

Date 4/30/10 Application # CV10-012 10315-00000-00138
City of Columbus | Department of Development | Building Services Division | 757 Gady Avenue Columbus, Ohio 43224

\$315.00 total



COUNCIL VARIANCE APPLICATION

OFFICE USE ONLY:

Planning Area: Franklinton

Received By: SP

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 931 Sullivan Avenue Zip 43223

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No

If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for certified address 010-02791

☐ If applicable, check here if listing additional parcel numbers on a separate page (Required)

Current Zoning District (s) C-4

Recognized Civic Association or Area Commission The Franklinton Area Commission

(See instructions in "Things to Remember" on the front of application packet)

Proposed Use or reason for Council Variance request: Residential Use

Proposed Height District: H-35 (no change) Acreage 0.085

(Columbus City Code Section 3309.14)

APPLICANT: Name NRP Boulevard Homes LLC

Address 5309 Transportation Blvd. City Cleveland Zip 44125

PROPERTY OWNER(S) Name City of Columbus Land ReDevelopment Office (in foreclosure)

Address 109 N. Front Street City Columbus Zip 43215

☐ If applicable, check here if listing additional property owners on a separate page (Required)

ATTORNEY / AGENT

☐ Attorney

☒ Agent

Name M Neff Design Group

Address 14855 Broadway #100-23 City Maple Heights Zip 44137

Phone # (216) 663-8820 Fax # (216) 663-8821

Email matto@mneffdesign.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

Applicant Signature [Signature]

Property Owner Signature [Signature]

Attorney / Agent Signature [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

C/10-012



AFFIDAVIT

(See reverse side for instructions)

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matthew C. Neff
of (1) MAILING ADDRESS M Neff Design Group, 14855 Broadway #100-2B Maple Heights OH 44137
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) CERTIFIED ADDRESS FOR ZONING PURPOSES 931 Sullivan Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed
with the Department of Development, Building Services Division on (3) 4/30/10
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) (in foreclosure)
City of Columbus Land Re Development Office
109 N Front Street
Columbus, Ohio 43215

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

NRD Boulevard Homes LLC
(216) 475-8900

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

(5) The Franklin Area Commission
Carol J. Stewart
(614) 279-9382

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

(8)

Subscribed to me in my presence and before me this 16th day of April, in the year 2010

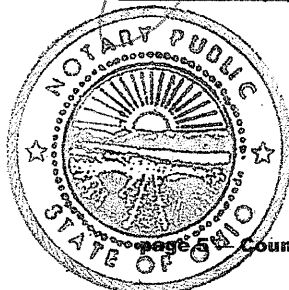
SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

