



#10310-02000-0000

PAID
 APR 12 2010
 BUILDING SERVICES

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

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 3333.23(a) to change minimum side yard least distance from 5.0' to 3.3'

LOCATION

1. Certified Address Number and Street Name 410 Avondale Avenue
 City Columbus State Ohio Zip 43222
 Parcel Number (only one required.) 010-043883

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 cste.gerwald@nrgroup.com

PROPERTY OWNER(S)

6. Name Ohio Project Land Acquisition LLC
 7. Address 5309 Transportation Blvd City Cleveland Zip 44125
 8. Phone# (216) 475-8900 Fax # (216) 475-9300
 9. Email Address cste.gerwald@nrgroup.com

Check here if listing additional property owners on a separate page

ATTORNEY (AGENT) (CIRCLE ONE)

10. Name M Heff Design Group, Engineers and Surveyors
 11. Address 14855 Broadway #100-2B City Maple Heights Zip 44137
 12. Phone# (216) 663-8820 Fax # (216) 663-8821
 13. Email Address matt@mheffdesign.com

SIGNATURES

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

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 Broadway, #1002B 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 40 Aronvale 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) Ohio Project Land Acquisition LLC
5309 Transportation Boulevard
Cleveland, Ohio 44125

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) 279-9387

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.

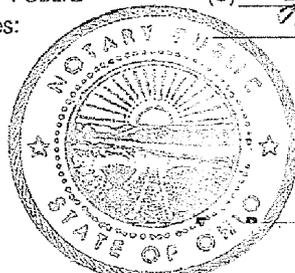
SIGNATURE OF AFFIANT

(8) Matthew C. Neff
Subscribed to me in my presence and before me this 8th day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) J. F. Baker
My Commission Expires: May 11, 2014

