

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: BZ15-019 Date Received: 17 FEB 2015
Application Accepted by: [Signature] Fee: \$ 320-
Commission/Civic: NORTHLAND C.C.
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:

2400 sq ft. Garage

3332.38 F(1) - To increase from 930 sqft (1/3 net living) to 2800 sqft.

LOCATION

Certified Address: 5600 Sinclair rd. City: Columbus Zip: 43229

Parcel Number (only one required): ~~010-N240M-028-00~~ 010-110063

APPLICANT (If different from Owner):

Applicant Name: Habib Paulino Phone Number: (614) 419-7566 Ext.: _____

Address: 5600 Sinclair Rd City/State: Columbus, Ohio Zip: 43229

Email Address: habibpaulino@gmail.com Fax Number: (614) 607-7983

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Habib Paulino Phone Number: (614) 419-7566 Ext.: _____

Address: 5600 Sinclair Rd City/State: Columbus, Ohio Zip: 43229

(614) 607-7983

Email Address: habibpaulino@gmail.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 [Signature]

PROPERTY OWNER SIGNATURE [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



BZA15-019
5600 SINCLAIR ROAD

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Mar 3 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5600 SINCLAIR RD COLUMBUS, OH
Mailing Address: 1 FIRST AMERICAN WAY
WESTLAKE, TX 76262

Owner: PAULINO HABIB
Parcel Number: 010110063

ZONING INFORMATION

Zoning: 674, Residential, SR
effective 10/19/1956, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

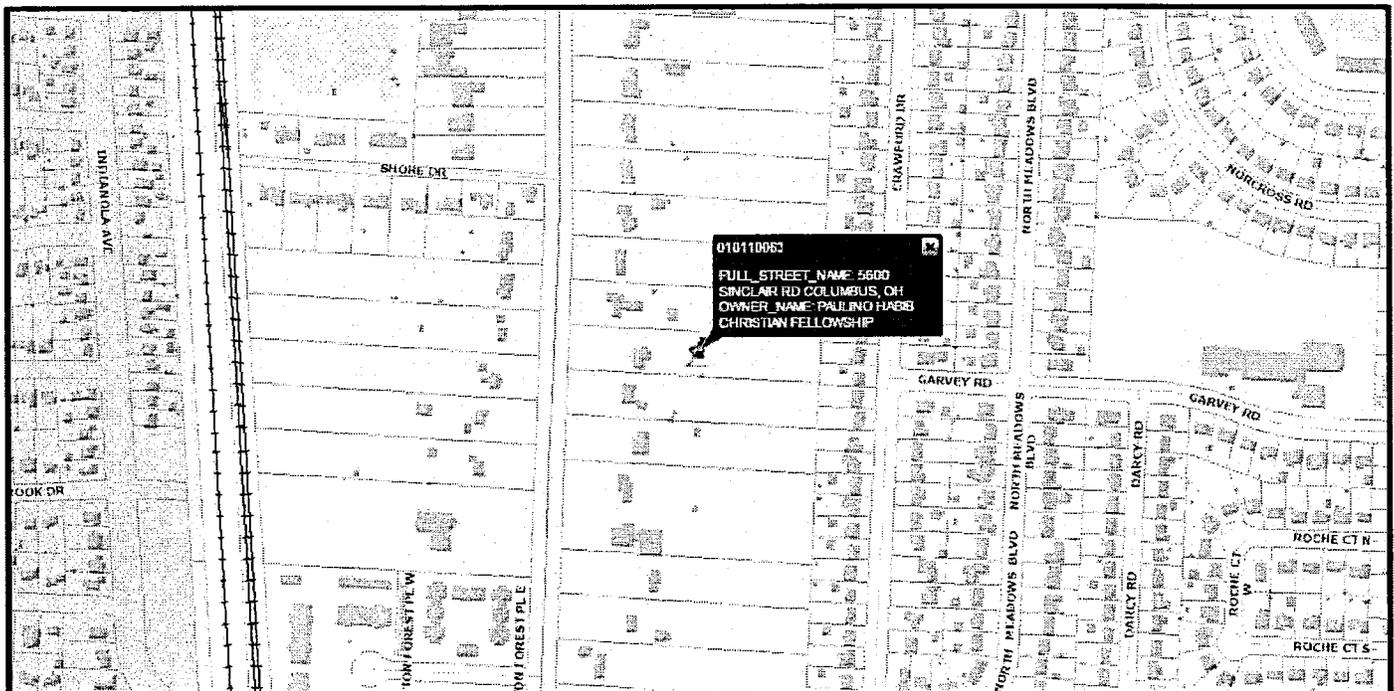
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