May 11, 2014

Notary Seal Here



C/10-012

NRP BOULEVARD HOMES LLC
c/o CHERYL STEIGERWALD
5309 TRANSPORTATION BLVD
CLEVELAND OHIO 44125

CITY OF COLUMBUS
c/o DONNA HUNTER
109 N FRONT STREET
COLUMBUS OHIO 43215

M NEFF DESIGN GROUP
c/o MATTHEW C NEFF
14855 BROADWAY AVE 100-2B
MAPLE HEIGHTS OHIO 44137

FRANKLINTON AREA COMMISSION
c/o CAROL J STEWART
192 S PRINCETON AVENUE
COLUMBUS OHIO 43223

ERIC WALZAK
914 SULLIVANT AVENUE
COLUMBUS OHIO 43223

MARGARET GUZZO
c/o SULLIVANT AVENUE
3904 RITAMARIE DRIVE
COLUMBUS OHIO 43220

WALTER W CARREL
c/o 923 THRU 926 SULLIVANT AVE
19900 COLLINS ROAD
MILFORD CENTER OHIO 43045

FRANKLIN J WEISBECK JR
c/o 930 THRU 932 SULLIVANT AVE
7510 GROVEPORT ROAD
GROVEPORT OHIO 43125

MALONEY METRO PROP LLC
c/o 936 SULLIVANT AVENUE
PO BOX 3422
DUBLIN OHIO 43016

BURKE AND SMITH CO
c/o 945 AND 949 SULLIVANT AVE
1117 ST AGNES AVENUE
COLUMBUS OHIO 43204

AZZAM M KITTANEH
c/o 935 SULLIVANT AVENUE
4419 HUNTWICKE DRIVE
HILLIARD OHIO 43026

RJES2 INVESTMENTS LLC
c/o 927 SULLIVANT AVENUE
PO BOX 26153
COLUMBUS OHIO 43226

DIANNA M COOPER
c/o 923 SULLIVANT AVENUE
3752 HILLCREST STREETT
HILLIARD OHIO 43026

MORTON E CHRISTY
c/o 917 SULLIVANT AVENUE
1266 BRONWYN AVENUE
COLUMBUS OHIO 43204

WILLIAM L RAYBURN SR
c/o 915 SULLIVANT AVENUE
5297 E GREENVIEW DRIVE
PORT CLINTON OHIO 43452

WILLIAM RAYBURN JR
912 BELLOWS AVENUE
COLUMBUS OHIO 43223

HARRY A BURMAN
c/o 918 BELLOWS AVENUE
650-A PROVIDENCE AVENUE
COLUMBUS OHIO 43214

INVESTORS HOME MARKETING LLC
920 BELLOWS AVENUE
COLUMBUS OHIO 43223

ROBERT HINTON
924 BELLOWS AVENUE
3143 THOMAS AVENUE
GROVE CITY OHIO 43123

JAMES A ALEXANDER
928 BELLOWS AVENUE
COLUMBUS OHIO 43223

CLARENCE B CHERRY
c/o 932 BELLOWS AVENUE
6077 CLOVER VALLEY ROAD
JOHNSTOWN OHIO 43031

AMT INVESTMENT PROP LLC
c/o 936 BELLOWS AVENUE
P O BOX 133
WORTHINGTON OHIO 43085

MARGARET L RAUCH
c/o 946 BELLOWS AVENUE
7304 WELDON ROAD
PLAIN CITY OHIO 43064

CV10-012



STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

See Attached

Signature of Applicant

Allen F. Hunt

Date 4-20-10

Exhibit A

Statement of Hardship

931 Sullivant Ave., Columbus OH 43222 Parcel ID #010-012791

931 Sullivant Avenue

The 3,720 square foot parcel is located at mid block on Sullivant Avenue, is zoned C-4, Commercial and contains a single family home adjacent to another single family home on adjacent parcel. Applicant proposes to continue the same use but change the zoning classification to facilitate building a new single family dwelling (or rehab).

The C-4 Commercial District permits residential use if located over a ground level commercial use. Applicant proposes to change the use of the entire parcel to residential use with the proposed two story single family dwelling(s), including ground level residential use and residential use not located over a ground level commercial use and accessory parking for each dwelling unit.

Applicant submits this application to request a variance to sections 3356.03, C-4 Permitted Uses and 3356.11, C-4 District Setback Lines, to permit ground level residential use setback in a manner consistent with adjacent properties.

Adjacent properties are residential on one side and a small corner store on the otherside. Commercial development would be an inappropriate use of this parcel at this time since land use patterns adjacent to this parcel are residential. Also, residential development is more consistent with the wishes of the neighborhood residents and Franklinton Area Commission.

Granting of this variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of the public streets, increase the dangers of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Columbus.



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV10-012

Being first duly cautioned and sworn (NAME) Matthew C. Neff
of (COMPLETE ADDRESS) M. Neff Design Group 14855 Broadway #400-23 Maple Heights OH 44137
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
in the following formats

Name of business or individual
Business of individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

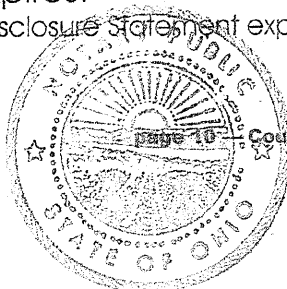
NRP Boulevard Homes LLC 5309 Transportation Blvd Cleveland OH 44125 No Columbus based employees	Boulevard Homes E-Group LLC 5309 Transportation Blvd Cleveland OH 44125 No Columbus based employees
T. Richard Bailey J. David Heller Alan Scott	Andrew N. Tanner Kenneth W. Outcalt Aaron Pechota John Leonard