Notary Seal Here



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

OHIO PROJECT LAND ACQUISITION
c/o CHERYL STEIGERWALD
5309 TRANSPORTATION BLVD
CLEVELAND OHIO 44125

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

PATRICIA JANUSZ
c/o 961 AND 963 W BROAD STREET
3680 SCIOTO RUN BOULEVARD
HILLIARD OHIO 43026

SUGARMAN FAMILY LLC
c/o 965 AND 969 W BROAD STREET
168 S MERKLE ROAD
COLUMBUS OHIO 43209

971 WEST BROAD STREET LLC
c/o 973 W BROAD STREET
168 S MERKLE ROAD
COLUMBUS OHIO 43209

VANCLO INVESTMENT CO
c/o 975 W BROAD STREET
4308 E MAIN STREET
COLUMBUS OHIO 43213

ROGER LOCKHART
c/o 983 W BROAD STREET
392 HILLIARD ROME ROAD
COLUMBUS OHIO 43228

LEV KUCHERSKI
c/o 991 999 AND 1005 W BROAD STT
471 NORTHVIEW DRIVE
COLUMBUS OHIO 43209

FAHYS PROPERTIES LTD
27 HAWKES AVE
COLUMBUS OHIO 43222

FRANKLINTON REVITALIZATION LP
c/o 33 HAWKS AVENUE
3409 RIVER SEINE STREET
COLUMBUS OHIO 43221

FAIK SULAJ
c/o 37 HAWKS AVENUE
389 E MORRILL AVENUE
COLUMBUS OHIO 43207

MARTHA J HENDERSON
c/o 45 HAWKS AVENUE
108 HIGH STREET
SUNBURY OHIO 43074

JESSICA COSGROVE
c/o 49 HAWKES AVENUE
370 MAPLEWOOD AVENUE
COLUMBUS OHIO 43213

HARRY A BURMAN
c/o 53 AND 55 HAWKES AVENUE
36 N SPRING ROAD
WESTERVILLE OHIO 43081

G C RENTALS LTD
c/o 57 AND 59 HAWKES AVENUE
185 N YALE AVENUE
COLUMBUS OHIO 43222

JACK R HESSENAUER
32 AVONDALE AVENUE
COLUMBUS OHIO 43222

RAYMOND E AUTERI
34 AVONDALE AVENUE
COLUMBUS OHIO 43222

MELVIN DAMRON
36 AVONDALE AVENUE
COLUMBUS OHIO 43222

DOUGLAS R KEATON
46 AVONDALE AVENUE
COLUMBUS OHIO 43222

JOSHUA A WANK
48 AVONDALE AVENUE
COLUMBUS OHIO 43222

KINGDOM TWICE LLC
c/o 54 AVONDALE AVENUE
41 MADISON AVENUE
NEW YORK NY 10010

JP FREEDOM LLC
c/o 60 AVONDALE AVENUE
PO BOX 512
HOLLAND OHIO 43528

NETWORK RESTORATIONS I LLC
c/o 27 AND 33 AVONDALE AVENUE
957 E BROAD STREET
COLUMBUS OHIO 43205

HESKER INVESTMENTS AND
TRADING INC
c/o 37 AVONDALE AVENUE
116 LAFAYETTE PLACE S
SOUTH PLAINFIELD NJ 07080

JOHN H DELANEY
41 AVONDALE AVENUE
COLUMBUS OHIO 43222

CARL WAUGH
c/o AVONDALE AVENUE
3496 SUMMIT ROAD SW
PATASKALA OHIO 43062

WILLIAM J CHAMBERS
49 AVONDALE AVENUE
COLUMBUS OHIO 43222

JOHN MASON
59 AVONDALE AVENUE
COLUMBUS OHIO 43222

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

OHIO PROJECT LAND ACQUISITION
c/o CHERYL STEIGERWALD
5309 TRANSPORTATION BLVD
CLEVELAND OHIO 44125

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

PATRICIA JANUSZ
c/o 961 AND 963 W BROAD STREET
3680 SCIOTO RUN BOULEVARD
HILLIARD OHIO 43026

SUGARMAN FAMILY LLC
c/o 965 AND 969 W BROAD STREET
168 S MERKLE ROAD
COLUMBUS OHIO 43209

971 WEST BROAD STREET LLC
c/o 973 W BROAD STREET
168 S MERKLE ROAD
COLUMBUS OHIO 43209

VANCLO INVESTMENT CO
c/o 975 W BROAD STREET
4308 E MAIN STREET
COLUMBUS OHIO 43213

ROGER LOCKHART
c/o 983 W BROAD STREET
392 HILLIARD ROME ROAD
COLUMBUS OHIO 43228

LEV KUCHERSKI
c/o 991 999 AND 1005 W BROAD STT
471 NORTHVIEW DRIVE
COLUMBUS OHIO 43209

FAHYS PROPERTIES LTD
27 HAWKES AVE
COLUMBUS OHIO 43222

FRANKLINTON REVITALIZATION LP
c/o 33 HAWKS AVENUE
3409 RIVER SEINE STREET
COLUMBUS OHIO 43221

FAIK SULAJ
c/o 37 HAWKS AVENUE
389 E MORRILL AVENUE
COLUMBUS OHIO 43207

MARTHA J HENDERSON
c/o 45 HAWKS AVENUE
108 HIGH STREET
SUNBURY OHIO 43074

JESSICA COSGROVE
c/o 49 HAWKES AVENUE
370 MAPLEWOOD AVENUE
COLUMBUS OHIO 43213

