



10310-00000-00101

Comments: _____ Application Number: _____ Commission/Group: _____
 Date Received: _____ Planning Area: _____
 Date of Hearing: _____ Acreage: _____
 Zoning Fee: \$35 Address Fee _____
 Existing Zoning _____ Accepted by _____

PAID
APR 12 2010
BUILDING SERVICES

BOARD OF ZONING ADJUSTMENT APPLICATION

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.

Describe: Requesting a 1.7' variance to code section 333.3.2.3(a) to change minimum side yard least distance from 5.0' to 3.3'

LOCATION

1. Certified Address Number and Street Name 63 Cypress Avenue
 City Columbus State Ohio Zip 43222
 Parcel Number (only one required.) 010-024251

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name NRP Boulevard Homes LLC
 3. Address 5309 Transportation Blvd City Cleveland Zip 44125
 4. Phone# (216) 475-8900 Fax # (216) 475-9300
 5. Email Address c.stegerwald@nrpgroup.com

PROPERTY OWNER(S)

6. Name Executive Trust
 7. Address 4663 Executive Dr City Columbus Zip 43220
 8. Phone# _____ Fax # _____
 9. Email Address _____

Check here if listing additional property owners on a separate page

ATTORNEY (AGENT) (CIRCLE ONE)

10. Name M. Neff Design Group
 11. Address 14855 Broadway #100-23 City Maple Heights Zip 44137
 12. Phone# (216) 663-8820 Fax # (216) 663-8821
 13. Email Address matt@mneffdesign.com

SIGNATURES

14. Applicant Signature _____
 15. Property Owner Signature _____
 16. Attorney/Agent Signature _____

[Handwritten signatures for Applicant, Property Owner, and Attorney/Agent]

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



AFFIDAVIT

(See next page 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 Frouduway #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) per ADDRESS CARD FOR PROPERTY 63 Cypress 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) Executive Trust
4663 Executive Drive
Columbus, OH 43220

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

NRP Boulevard Homes LLC
(216) 475-8900

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

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

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 AFFIANI

(8) _____

Subscribed to me in my presence and before me this 24th day of April, in the year 2010

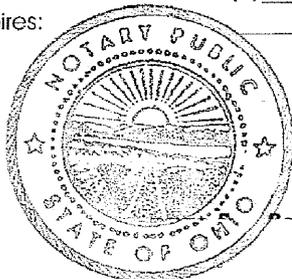
SIGNATURE OF NOTARY PUBLIC

(8) _____

My Commission Expires:

May 1, 2014

Notary Seal Here



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

EXECUTIVE TRUST
4663 EXECUTIVE DRIVE
COLUMBUS OHIO 43220

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

STEWART MEMORIAL CMECHURCH
c/o 50 AND 66 CYPRESS AVENUE
60 CYPRESS AVENUE
COLUMBUS OHIO 43222

LEWIS BUZZARD JR
c/o 70 CYPRESS AVENUE
1656 BROWN ROAD
COLUMBUS OHIO 43223

BRENDA L HIGGINS
76 CYPRESS AVENUE
COLUMBUS OHIO 43222

CHRISTINA M HIGGINS
80 CYPRESS AVENUE
COLUMBUS OHIO 43222

RUTH A UMANA
49 CYPRESS AVENUE
COLUMBUS OHIO 43222

KHK INVESTMENTS LLC
c/o 57 CYPRESS AVENUE
873 E NORTH BROADWAY STREET
COLUMBUS OHIO 43224

SUKIA COOPER
c/o 59 CYPRESS AVENUE
233 MALLOY STREET
BLACKLICK OHIO 43004

ROBERT A PARSONS
61 CYPRESS AVENUE
COLUMBUS OHIO 43222

SCOTT BROWN
65 CYPRESS AVENUE
COLUMBUS OHIO 43222

DONALD J MARVIN
c/o 73 CYPRESS AVENUE
83 DAKOTA AVENUE
COLUMBUS OHIO 43222

L STEVEN LOVE
c/o 75 CYPRESS AVENUE
3782 ASHTON ROAD
COLUMBUS OHIO 43227

MARVIN S BURNS
83 CYPRESS AVENUE
COLUMBUS OHIO 43222

AEP ENERGY FORMERLY
COLUMBUS SOUTHERN OHIO ELEC
c/o GLENWOOD AVE PROPERTY
PO BOX 16428
COLUMBUS OHIO 43216

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

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4663 EXECUTIVE DRIVE
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COLUMBUS SOUTHERN OHIO ELEC
c/o GLENWOOD AVE PROPERTY
PO BOX 16428
COLUMBUS OHIO 43216