BZA15-019
5600 SINCLAIR ROAD

Being first duly cautioned and sworn (1) NAME Habib Paulino
of (1) MAILING ADDRESS 5600 Sinclair Rd. Columbus, Ohio 43229

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 _____
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 (4) Habib Paulino
AND MAILING ADDRESS 5600 Sinclair Rd.
Columbus, Ohio 43229

APPLICANT'S NAME AND PHONE # (4) Habib Paulino
(same as listed on front application) (614) 419-7566

AREA COMMISSION OR CIVIC GROUP (5) Northland Community Council
AREA COMMISSION ZONING CHAIR Dave Paul
OR CONTACT PERSON AND ADDRESS Dave Paul, P.O. BOX 297836 Columbus, Ohio 43229

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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>Michael A Shearer</u>	<u>5580 Sinclair Rd. Columbus, Ohio 43229-4104</u>	<u>5580 Sinclair Rd. Columbus, Ohio 43229-4104</u>
<u>Bank of New York Mellon TR</u>	<u>5616 Sinclair Rd. Columbus, Ohio 43229</u>	<u>7105 Corporate Dr. Plano, Texas 75024</u>
<u>Robert O Keller</u>	<u>5625 Sinclair Rd. Columbus, Ohio 43229</u>	<u>5625 Sinclair Rd. Columbus, Ohio 43229-4105</u>
<u>Henry E Haske</u>	<u>5605 Sinclair Rd. Columbus, Ohio 43229-4105</u>	<u>5605 Sinclair Rd. Columbus, Ohio 43229-4105</u>
<u>G Norris & LLP</u>	<u>5567 Sinclair Rd. Columbus, Ohio 43229</u>	<u>31 E Southington Ave. Worthington, Ohio 43085-3625</u>

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

(8) SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 13 day of February, in the year 2015

Lauren Harwood
(8) SIGNATURE OF NOTARY PUBLIC

09/02/2018
My Commission Expires



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STATEMENT OF HARDSHIP

APPLICATION #

BZA15-019
5600 SINCLAIR ROAD

3307.09 Variances by Board.

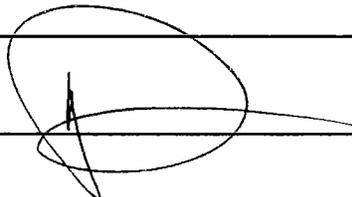
- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. 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. 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 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:

I do not currently have a garage on my current residence. My parcel is 125 x 700, I would like to utilize the space by building a 2800 sq ft garage. I would like to build this garage towards the rear of my lot.

All my surrounding neighbors have detached and attached garages. I currently have to park my personal vehicles in the driveway, as well as my lawn equipment is in need of storage. I currently have knee problems, so I would like it to be a ranch style garage. I need a space for a hobby room / recreation room. Also my adjacent neighbors have cabins/workshops on their properties. I would like to bundle all this under one roof to save on construction cost.

