



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: 12310-00702
Date Received: 11/15/12
Commission/Group: None
Existing Zoning: SR Application Accepted by: D. Rein Fee: \$315.00
Comments: 1/22/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

We are asking for a variance so that we may build a 6 foot privacy fence, 10 feet back from our property line along the edge of our backyard.

3321.05 Vision Clearance from 25 ft. to 10 ft.

LOCATION

1. Certified Address Number and Street Name 3581 Cypress Creek Drive
City Columbus State Ohio Zip 43228
Parcel Number (only one required) 560205242

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name Kyle L and Sarah L Feldman
Address 3581 Cypress Creek Drive City/State Columbus, OH Zip 43228
Phone # 206-930-3410 Fax # N/A Email kyle.feldman@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 Kyle Feldman
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



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kyle L Feldman

of (1) MAILING ADDRESS 3581 Cypress Creek Drive Columbus, OH 43228

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

(4) Kyle L and Sarah L Feldman

AND MAILING ADDRESS

3581 Cypress Creek Drive

Columbus, OH 43228

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

Kyle Feldman

206-930-3410

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

(5) N/A

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
Jacki Blazeski	3556 Silverado Drive Columbus, OH 43228	3556 Silverado Drive Columbus, OH 43228
Thodore & Ann Misiolek	3548 Silverado Drive Columbus, OH 43228	3548 Silverado Drive Columbus, OH 43228
Eric & Tonya Flanigan	3540 Silverado Drive Columbus, OH 43228	3540 Silverado Drive Columbus, OH 43228
John Kiener	2189 Bigby Hollow Street Columbus, OH 43228	2189 Bigby Hollow Street Columbus, OH 43228
Chelsie Derr	2195 Bigby Hollow Street Columbus, OH 43228	2195 Bigby Hollow Street Columbus, OH 43228

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 15th day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

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

Notary Seal Here

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Pleasemake all checks payable to the ColumbusCity Treasurer

Revised 05/9/12

PROPERTY OWNER

Kyle & Sarah Feldman
3581 Cypress Creek Drive
Columbus, OH 43228

AREA COMMISSION OR NEIGHBORHOOD GROUP

N/A

SURROUNDING PROPERTY OWNERS

Jacki Blazeski
3556 Silverado Drive
Columbus, OH 43228

Thodore Jr. & Ann Misolek
3548 Silverado Drive
Columbus, OH 43228

Eric & Tonya Flanigan
3540 Silverado Drive
Columbus, OH 43228

John Kiener
2189 Bigby Hollow Street
Columbus, OH 43228

Chelsie Derr
2195 Bigby Hollow Street
Columbus, OH 43228

Anek & Arunee Niamlarb
2194 Bigby Hollow Street
Columbus, OH 43228

Dolores & Albert Tornare
2188 Bigby Hollow Street
Columbus, OH 43228

Warren & Janet Almond
2212 Bigby Hollow Street
Columbus, OH 43228

Erika Zito & Michael Scott
2206 Bigby Hollow Street
Columbus, OH 43228

Mark & Kathy Dillehay
2200 Bigby Hollow Street
Columbus, OH 43228

Daniel & Michele
Wedemeyer
3587 Cypress Creek Drive
Columbus, OH 43228

Sandra & Stephen Larrick
3593 Cypress Creek Drive
Columbus, OH 43228

James & Cindy Smith
3599 Cypress Creek Drive
Columbus, OH 43228

Victor & Lori Swope
3600 Cypress Creek Drive
Columbus, OH 43228

Jim & Nicolette Edwards
3592 Cypress Creek Drive
Columbus, OH 43228

Harold & Wanda Mcadow
3567 Inverary Drive
Columbus, OH 43228

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00702
3581 Cypress Creek Dr.

One Stop Shop Zoning Report Date: Thu Nov 15 2012

Date: Thu Nov 15 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3581 CYPRESS CREEK DR COLUMBUS, OH

