

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: _____ Fee: \$320
Commission/Civic: COUL. 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 G!
We are building a garage and would like to build a storage
space above. This will put us over the 15ft allowed,
to a height of 22'4".

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.

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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 presents a good opportunity rather than moving.

Signature of Applicant

Rob Kupschmidt

Date

9/19/2017

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Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RADA KUPERSCHMIDT
of (1) MAILING ADDRESS 270E. 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 the name(s) and mailing address(es) of all the owners of record of the property located at (2) per ADDRESS CARD FOR PROPERTY 270E. Welch Ave. Columbus, OH 43207 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) RADA KUPERSCHMIDT
270E. Welch Ave.
Columbus, OH 43207

APPLICANT'S NAME AND PHONE # (same as listed on front application) RADA KUPERSCHMIDT
614-352-6562

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) South Side Area Commission
Merion Village Association

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 Rada Kuperschmidt

Sworn to before me and signed in my presence this 20th day of September, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 07-21-21



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Board of Zoning Adjustment Application

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 FRANKLIN

Being first duly cautioned and sworn (NAME) Rada Kuperschnitt
of (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:

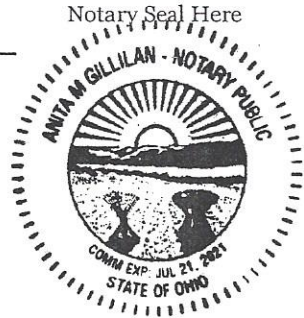
NAME	COMPLETE MAILING ADDRESS
<u>Rada Kuperschnitt</u>	<u>270 E. Welch Ave, Columbus, OH 43207</u>

SIGNATURE OF AFFIANT Rada Kuperschnitt

Sworn to before me and signed in my presence this 20th day of September, in the year 2017

[Signature]
SIGNATURE OF NOTARY PUBLIC

07-21-21
My Commission Expires



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Standardized Recommendation Form

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

NOTES:

Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

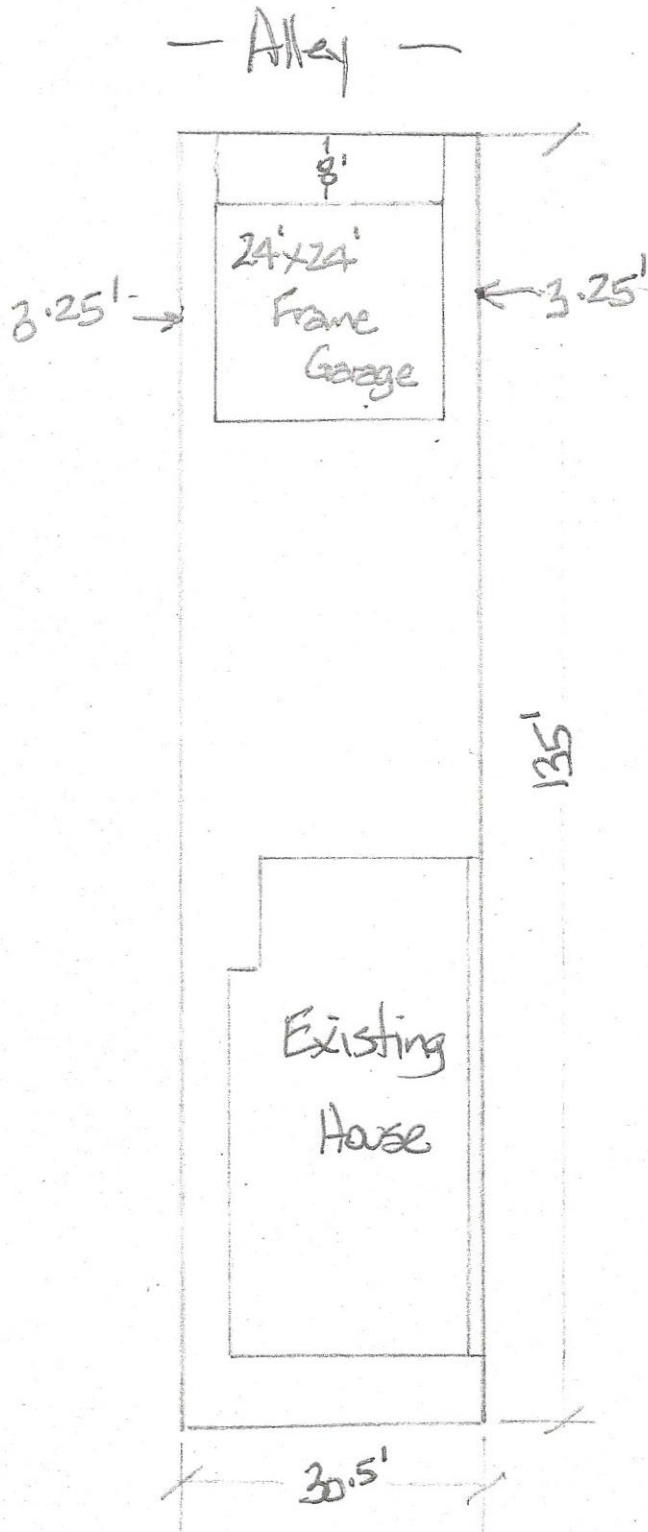
Daytime Phone Number _____

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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PRIESTAS BROTHERS BUILDERS

