



OFFICE USE ONLY

#10310-0000-00107

PAID

APR 12 2010

BUILDING SERVICES

AES

Comments: _____ Application Number: _____ Commission/Group: _____
 _____ Date Received: _____ Planning Area: _____
 _____ Date of Hearing: _____ Address Fee: _____
 Zoning Fee: \$315 Accepted by: _____
 Existing Zoning: _____

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 1.9' variance to code section 3333.23(a) to change minimum side yard least distance from 5.0' to 3.1'

LOCATION

1. Certified Address Number and Street Name 245 Cypress Avenue
 City Columbus State Ohio Zip 43223
 Parcel Number (only one required.)

0	1	0	-	0	4	6	5	7	8
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CO-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 csteigerwald@nrpgroup.com

PROPERTY OWNER(S) AND CO-APPLICANT

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 Alexandra Hunter, Admin
 16. Attorney/Agent Signature Matthew Neff

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, #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 245 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
(616) 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)

Subscribed to me in my presence and before me this 8th day of April, in the year 2012

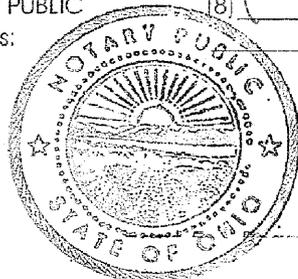
SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

J. J. Colby
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

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c/o CHERYL STEIGERWALD
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SARASOTA FL 34242

RICHARD STICKLES
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, #100-23, 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 Bailes	" " " " " "
→ 28.66% J. David Heller	" " " " " "
→ 28.67% Alan Scott	" " " " " "
→ 14% Boulevard Homes E-Graphic	" " " " " "
→ 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





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.



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. §5302.05), 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 29th 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

[Signature]
By: Mike Panaro
Its: Assistant Vice President

907597
CONVEYANCE TAX EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

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.