HARRY A BURMAN
c/o 53 AND 55 HAWKES AVENUE
36 N SPRING ROAD
WESTERVILLE OHIO 43081

G C RENTALS LTD
c/o 57 AND 59 HAWKES AVENUE
185 N YALE AVENUE
COLUMBUS OHIO 43222

JACK R HESSENAUER
32 AVONDALE AVENUE
COLUMBUS OHIO 43222

RAYMOND E AUTERI
34 AVONDALE AVENUE
COLUMBUS OHIO 43222

MELVIN DAMRON
36 AVONDALE AVENUE
COLUMBUS OHIO 43222

DOUGLAS R KEATON
46 AVONDALE AVENUE
COLUMBUS OHIO 43222

JOSHUA A WANK
48 AVONDALE AVENUE
COLUMBUS OHIO 43222

KINGDOM TWICE LLC
c/o 54 AVONDALE AVENUE
41 MADISON AVENUE
NEW YORK NY 10010

JP FREEDOM LLC
c/o 60 AVONDALE AVENUE
PO BOX 512
HOLLAND OHIO 43528

NETWORK RESTORATIONS I LLC
c/o 27 AND 33 AVONDALE AVENUE
957 E BROAD STREET
COLUMBUS OHIO 43205

HESKER INVESTMENTS AND
TRADING INC
c/o 37 AVONDALE AVENUE
116 LAFAYETTE PLACE S
SOUTH PLAINFIELD NJ 07080

JOHN H DELANEY
41 AVONDALE AVENUE
COLUMBUS OHIO 43222

CARL WAUGH
c/o AVONDALE AVENUE
3496 SUMMIT ROAD SW
PATASKALA OHIO 43062

WILLIAM J CHAMBERS
49 AVONDALE AVENUE
COLUMBUS OHIO 43222

JOHN MASON
59 AVONDALE AVENUE
COLUMBUS OHIO 43222



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
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (NAME) Matthew C. Neff
of (COMPLETE ADDRESS) M Neff Design Group, 14855 Broadway, #1002B, 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. Graphic	" " " " " "
→ 2% Andrew N. Tanner	" " " " " "
→ 2% Kenneth W. Outcalt	" " " " " "
→ 1% Aaron Pechota	" " " " " "
→ 3% John Leonard	" " " " " "

SIGNATURE OF AFFIANT [Handwritten Signature]

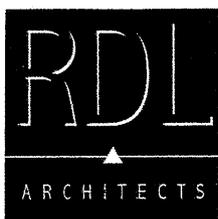
Subscribed to me in my presence and before me this 8th day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires: May 11, 2014

Notary Seal Here





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.

Conveyance	
Mandatory	10 ⁰⁰
Permissive	10 ⁰⁰ - <i>rk</i>
FRANKLIN COUNTY AUDITOR	

TRANSFERRED

OCT 23 2009

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



200910230153533

Pgs: 2 \$28.00 T20090058718
10/23/2009 3:49PM MEPREVERE TIT
Robert G. Montgomery
Franklin County Recorder

WARRANTY DEED

Know all Men by these Presents That, G & B Fidelity Investments, LLC aka G & B Fidelity Recordings, Ltd., a Ohio limited liability company, the Grantor, who claims title by or through Document recorded in Instrument No. 200807150108045 of Franklin County Records, for the consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received to its full satisfaction of Ohio Project Land Acquisition LLC, an Ohio limited liability company, the Grantee, whose Tax Mailing Address will be: 5309 Transportation Boulevard, Garfield Heights, Ohio 44125, do Give, Grant, Bargain, Sell and Convey unto the said Grantee, its successors and assigns forever, the following described premises:

Situated in the City of Columbus, County of Franklin and State of Ohio, and known as being Lot No. 112 of West Park Addition, as the same is numbered and delineated upon the recorded plat in Plat Book 4, Page 267 of Recorder's Office, Franklin County, Ohio. Parcel No. 010-043883-00

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever.

And, G & B Fidelity Investments, LLC aka G & B Fidelity Recordings, Ltd., the said Grantor, does for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the encasing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same is free