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



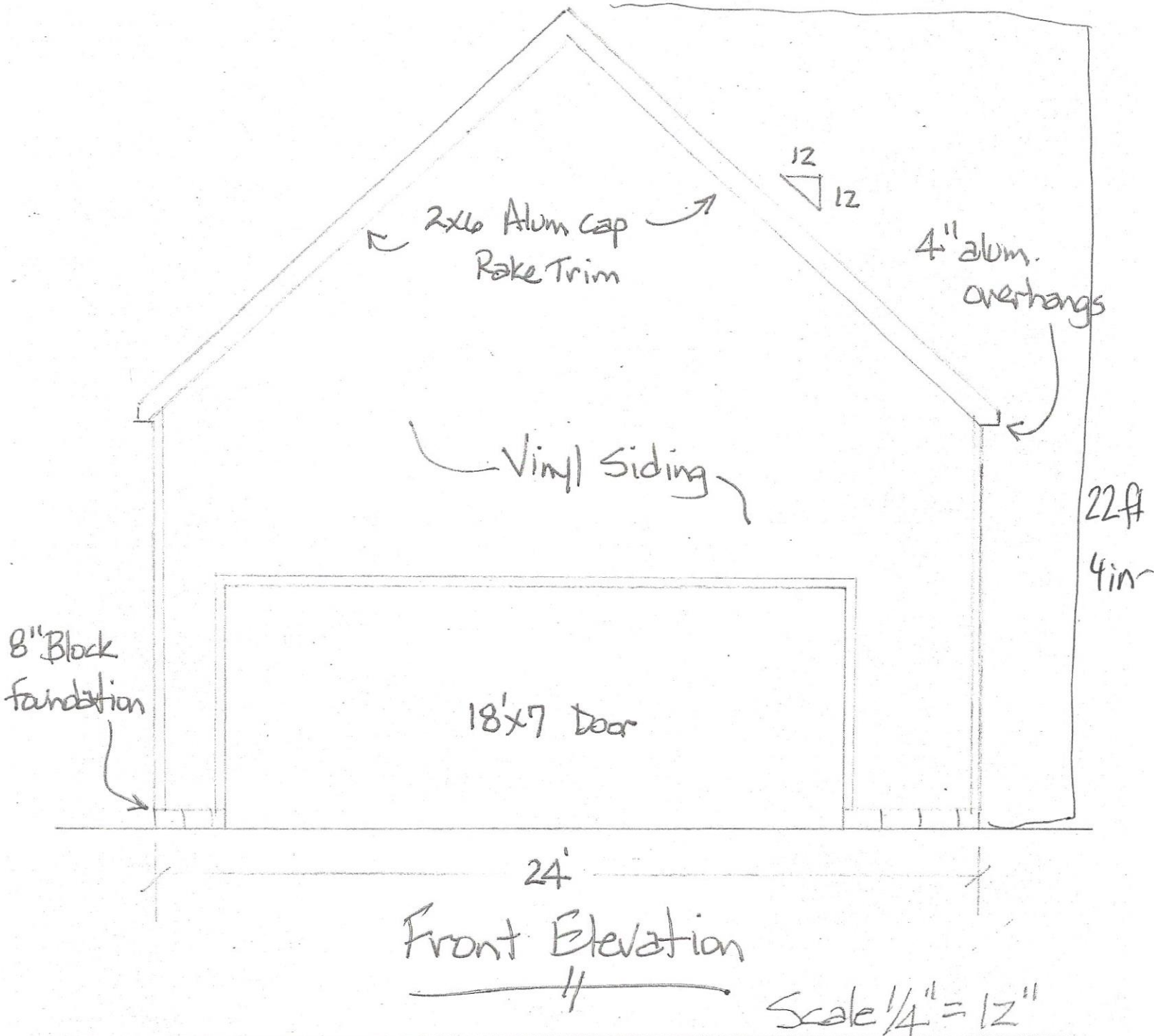
*Rada Kuperschmidt
270 E. Welch Ave

Scale 1" = 20'

