



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

OFFICE USE ONLY

Application Number: 12310-0-00422
Date Received: 7/19/12
Commission/Group: South Side
Existing Zoning: R-3 Application Accepted by: D. Reiss Fee: \$315.00
Comments: 9/25/12

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Variance to Section 3321.05 (B)(2), Vision Clearance, to permit part of a new single family dwelling and open front porch to be located in the clear vision triangle at a street intersection

LOCATION

1. Certified Address Number and Street Name 215 East Innis Avenue
City Columbus State OH Zip 43207
Parcel Number (only one required) 010-027530

APPLICANT: (IF DIFFERENT FROM OWNER)

Name The NRP Group LLC c/o Donald Plank, Plank Law Firm
Address 145 East Rich Street, Fl 3 City/State Columbus, OH Zip 43215
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

PROPERTY OWNER(S):

Name City of Columbus c/o John M. Turner, Administrator, Land Redevelopment Office, Development Department
Address 109 North Front Street City/State Columbus, OH Zip 43215
Phone # (614) 645-2551 Fax # Email jmtuner@columbus.gov
☐ Check here if listing additional property owners on a separate page.

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Donald Plank, Plank Law Firm
Address 145 East Rich Street, Fl 3 City/State Columbus, OH Zip 43215
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Donald Plank, attorney
PROPERTY OWNER SIGNATURE John M. Turner
ATTORNEY/AGENT SIGNATURE Donald Plank
for applicant

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 all 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 Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 East Rich Street, Fl 3, Columbus, OH 43215
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 215 East Innis Avenue
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) City of Columbus c/o John M. Turner, Administrator
Land Redevelopment Office, Development Department
109 North Front Street
Columbus, OH 43215
The NRP Group LLC c/o Donald Plank, Plank Law Firm
(614) 947-8600

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

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

(5) Columbus Southside Area Commission
c/o Mr. Curtis Davis
PO Box 7846, Columbus, OH 43207

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

SEE EXHIBIT A

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

SIGNATURE OF AFFIANT

(8) Donald Plank

Subscribed to me in my presence and before me this 18th day of JULY, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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EXHIBIT A, Public Notice
215 E. Innis Ave.
BZA12-_____
July 13, 2012

APPLICANT

The NRP Group LLC
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

PROPERTY OWNER

City of Columbus
c/o John Turner, Administrator
Land Redevelopment Division
Development Department
109 N. Front Street
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

COMMUNITY GROUP

Columbus Southside Area Commission
c/o Mr. Curtis Davis
PO Box 7846
Columbus, OH 43207

PROPERTY OWNERS WITHIN 125 FEET

Marion Obryan
128 Cherokee Dr.
Westerville, OH 43081

DMSI Property Holdings LLC
4581 Parrau Dr.
Columbus, OH 43228

Frank J. Grabovich
203 Acton Rd.
Columbus, OH 43214

Bruce Morgan
PO Box 44146
Columbus, OH 43204

SECTION8WAREHOUSE LLC
1209 Hill Rd. N.
Pickerington, OH 43147

Mark A. and Kathy J. Haag
1821 Bruck St.
Columbus, OH 43207

Alan Amundson
Gay S. Amundson
3715 Cedar Hill Rd. NW
Canal Winchester, OH 43110

Naomi J. White
1747 Bruck St.
Columbus, OH 43207

215 E. Innis Ave.
BZA12-_____
Exhibit A, Public Notice
Page 1 of 2

William J. Duncan
225 E. Innis Ave.
Columbus, OH 43207

Rita S. White
204 Innis Ave.
Columbus, OH 43207

City of Columbus
Land Bank
109 N. Front St.
Columbus, OH 43215

Arnold Dempsey, et. al
212 E. Innis Ave.
Columbus, OH 43207

Mark W. Hawkins
230 Innis Ave.
Columbus, OH 43207

Daniel and Janice Leonard
994 Lawrence Dr.
Columbus, OH 43207

The Squared Yard LLC
5290 Arborline Ct.
Canal Winchester, OH 43110

John F. Heil
Alice M. Mays
1817 Bruck St.
Columbus, OH 43207

GHL Properties LLC
c/o Gregory L. Hoyle
224 N. Main St.
Johnstown, OH 43031

Lynneia J. Robson
3259 Eastwick Rd.
Columbus, OH 43232

Lisa J. Joseph
1775 Bruck St.
Columbus, OH 43207

Paul Leithart, II
133 Misty Oak Pl.
Columbus, OH 43230

Barbara Fabeck, TR
411 Marion Rd.
Columbus, OH 43207

Sharon and Ernie Pantelis
1161 Westphal Ave.
Columbus, OH 43227

ALSO NOTIFY

David B. Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Floor
Columbus, OH 43215

Joseph A. McCabe
The NRP Group LLC
5300 Transportation Boulevard
Cleveland, OH 44125



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STATEMENT OF HARDSHIP

12310-00422
215 E. Innis Ave.

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:

The site is part of the Southern Gateway Homes (SGH) project. The SGH project is a collaborative effort between The NRP Group LLC, the City of Columbus and Community Development for All People to build 40 new single family homes on scattered sites generally in the area between South High Street, Parsons Avenue, Morrill Avenue and Hosack Street. Many of the lots are City of Columbus Land Bank lots. This site is a narrow corner lot as was typical of urban subdivisions platted many decades ago. The lot is typical of other corner lots in the area. Applicant proposes to build a new single family dwelling with an open front porch. Part of the dwelling and part of the open front porch is located in the clear vision triangle for residential lots at public street intersections. There are many existing homes on corner lots that are partially located in the clear vision triangle. The proposed construction is consistent with the prevailing location of single family homes on corner lots and is consistent with the prevailing style of homes having open porches. Applicant has a practical difficulty with building a single family dwelling on the parcel while maintaining prevailing setback and design characteristics of the neighborhood and of corner lots. Applicant requests a variance to Section 3321.05 (B)(2), Vision Clearance to permit the construction of a single family dwelling with open porch partially located in the clear vision triangle of the two applicable public streets, as depicted on the submitted site plan.

Signature of Applicant

Donald Plunk

Date

July 18, 2012

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12310-00422
215 E. Innis Ave.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 7/13/12



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are notified that the mapping companies assume no legal responsibilities for the information presented. Please notify the Franklin County GIS Division of any discrepancies.

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215 E. Innis Ave.



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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 #

12310-00422
215 E. Innis Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, Fl 3, Columbus, OH 43215
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
The NRP Group LLC	
c/o Joseph M. McCabe	5309 Transportation Blvd., Cleveland, OH 44125
City of Columbus	
c/o John M. Turner	Land Redevelopment Office, Development Department 109 N. Front Street, Columbus, OH 43215

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 18th day of JULY, in the year 2012

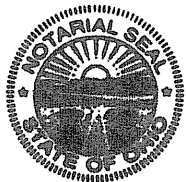
SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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