Signature of Applicant [Handwritten Signature]

Date 4/8/10

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 APPLICATION # _____
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew C. Neff
of (COMPLETE ADDRESS) M Neff Design Group, 14855 Broadway, #100-2B, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
100% NRP Boulevard Homes LLC	5309 Transportation Blvd, Cleveland, OH 44125
→ 28.67% T. Richard Bailey	" " " " " "
→ 28.66% J. David Heller	" " " " " "
→ 28.67% Alan Scott	" " " " " "
→ 14% Boulevard Homes E Group LLC	" " " " " "
→ 2% Andrew N. Tanner	" " " " " "
→ 2% Kenneth W. Outcalt	" " " " " "
→ 7% Aaron Pechota	" " " " " "
→ 3% John Leonard	" " " " " "

SIGNATURE OF AFFIANT [Handwritten Signature]

Subscribed to me in my presence and before me this 8th day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires: May 11, 2014

Notary Seal Here





STATEMENT OF HARDSHIP

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 do 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:

See Attached...



BOULEVARD HOMES

- With regard to the 30 foot wide lots, it is imperative that we receive a variance for the side yards. First, our unit mix consists of one 3-bedroom unit and two 4-bedroom unit types. Secondly, many of the project's lots are located next to or in close vicinity off each other. Given the unit mix and lot locations, four bedroom units need to be placed on AR1 lots. This will provide a variety of façade styles along one street and maintain the integrity of the neighborhood.
- In order for a four bedroom unit to comply with OHFA requirements, a twenty-four foot width is necessary. OHFA's provides specific dimensional and square footage requirements for bedrooms, hallways, bathrooms, and kitchens. In order for 4 bedrooms to meet OHFA requirements and fit into each unit they need to be stacked next to each other along the front and back of the unit. To make the home narrower would result in non-compliance with OHFA and create nonfunctional space.
- According to the Ohio Residential Code, unprotected openings need to be a minimum of 3' from each other and the lot line. With the houses being 3'-0" from the lot line, the home will still comply. Furthermore, since the 4 bedroom units are wider, bedroom egress windows will fit along the front and back of the unit easily. This will free the side yard in case of an emergency.

03871F17

GENERAL WARRANTY DEED*

Highlight Investment, Inc. (1), a corporation organized and existing under the laws of the State of Ohio 1-274 for valuable consideration paid, grants, with general warranty covenants, to Executive Trust, whose tax-mailing address is 4663 Executive Drive the following REAL PROPERTY: Situated in the County of Franklin in the State of Ohio and in the City of Columbus (2)

Being Lot Number Three Hundred Seventy-five (375) of WEST PARK ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

TRANSFERRED FEB-3, 1984 ROGER W. TRACY, AUDITOR FRANKLIN COUNTY, OHIO

Subject to conditions, restrictions, and easements, if any, contained in prior instruments of record. Prior Instrument Reference: Vol. 2909 Page 99 of the Deed Records of Franklin County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed hereto by Ronald H. Davis, its president, and ~~secretary~~ thereunto duly authorized by resolution of its board of directors, this 3rd day of August 19 83 Signed and acknowledged in the presence of:

WITNESS: [Signatures] Highlight Investment, Inc. (3) by Ronald H. Davis, President

State of Ohio County of Franklin SS. BE IT REMEMBERED, That on this 3rd day of August, 19 83, before me, the subscriber, a Notary Public in and for said state, personally came Ronald H. Davis, president, and ~~secretary~~ of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid. Philip C. Stanger, Attorney at Law, Notary Public - State of Ohio. This instrument was prepared by Roger L. Connor, Jr., Attorney at Law

- 1. Name of Grantor. 2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any. 3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

FRANKLIN COUNTY, OHIO Recorded: FEB 3 1984 Time: 4:20 PM PALMER C. McNEAL, Recorder

