



OFFICE USE ONLY

Comments: \_\_\_\_\_ Application Number: #10310-00000-00104 Commission/Group: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Planning Area: \_\_\_\_\_  
 Date of Hearing: \_\_\_\_\_ Acreage: \_\_\_\_\_  
 Zoning Fee: \$315 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 1.1' variance to code section 3333.23(a) to change minimum side yard least distance from 5.0' to 3.9'

### LOCATION

1. Certified Address Number and Street Name 251 Cypress Avenue  
 City Columbus State Ohio Zip 43223  
 Parcel Number (only one required.) 010-018395

### CoAPPLICANT (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 csteigerwald@nrpgroup.com

### PROPERTY OWNER(S) AND CoAPPLICANT

6. Name City of Columbus Land Re Development Office  
 7. Address 109 N. Front Street City Columbus Zip 43215  
 8. Phone# (614) 645-5263 Fax # \_\_\_\_\_  
 9. Email Address landredevelopmentoffice@columbus.gov  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CIRCLE ONE)

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

### SIGNATURES

14. Applicant Signature \_\_\_\_\_  
 15. Property Owner Signature Alanna Hunter, Admin  
 16. Attorney/Agent Signature \_\_\_\_\_

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Gadya 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, #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 251 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) City of Columbus Land ReDevelopment Office  
109 N. Front Street  
Columbus, OH 43215

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 AFFIANT

(8) Matthew C. Neff

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

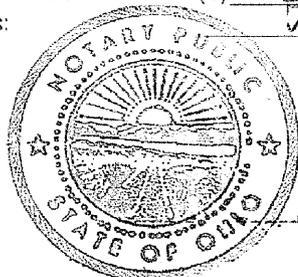
SIGNATURE OF NOTARY PUBLIC

(8) Jeff T. Colver

My Commission Expires:

May 11, 2014

Notary Seal Here



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

AKA LEASING LLC  
c/o 1055 W RICH STREET  
415 NORTHFORTY DRIVE  
GALLOWAY OHIO 43119

STEVEN J REUTZEL  
c/o 234 CYPRESS AVENUE  
108 PARK DRIVE  
VALENCIA PA 16059

KENNETH C BERGER  
240 CYPRESS AVENUE  
COLUMBUS OHIO 43223

CDF PROPERTIES LLC  
c/o 242 CYPRESS AVENUE  
4668 RUTHERFORD ROAD  
POWELL OHIO 43065

RALPH SMITH  
248 CYPRESS AVENUE  
COLUMBUS OHIO 43223

J JEFFREY PROPERTIES LTD  
c/o 252 CYPRESS AVENUE  
3008 RIVERSIDE DRIVE  
COLUMBUS OHIO 43221

KHALID ALKHATIB  
c/o 256 CYPRESS AVENUE  
851 NORTH 4TH STREET  
COLUMBUS OHIO 43215

CAROL S STIDHAM  
262 CYPRESS AVENUE  
COLUMBUS OHIO 43223

JOHN H STEPHENS  
c/o 266 CYPRESS AVENUE  
259 CYPRESS AVENUE  
COLUMBUS OHIO 43223

JUDY G HOWARD  
225 CYPRESS AVENUE  
COLUMBUS OHIO 43223

DONJALA HAWKINS  
241 CYPRESS AVENUE  
COLUMBUS OHIO 43222

MICHAEL J JANOSKI  
c/o 243 CYPRESS AVENUE  
8429 JERICHO WAY  
NEW ALBANY OHIO 43054

JOSEPH J ROBERTS  
255 CYPRESS AVENUE  
COLUMBUS OHIO 43223

GEORGE E SABO  
c/o 263 CYPRESS AVENUE  
941 BRICKER BOULEVARD  
COLUMBUS OHIO 43221

MARK E WOLFE  
c/o 1109 W RICH STREET  
899 WHITETHORNE AVENUE  
COLUMBUS OHIO 43223

MELISSA YANTES  
c/o 238 GLENWOOD AVENUE  
728 HAGUE AVENUE  
COLUMBUS OHIO 43204

JOHN F BECKMAN II  
c/o 244 GLENWOOD AVENUE  
33 LOWELL ROAD  
COLUMBUS OHIO 43209

AUDREY HRABCAK  
c/o 248 GLENWOOD AVENUE  
6480 MIDNIGHT PASS RD UNIT 303  
SARASOTA FL 34242

RICHARD STICKLES  
266 GLENWOOD AVENUE  
COLUMBUS OHIO 43223

ALMA L ROBINSON  
273 CYPRESS AVENUE  
COLUMBUS OHIO 43223

MARILYN M SCOTT  
267 CYPRESS AVENUE  
COLUMBUS OHIO 43223

HELEN HOLLAND  
c/o 270 GLENWOOD AVENUE  
266 GLENWOOD AVENUE  
COLUMBUS OHIO 43223

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

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MARILYN M SCOTT  
267 CYPRESS AVENUE  
COLUMBUS OHIO 43223

HELEN HOLLAND  
c/o 270 GLENWOOD AVENUE  
266 GLENWOOD AVENUE  
COLUMBUS OHIO 43223



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 Group LLC	" " " " " "
→ 2% Andrew N. Tanner	" " " " " "
→ 2% Kenneth W. Outcalt	" " " " " "
→ 7% Aaron Pechota	" " " " " "
→ 3% John Leonard	" " " " " "

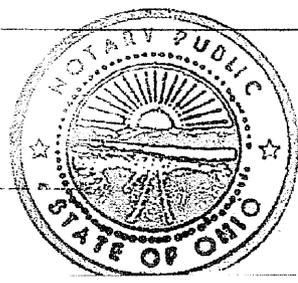
SIGNATURE OF AFFIANT [Handwritten Signature]

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...*

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## BOULEVARD HOMES

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- 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.



200907310112420

Pgs: 1 \$28.00 T20090042393  
07/31/2009 3:28PM BXLAND BANK B  
Robert G Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**  
(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **LASALLE BANK, N.A., AS TRUSTEE FOR WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES WMABS SERIES 2007-HE1 TRUST**, "Grantor", for One Dollar (\$1.00) and other good and valuable consideration, (the receipt of which is hereby acknowledged), given by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Real Estate Management Office, Room 425, Columbus, Ohio 43215), does, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C. §5302.06), to the Grantee, its successors and assigns forever, the following described real property:

Situated in the County of Franklin, State of Ohio, and City of Columbus:  
Being Lots Numbers Four Hundred Twelve (412) and Four Hundred Thirteen (413) of West Park Addition to said City, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

Commonly known as 245-247 S. Cypress Avenue, Columbus, Ohio 43223 and 251 S. Cypress Avenue, Columbus, Ohio 43223.

**Franklin County Tax Parcel Nos. 010-046578 and 010-018395**

Prior Instrument Reference: 200905050064010  
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized representative, Mike Panaro, Assistant Vice President, has caused this instrument to be executed and subscribed this 29<sup>th</sup> day of July 2009.

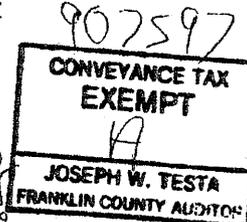
TRANSFERRED

JUL 31 2009

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

**LASALLE BANK, N.A., AS TRUSTEE FOR  
WASHINGTON MUTUAL ASSET-BACKED  
CERTIFICATES WMABS SERIES 2007-HE1 TRUST**

By: Mike Panaro  
Its: Assistant Vice President

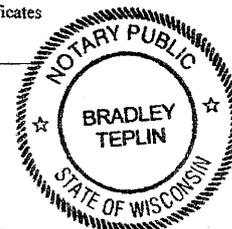


STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 29 day of July 2009 the foregoing instrument was acknowledged before me by Mike Panaro, Asst. Vice President, on behalf of LaSalle Bank, N.A., as Trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2007-HE1 Trust.