Signature of Applicant



Date

2/16/15

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

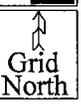
MAP ID: c

DATE: 2/13/15



Disclaimer

Scale = 120



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

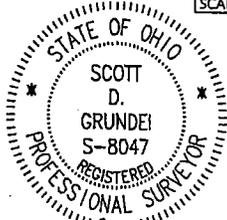
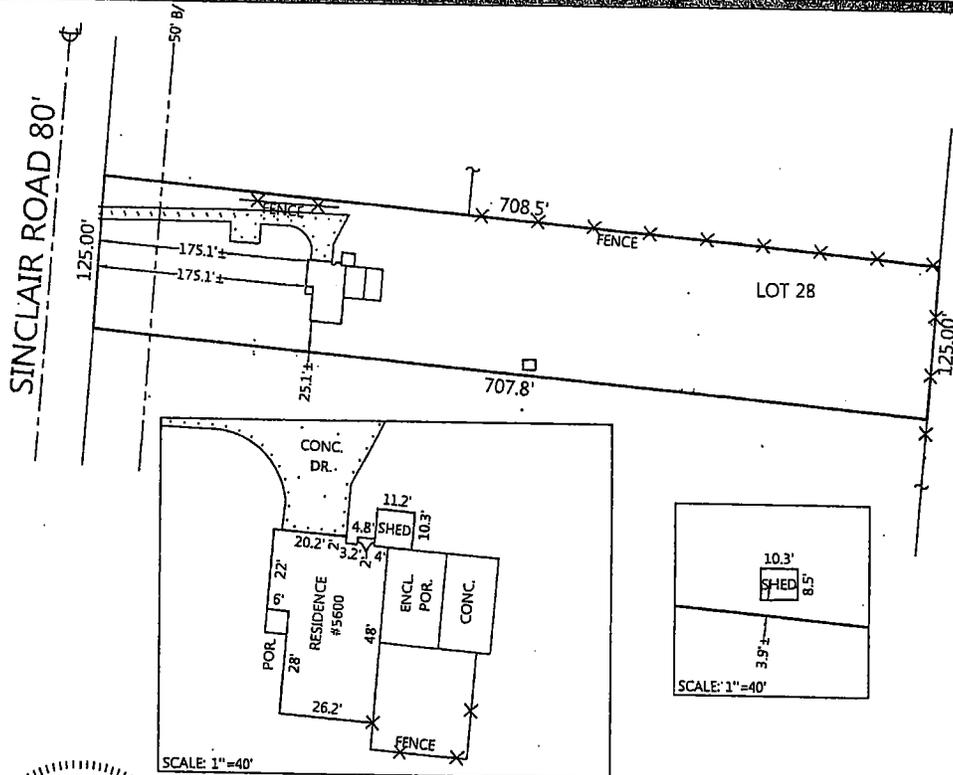
BZA15-019
5600 SINCLAIR ROAD

is,
map.

PROPERTY ADDRESS: 5600 SINCLAIR ROAD COLUMBUS, OHIO 43229

SURVEY NUMBER: 154395

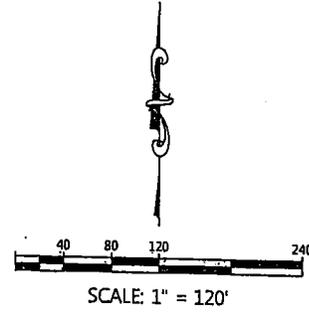
Copyright by Landmark Survey Group Incorporated. This document is made exclusively for the certified parties and may not be copied, reproduced or altered in any form without permission in writing from the copyright owner.



Scott D. Grundei

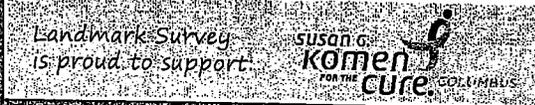
THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

LSG#: 154395



POINTS OF INTEREST: NONE VISIBLE.	
CLIENT NUMBER: NWS10874	DATE: 12/10/2013
BUYER: HABIB PAULINO	
SELLER: BETTINA & MATTHEW SCHROEDER	
SUBLOT / ORIGINAL LOT: 28	
SUBDIVISION: INDIANOLA ACRES	
PLAT: 21	PG: 24
COUNTY: FRANKLIN	