PRIESTAS BROTHERS BUILDERS

- Residential
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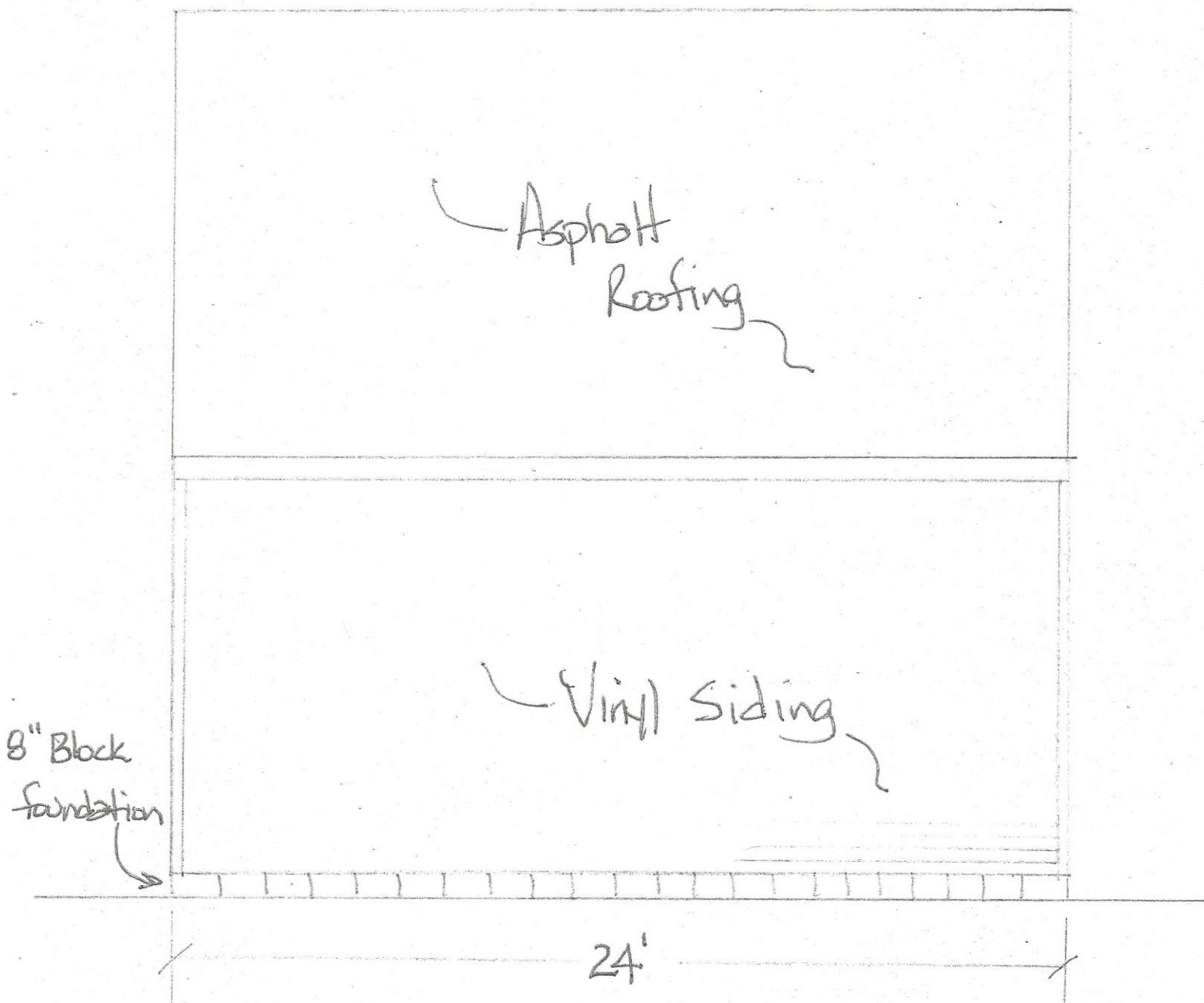
* Rada Kuperschmidt
270 E. Welch Ave



