



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: BZ A15-002

Date Received: 9 JAN. 2015

Commission/Civic: CLINTONVILLE

Existing Zoning: _____ Application Accepted by: ff

Fee: \$ 320

Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

~~3332.26 (C) PRIVATE GARAGE~~ 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 Michael Schulte

PROPERTY OWNER SIGNATURE Michael Schulte

ATTORNEY / AGENT SIGNATURE Staci Schulte

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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-002
3605 MILTON AVENUE

One Stop Shop Zoning Report Date: Thu Jan 29 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3605 MILTON AVE COLUMBUS, OH

Mailing Address: 1 CORELOGIC DR
WESTLAKE, TX 76262

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 Environs: N/A

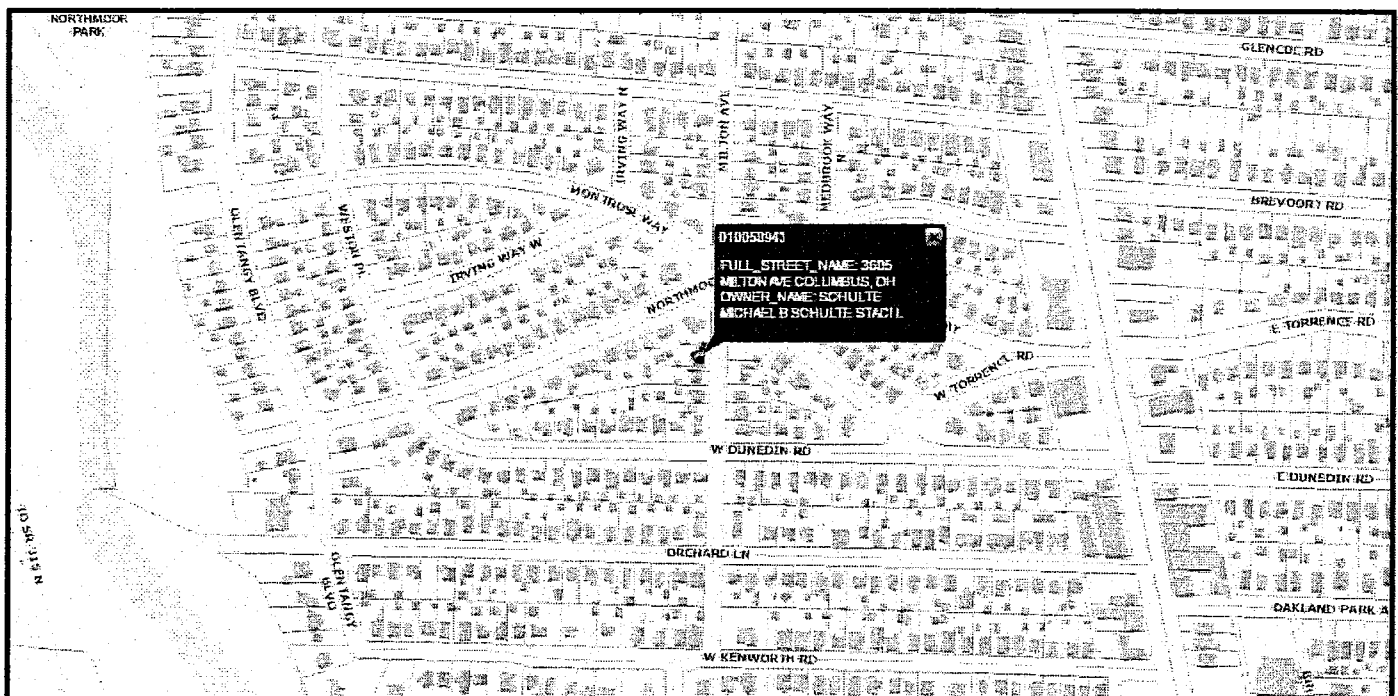
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

BZA15-002
3605 MILTON AVENUE

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 _____

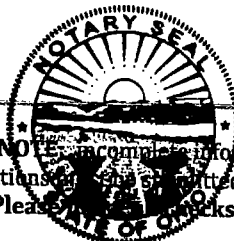
(8) [Signature]
9 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