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

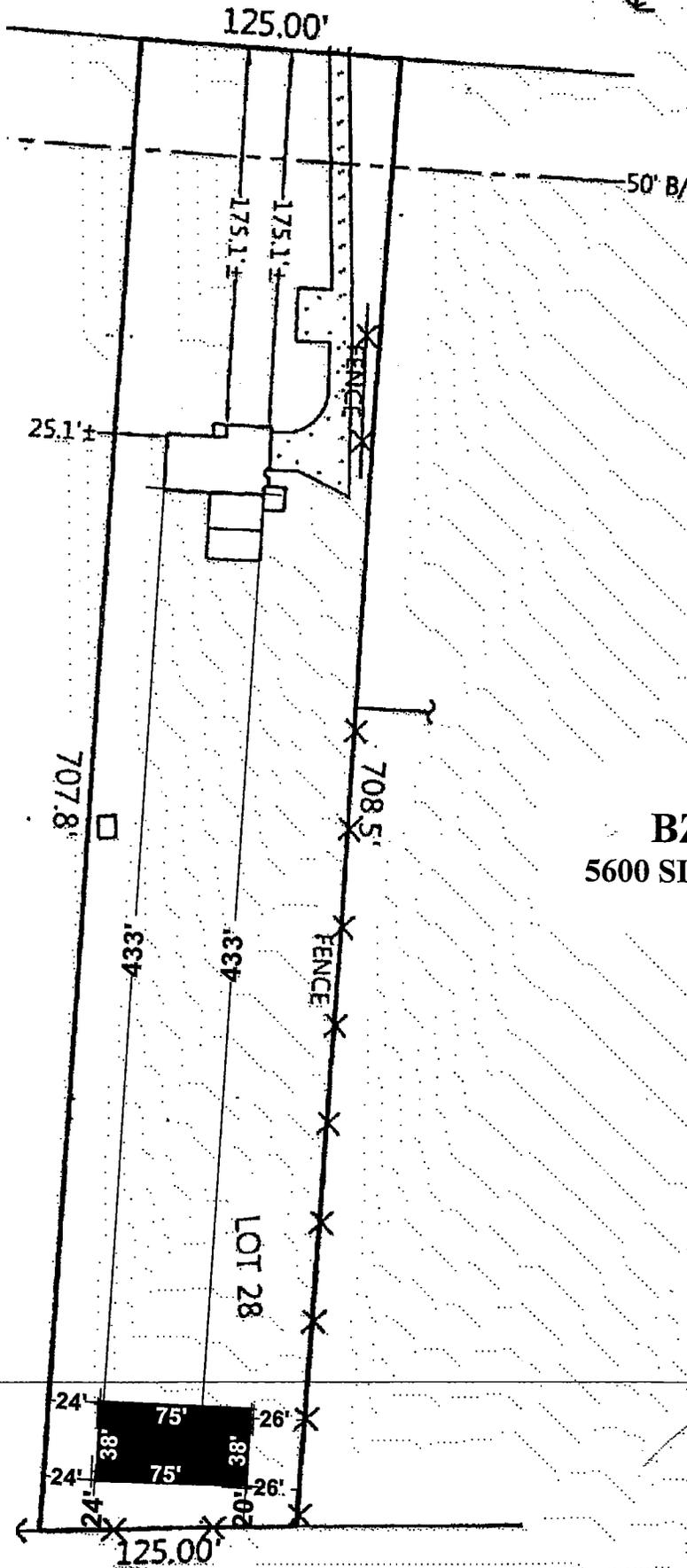


CERTIFIED TO: NORTHWEST SELECT TITLE AGENCY + LIGHTHOUSE MORTGAGE SERVICES

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

LANDMARK Survey Group
Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485-9003

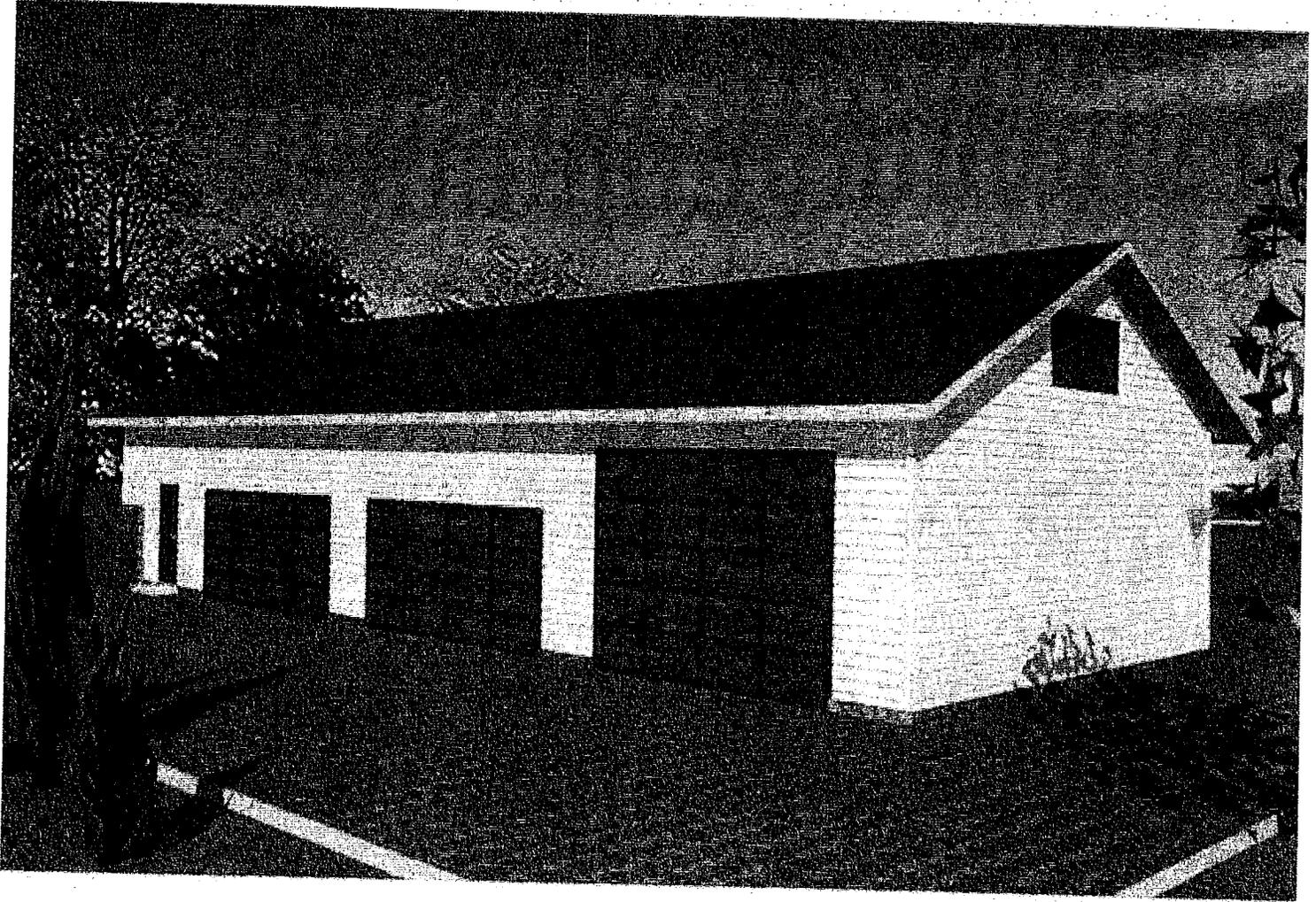
SINCLAIR ROAD 80'