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: 010-043883

House Number: 40

Lot Number: 112

Work Done: NEW

Project Name: SINGLE FAMILY HOME

Street Name: AVONDALE AVE

Subdivision: WEST PARK

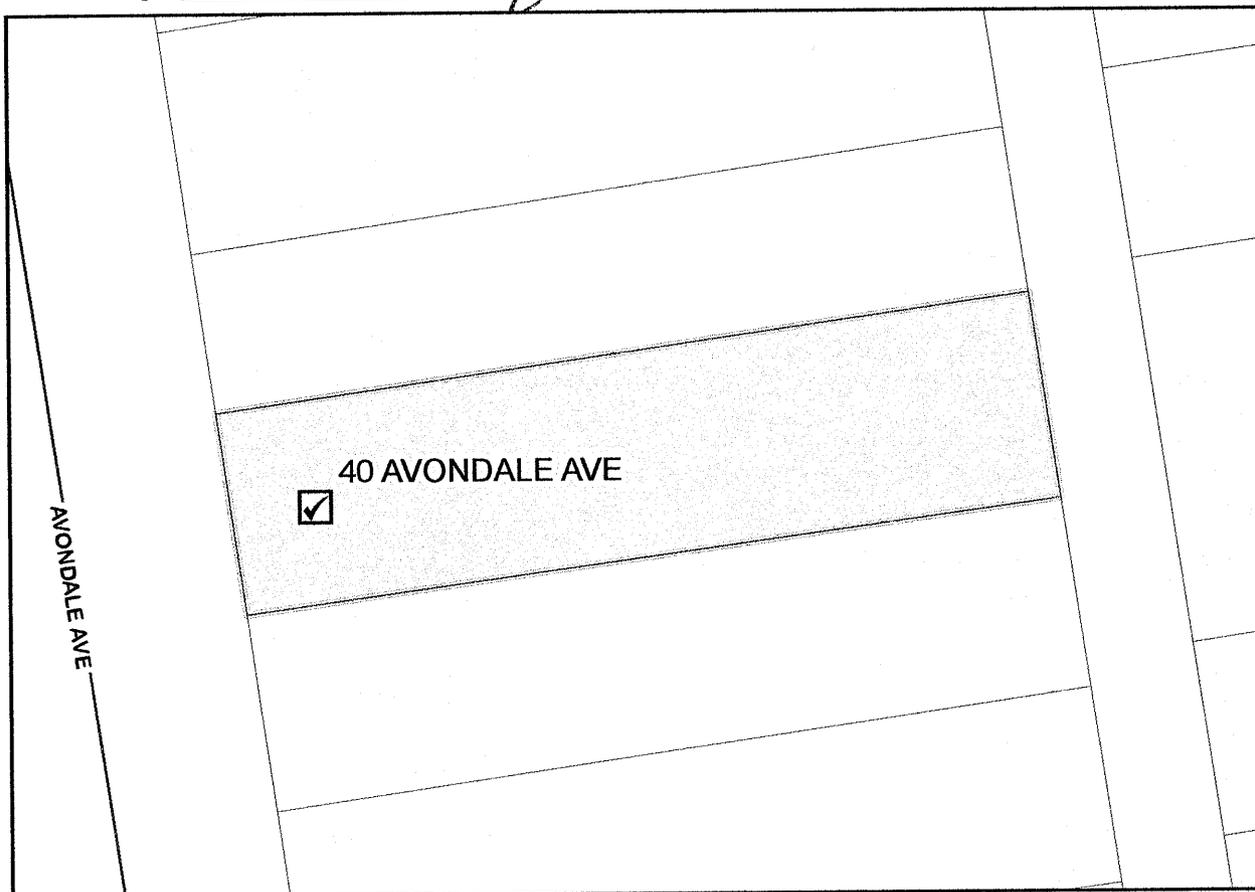
Complex: N/A

Owner: OHIO PROJECT LAND ACQUISITION LLC

Requested By: NRP CONTRACTORS LLC

Printed By: *Louis D. McLean*

Date: 3/16/2010



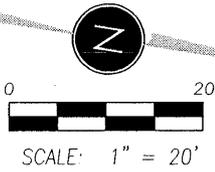
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 199418

