



#10310-00000-001009

OFFICE USE ONLY

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Planning Area: \_\_\_\_\_  
 Date of Hearing: \_\_\_\_\_ Acreage: \_\_\_\_\_  
 Zoning Fee: \$315 Address Fee: \_\_\_\_\_  
 Existing Zoning: \_\_\_\_\_ Accepted by: [Signature]

**BOARD OF ZONING ADJUSTMENT APPLICATION** APR 12 2010

**TYPE(S) OF ACTION REQUESTED**

(Check all that apply)

- Variance       Special Permit

BUILDING SERVICES

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: Requesting a 0.5' variance to code section 3333.23(a) to change minimum side yard least distance from 5.0' to 4.5'

**LOCATION**

1. Certified Address Number and Street Name 251 Arondale Avenue  
 City Columbus State Ohio Zip 43223  
 Parcel Number (only one required.) 010-013814

**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 mattonneffdesign.com

**SIGNATURES**

14. Applicant Signature [Signature]  
 15. Property Owner Signature [Signature]  
 16. Attorney/Agent Signature [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, #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 Avondale 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 Franklin 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 2010

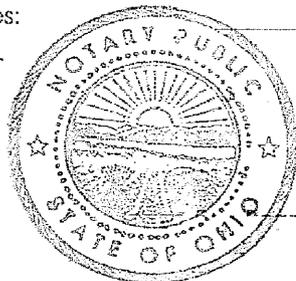
SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Jeff P. Enlow  
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

