



# 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](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 14310-00000-00567  
Date Received: 11 Aug. 2014  
Commission/Civic: NORTHWEST CIVIC  
Existing Zoning: \_\_\_\_\_ Application Accepted by: JF 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.

3332.38 F to increase from 720 sq ft to 1116 sq ft  
(1,036 existing)

### LOCATION

1. Certified Address Number and Street Name 5661 Linworth Rd  
City Columbus State OH Zip 43235  
Parcel Number (only one required) 010-137463

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Thomas F. Christ  
Address 5661 Linworth Rd City/State Columbus, OH Zip 43235  
Phone # 614-848-3498 Fax # \_\_\_\_\_ Email DRTFC7@hotmail.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 Thomas F. Christ  
PROPERTY OWNER SIGNATURE Thomas F. Christ  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

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645-4522  
Revised 11/12 tmt



14310-00000-00567  
5661 LINWORTH ROAD

# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Thu Sep 4 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 5661 LINWORTH RD COLUMBUS, OH

Mailing Address: 6053 S FASHION SQ DR  
MURRAY, UT 84107

Owner: CHRIST THOMAS F

Parcel Number: 010137463

### ZONING INFORMATION

Zoning: 1138, Residential, RR  
effective 8/28/1963, 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

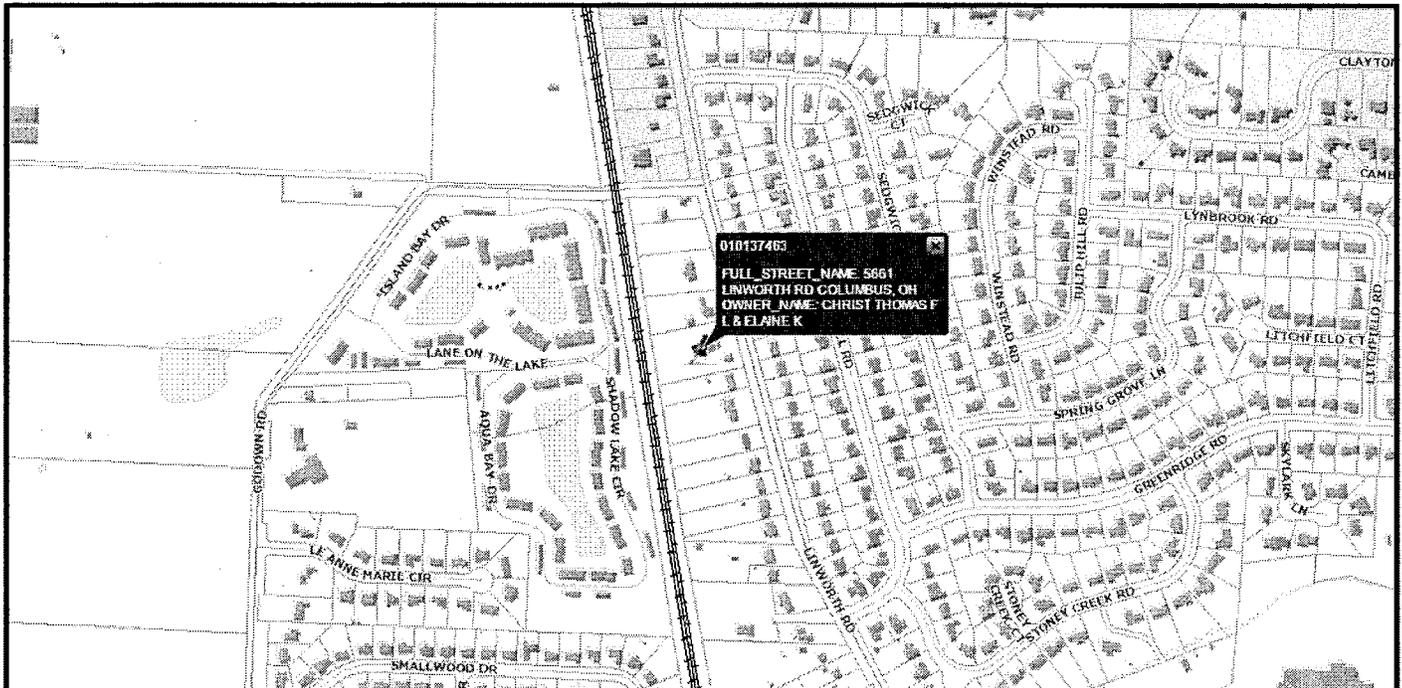
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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**14310-00000-00567**  
**5661 LINWORTH ROAD**

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Thomas F. Christ  
of (1) MAILING ADDRESS 5661 Linworth Rd Columbus Ohio 43235  
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) Thomas F. Christ  
5661 Linworth Rd  
Columbus Ohio 43235

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

Thomas F. Christ  
614-848-3498

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

(5) Northwest Civic Association  
Rosmarie Lisco  
1035 Stony Creek Rd Col 43235

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

(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

**PAMELA J. DAWLEY**  
NOTARY PUBLIC  
STATE OF OHIO

SIGNATURE OF NOTARY PUBLIC

RECORDED IN  
FRANKLIN COUNTY

Witnesses:

My Commission Expires  
April 28, 2019



(8) Thomas F. Christ  
11th day of August, in the year 2014  
(8) Pamela J. Dawley  
4-26-19

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## STATEMENT OF HARDSHIP

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5661 LINWORTH ROAD

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). 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:

1. I have a large 1.5 acre property with an existing structure that I wish to replace
2. I have some classic + special cars that require shelter along with security for my personal lawn care and snow removal equipment
3. This property was a farm and formerly had even larger buildings my classic cars are a hobby and an investment, which would diminish value if left to the elements
4. Since there is an existing structure (over 80 yrs old) a new structure would significantly improve the appearance of the property and neighborhood.

