLUMBUS OH 43204

MELISSA WYSE
1218 EL TORO DR
COLUMBUS OH 43204

ELLEN CAREY
1226 EL TORO DR
COLUMBUS OH 43204

PAULA TOD COLLIER
1234 EL TORO DR
COLUMBUS OH 43204

RODGER PYLE
1242 EL TORO DR
COLUMBUS OH 43204

JOHN WHITT
1250 EL TORO DR
COLUMBUS OH 43204

JIANFENG YU
3108 EL GRECO DR
COLUMBUS OH 43204

THOMAS SILLASEN
3231 COLONY VISTA LN
COLUMBUS OH 43204

IN HWAN OH
3225 COLONY VISTA LN
COLUMBUS OH 43204

WILLIAM FINNERAN
1229 N HAGUE AVE
COLUMBUS OH 43204

GEORGE AND MIRIAM BUSH
1205 N HAGUE AVE
COLUMBUS OH 43204

ELBERT AND JOYCE JOHNSON
1171 N HAGUE AVE
COLUMBUS OH 43204

CHARLOTTE CLARK
1155 N HAGUE AVE
COLUMBUS OH 43204

SHARON SLATER MEREDITH PAUL
3044 EL PASO DR
COLUMBUS OH 43204

JO AND JOHN BENNETT
3034 EL PASO DR
COLUMBUS OH 43204

RICHARD AND KARLA KENSEY
1186 VERA PL
COLUMBUS OH 43204

THOMAS AND CINDI SCHWIRIAN
1178 VERA PL
COLUMBUS OH 43204

CHANNA HAY
1170 VERA PL
COLUMBUS OH 43204

THOMAS AND LORI FONNER
1177 VERA PL
COLUMBUS OH 43204

HEATHER SHERMAN
3217 COLONY VISTA LN
COLUMBUS OH 43204

ELIZABETH LANDRIGAN
1288 LOWLAND CT
COLUMBUS OH 43204

SAMUEL DEANGELO
1290 LOWLAND CT
COLUMBUS OH 43204

GARY MILLER
1294 LOWLAND CT
COLUMBUS OH 43204

LUCAS AND PATRICIA TUGGLE
1292 LOWLAND CT
COLUMBUS OH 43204

STACY SCOTT NOLAND SKYLAR
1296 LOWLAND CT
COLUMBUS OH 43204

CAROLYN CREWS
1298 LOWLAND CT
COLUMBUS OH 43204

DONNA FRABOTT
1302 LOWLAND CT
COLUMBUS OH 43204

KEVIN SMIERTKA
9210 GOURMET LAND
LOVELAND OH 45140

BERNARD BROOKS
1291 LOWLAND CT
COLUMBUS OH 43204

KIMBERLY BAUMAN
1285 LOWLAND CT
COLUMBUS OH 43204

VIVIAN TURKELSON
4497 GLENRIDGE DR
CINCINNATI OH 45245

LISA CONGROVE
1287 LOWLAND CT
COLUMBUS OH 43204

SHERRY BRENEMAN
1293 LOWLAND CT
COLUMBUS OH 43204

CONNIE FOSTER
1295 LOWLAND CT
COLUMBUS OH 43204

GIAO THAI
1299 LOWLAND CT
COLUMBUS OH 43204

MARINA HIGGINS
1297 LOWLAND CT
COLUMBUS OH 43204

KEVIN AND CHRISTY TSCHANTZ
3054 EL PASO DR
COLUMBUS OH 43204



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STATEMENT OF HARDSHIP

14310-00212
1200 Vera Pl.

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:

1. This property is zoned as residential, since there is no house on it we would like to utilize this property as farm land.

2. We recently purchased this land and it was already zoned residential.

3. The acreage that we own is zoned for residential and is less than 5 acres.

4. By farming the land it will enhance the beauty of the property by making it not a vacant lot. Everything we do will be contained to our property.