PRIESTAS BROTHERS BUILDERS

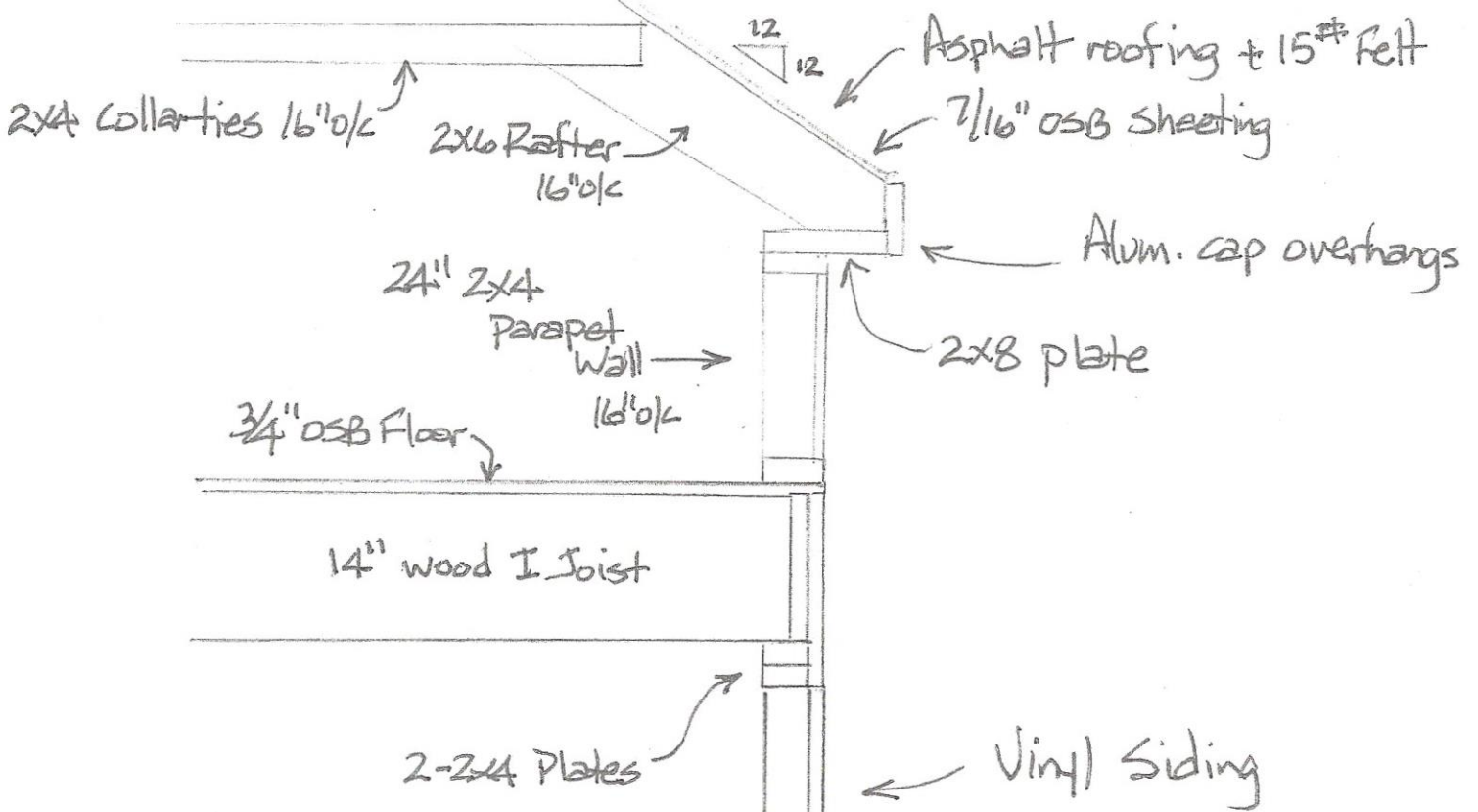
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* Rada Kuperschmidt
270 E. Welch Ave