[Signature]
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

Exp. 6/2/13



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: 010-046578

Project Name: SINGLE FAMILY HOME

House Number: 245

Street Name: S CYPRESS AVE

Lot Number: 412

Subdivision: WEST PARK

Work Done: NEW

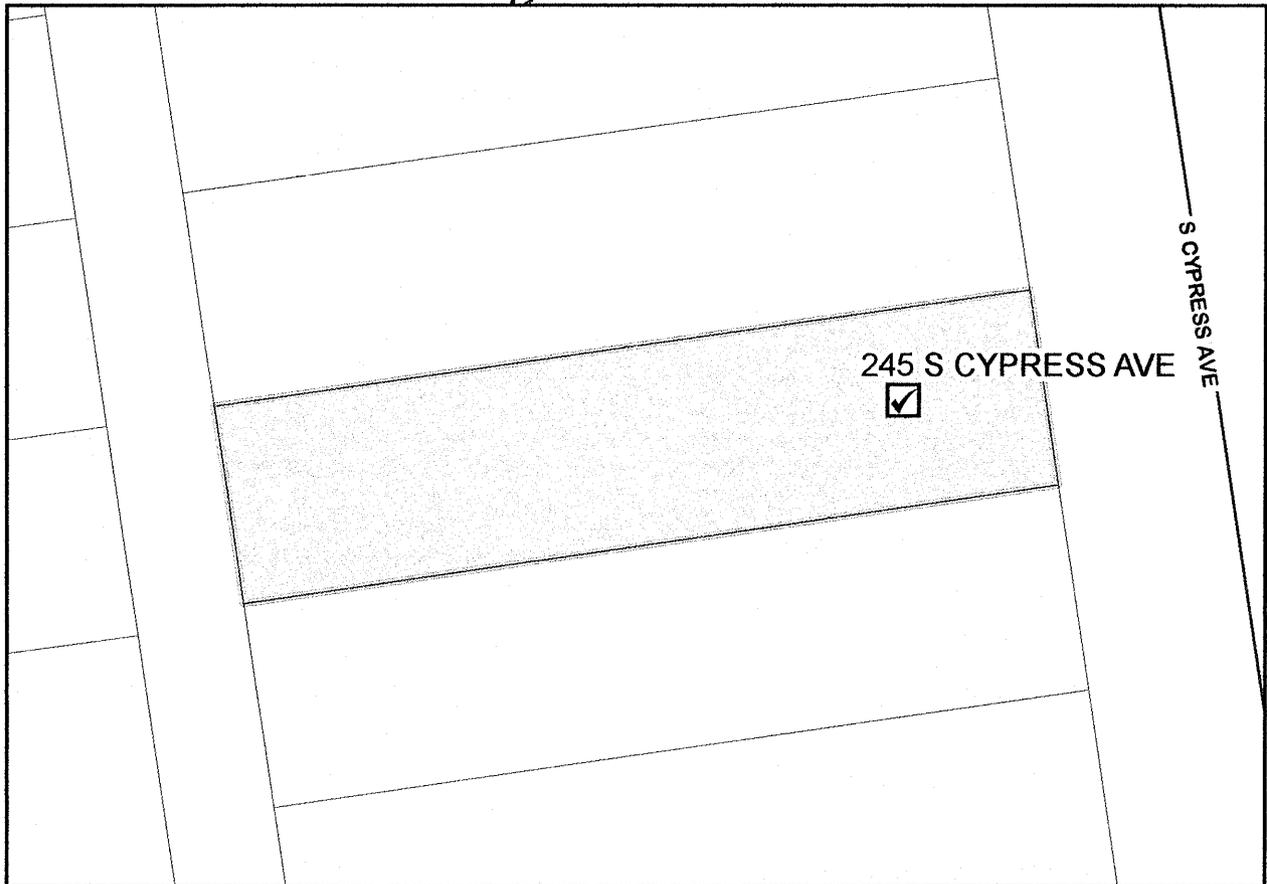
Complex: N/A

Owner: CITY OF COLUMBUS

Requested By: NRP CONTRACTORS LLC

Printed By: *Louis D. McEann*

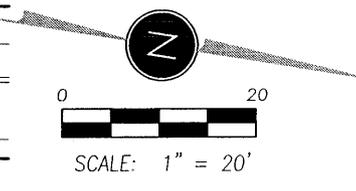
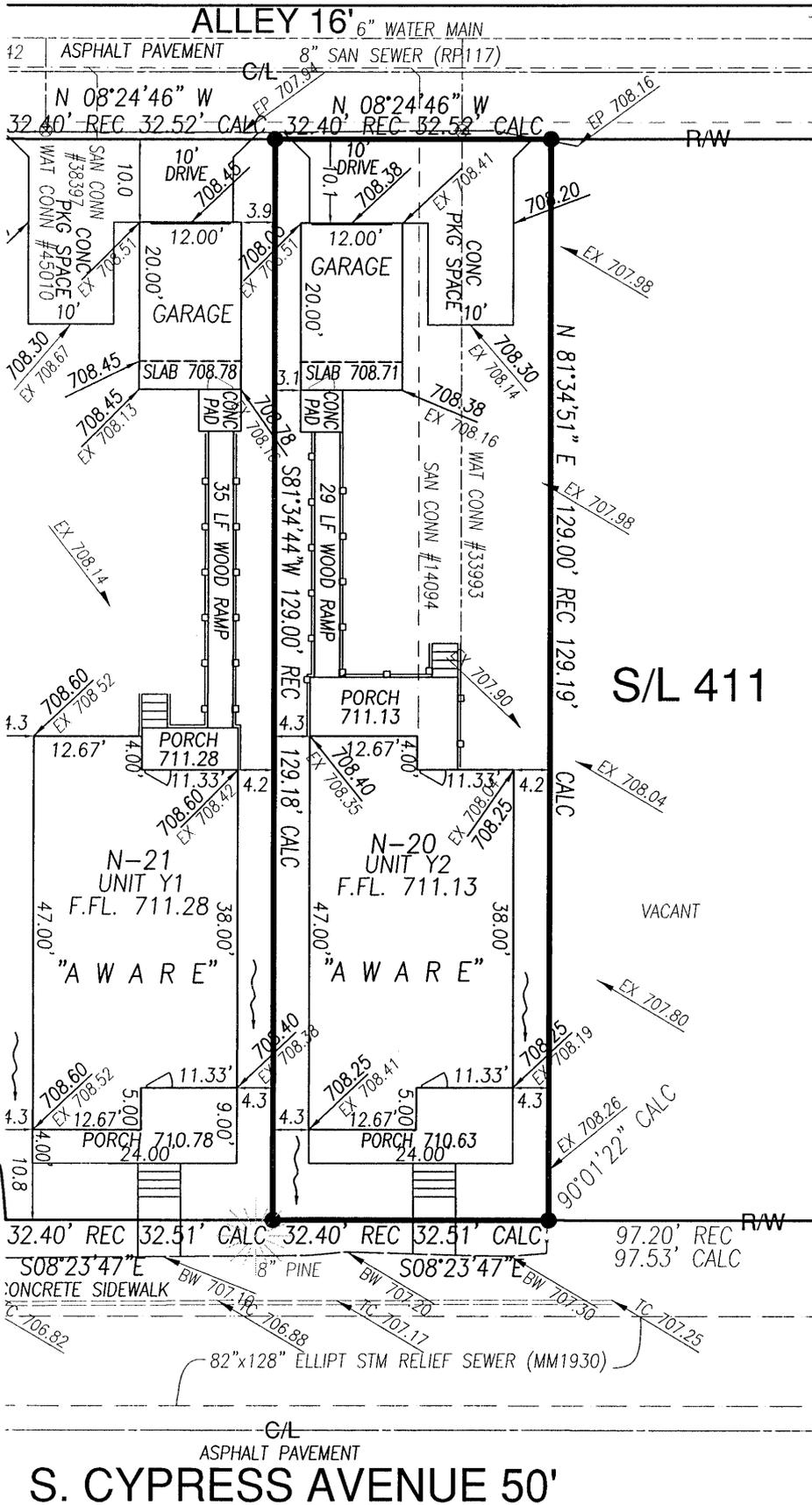
Date: 3/12/2010



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

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 276956



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/L 411

W. SULLIVANT AVE 60'

W. RICH ST 60'

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-20: 245 S. CYPRESS AVENUE
 PID: 010-046578
 S/L 412 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.