(seal)

Joseph Testa  
Notary Public



This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: David E. Peterson (7-28-09)  
Real Estate Attorney  
Real Estate Division  
For: Department of Development-Land Reutilization  
Re: Chuck Pardi- Joseph 245-247 & 251 S. Cypress



# 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: 010-018395

Project Name: SINGLE FAMILY HOME

House Number: 251

Street Name: S CYPRESS AVE

Lot Number: 413

Subdivision: WEST PARK

Work Done: NEW

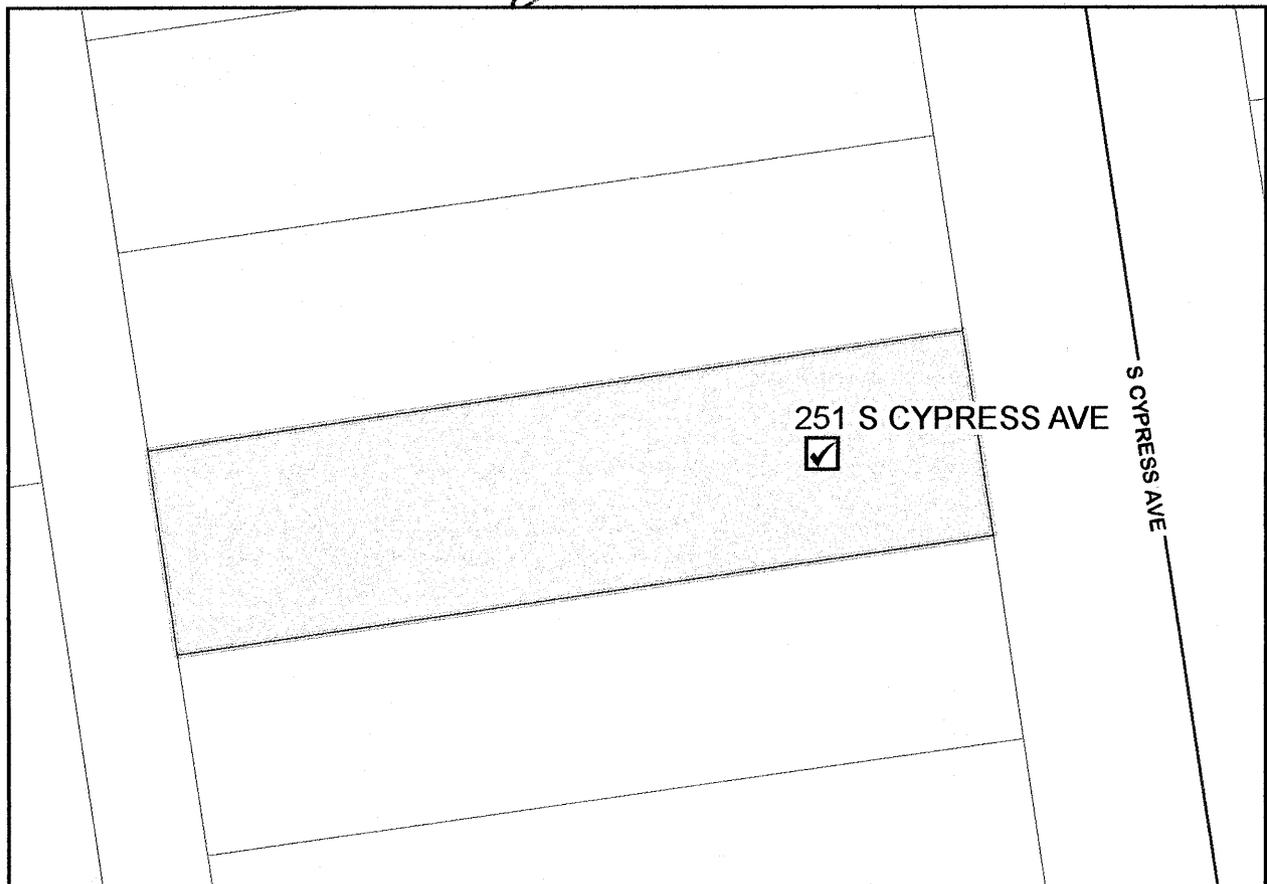
Complex: N/A

Owner: CITY OF COLUMBUS

