

**CITY OF COLUMBUS****DEPARTMENT OF BUILDING AND ZONING SERVICES****One Stop Shop Zoning Report** Date: Thu Jul 28 2016

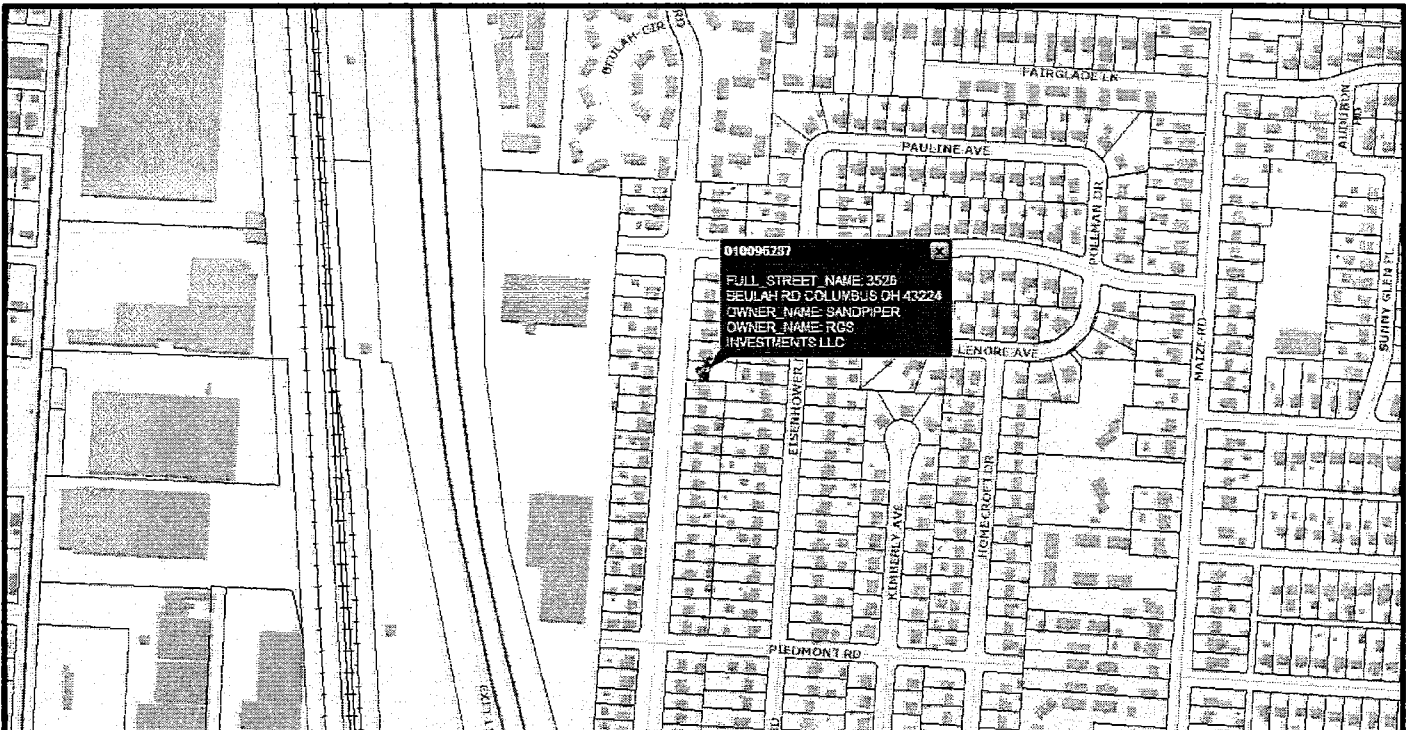
General Zoning Inquiries: 614-645-8637

SITE INFORMATION**Address:** 3526 BEULAH RD COLUMBUS OH 43224**Mailing Address:** 8126 GREENWICH CT