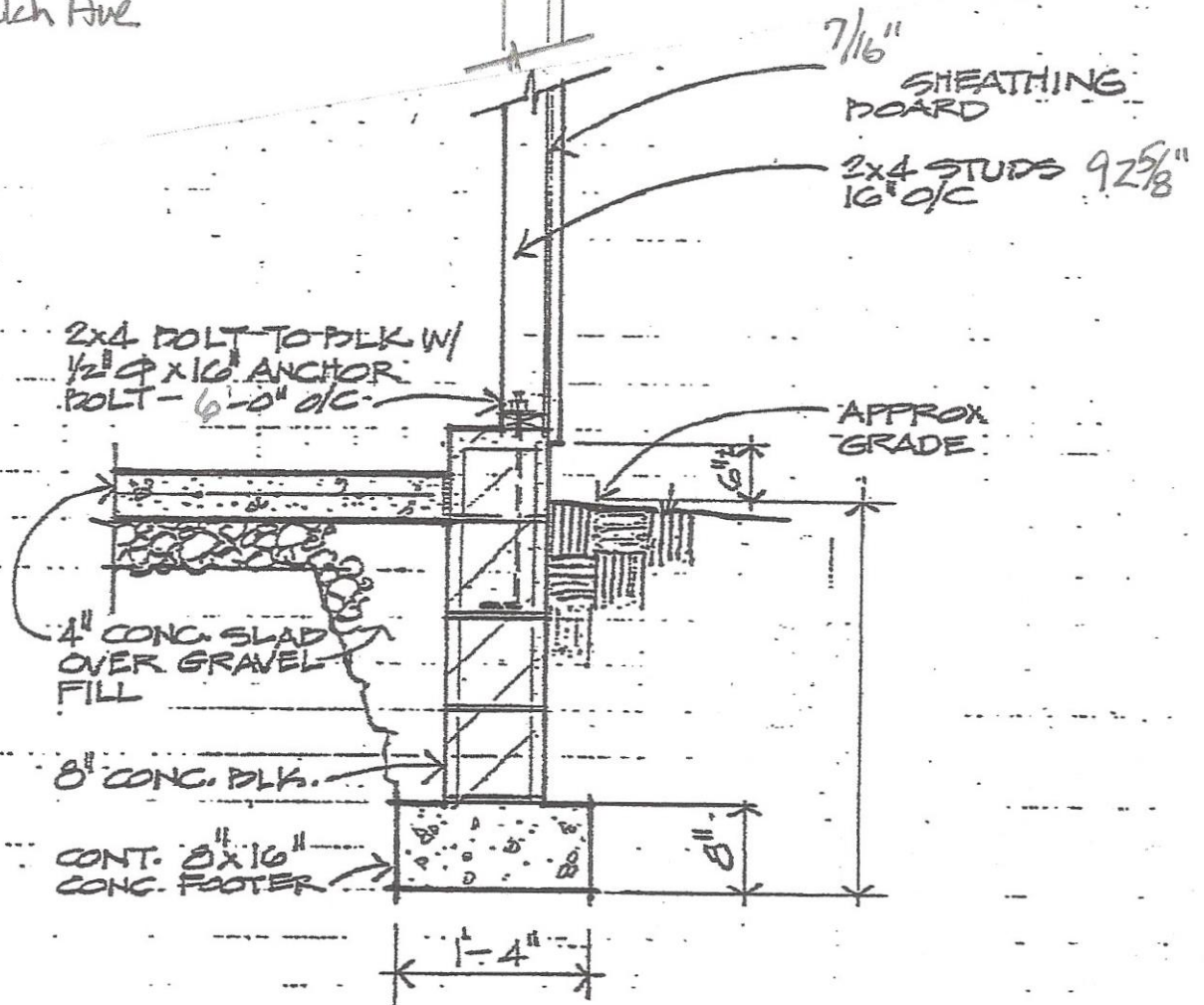


Side Elevation

Scale $\frac{1}{4}'' = 12''$



* Rala Kuperschmidt
270 E. Welch Ave



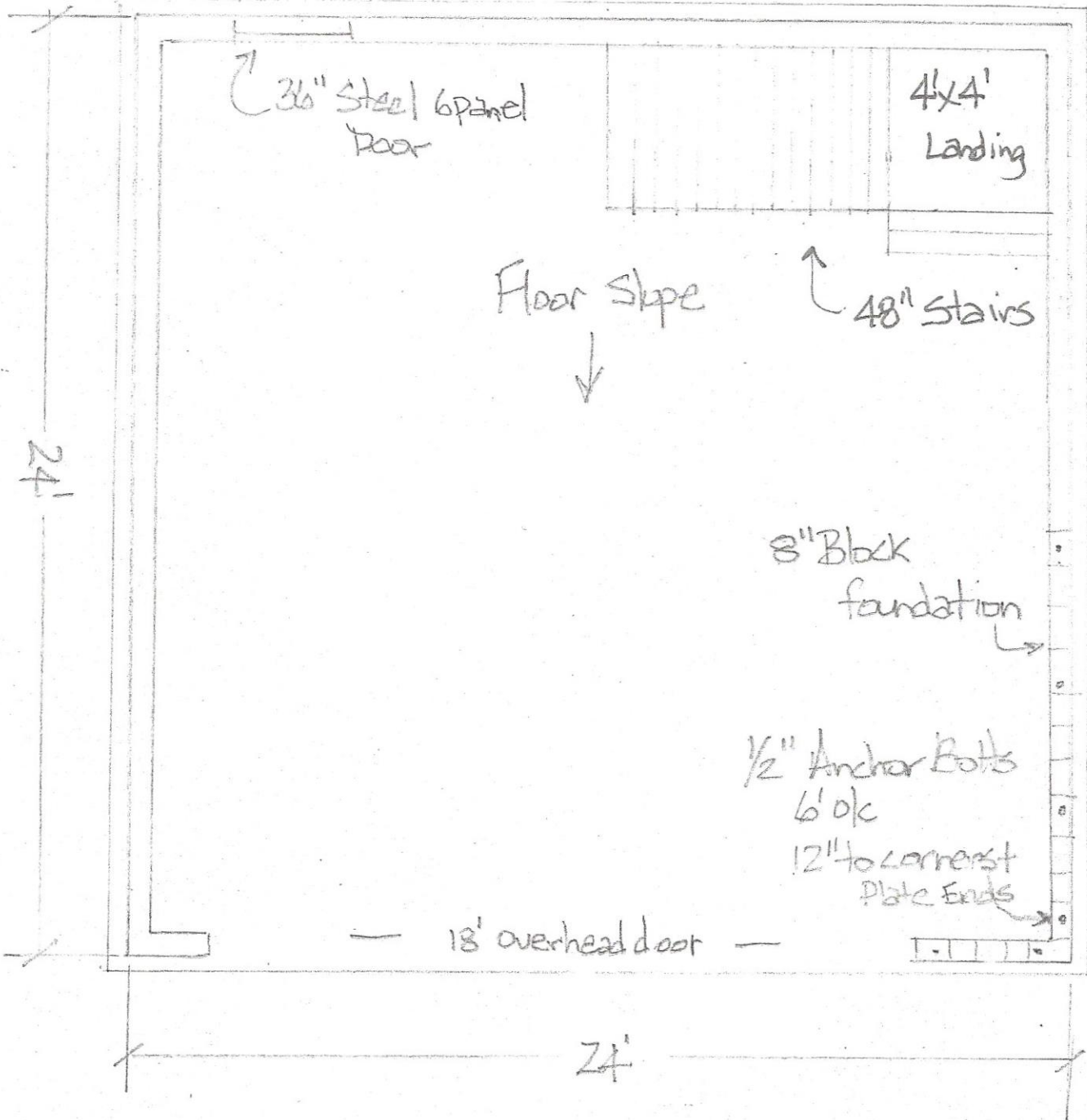
Priestas Brothers Builders 882-8510

PRIESTAS BROTHERS BUILDERS

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

* Rada Kuperschmidt
275 E. Welch Ave.

16" x 32" Footers



* Foundation Plan

Scale 1/4" = 12"

ParcelID: 010-000771-00
KUPERSCHMIDT RADA

Map-Rt: 010-K050 -036-00
270 E WELCH AV

2017 Reappraisal

View your 2017 Reappraisal Values: [Tentative Value](#)

Owner

Owner	KUPERSCHMIDT RADA
Owner Address	1699 NORTHWEST BLVD APT C COLUMBUS OH 43212
Legal Description	270 WELCH AVE RINEHARD & BLISS 1ST LOT 10
Calculated Acres	.09
Legal Acres	0
Tax Bill Mailing	FIFTH THIRD BANK DFW4-2 1500 SOLANA BLVD BLDG 1 ROANOKE TX 76262-1720

[View Google Map](#)

Most Recent Transfer

Transfer Date	APR-28-2015
Transfer Price	\$114,000
Instrument Type	GW

2016 Tax Status

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	010 - CITY OF COLUMBUS
School District	2503 - COLUMBUS CSD
City/Village	COLUMBUS CITY
Township	
Appraisal Neighborhood	01605
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2016: Yes 2017: Yes
Homestead Credit	2016: No 2017: No

Rental Registration No
 Board of Revision No
 Zip Code 43207

2016 Current Market Value

	Land	Improvements	Total
