



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: 12310-0-00425
Date Received: 7/19/12
Commission/Group: South Side
Existing Zoning: R-3 Application Accepted by: 10. 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 1833 Bruck Street

City Columbus State OH Zip 43207

Parcel Number (only one required) 010-030152

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 Red Door Building Co LLC c/o The NRP Group LLC (Joseph M. McCabe)

Address 5300 Transportation Boulevard City/State Cleveland, OH Zip 44125

Phone # (216) 475-8900 ext. 1850 Fax # (216) 584-2531 Email JMcCabe@nrpgroup.com

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 NRP Properties LLC, authorized buyer on behalf of Red Door Building Co LLC.

ATTORNEY/ AGENT SIGNATURE
for applicant Donald Plank

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



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

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) 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 1833 Bruck Street
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) Red Door Building Co LLC c/o The NRP Group LLC (Joseph M. McCabe)
5300 Transportation Boulevard
Columbus, OH 44125

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

The NRP Group LLC c/o Donald Plank, Plank Law Firm
(614) 947-8600

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

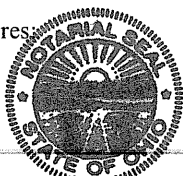
SIGNATURE OF NOTARY PUBLIC

(8)

Barbara A. Painter

My Commission Expires: _____

Notary Seal Here



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

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

EXHIBIT A, Public Notice
1833 Bruck Street
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

Red Door Building Co. LLC
910 S. High Street
Columbus, OH 43206

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

Red Door Building Co. LLC
Jim Velio
910 S. High St.
Columbus, OH 43206

Willie Runyon
225 Reeb Ave.
Columbus, OH 43207

Tri City Properties Inc.
10693 Johnstown Rd.
New Albany, OH 43054

Linda Harmon, et. al
35 Marilla Rd.
Columbus, OH 43207

Edward Kevin Kukuloff
Christina Elizabeth Brown
172 E. Woodrow Ave.
Columbus, OH 43207

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

Mark A. Haag
1821 Bruck St.
Columbus, OH 43207

Kathy D. Payne
279 Hosack St.
Columbus, OH 43207

1833 Bruck Street
BZA12- _____
Exhibit A, Public Notice
Page 1 of 2

Linneia Robson
3259 Eastwick Rd.
Columbus, OH 43232

Jeanie Hickman
35 Marilla Rd.
Columbus, OH 43207

Linda Harmon
151 Marilla Rd.
Columbus, OH 43207

Andrei Zhukavets
Natallia Zhuravets
219 Reeb Ave.
Columbus, OH 43207

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

Daniel Leonard
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

Kyle M. McCaw
1812 -814 S. Sixth St.
Columbus, OH 43207

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

Sharon 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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00425

1833 Bruck St.

One Stop Shop Zoning Report Date: Wed Jul 25 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1833 BRUCK ST COLUMBUS OH 43207

Mailing Address: 910 S HIGH ST
COLUMBUS, OH 43206

Owner: RED DOOR BUILDING CO LLC

Parcel Number: 010030152

ZONING INFORMATION

Zoning: Z72-002, Residential, R3
effective 5/30/1972, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside 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

