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

Application Number: BZA15-002
Date Received: 9 JAN. 2015
Commission/Civic: CLINTONVILLE
Existing Zoning: Application Accepted by: +

Comments:

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

☐ Variance  ☐ Special Permit

Indicate what the proposal is and list applicable code sections.
3332.26 - TO REDUCE FROM 3’ TO 1’
The owner wishes to rebuild a new detached garage in the
same location as the current garage, which is within the setback.

LOCATION
1. Certified Address Number and Street Name 3605 MILTON AVE.
City COLUMBUS State OH Zip 43214
Parcel Number (only one required) 010-058943-00

APPLICANT: (IF DIFFERENT FROM OWNER)
Name MICHAEL SCHULTE
Address 3605 MILTON AVE. City/State COLUMBUS, OH Zip 43214
Phone # 419-377-6311 Fax # Email MBSCHULTE@GMAIL.COM

PROPERTY OWNER(S):
Name MICHAEL + STACI SCHULTE
Address 3605 MILTON AVE. City/State COLUMBUS, OH Zip 43214
Phone # 419-377-6311 Fax # Email MBSCHULTE@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

Revised 11/12
SITE INFORMATION
Address: 3605 MILTON AVE COLUMBUS, OH
Mailing Address: 1 CORELOGIC DR
WESTLAKE, TX 78262

Owner: SCHULTE MICHAEL B SCHULTE
Parcel Number: 010058943

ZONING INFORMATION
Zoning: ORIG, Residential, R3
      effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Clintonville Area Commission
Planning Overlay: N/A

Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environ: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MICHAEL SCHULTE
of (1) MAILING ADDRESS 3605 MILTON AVE. COLUMBUS, OH 43214
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) MICHAEL + STACI SCHULTE
3605 MILTON AVE.
COLUMBUS, OH 43214

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

MICHAEL + STACI SCHULTE
419.377.6311

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

(5) CLINTONVILLE AREA COMMISSION
DANA BAGWELL
614.268.2332

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

SEE ATTACHED

☑ (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 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

Notary Seal Here

ANTIONETTE M. GILM
NOTARY PUBLIC, STATE OF OHIO
Notary Seal Here

PLEASE NOTE: A copy of this form is attached to the original of this submittal. Applications are by appointment. Call 614-645-4522 to schedule.
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Revised 11/12 ca
STATEMENT OF HARDSHIP

APPLICATION \\
BZA15-002
3605 MILTON AVENUE

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 STRUCTURE OF OUR EXISTING GARAGE IS DETERIORATING DUE TO NEGLECT BY PREVIOUS OWNERS. WE WOULD LIKE TO REPLACE THE EXISTING DETACHED TWO-CAR GARAGE; HOWEVER, THE EXISTING GARAGE IS LOCATED APPROXIMATELY 1'-6" WITHIN THE SETBACK WE WOULD LIKE TO KEEP THE NEW GARAGE IN THE SAME LOCATION BECAUSE LOCATING IT FURTHER AWAY FROM ITS CURRENT LOCATION WILL MAKE MANEUVERING INTO THE NORTHERN GARAGE BAY IMPOSSIBLE. NOTE, IT IS ALREADY VERY DIFFICULT TO MANEUVER A VERY SMALL CAR INTO OUR EXISTING NORTHERN GARAGE BAY. BY KEEPING THE NEW GARAGE IN THE SAME LOCATION, WE AVOID RE-BUILDING A NEW FOUNDATION, LOOSING TREES, AND AVOID RE-DOING OUR DRIVEWAY. WE SEEK A VARIANCE TO KEEP THE NEW GARAGE IN THE SAME LOCATION AS OUR CURRENT GARAGE.

Signature of Applicant  
Date 1-6-15

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Disclaimer

This map is prepared for the real property inventory within this county, survey plats, and other public records and data. Users of this map should be consulted for verification of the information sources should be consulted for verification of the information contained within this map. The mapping companies assumes no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.
~SURVEY PLAT OF LOT 257~
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING LOT 257 OF THE NORTHMOOR ADDITION, RECORDED IN PLAT BOOK 14 PAGE 18

BZA15-002
3605 MILTON AVENUE

~LEGEND~

● = 5/8"X30" REBAR SET, CAPPED
   "BORING S-BO17"

○ = 3/4" IRON PIPE FOUND (UNLESS NOTED)
□ = "MAG" NAIL SET IN BRICK RETAINING WALL

BEARINGS ARE BASED ON MILTON AVENUE AS BEING S 00°03'30" W AND ARE USED TO DENOTE ANGLES ONLY.

THIS SURVEY WAS DONE WITHOUT THE BENEFITS OF A TITLE POLICY, THERE MAY BE EASEMENTS OR RIGHTS-OF-WAYS, WHICH EXIST BUT ARE NOT SHOWN.

prepared by:
BORING LAND SURVEYING
P.O. BOX 2452
LANCASTER, OHIO 43130
PHONE: 740-689-8449
boringlandsurveying@gmail.com

D. TODD BORING  P.S.#BO17  12-20-14  DATE
BOARD OF ZONING ADJUSTMENT APPLICATION
City of Columbus, Ohio • Department of Building & Zoning Services
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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

BZA15-002
3605 MILTON AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL SCHULTE
of (COMPLETE ADDRESS) 3605 MILTON AVE, COLUMBUS, OH 43214
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

MICHAEL SCHULTE

COMPLETE MAILING ADDRESS

3605 MILTON AVE, COLUMBUS, OH 43214

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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Revised 11/12 text