(8) [Signature]

Notary Seal Here



ANTIONETTE M. GILLUM

NOTARY PUBLIC, STATE OF OHIO

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STATEMENT OF HARDSHIP

BZA15-002

APPLICATION # _____

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'-0" 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, LOSING 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

H. J. [Signature]

Date 1-6-15

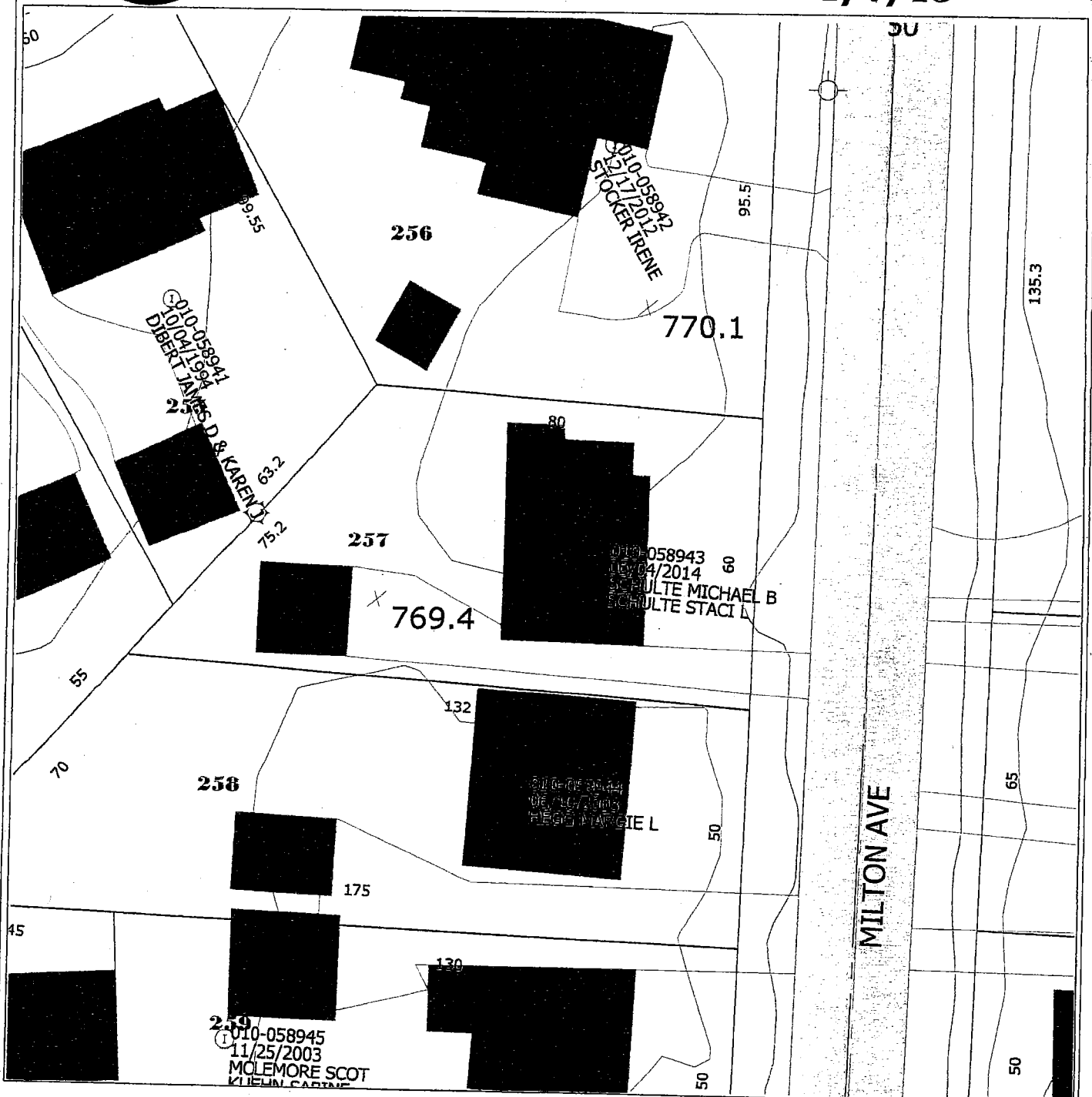
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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 1/7/15