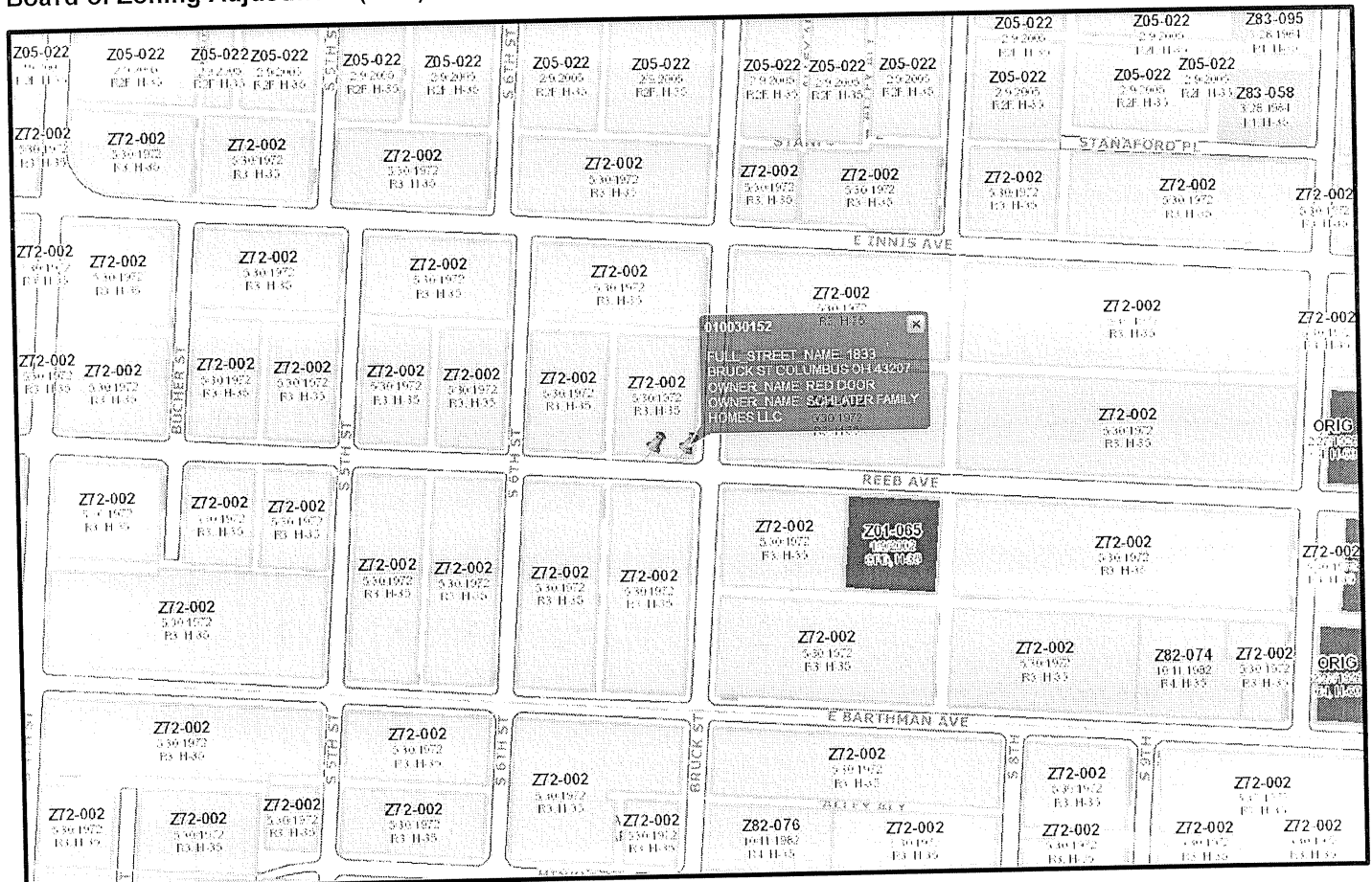
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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

STATEMENT OF HARDSHIP

12310-00425

1833 Bruck St.

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 Plank

Date

July 18, 2012

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

FOR: SOUTHERN GATEWAY HOMES

STY F.

11003L STILL: 26'-5"

PARCEL ID: 010-030152

R3

T. NO. 108

LUT NO.: 100
ADDRESS: 18.33 S BRICK AVE

ADDRESS: 1000 S. BIRKBECK AVE.
SUBDIVISION: LINTON & McLAREN'S

SUBDIVISION: LINTON & COLUMBUS

CITY OF: COLUMBIA
COUNTY OF: FRANKLIN

COUNTY OF: FRANKLIN
FRONT-14', SIDE-3', BACK-4',
MIN. SETBACKS:

MIN. SETBACKS:
E1 000' ZONE:
FRONT ZONE X

FLOOD ZONE: ZONE X
FIRM MAP NO.: 39049C0336K

FIRM MAP NO.:
FIRM MAP DATE:

NOTES:
SEE LANDSCAPE PLANS FOR PLANTING LAYOUT
AND TREES TO BE REMOVED.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN AS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM AN ENGINEER SUBDIVISION PLAN. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.

THIS SPACE PROVIDED FOR ZONING OFFICER ONLY

APPROVED:

DATE: _____

PROFESSIONAL ENGINEER NO. 72732 DATE _____

THIS PLAN WAS PREPARED BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY AMERICAN STRUCTUREPOINT, INC. PROPERTY LINES SHOWN HERE ON MEET THE REQUIREMENTS LISTED IN OAC 4733-37 (COMMONLY KNOWN AS THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS").

PROFESSIONAL SURVEYOR NO. 8438

REVISION

DATE _____

1833 S. BRUCK AVENUE

**AMERICAN
STRUCTUREPOINT
INC.**

237

DATE: 7-19-2012

DRAWN BY: JEV

CHK'D. BY: 96

JOB NO.	2012.00637
---------	------------

EDIT DATE: 7/17/12 EDITED BY: JMAURER DRAWING FILE: O:\2012\00637\D. DRAWINGS\CIVIL\ VARIANCE\ VARIANCE-N-37 1833 S BRUCK AVE.DWG

12310-00425
1833 Bruck St.



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 includes survey plats, and other public records and data. Users of this map are notified that information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the map. Please notify the Franklin County GIS Division of any discrepancies.

12310-00425
1833 Bruck St.



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

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 #

12310-00425
1833 Bruck St.

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

Red Door Building Co LLC	
c/o Jim Velio	910 South High Street
	Columbus, OH 43206

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

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