Requested By: NRP CONTRACTORS LLC

Printed By: *Louis D. McEann*

Date: 3/12/2010

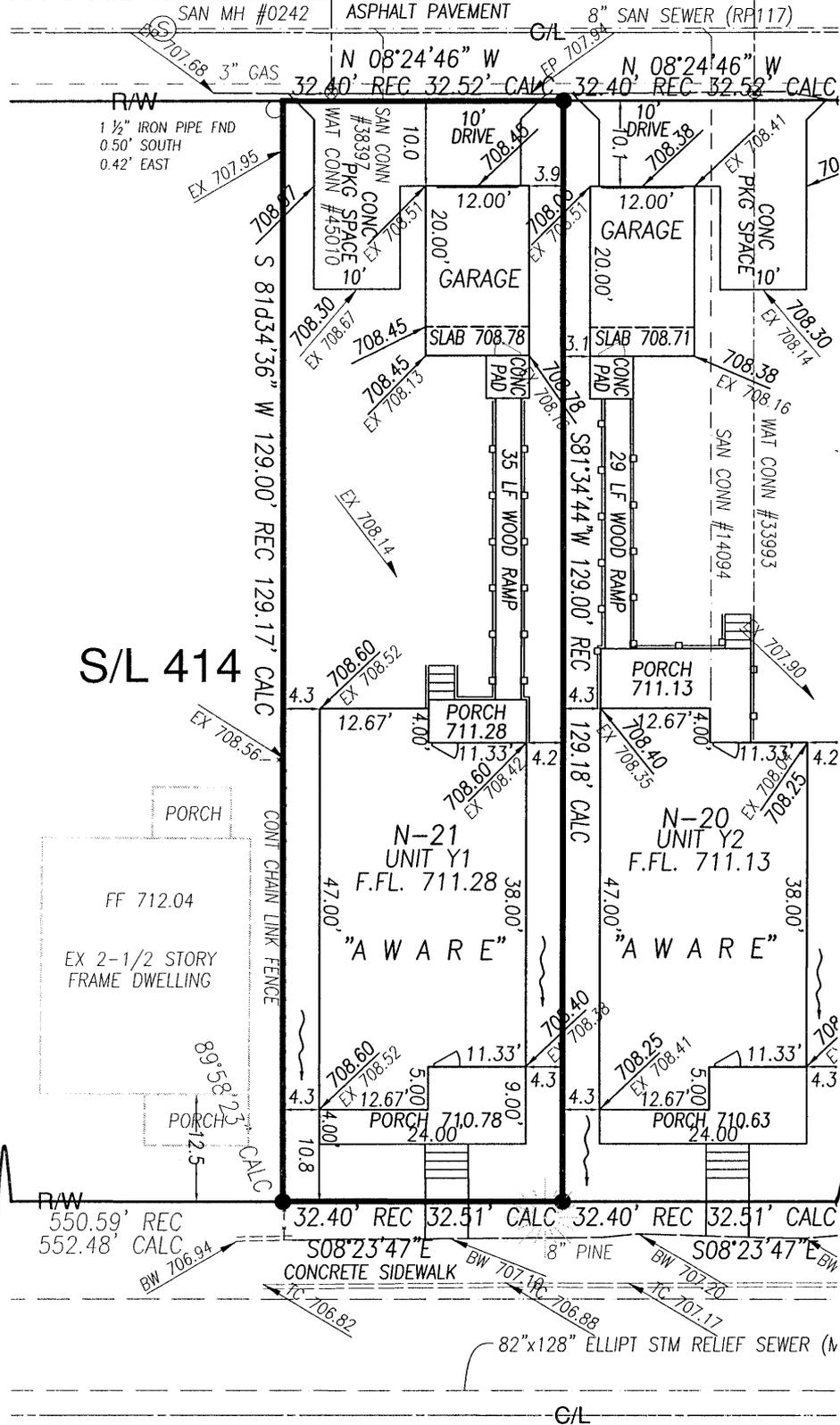
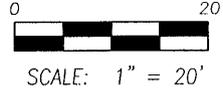


PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 772387

ALLEY 16' 6" WATER MAIN



S/L 414

W. SULLIVANT AVE 60'

W. RICH ST 60'

S. CYPRESS AVENUE 50'

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



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-21: 251 S. CYPRESS AVENUE**  
 PID: 010-018395  
 S/L 413 WEST PARK ADDITION, PLAT BOOK 4, PAGE 264 FCR  
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