☒ If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT [Signature]
Subscribed to me in my presence and before me this 16th day
of April, in the year 2010
SIGNATURE OF NOTARY PUBLIC [Signature]
My Commission Expires: May 11, 2014

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here





City of Columbus CV10-012

Address Plat

CERTIFIED HOUSE NUMBERS

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

Parcel ID: 010-012791

House Number: 931

Lot Number: 82

Work Done: NEW

Project Name: SINGLE FAMILY HOME

Street Name: SULLIVANT AVE

Subdivision: OSBORNPLACE

Complex: N/A

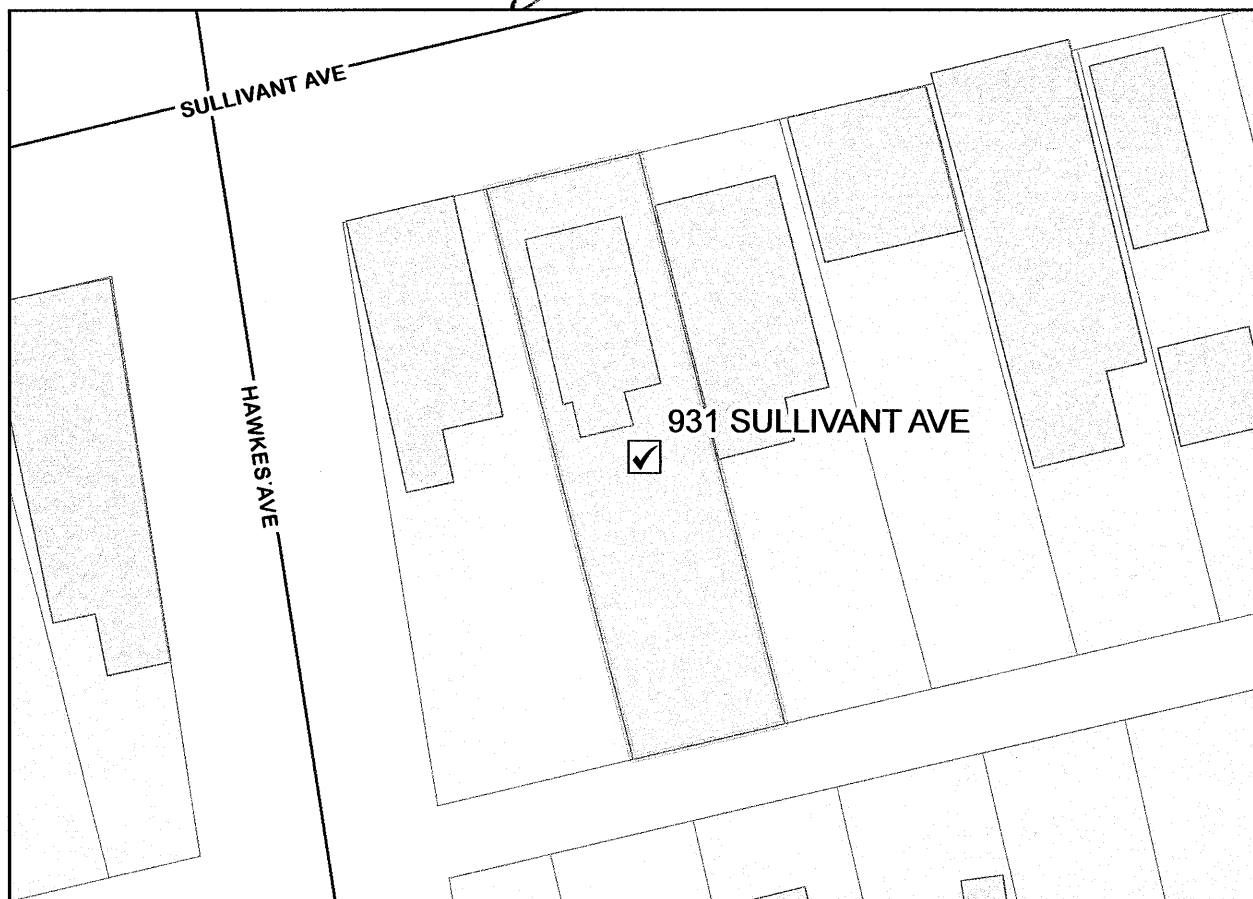
Owner: 931 SULLIVANT AVE LLC

Requested By: NRP CONTRACTORS LLC

Printed By:

Louis D. McLean

Date: 3/30/2010



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

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 102325

CV10-612

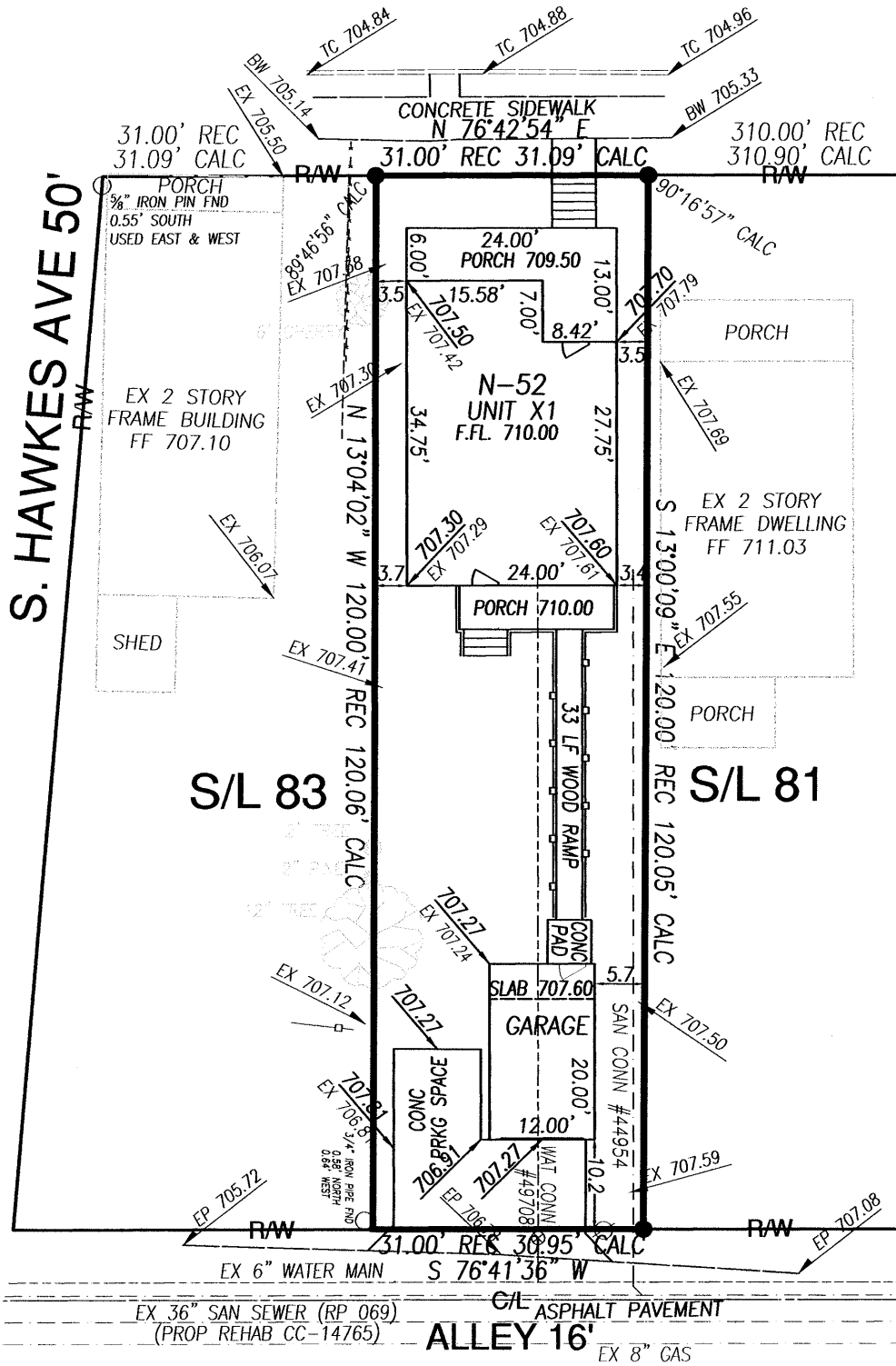
W. SULLIVANT AVENUE 60'