Signature of Applicant _____ Date _____

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 3/27/14



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



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: 425266629

Zoning Number: 1200

Street Name: VERA PL

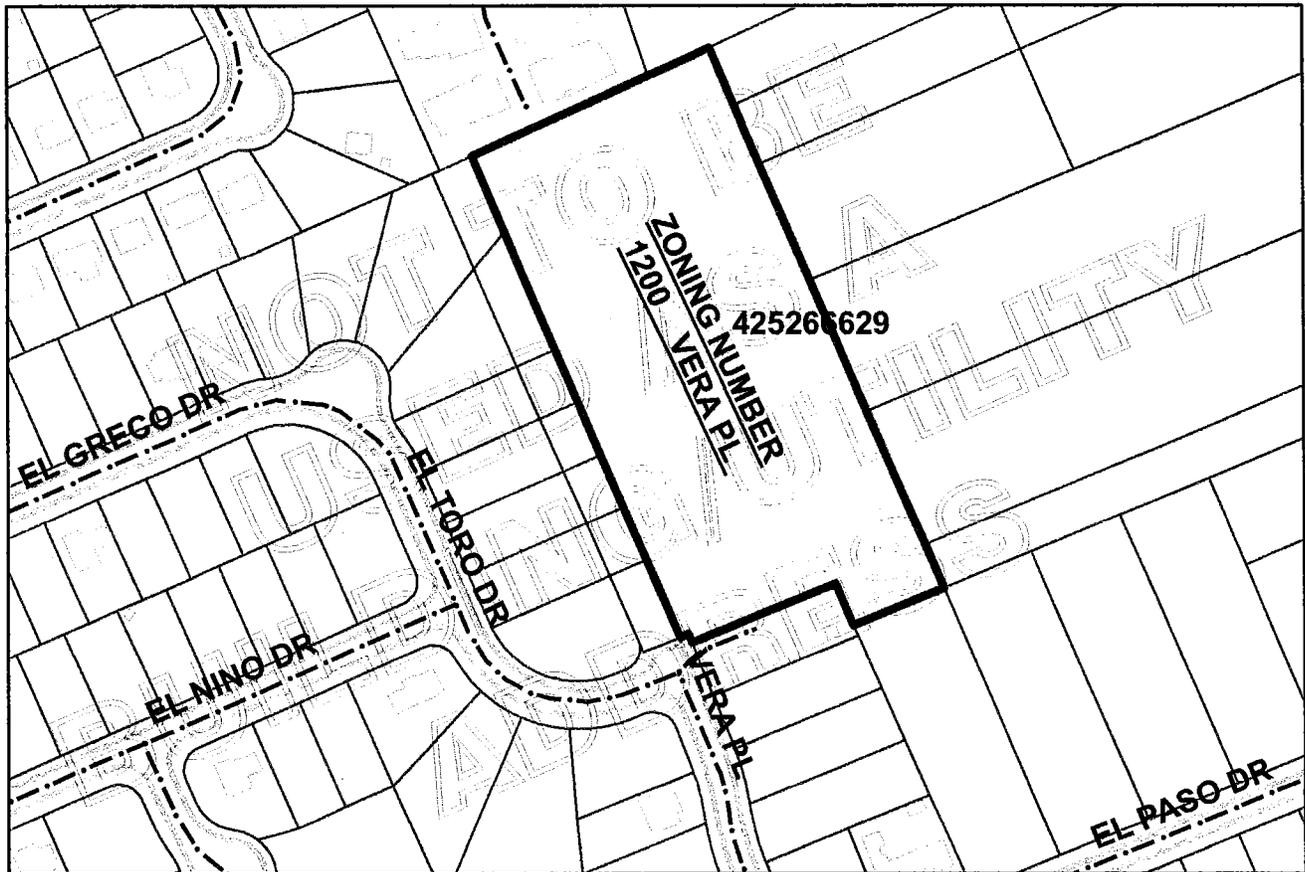
Lot Number N/A

Subdivision: N/A

Requested By: KEVIN TSCHANTZ (OWNER)

Issued By: *Patricia Austin*

Date: 3/21/2014



SCALE: 1 inch = 200 feet

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

GIS FILE NUMBER: 18662





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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

14310-00212

1200 Vera Pl.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kevin Tschantz
of (COMPLETE ADDRESS) 3054 El Paso Drive, Columbus OH 43204
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

Kevin Tschantz

3054 El Paso Drive, Columbus, OH, 43204

Christy Tschantz

3054 El Paso Drive, Columbus, OH, 43204

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this

2nd day of

April

, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature] David J. Reiss

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES MAY 30, 2015

My Commission Expires:

Notary Seal Here

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