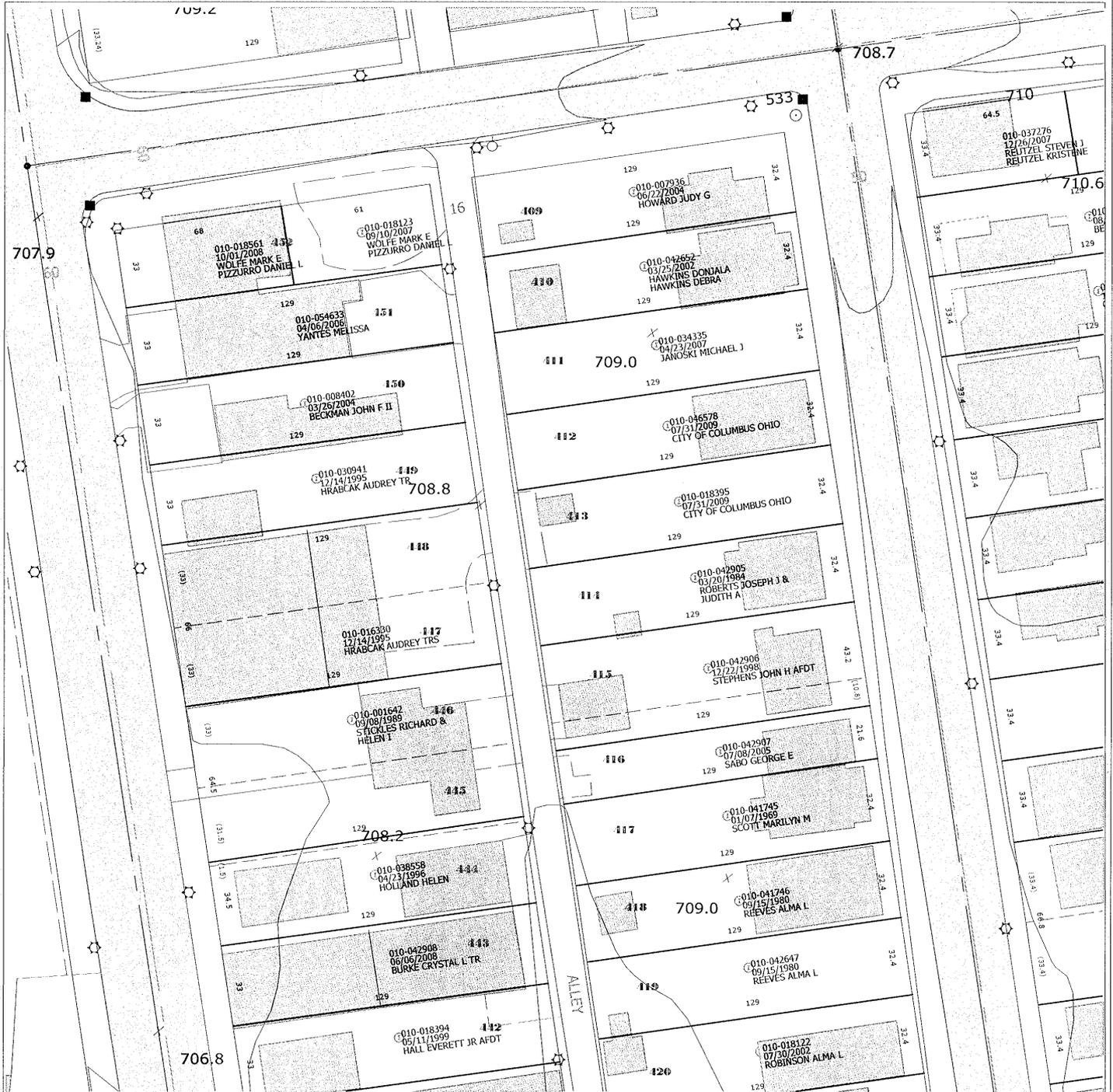
JOB NO. 7489	DATE: March 26, 2010
DRAWN: STP	SCALE: 1"=20'



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 4/12/10



Disclaimer

Scale = 60



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