Auditor's and Recorder's Stamps

CONVEYANCE TAX \$ 8.00 ROGER W. TRACY, FRANKLIN COUNTY AUDITOR

Vertical text on the left margin: MAIL, 43220, 43220



City of Columbus

Address Plat

CERTIFIED HOUSE NUMBERS

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

Parcel ID: 010-024251

House Number: 63

Lot Number: 375

Work Done: NEW

Project Name: SINGLE FAMILY HOME

Street Name: S CYPRESS AVE

Subdivision: WEST PARK

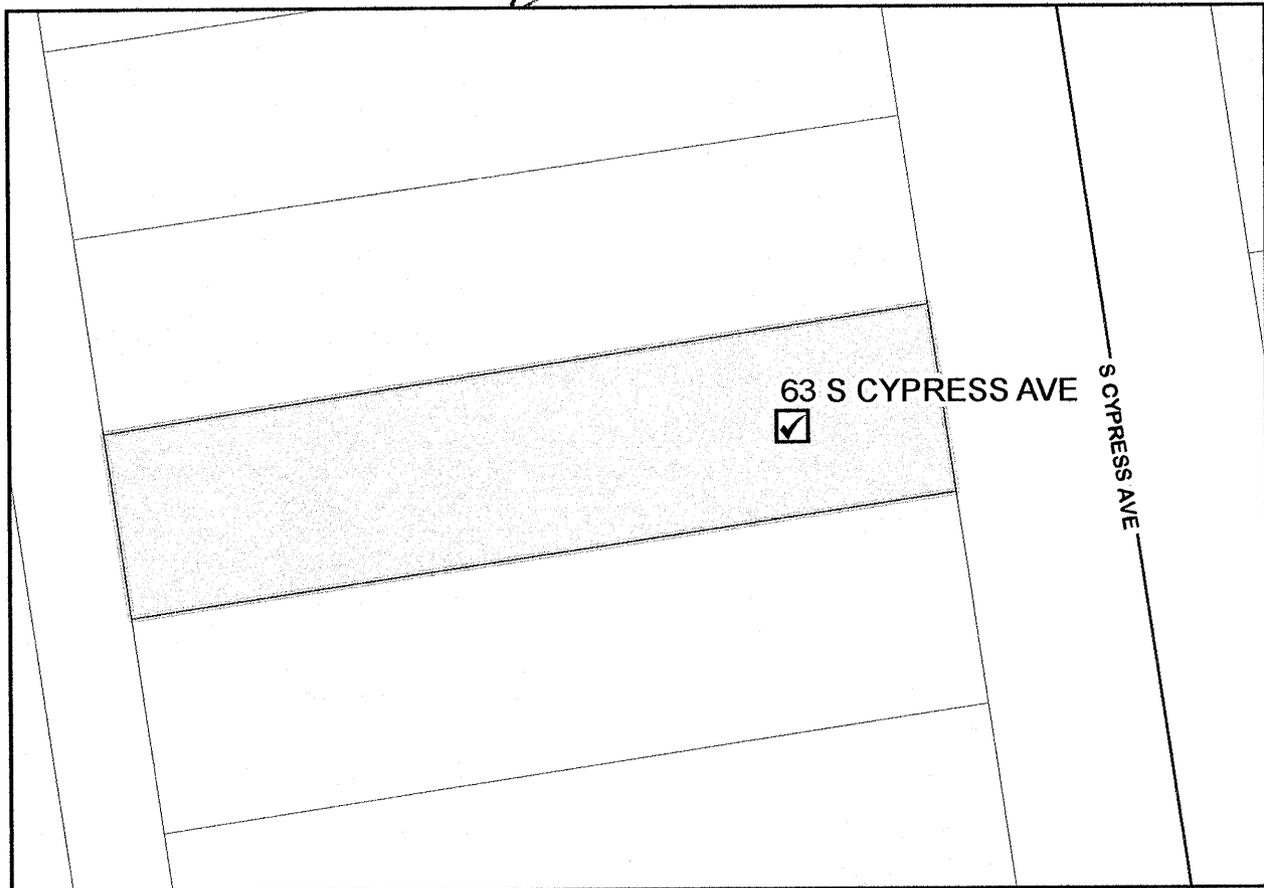
Complex: N/A

Owner: EXECUTIVE TRUST

Requested By: NRP CONTRACTORS LLC

Printed By: *Louis D. McLean*