Signature of Applicant

*Thomas F. Pruitt*

Date \_\_\_\_\_

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# CLARENCE E M FRANKLIN COUNTY MAP ID: C

14310-00000-00567  
5661 LINWORTH ROAD

DATE: 07/20/11



Disclaimer

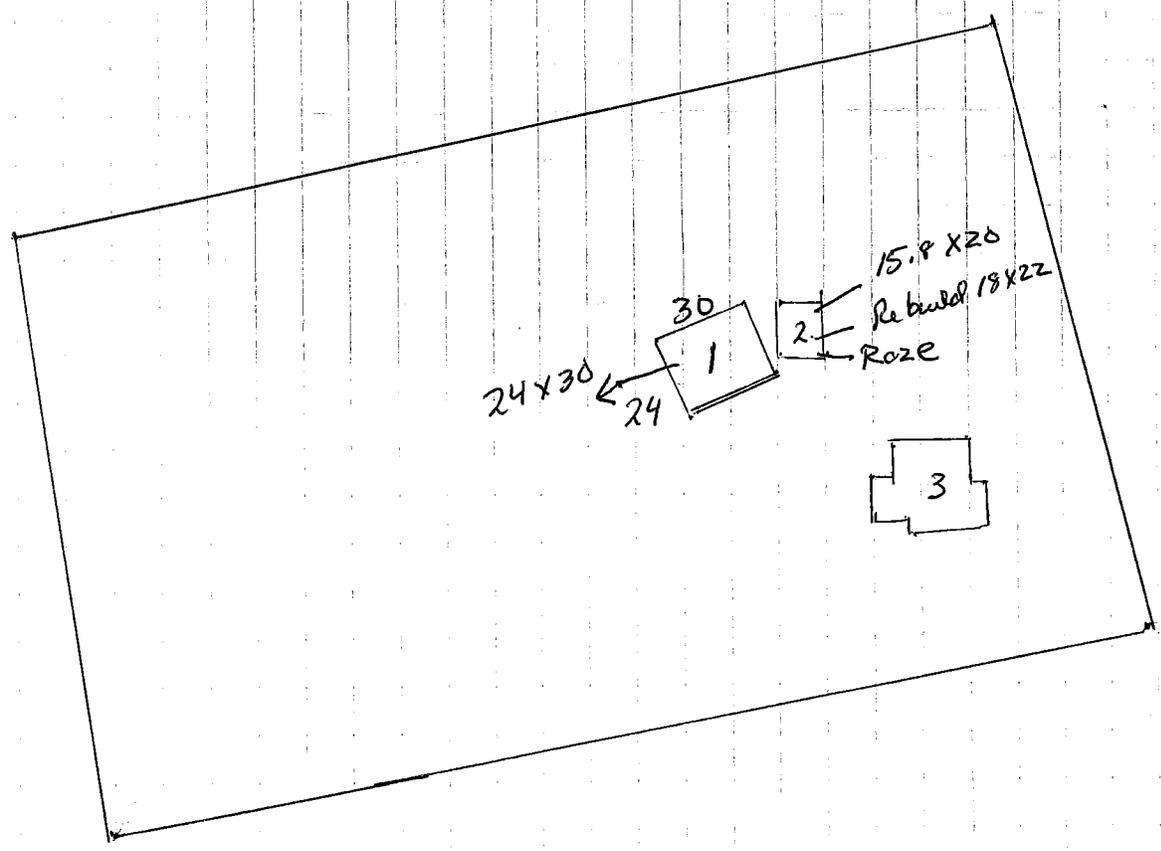
Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

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5661 LINWORTH ROAD



- 1. 24'x30' Existing garage current sq ft 720
- 2. 20'x15'8" Existing 80yr old wooden garage current sq ft 316  
Intention: Raze and Rebuild 22'x18' garage Rebuild 396
- 3. house

existing garage sq ft 1036  
Rebuild garage sq ft 1116



Mayor Michael B. Coleman

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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.** D provided.

APPLICATION # **14310-00000-00567**  
**5661 LINWORTH ROAD**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas F. Christ  
of (COMPLETE ADDRESS) 5661 Linworth Rd Columbus Ohio 43235  
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>Thomas F. Christ</u>	<u>5661 Linworth Rd Columbus OH. 43235</u>

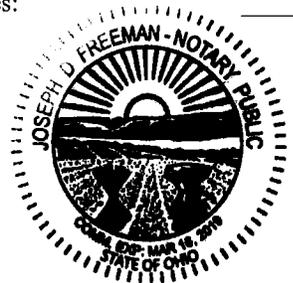
SIGNATURE OF AFFIANT Thomas F. Christ

Subscribed to me in my presence and before me this 5<sup>th</sup> day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC Joseph D. Freeman

My Commission Expires: 03-16-19

Notary Seal Here



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