**CHRISTOPHER J VANHORN**  
234 AVONDALE AVENUE  
COLUMBUS OHIO 43223

**BENITA K GIACHERIO**  
c/o 236 AVONDALE AVENUE  
108 MARRETT FARM ROAD  
ENGLEWOOD OHIO 45322

**TUDOR DWELLINGS LLC**  
c/o 244 AVONDALE AVENUE  
41 MADISON AVENUE  
NEW YORK NY 10010

**GREGOR J BERNING**  
c/o 246 THRU 248 AVONDALE AVE  
PO BOX 12374  
COLUMBUS OHIO 43212

**JAMES E GARNER**  
252 AVONDALE AVE  
COLUMBUS OHIO 43223

**AZZAM KITTANCH**  
c/o 233 AND 256 AVONDALE AVE  
4419 HUNTWICK DRIVE  
HILLIARD OHIO 43026

**HARRY A BURMAN**  
c/o 260 AVONDALE AVENUE  
36 N SPRING ROAD  
WESTERVILLE OHIO 43081

**RALPH T BURKHAMMER**  
c/o 264 AVONDALE AVENUE  
554 E WHITTIER STREET  
COLUMBUS OHIO 43206

**LOSS MILLER**  
c/o 235 THRU 237 AVONDALE AVE  
6166 HERITAGE LAKES ROAD  
HILLIARD OHIO 43026

**EDWARD SWAGGERTY**  
c/o 243 AVONDALE AVENUE  
424 GLENMONT AVENUE  
COLUMBUS OHIO 43214

**RANDALL K KRATZER**  
c/o 255 AVONDALE AVENUE  
8685 RIVERSIDE DRIVE  
POWELL OHIO 43065

**GREAT BERNARD CORPORATION**  
c/o 259 AVONDALE AVENUE  
1000 ROSEHILL ROAD  
REYNOLDSBURG OHIO 43068

**ROBERT L ENDICOTT**  
c/o 263 AVONDALE AVENUE  
4072 GRAYFRIARS LANE  
COLUMBUS OHIO 43229

**DAVID A STICKLES**  
c/o 1011 W RICH STREET  
234 DAKOTA AVENUE  
COLUMBUS OHIO 43223

**GO INVEST WISELY LLC**  
c/o 238 DAKOTA AVENUE  
420 S. COMMERCE ROAD  
OREM UT 84058

**SOARING EAGLE PROPERTY INVESTMENTS LLC**  
c/o 240 THRU 246 DAKOTA AVE  
1215 POLARIS PARKWAY  
COLUMBUS OHIO 43240

**BOB HICKEY**  
c/o UNDEVELOPED DAKOTA AVE  
585 REINHARD AVE  
COLUMBUS OHIO 43205

**BRYON REED**  
c/o 254 THRU 256 DAKOTA AVE  
2164 MIDDLEHURST DRIVE  
COLUMBUS OHIO 43219

**CHRISTINE A STRATEN**  
260 DAKOTA AVENUE  
COLUMBUS OHIO 43223

**MOSES DURAZO**  
264 DAKOTA AVENUE  
COLUMBUS OHIO 43223

**WILLIAM D FURLONG**  
c/o 268 AVONDALE AVENUE  
1008 LINWOOD PLACE  
MANSFIELD OHIO 44906

**PHILLIP CLIFTON**  
c/o 269 AVONDALE AVENUE  
1331 RIEGELWOOD LANE  
COLUMBUS OHIO 43204

**TERRY L BLIZZARD**  
268 DAKOTA AVENUE  
COLUMBUS OHIO 43223

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TERRY L BLIZZARD  
268 DAKOTA AVENUE  
COLUMBUS OHIO 43223



Signature of Applicant [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 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 [Signature]

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

SIGNATURE OF NOTARY PUBLIC [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.



20080818012549 1  
 Pgs: 1 \$28.00 T2008054972  
 08/18/2008 10:46AM EXLAND BANK  
 Robert G. Montgomery  
 Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **COLUMBUS HOUSING PARTNERSHIP, INC.**, "Grantor", an Ohio non profit corporation, 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, Room 425, Columbus, Ohio 43215), does, subject to taxes and assessments which are not yet due and payable on said premises and 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 State of Ohio, County of Franklin and in the City of Columbus:

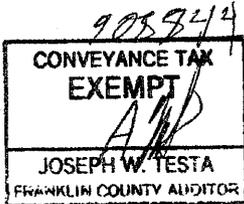
Being Lot Number One Hundred Sixty Four (164) of West Park Addition to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 264, Recorder's Office, Franklin County, Ohio.

Commonly known as 251 Avondale Avenue, Columbus, Ohio

**Franklin County Tax Parcel No. 010-013814**

Prior Instrument Reference: 200708140143004  
 Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized President, Amy Klaben, has caused this instrument to be executed and subscribed this 8<sup>th</sup> day of August 2008.



**COLUMBUS HOUSING PARTNERSHIP, INC.**,  
 an Ohio non profit corporation

*Amy Klaben*  
 Amy Klaben  
 President

TRANSFERRED  
 AUG 18 2008  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

STATE OF OHIO  
 COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 8<sup>th</sup> day of August 2008 the foregoing instrument was acknowledged before me by Amy Klaben, President, on behalf of Columbus Housing Partnership, Inc., an Ohio non profit corporation.

(seal)

*Brenda Williams*  
 Notary Public



**BRENDA WILLIAMS**  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES 11-5-08

This instrument prepared by:  
 CITY OF COLUMBUS, DEPARTMENT OF LAW  
 BY: David E. Peterson (7-31-08)  
 Real Estate Attorney  
 Real Estate Division  
 For: Department of Development-Land Reutilization  
 Re: John Turner- 251 Avondale