Base	17,900	78,000	95,900
TIF			
Exempt			
Total	17,900	78,000	95,900
CAUV	0		

2016 Taxable Value

	Land	Improvements	Total
Base	6,270	27,300	33,570
TIF			
Exempt			
Total	6,270	27,300	33,570

2016 Taxes

Net Annual Tax	Taxes Paid	CDQ
2,223.76	2,223.76	

Dwelling Data

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1922	1,606	7	3	2	1

Site Data

Frontage	Depth	Acres	Historic District
30	135	.093	

ParcelID: 010-000771-00
KUPERSCHMIDT RADA

Map-Rt: 010-K050 -036-00
270 E WELCH AV

Land Characteristics

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	30.0	30.0	135.0	.09

Site Characteristics

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	01605
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Normal
Utilities 1	6 - Public Utilities Available
Utilities 2	-
Utilities 3	-
Irregular Shape	No
Excess Frontage	No
Alley	Yes
Sidewalk	Yes
Corner Lot	No
Wooded Lot	No
Waterfront	No
View	No



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Permits

Mapping

Sketch

Photo

StreetSmart

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Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Value History

Rental Contact

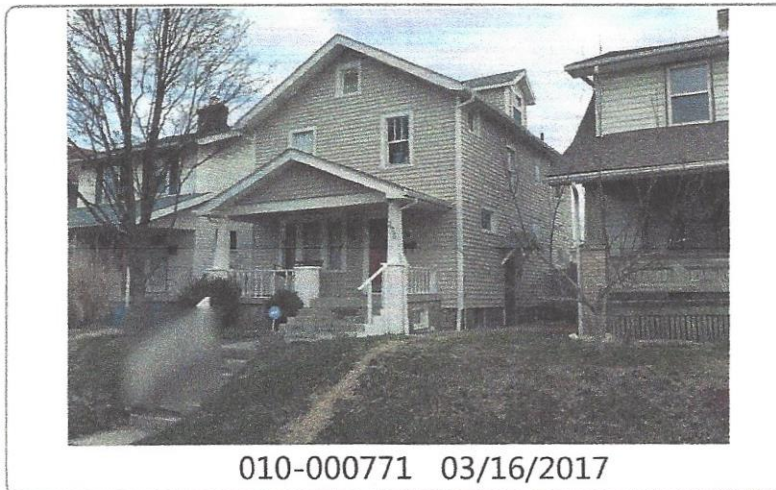
Quick Links

ParcelID: 010-000771-00
KUPERSCHMIDT RADA

Map-Rt: 010-K050-036-00
270 E WELCH AV

1 of 1

[Return to Search Results](#)