Disclaimer

Scale = 30



This map is prepared for the real property inventory within this cc survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the inf county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepan

BZA15-002
3605 MILTON AVENUE

Real Estate / GIS Department

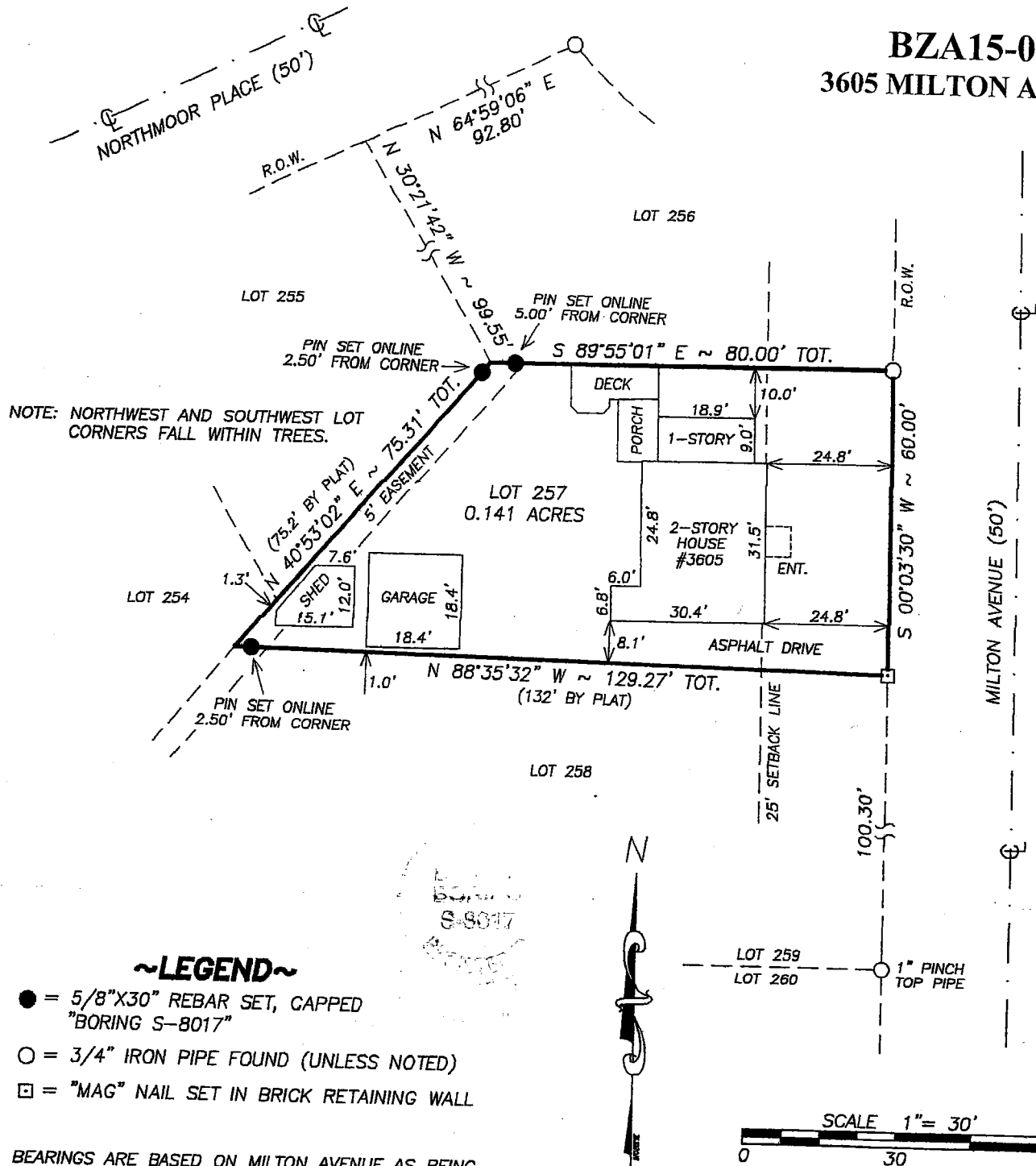
BZA15-002
3605 MILTON AVENUE



~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



prepared by:

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

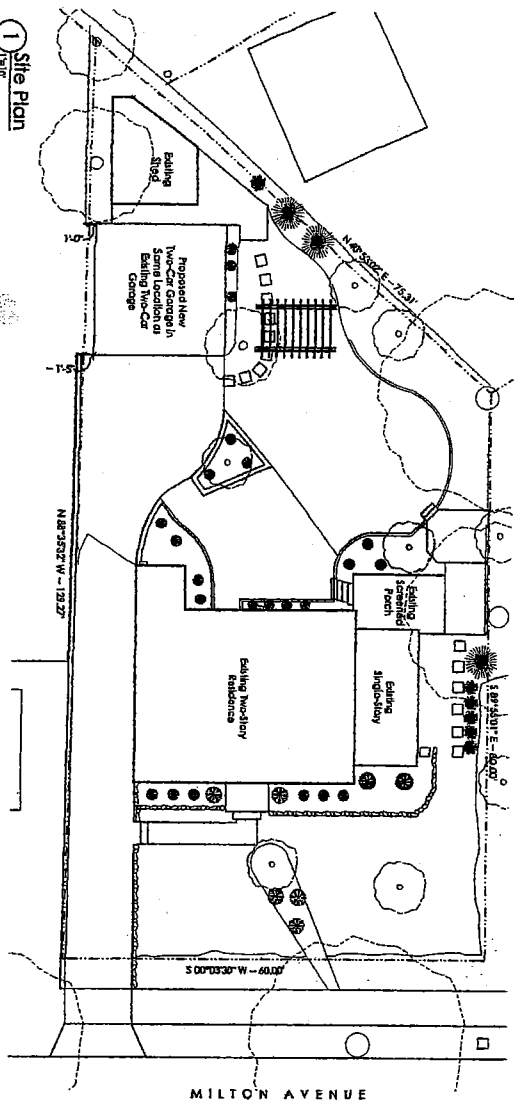
D. TODD BORING P.S.#8017

DATE

12-20-14

BZA15-002

3605 MILTON AVENUE



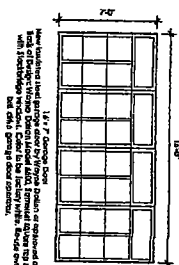
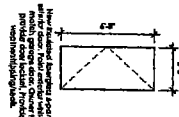
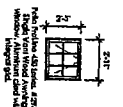
ZONING INFORMATION	
Zone	R-1
Use	Single-Family Detached
Lot Area	10,000 sq. ft.
Front Setback	10 ft.
Side Setback	10 ft.
Rear Setback	10 ft.
Height	25 ft.
Other	See Ord. 15-011

New Addition and Minor Alterations for
THE SCHULTE RESIDENCE
 3605 MILTON AVENUE
 COLUMBUS, OH 43214

Architect:
 Michael B. Schulte, Architect
 3605 Milton Avenue
 Columbus, Ohio 43214
 614.377.4311
 mschulte@gmail.com