# 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: 010-013814

Project Name: SINGLE FAMILY HOME

House Number: 251

Street Name: AVONDALE AVE

Lot Number: 164

Subdivision: WEST PARK

Work Done: NEW

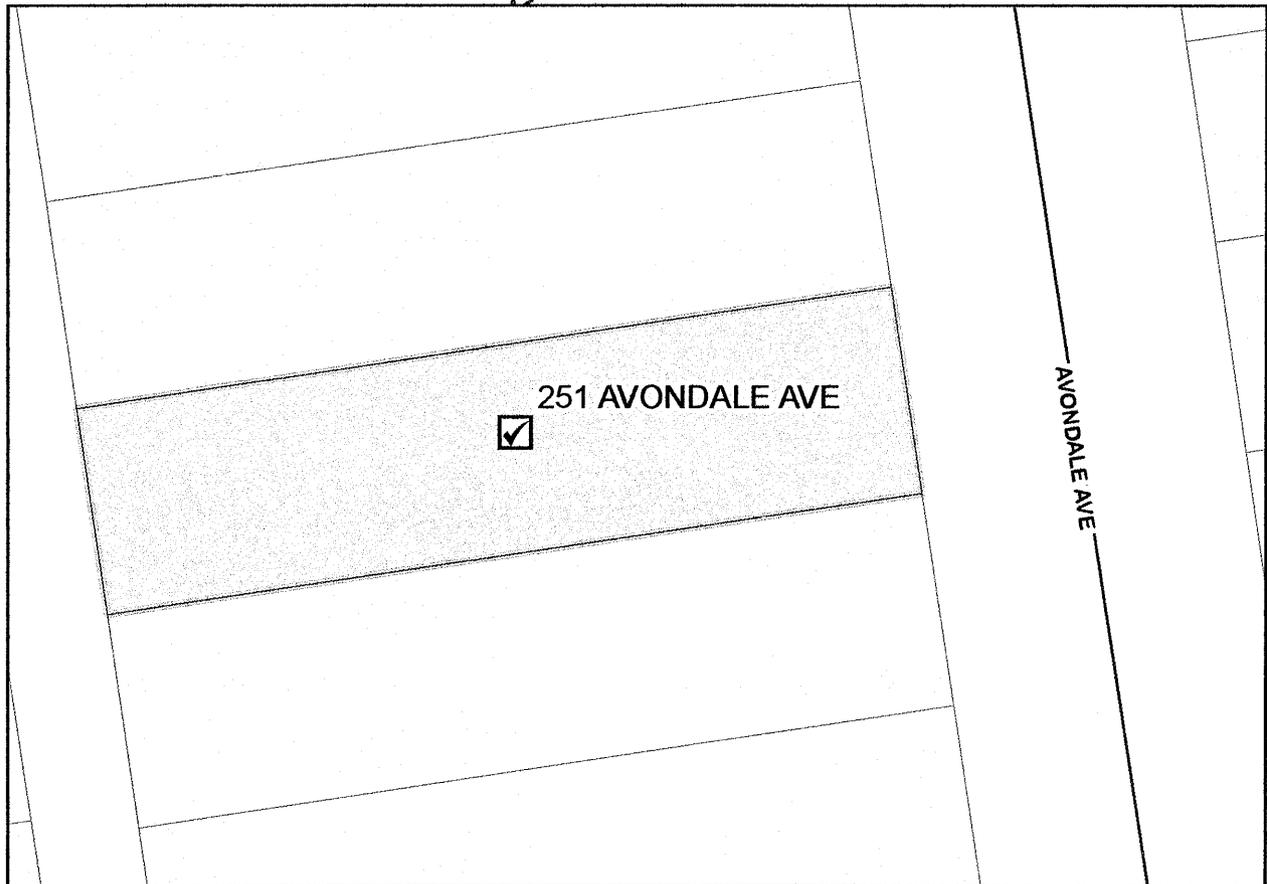
Complex: N/A

Owner: CITY OF COLUMBUS

Requested By: KENT CHRISTMAN (NRP CONTRACTORS LLC)

Printed By: *Louis D. McCann*

Date: 3/12/2010



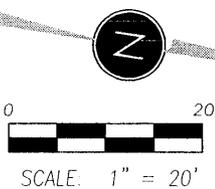
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 860542

ALLEY 16'

SAN MH #0317  
 8" SAN SEWER (RP109) GRAVEL  
 6" WATER MAIN  
 N 08°24'24" W 32.65' REC 33.03' CALC  
 4" GAS  
 10' DRIVE  
 #31809  
 #20479