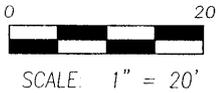
Date: 3/17/2010



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

SCALE: 1 inch = 30 feet

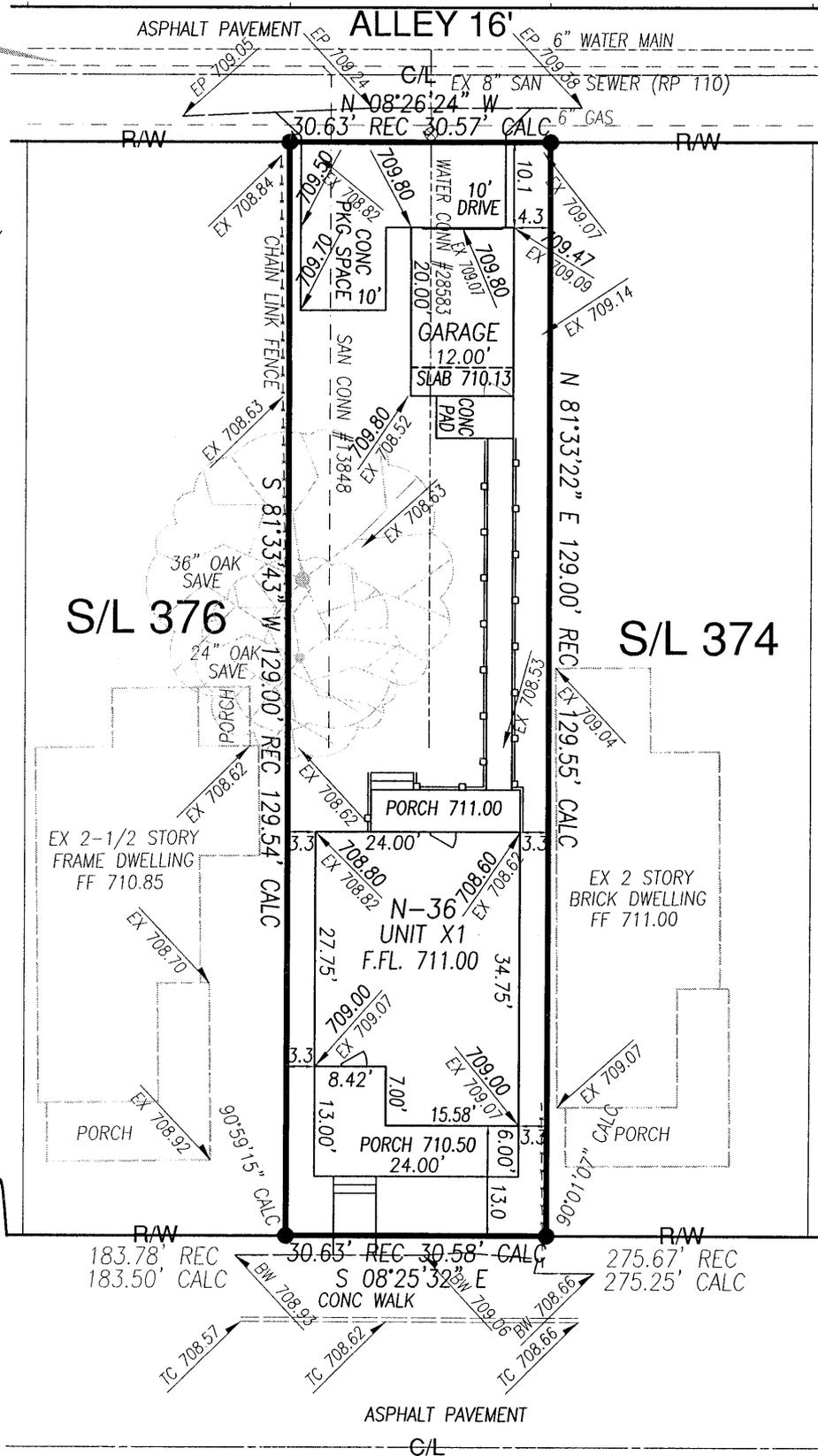
GIS FILE NUMBER: 137989



THIS LOT IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 39049C0309K EFFECTIVE DATE JUNE 17, 2008

W. STATE STREET 60'

W. CAPITOL ST



S. CYPRESS AVENUE 50'



PLANNERS | ENGINEERS | SURVEYORS
mNEFF design group
 DESIGNING LAND FOR YOUR WORLD
 14855 Broadway Avenue, Suite 100-241 • Maple Heights, Ohio 44137
 tel: 216 663 8820 • fax: 216 663 8821
 www.mneffdesign.com