DATE: 01/15/14
 FOR: 01/15/14
 SHEET: 1 OF 1

A00



GENERAL NOTES

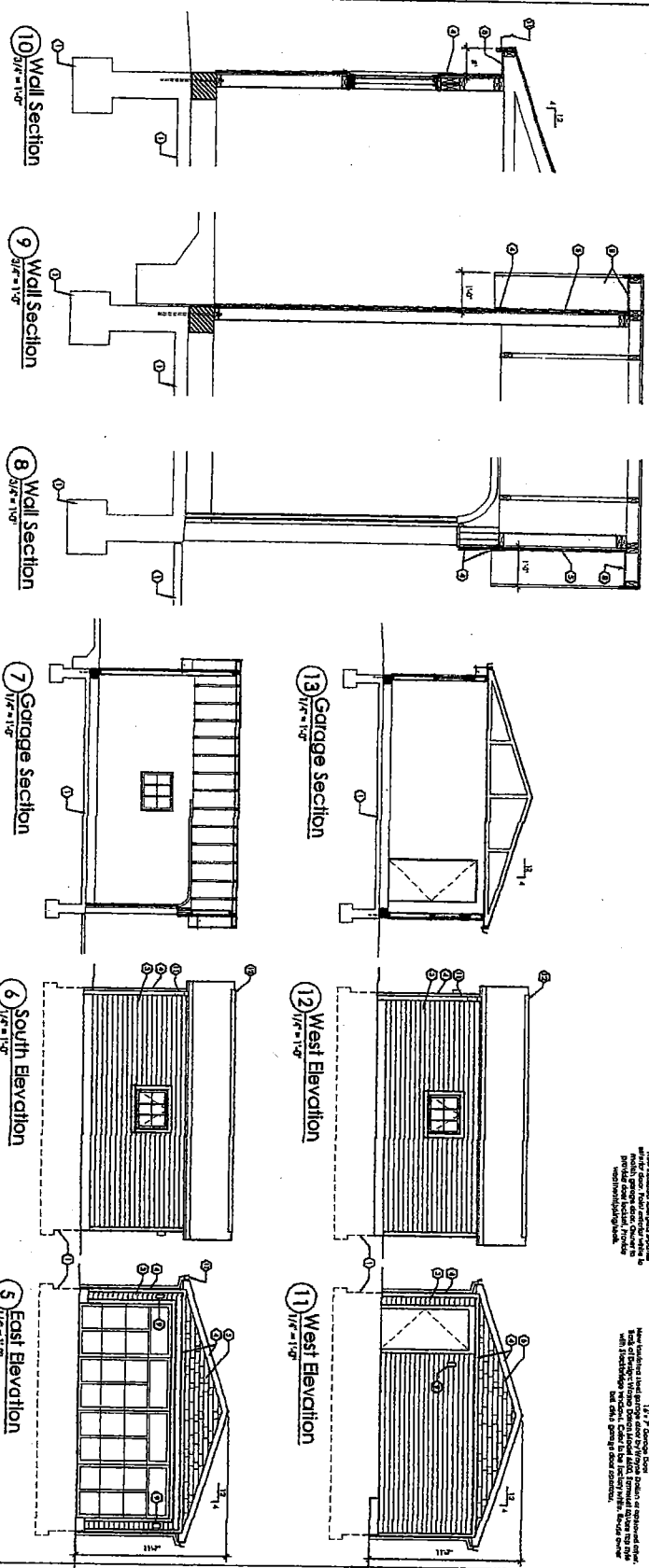
1. General notes shall be the entire basis of interpretation and shall be read in conjunction with the drawings and specifications.
2. The drawings shall be the entire basis of interpretation and shall be read in conjunction with the specifications.
3. The specifications shall be the entire basis of interpretation and shall be read in conjunction with the drawings.
4. The drawings and specifications shall be the entire basis of interpretation and shall be read in conjunction with the general notes.
5. The general notes shall be the entire basis of interpretation and shall be read in conjunction with the drawings and specifications.
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9. The general notes shall be the entire basis of interpretation and shall be read in conjunction with the drawings and specifications.
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11. The general notes shall be the entire basis of interpretation and shall be read in conjunction with the drawings and specifications.
12. The drawings and specifications shall be the entire basis of interpretation and shall be read in conjunction with the general notes.

CODED NOTES

1. Building existing structure and foundation to remain.

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1. Building existing structure and foundation to remain.



BZA15-002
3605 MILTON AVENUE

New Addition and/or Demolition for
THE SCHULTE RESIDENCE
3605 Milton Avenue
Columbus, OH 43214

Architect:
Michael J. Schulte, Architect
3605 Milton Avenue
Columbus, Ohio 43214
415.327.4311
m.schulte@gmail.com

DATE: 04/14/2011
DRAWN: 04/14/2011
CHECKED: 04/14/2011
PROJECT: 3605 MILTON AVENUE
SHEET: A10



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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

COMPLETE MAILING ADDRESS

MICHAEL SCHULTE

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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