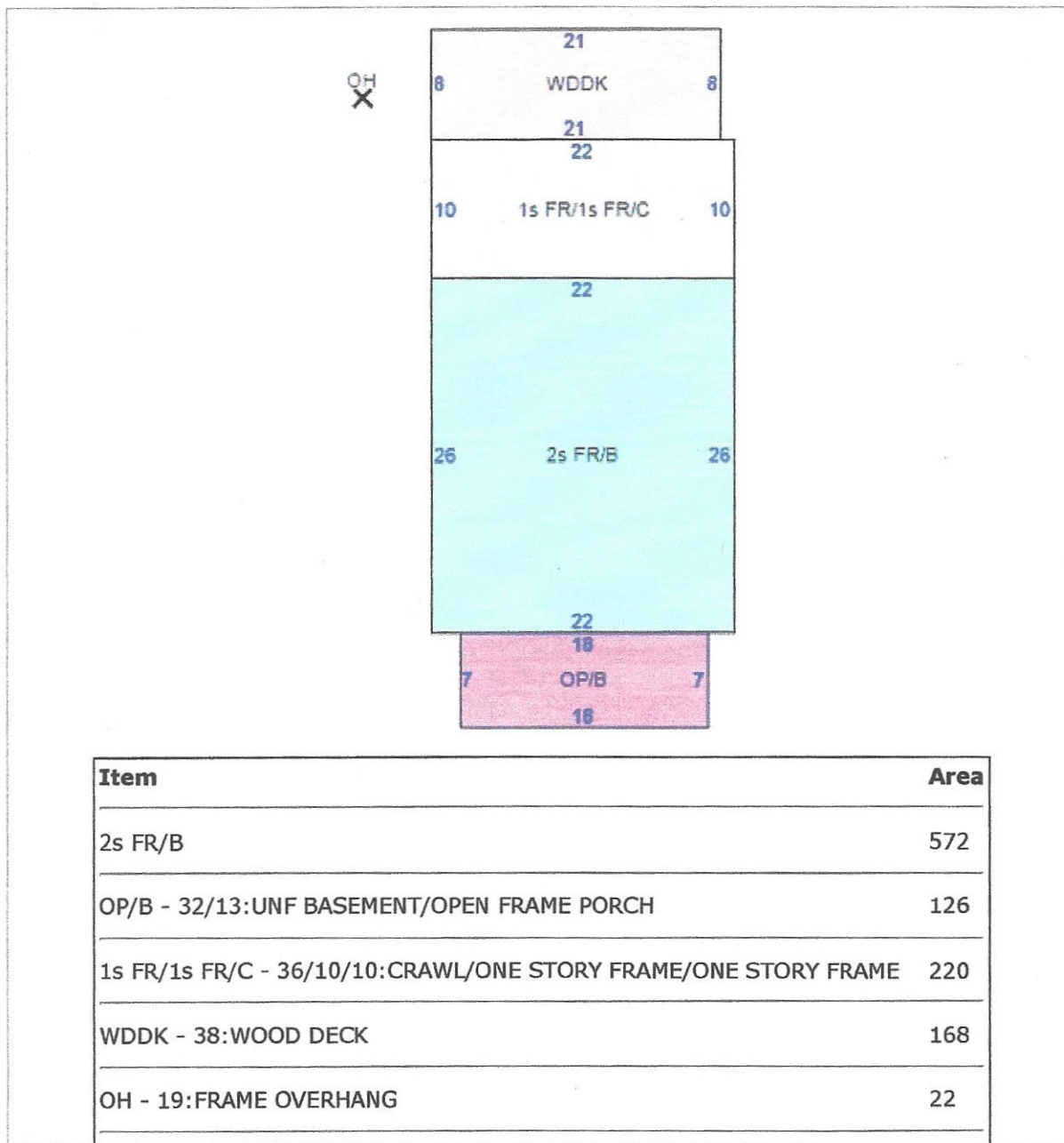
Disclaimer:

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KUPERSCHMIDT RADA

Map-Rt: 010-K050 -036-00
270 E WELCH AV



Printed on Monday, September 18, 2017, at 12:52:56 PM EST

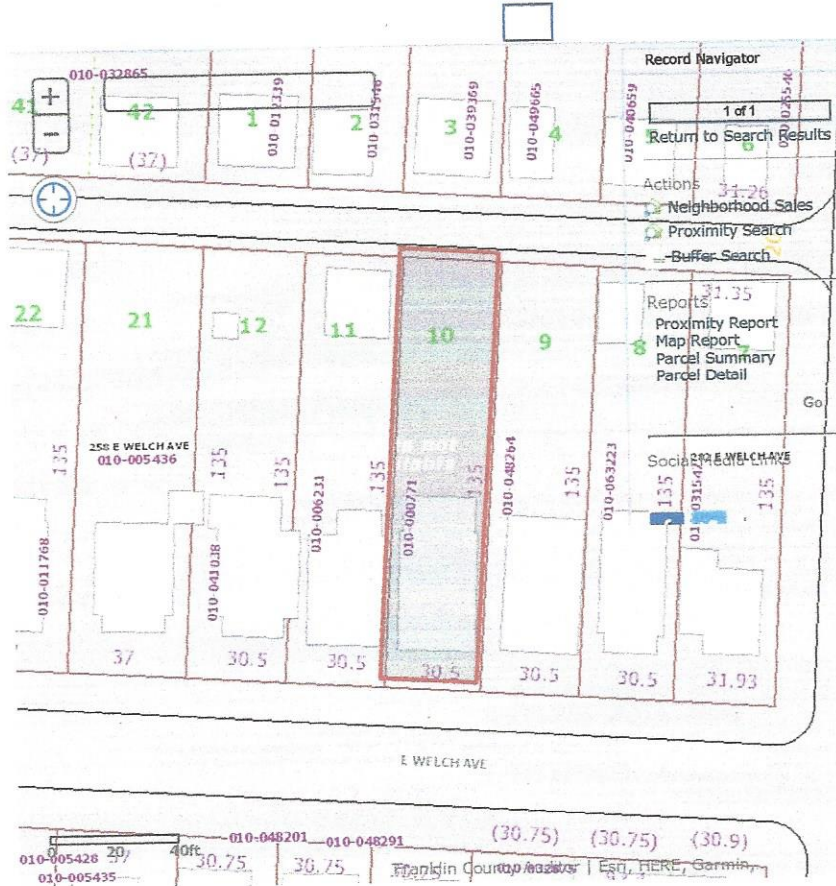


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- Summary
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- Mapping
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- Photo
- StreetSmart
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KUPERSCHMIDT RADA

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270 E WELCH AV



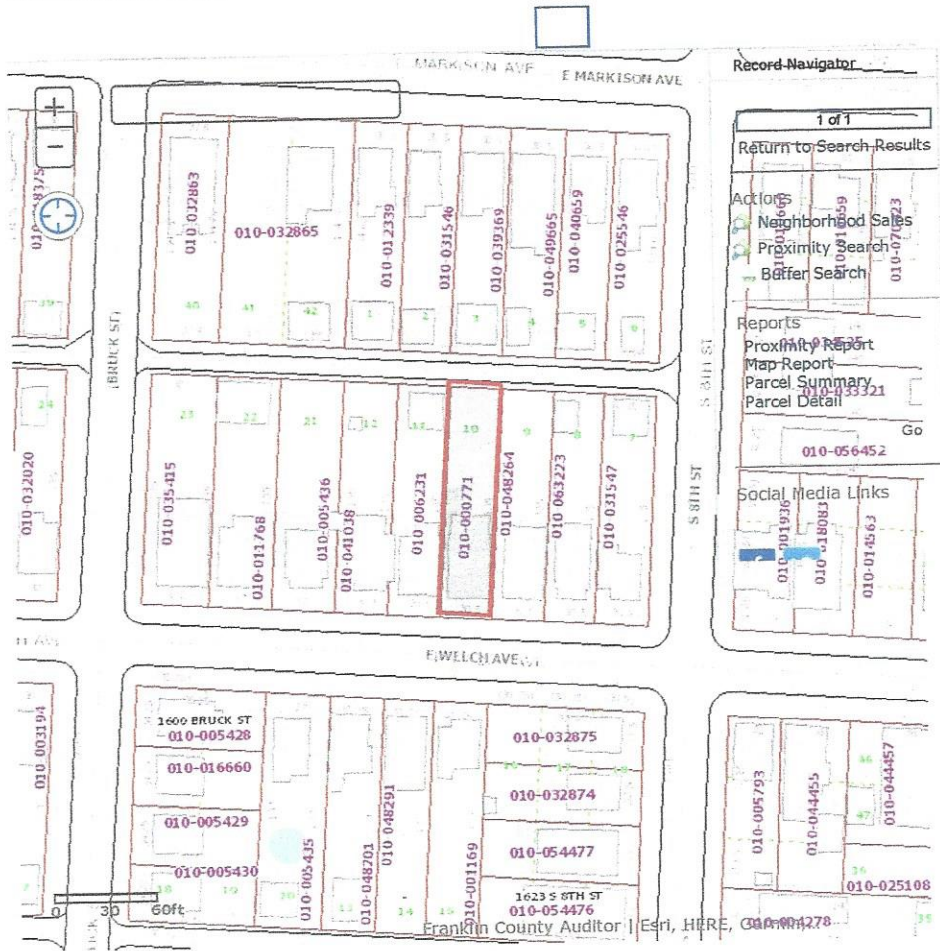


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270 E WELCH AV

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ParcelID: 010-000771-00
KUPERSCHMIDT RADA



Record Navigator

1 of 1

Return to Search Results

Actions

- Neighborhood Sales
- Proximity Search
- Buffer Search

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

Social Media Links

- 010-001936
- 010-018083
- 010-014563

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