FORT WAYNE IN 46835-8301

Owner: SANDPIPER PROPERTIES LTD**Parcel Number:** 010096287**ZONING INFORMATION****Zoning:** Z79-102, Residential, R3

effective 4/23/1980, Height District H-35

Board of Zoning Adjustment (BZA): N/A**Commercial Overlay:** N/A**Graphic Commission:** N/A**Area Commission:** North Linden 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

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-097 097 Date Received: 8 July 2016 Application Accepted by: N. LINDENTH Fee: \$320- Commission/Civic: Existing Zoning: Comments:

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

[X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

Request for Variance from a 30 foot Building line. Variance 4.9 feet. 25.1

LOCATION

Certified Address: 3526 Beulah Rd City: Columbus Zip: 43224 Parcel Number (only one required): 010-096287-00

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: David and Janet Lonsway Phone Number: 360-416-6551 Ext.: Address: 8126 Greenwich Ct. City/State: Fort Wayne, IN Zip: 46835 Email Address: dave.lonsway@gmail.com Fax Number: NA

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 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 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 David Lonsway and Janet Lonsway of (1) MAILING ADDRESS 8126 Greenwich Ct., Fort Wayne IN 46835

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 3526 Beulah Rd, Columbus OH 43224

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) Sandpiper Properties, Ltd 8126 Greenwich Ct. Fort Wayne IN 46835 David and Janet Lonsway, owners

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

David and Janet Lonsway 260-416-6551

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

(5) North Linden Area Commission Walt Reiner, Zoning Chair 5030 Westerville Road Columbus, Ohio 43231

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:

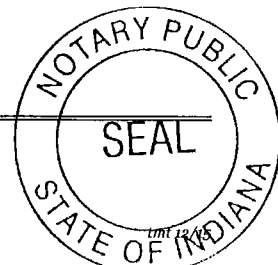
Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Lists owners like Larry Meyers, David Mahley, Neva Ryan, Thomas Groves, Mark Cohen and their addresses.

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

(8) SIGNATURE OF AFFIANT [Signatures]

Sworn to before me and signed in my presence this 5th day of July, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 12-18-2017 Notary Seal Here



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TIMOTHY A. MARTIN, Notary Public, Allen County, State of Indiana. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

My Commission Expires 12-18-2017

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STATEMENT OF HARDSHIP

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... 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... 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:

We are selling this house

After receiving the surveyor report by McSteen and Associates, the subject property (3526 Beulah, 43224) is in violation of the building line (30 feet) by 4.9 feet.

Furthermore, this house was built in 1952 and has remained as such for 64 years

I respectfully request a Variance from the 30-foot building line

Signature of Applicant

[Handwritten signature]