PROPOSED SITE PLAN
N-36: 63 CYPRESS AVENUE
 PID: 010-024251
 S/L 375 WEST PARK ADDITION, PLAT BOOK 4, PAGE 264 FCR
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

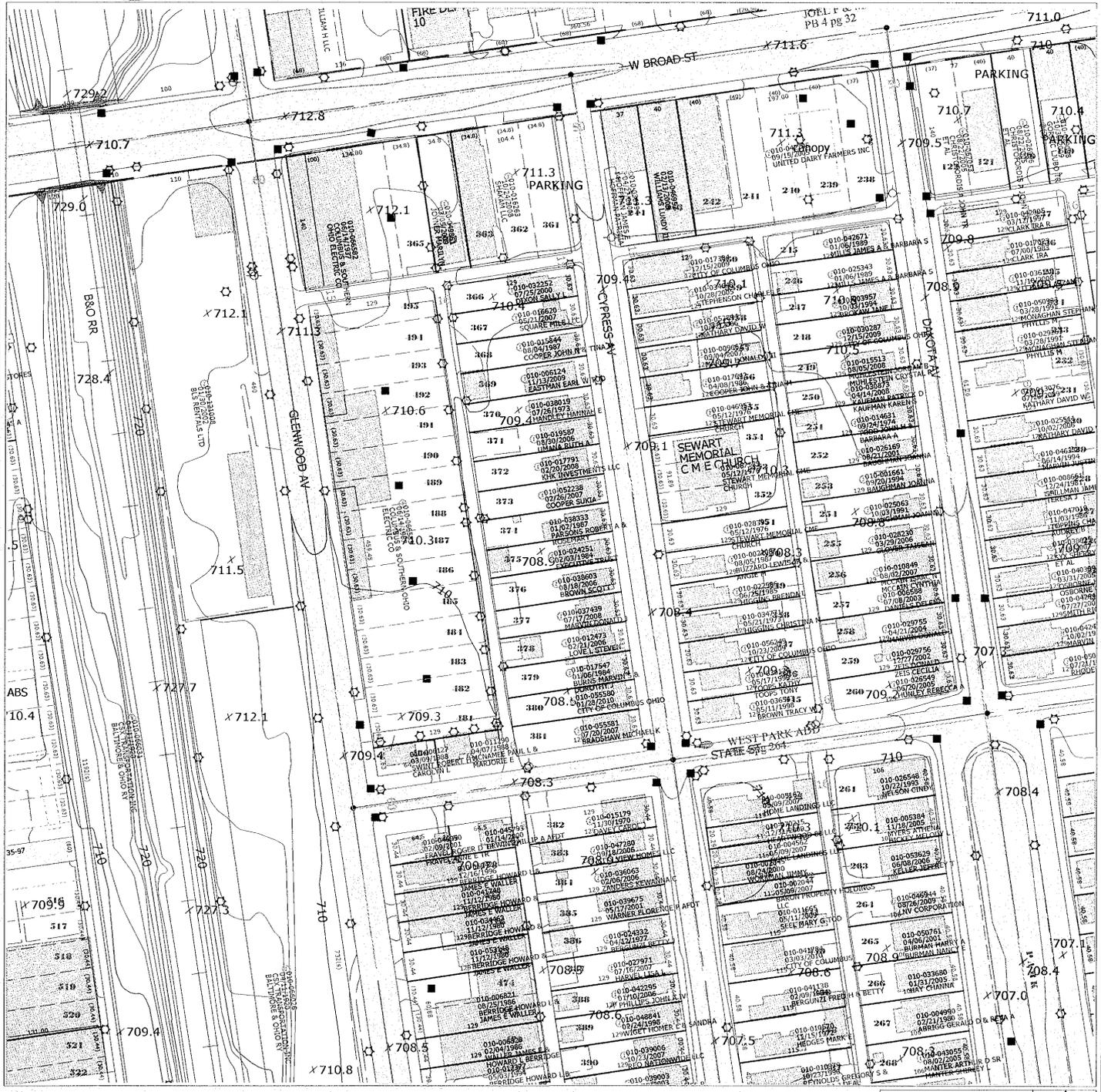
JOB NO. 7489	DATE: March 26, 2010
DRAWN: STP	SCALE: 1"=20'



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/12/10



Disclaimer

Scale = 150



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.