PROPERTY ADDRESS: 5600 SINCLAIR ROAD COLUMBUS, OHIO 43229

BZA15-019
5600 SINCLAIR ROAD

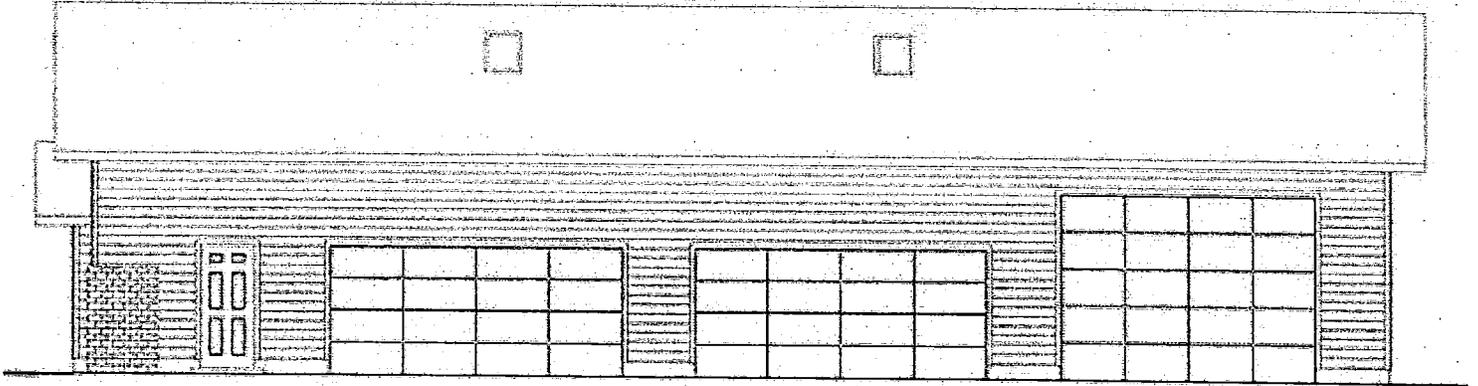
SURVEY NUMBER: 154395



[Close Window](#)

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Close Window

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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.

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STATE OF OHIO
COUNTY OF FRANKLIN

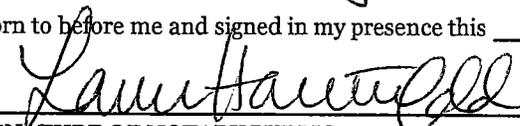
Being first duly cautioned and sworn (NAME) Habib Paulino
of (COMPLETE ADDRESS) 5600 Sinclair Rd. Columbus, Ohio 43229

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
Habib Paulino	5600 Sinclair Rd. Columbus, Ohio 43229

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 13 day of February, in the year 2015


SIGNATURE OF NOTARY PUBLIC

09/02/2018 Notary Seal Here
My Commission Expires



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