Mailing Address: 4801 FREDERICA ST

OWENSBORO, KY 42301

Owner: FELDMAN KYLE L FELDMAN SARAH

Parcel Number: 560205242

ZONING INFORMATION

Zoning: Z77-058, Residential, SR

effective 8/31/1977, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

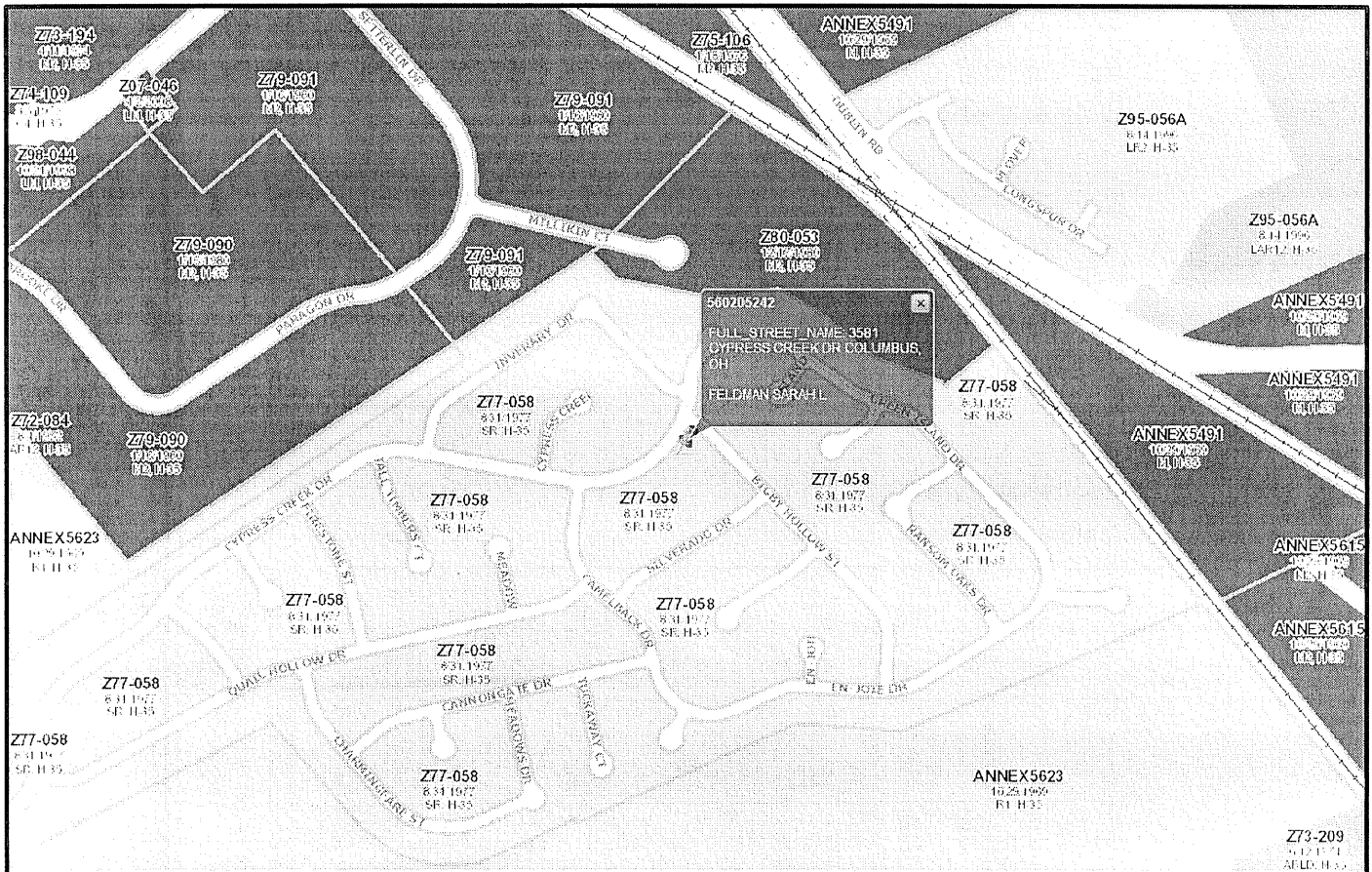
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



November 14th, 2012
Statement of Hardship

To Whom It May Concern:

My name is Kyle Feldman and my wife Sarah and I live in Golf View Woods at 3581 Cypress Creek Drive in Columbus, Ohio. We are asking for a variance in order to build a fence that will give our home more protection and privacy. We understand and acknowledge that our house is located on a corner lot and due to this fact; we are required to have twenty-five foot set backs to accommodate two front yards.

We are seeking this variance because we would like to be able to use what we consider to be our backyard property in the same way that our other neighbors do. The requirements that force us to have a fence set back twenty-five feet would cut down our usable backyard space by one third. We do not feel that because we are located on a corner that it should mean that we are not allowed to use our backyard property as other homeowners do.

We are not asking to build a fence right on the sidewalk edge, but we would like to build a fence ten feet back from the sidewalk's edge. Building the fence ten feet from the sidewalk would give us an additional fifteen feet of usable backyard space and would ensure safe visibility of the street for our neighbors. We enjoy the open landscape of our backyard, but unfortunately we have a need for a fence. Our home was vacant for over a year before we moved in and our neighbors have become accustomed to using our open property as a public park. Unknown people regularly wander onto our property and leave behind trash including Wendy's bags, candy wrappers, beer cans and bottles for us to pick up. We ourselves own no animals, but we are regularly picking up two to three bags worth of dog poop each week. Our home was also broken into twice before we purchased it and we would like to build a six-foot fence specifically for security purposes. We are concerned with the open access and the consistent manner in which strangers use our backyard. My wife is often home alone late at night by herself and I'm concerned for her safety.