SCALE: 1" = 20'

G/L EX 48" STM SEWER (RP 021)

ASPHALT PAVEMENT





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 4/30/10

CW10-012



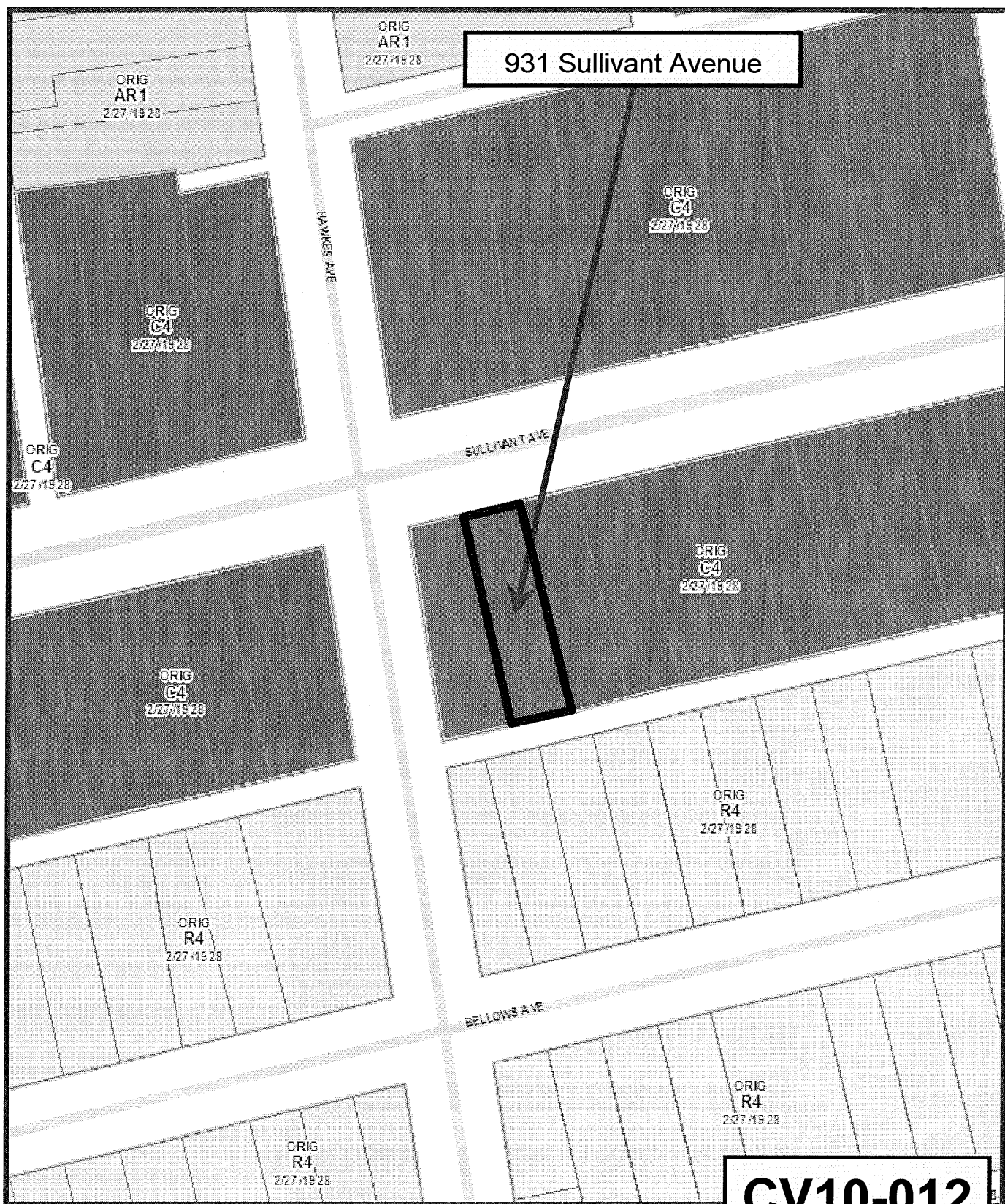
Disclaimer

Scale = 40

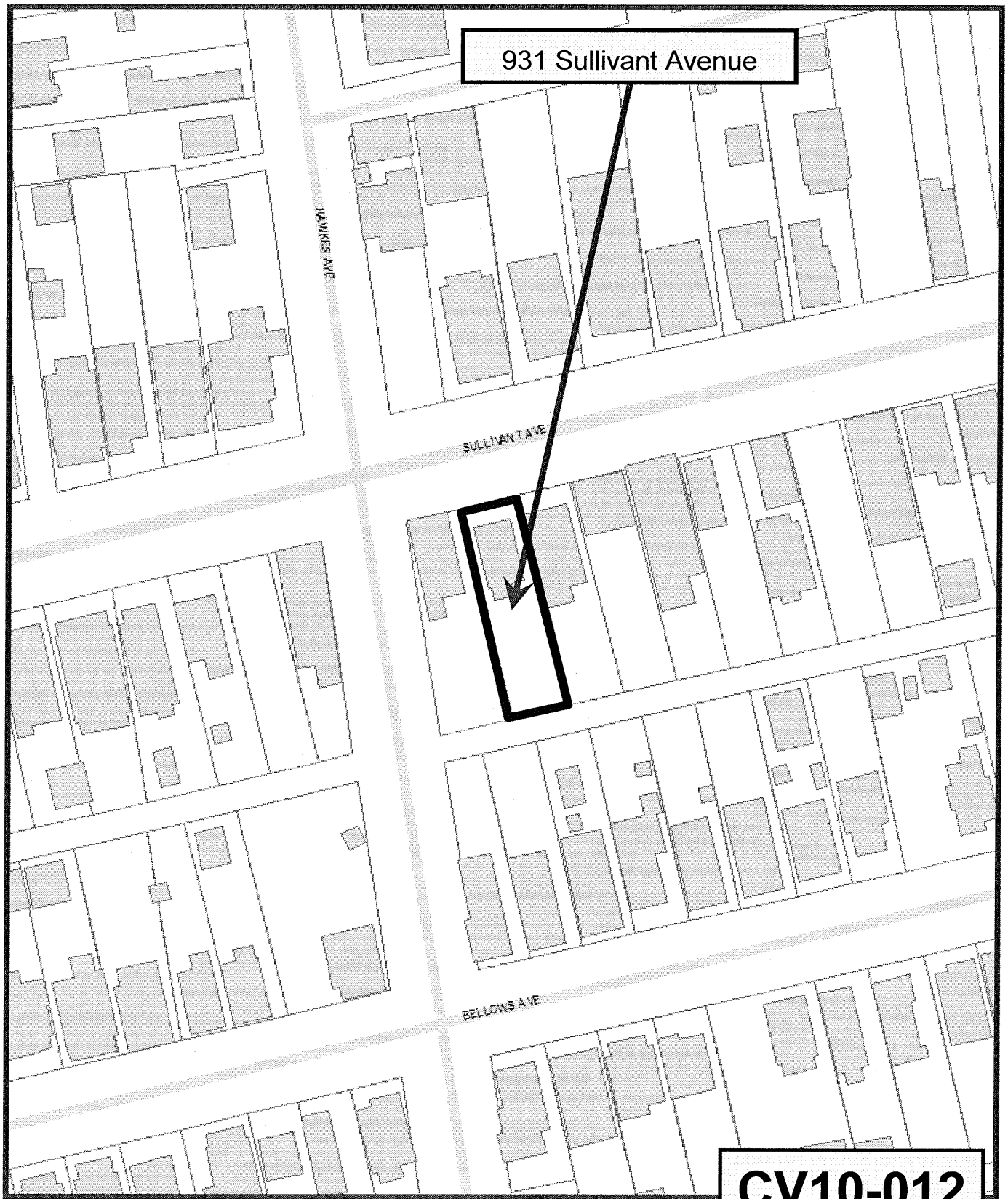


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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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931 Sullivant Avenue

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931 Sullivant Avenue

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