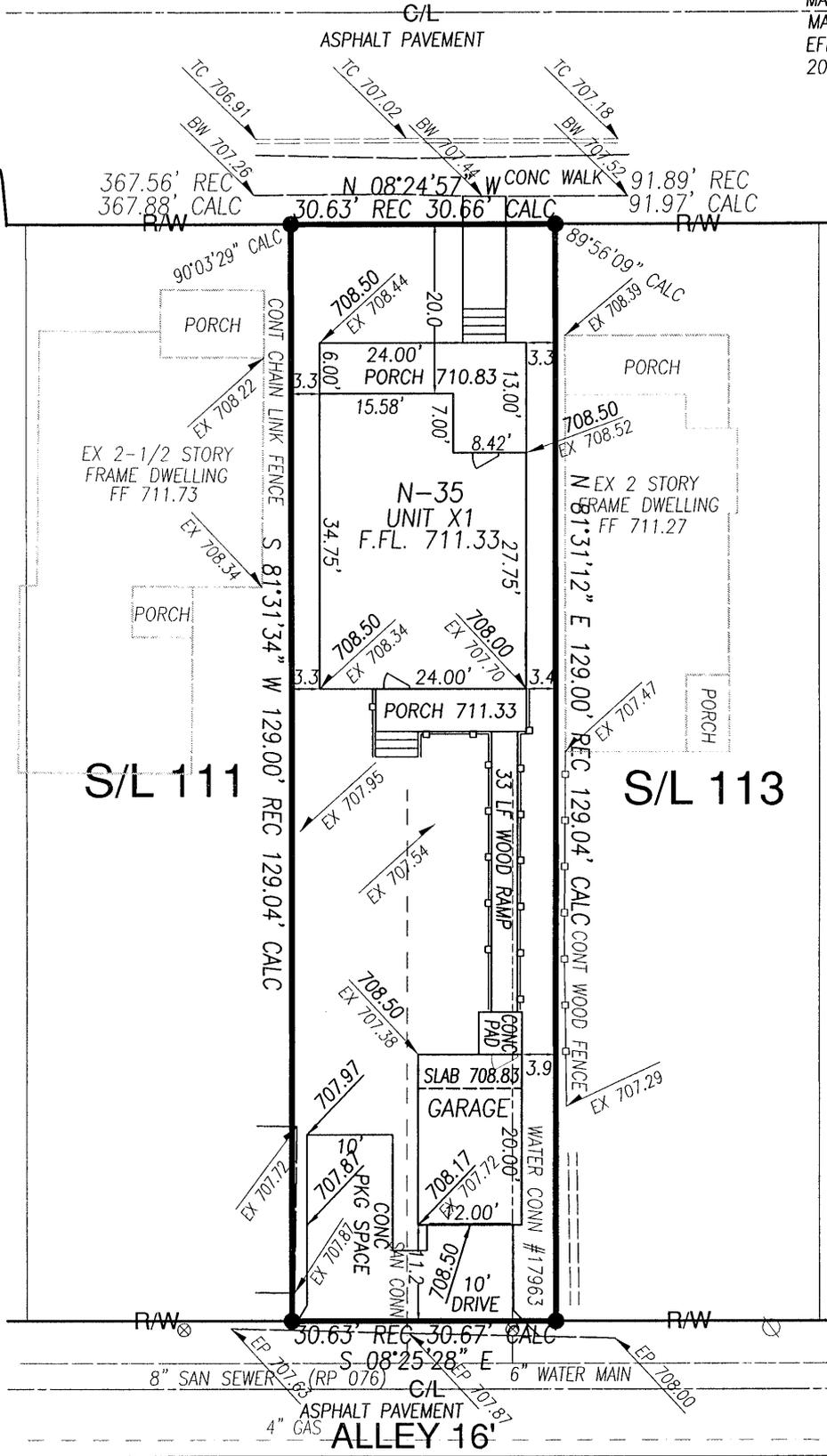
THIS LOT IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 39049C0309K EFFECTIVE DATE JUNE 17, 2008

S. AVONDALE AVENUE 50'



W. STATE STREET 60'

W. CAPITOL ST



PLANNERS | ENGINEERS | SURVEYORS
mNEFF design group
 DESIGNING LAND FOR YOUR WORLD
 14855 Broadway Avenue, Suite 100 2B - Maple Heights, Ohio 44137
 tel: 216 663 8820 - fax: 216 663 8821
 www.mneffdesign.com

PROPOSED SITE PLAN
N-35: 40 S. AVONDALE AVENUE
 PID: 010-0043883
 S/L 112 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.