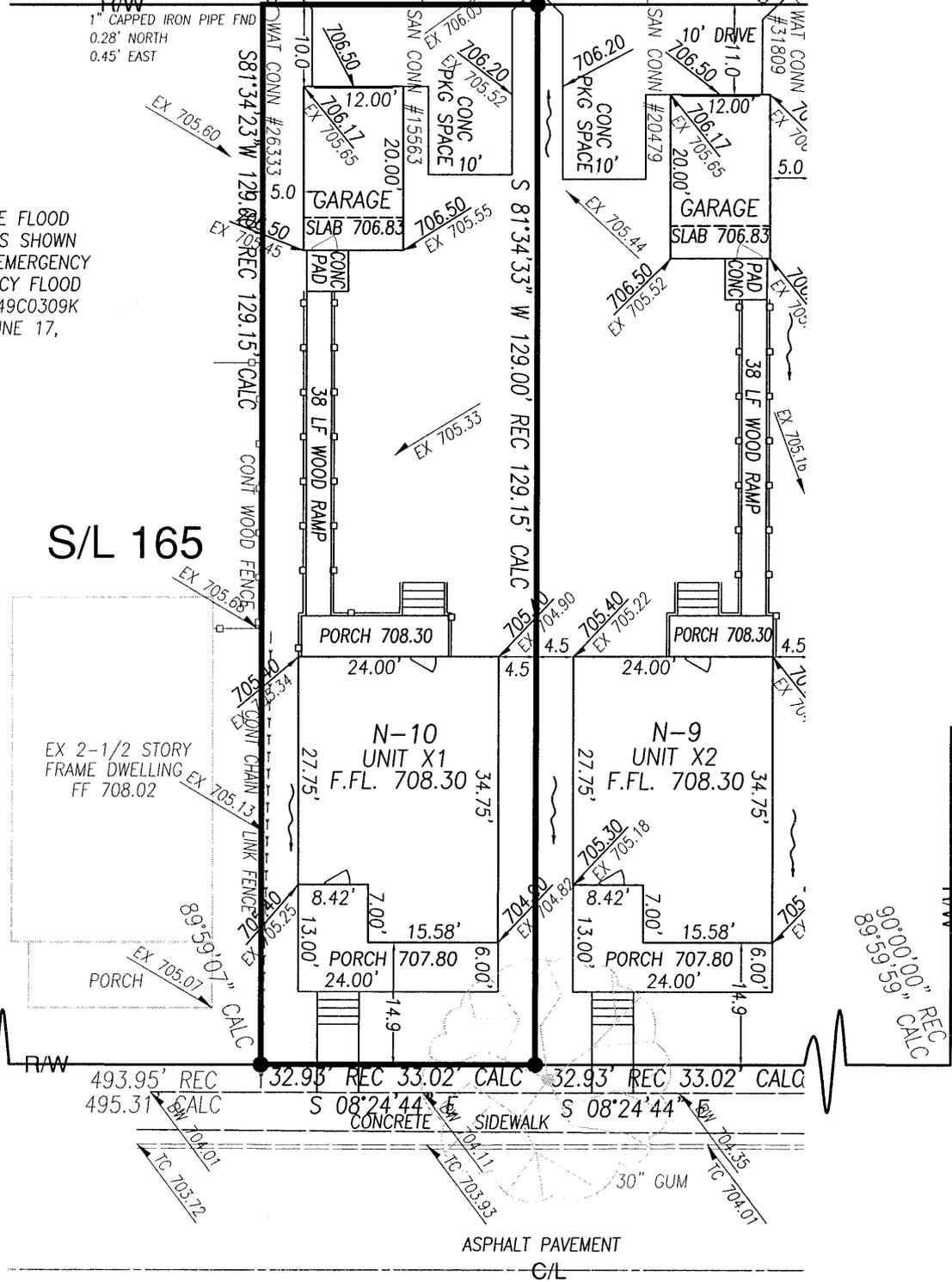


THIS LOT IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 39049C0309K EFFECTIVE DATE JUNE 17, 2008

S/L 165

W. SULLIVANT AVE 60'

W. RICH ST 60'



S. AVONDALE AVENUE 50'



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-10: 251 S. AVONDALE AVENUE**  
 PID: 010-013814  
 S/L 164 WEST PARK ADDITION, PLAT BOOK 4, PAGE 264 FOR  
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