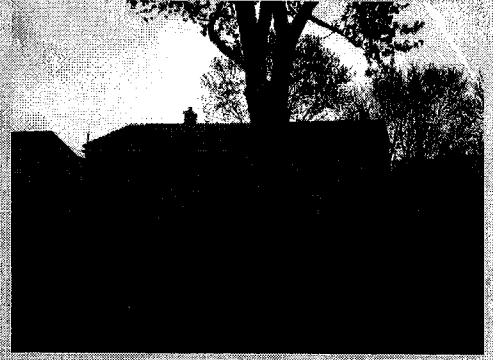
Date 7/2/16

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Mc Steen & Associates

ENGINEERS & SURVEYORS

1415 E. 286th Street
Wickliffe, Ohio 44092
W mcsteen.com
P 800.250.3451 F 800.897.9722

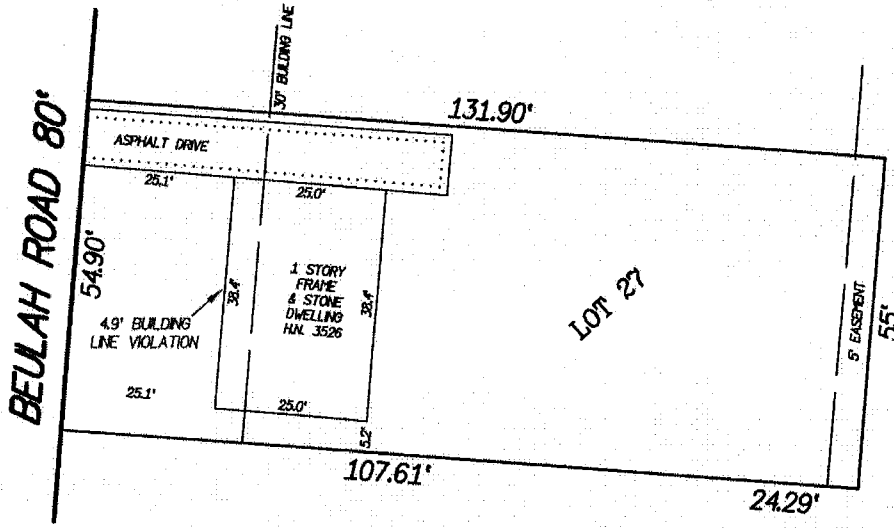
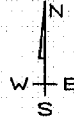
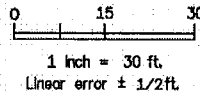


PREPARED FOR:	TOTAL TITLE SERVICES, LLC
PRESENT OWNER:	SANDPIPER PROPERTIES, LTD.
NEW OWNER:	CARLOS ROMERO TORRES AND MARIA DEL CARMEN PAGAN ARROLLO
OCCUPIED BY:	Vacant
WORK:	None Observed
STREET IMPROVEMENTS:	None Apparent
TITLE CO. FILE #:	

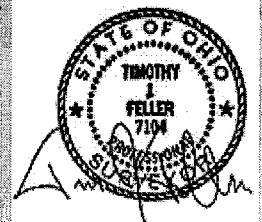
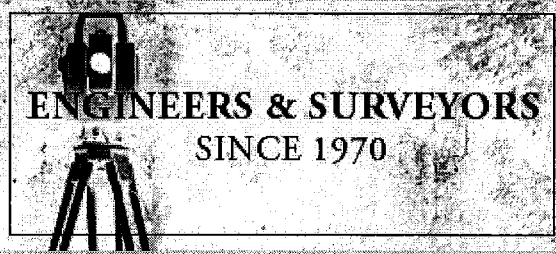
PROPERTY ADDRESS: 3526 BEULAH ROAD,
COLUMBUS, OH 43224

DATE: 04/25/16 **TIME:** 7:30 AM **FILE #:** 461266

NO ENCROACHMENTS
SEE VIOLATION BELOW
CITY OF COLUMBUS
COUNTY OF FRANKLIN
BOYD MARTIN SUBDIVISION
PLAT BOOK 23, PAGE 12



DRH
© 2016 McSteen



THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY. ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER ASSUMES ALL RISK. LIABILITY FOR THIS SURVEY IS LIMITED TO FEES CHARGED IN PREPARATION.

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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 # _____

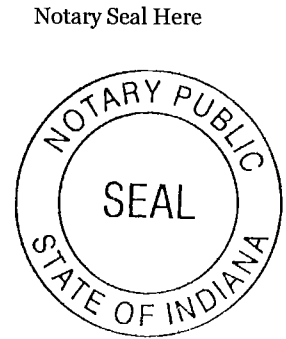
STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David and Janet Lonsway of (COMPLETE ADDRESS) 8126 Greenwich Ct. Fort Wayne IN 46835 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:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Rows include David Lonsway (3508 Delray Drive, Fort Wayne IN 46815) and Janet Lonsway (8126 Greenwich Ct Ft. Wayne IN 46835).

SIGNATURE OF AFFIANT [Signatures] Sworn to before me and signed in my presence this 5th day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature] 12-18-2017 My Commission Expires



TIMOTHY A. MARTIN, Notary Public Allen County, State of Indiana My Commission Expires 12-18-17

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