We have observed that similar corner lots in our area have been allowed to plant large trees and erect six foot tall privacy fences within the twenty-five feet set back. We request the city's permission to use our backyard space in the same way as our neighbors. Building this fence would give us the privacy and security we need in order to better enjoy our home in our neighborhood.

Kyle Feldman



12310-00702

3581 Cypress Creek Dr.



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 560205242

Project Name: SINGLE FAMILY HOME

House Number: 3581

Street Name: CYPRESS CREEK DR

Lot Number: 427

Subdivision: GOLFVIEW WOODS SEC 9

Work Done: REMODEL

Complex: GOLFVIEW WOODS

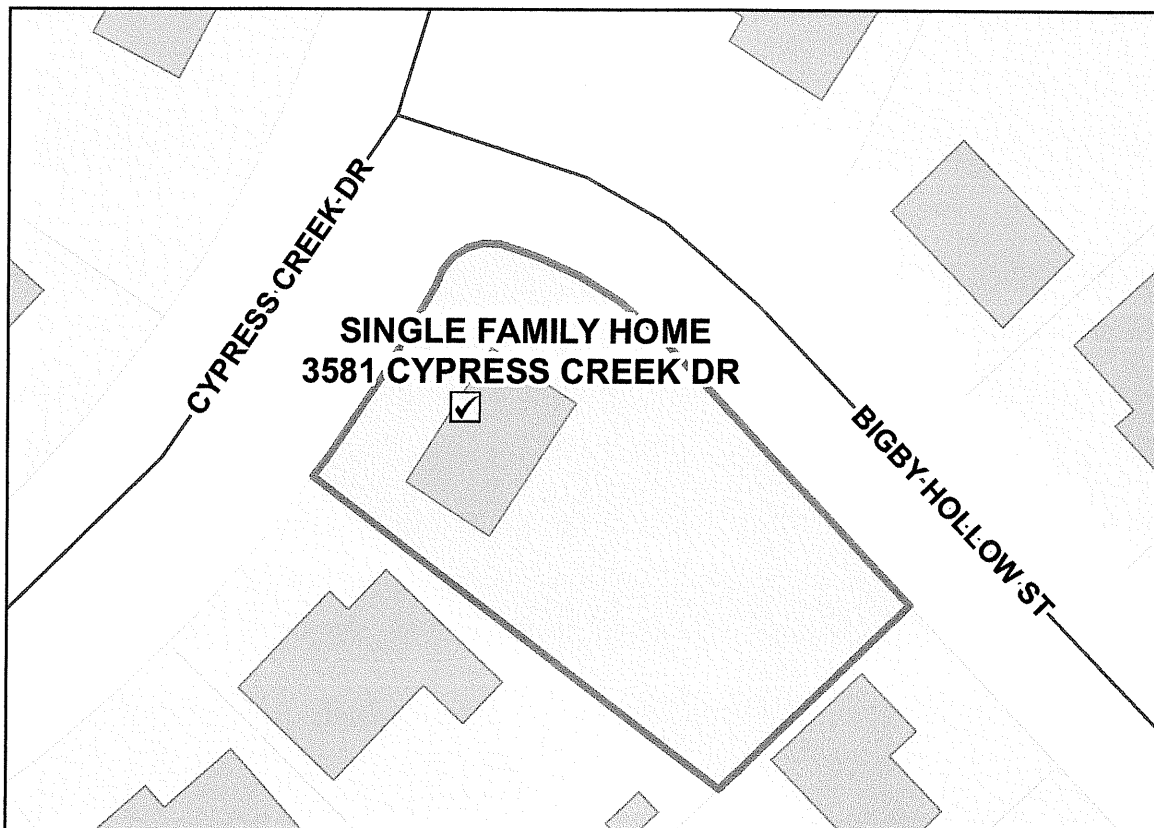
Owner: KYLE L AND SARAH L FELDMAN

Requested By: R D ZANDE & ASSOCIATES LTD

Printed By: _____

James P Reagan

Date: 9/26/2012

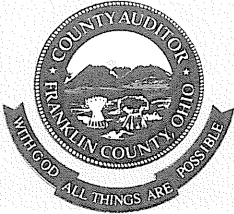


SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 286301



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/26/12



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the information. Franklin county and the mapping companies assume no legal responsibilities for the information. Please notify the Franklin County GIS Division of any discrepancies.

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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 #

12310-00702

3581 Cypress Creek Dr.

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kyle L Feldman

of (COMPLETE ADDRESS) 3581 Cypress Creek Drive Columbus, OH 43228

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

Sarah L Feldman

3581 Cypress Creek Drive Columbus, OH 43228

Kyle L Feldman

3581 Cypress Creek Drive Columbus, OH 43228

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 15th day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: David J. Reiss]

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO

My Commission Expires:

MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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Revised 05/9/12