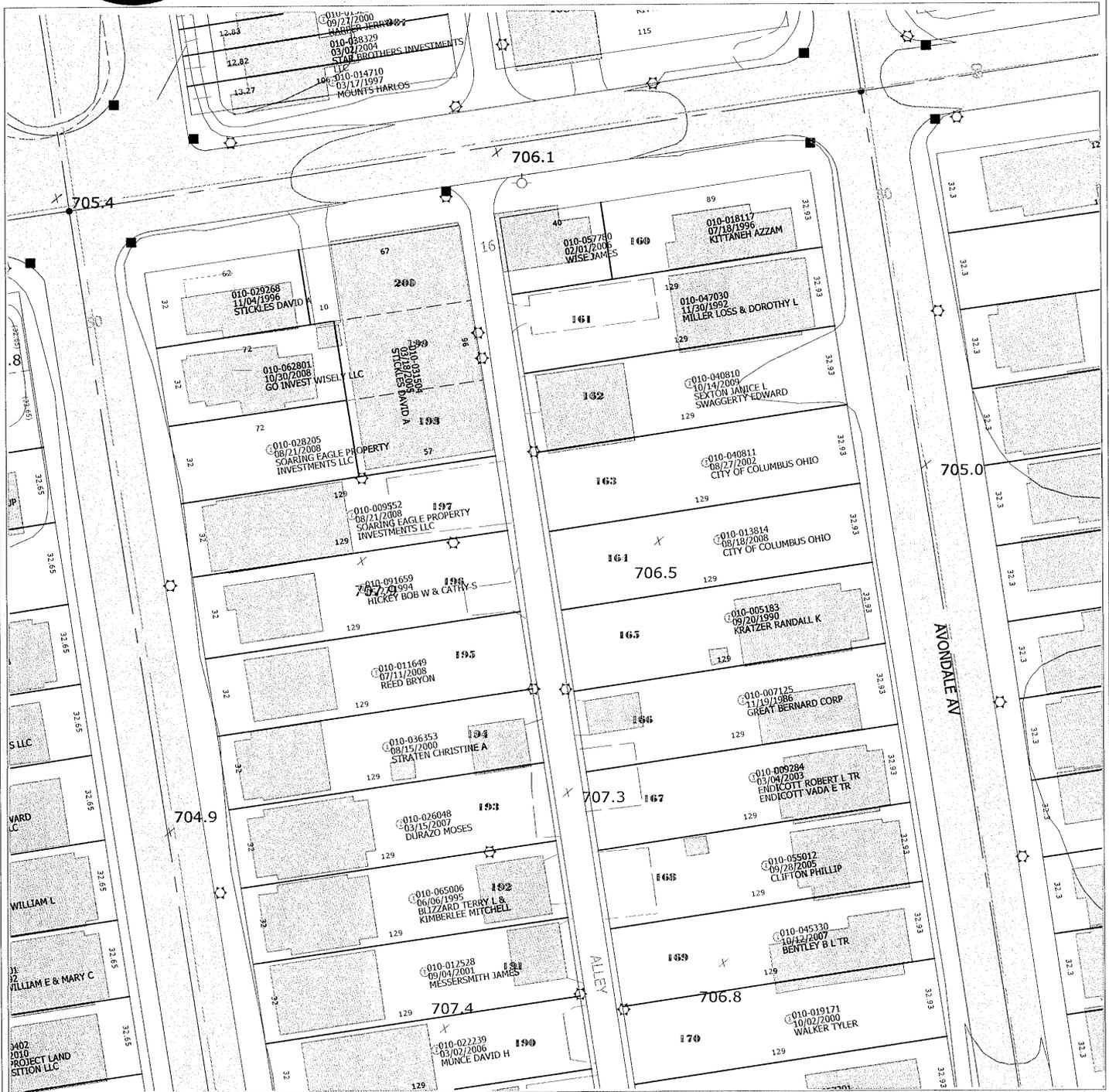
JOB NO. 7489	DATE: March 26, 2010
DRAWN: STP	SCALE: 1"=20'



# 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.